



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 6/3/2023

Application No. _____

Site Plan Review

Filing Fee \$10.00

<u> </u> Less than 0.5 acres	\$ 50.00
<u> </u> 0.5 to 1.0 acres	\$ 200.00
<u> </u> 1.0 to 2.0 acres	\$ 400.00
<u> </u> 2.0 to 5.0 acres	\$ 400.00
<u> </u> Greater than 5 acres	
\$ 400.00 plus \$ 100.00 per acres	\$ _____
<input checked="" type="checkbox"/> Special Use Permit	\$ 500.00
<u> </u> Development Plan Review	\$ 50.00

Property Address: 126 Cleveland Ave, Lackawanna, NY 14218

S.B.L. No. _____

Description of Proposed Project: Private detached garage micro gym
selling limited time slot memberships with no more than 3 members
at a time. Time slots will be between 1-2 hours long.

Lauren Jednak
Director of Development

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Private Garage Micro Gym			
Project Location (describe, and attach a location map): Middle of the block on Cleveland Ave between South Park Ave & Electric Ave			
Brief Description of Proposed Action: Private, fully finished, insulated, soundproofed detached garage micro gym selling limited memberships. 1-3 members per time slot. 1-2 hours maximum.			
Name of Applicant or Sponsor: Arthur Nowak		Telephone: _____	
Address: 126 Cleveland Ave		E-Mail: _____	
City/PO: Lackawanna		State: NY	Zip Code: 14218
1. Does the proposed action <u>only</u> involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 22.20' x 22.21' garage acres			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed? 22.20' x 22.21' garage acres			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 100' x 60' lot acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>No plumbing in detached garage</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>No plumbing in detached garage</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

NO YES

16. Is the project site located in the 100-year flood plan?

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Arthur Nowak

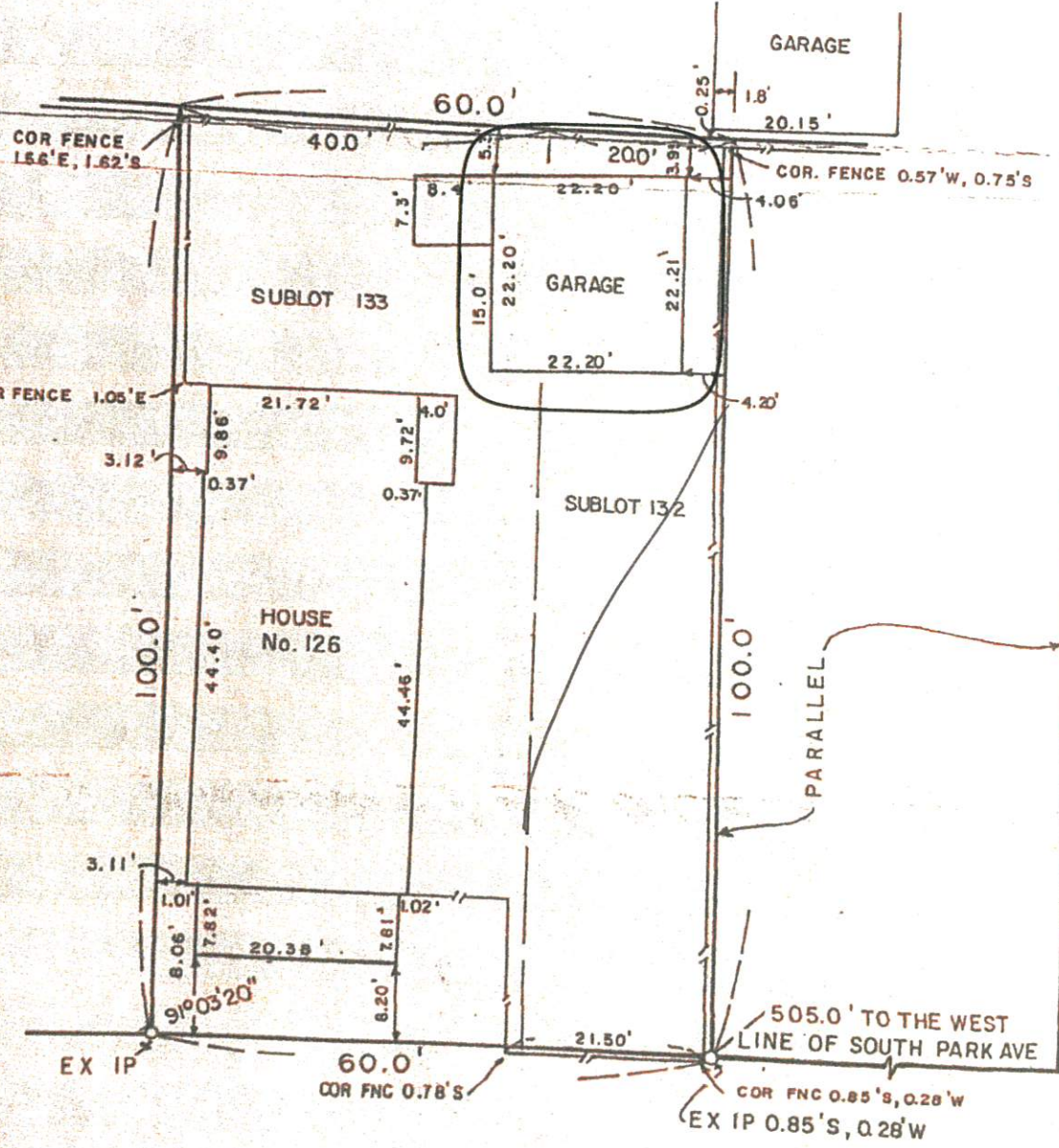
Date: 2/10/23

Signature: *Arthur Nowak*

Title: Business Owner

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.



CLEVELAND (50' WIDE) AVENUE

SOUTH PARK AVENUE
(66' WIDE)



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2023

Arthur Nowak
126 Cleveland Ave
Lackawanna, NY 14218

Re: 126 Cleveland Ave

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

Date: June 28, 2023

Date:

Time: 6:00pm

Time:

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6474 or 827-6421

Boarding Neighbors
Deborah Kowalewski – 134 Cleveland
Jerry McCarthy – 122 Cleveland
Suzanne O'Brien – 125 Keever



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follows:

1. _____ Site Plan Review
2. _____ Special Use Permit
3. _____ Development Plan Review
4. X Variance
5. _____ Zoning Law Appeals

Property owner: Arthur Nowak

Address: 126 Cleveland Ave

In reference to: Requesting private detached garage micro gym

You are entitled to appear at the public hearing scheduled for 6/28/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 6/7/23

Application No. _____

Site Plan Review	Filing Fee \$10.00
<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
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<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 677 Ridge Road

S.B.L. No. 142.38-4-1

Description of Proposed Project: Erie County Storefront Revitalization Program
funded exterior improvements including removal of contemporary storefront
infill and installation of glazed commercial storefront system, installation
of canvas awnings with graphics, LED awning lighting, and vinyl graphics
on storefront windows.

Lauren Jednak
 Director of Development

APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Bylent Jashari
Albin Inc dba Broadway Bobby's Pizza

Name of Applicant



Signature of Applicant

677 Ridge Road
Lackawanna. 14218

Address of Applicant

Applicant Phone No.

Tenant

Applicant's Email

Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: Marc Felicetta / Michael Guercio

Address: 155 FRONTENAC AVE

BUFFALO NY 14216

Lauren Jednak
Director of Development



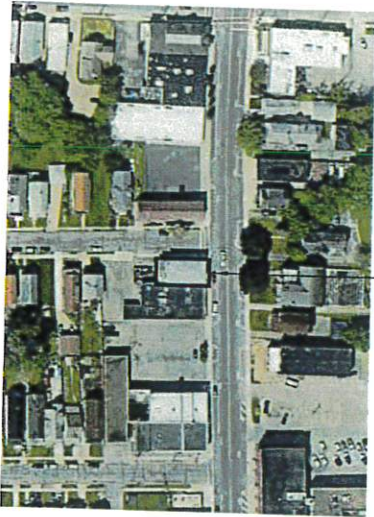
FAÇADE IMPROVEMENTS TO ALBIN INC.

BROADWAY PIZZA - 677 RIDGE RD, LACKAWANNA, NY 14218
 CBCA 21-062A #286

BID SET - NOT FOR CONSTRUCTION

GENERAL NOTES:

1. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE CERTIFIED BY THE PRODUCT MANUFACTURER WHERE CERTIFICATION OF INSTALLATION IS AVAILABLE BY MANUFACTURER.
2. A PRE-BID SITE VISIT WILL BE SCHEDULED DURING THE BID PERIOD BY THE OWNER.
3. PRIOR TO THE START OF CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE THE ERIE COUNTY STOREFRONT REVITALIZATION PROGRAM (ECSRFP) GRANT ADMINISTRATION WITH ALL CURRENT INSURANCE CERTIFICATES.
4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND PAY ALL FEES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE (ECSRFP) - PROPERTY OWNER AGREEMENT, PROVIDED BY THE ERIE COUNTY STOREFRONT REVITALIZATION PROGRAM GRANT ADMINISTRATION.
6. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE DESIGNER.
7. ALL WORK BY THE GENERAL CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL BE CARRIED OUT IN ACCORD WITH AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. PLEASE CONTACT DESIGNER FOR A COPY.
8. PROTECT ADJACENT PROPERTY DURING CONSTRUCTION. PROVIDE ALL NECESSARY TEMPORARY FENCING AND LOCATE STAGING AREA FOR MATERIALS AND LOCATION FOR DUMPSTER.
9. THE GENERAL CONTRACTOR SHALL KEEP THE WORK AND SURROUNDING AREAS CLEAN DURING AND AFTER WORKING HOURS. REMOVE ALL WASTE, DEBRIS AND REMOVED MATERIAL AT THE END OF EACH WORKING DAY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE (1) SET OF SHOP DRAWINGS AND /OR PRODUCT INFORMATION TO THE DESIGNER FOR REVIEW AND APPROVAL. ALL COLOR SELECTIONS WILL BE APPROVED BY THE OWNER AND DESIGNER. ONLY APPROVED SHOP DRAWINGS AND SUBMITTALS ARE ALLOWED AT THE SITE.
11. ANY CHANGE IN THE WORK MUST BE REVIEWED BY THE ERIE COUNTY STOREFRONT REVITALIZATION PROGRAM GRANT ADMINISTRATION AND THE DESIGNER. THE GENERAL CONTRACTOR SHALL PROVIDE SEQUENTIALLY NUMBERED CHANGE ORDER PROPOSALS THAT INCLUDE CHANGES IN WORK SCOPE, COSTS AND TIME. ANY CHANGES MADE PRIOR TO AN APPROVED CHANGE ORDER WILL BE COMPLETED AT THE GENERAL CONTRACTOR'S RISK.
12. PROJECT CLOSE OUT: THE GENERAL CONTRACTOR SHALL INFORM THE ERIE COUNTY STOREFRONT REVITALIZATION PROGRAM GRANT ADMINISTRATION AND THE DESIGNER WHEN ALL CONTRACTED WORK HAS BEEN COMPLETED. A FINAL SITE INSPECTION WILL BE SCHEDULED. ANY OUTSTANDING WORK MUST BE COMPLETED PRIOR TO THE FINAL PAYMENT. ALL PRODUCT WARRANTIES AND OPERATION MANUALS MUST BE SUBMITTED IN 3-RING BINDER FOR OWNER.



677 RIDGE ROAD,
LACKAWANNA

SITE CONTEXT
NOT TO SCALE



- DRAWING LIST:**
- A-1 SELECTIVE DEMOLITION
 - A-2 PROPOSED WORK
 - A-3 STOREFRONT WINDOW SYSTEM DETAILS
 - A-4 MISCELLANEOUS DETAILS



EXISTING PHOTO
NOT TO SCALE

DRAWING TITLE:
COVER SHEET

PROJECT NAME:
#286 ALBIN INC., 677 RIDGE RD., LACKAWANNA, NY 14218

CLINTON BROWN COMPANY ARCHITECTURE, PC
Renewing Historic Buildings & Heritage Places™

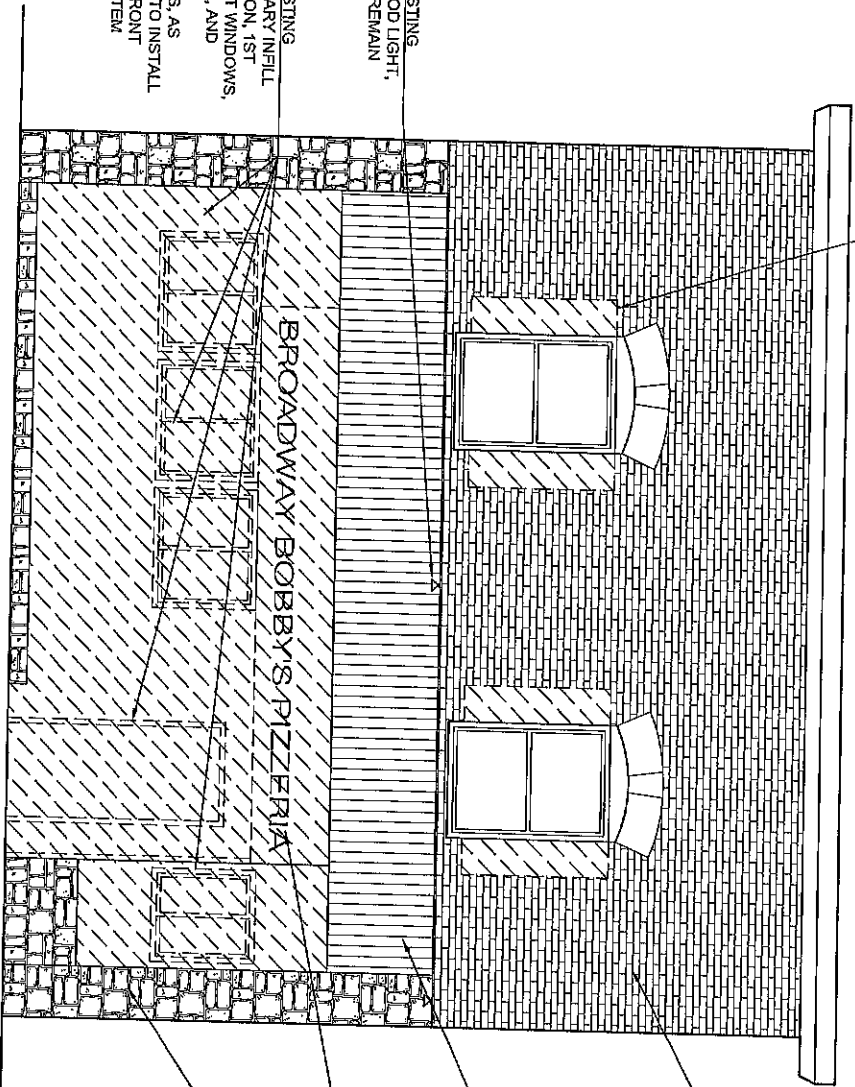
403 Main Street, Suite 506, Buffalo, NY 14203
 Phone: (716) 852-2020 / Fax: (716) 852-3232 / Email: info@cbca.com

PROJ. NO.:	DATE:
SCALE:	BY:
AS NOTED	CBCA
SHEET NO.:	
A-0	

REMOVE EXISTING 2ND STORY SHUTTERS AND ASSOCIATED COMPONENTS (2 PAIRS)

REMOVE EXISTING CENTER FLOOD LIGHT, OTHER 2 TO REMAIN

REMOVE EXISTING TEMPORARY INFILL CONSTRUCTION, 1ST FLOOR FRONT WINDOWS, FRONT DOOR, AND ASSOCIATED COMPONENTS, AS NECESSARY, TO INSTALL NEW STOREFRONT WINDOW SYSTEM



PROTECT EXISTING BRICK TO REMAIN

PROTECT EXISTING SIDING TO REMAIN

REMOVE EXISTING AVENING SIGNAGE AND ASSOCIATED COMPONENTS

PROTECT EXISTING VENER STONE TO REMAIN

NORTH ELEVATION - SELECTIVE DEMO
SCALE 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING.
2. THE OWNER SHALL PROVIDE ON SITE STORAGE FOR REUSABLE MATERIALS.
3. PATCH AND REPAIR ALL WALLS, FLOORS AND CEILINGS ADJACENT TO REMOVED PORTIONS OF THE BUILDING TO MATCH EXISTING FINISHES.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK AMONG MECHANICAL, ELECTRICAL AND PLUMBING TRADES. EXISTING SERVICES SHALL NOT BE INTERRUPTED AND FIXTURES & DEVICES TO REMAIN SHALL NOT BE AFFECTED.
5. ALL DEMOLITION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY NOTED TO BE SALVAGED. WHEREIN IT REMAINS THE RESPONSIBILITY OF THE OWNER. THE OWNER RESERVES THE RIGHT TO REQUEST ITEMS BE SALVAGED AT ANY TIME DURING THE WORK OF THIS PROJECT.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY DUST BARRIERS.
7. THIS DEMOLITION DRAWING IS INTENDED TO DEMONSTRATE IN GENERAL, THE TYPE AND EXTENT OF DEMOLITION AND REMOVALS. IT IS NOT INTENDED TO SHOW EVERY ITEM TO BE DEMOLISHED OR REMOVED. FIELD OBSERVATIONS OF THE EXISTING BUILDING PRIOR TO SUBMITTING A BID, WILL GIVE THE CONTRACTOR THE MOST ACCURATE DETAIL AND A BETTER UNDERSTANDING OF THE WORK INVOLVED. THE CONTRACTOR SHALL PERFORM ALL DEMOLITION AND REMOVAL WORK REQUIRED TO ACCOMPLISH THE WORK DESCRIBED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
8. PROVIDE TEMPORARY ENCLOSURES FOR ALL MATERIALS OR ASSEMBLIES REQUIRING REMOVAL FOR REPAIR OR REPLACEMENT.
9. OWNER WILL OCCUPY THE PREMISES DURING ENTIRE CONSTRUCTION PERIOD. WITH THE EXCEPTION OF AREAS UNDER CONSTRUCTION, PERFORM WORK AS NOT TO INTERFERE WITH OWNERS OPERATION, MAINTAIN EXISTING EXITS, WALKWAYS, AND DRIVEWAY.

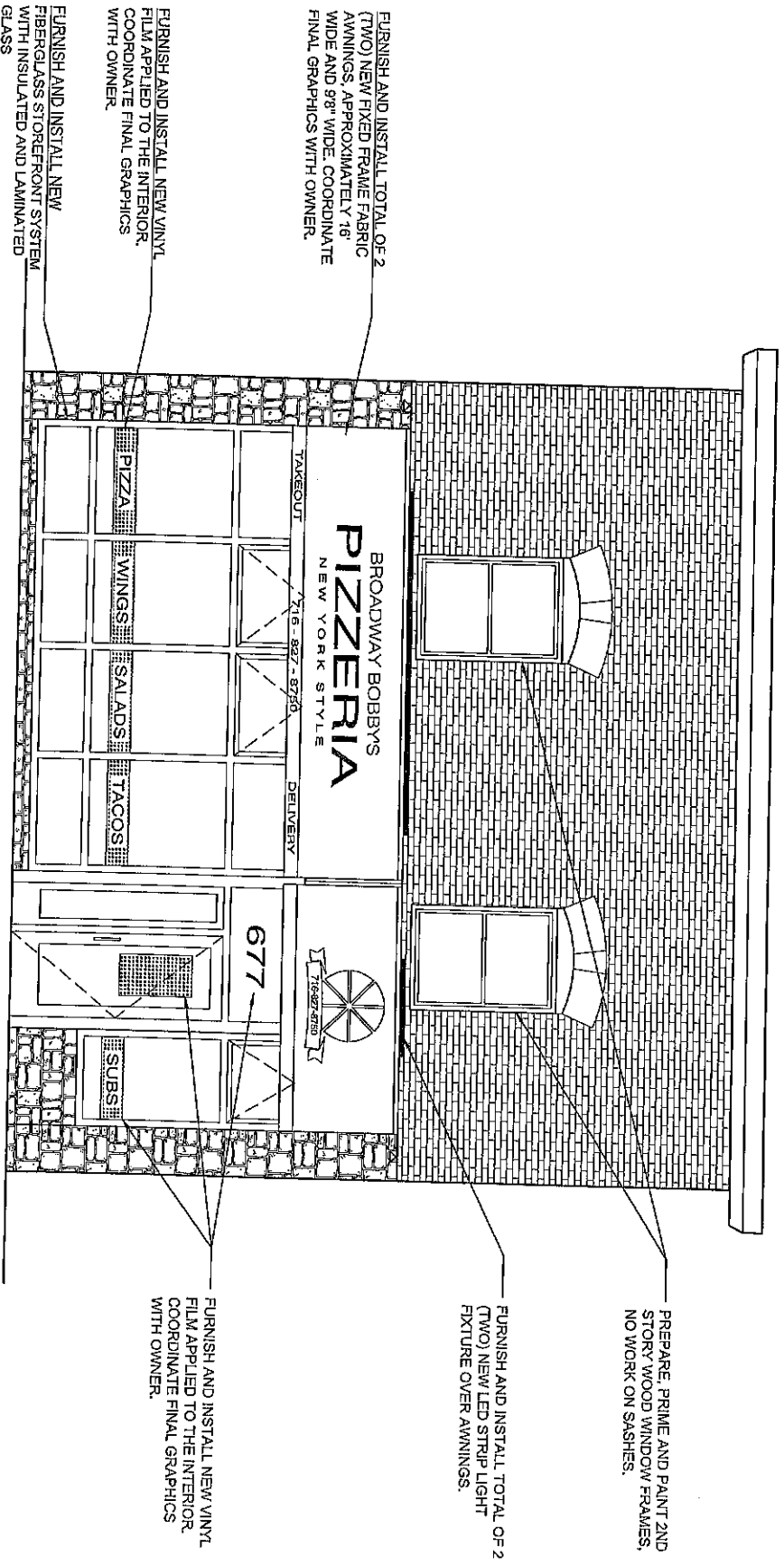
CLINTON BROWN COMPANY ARCHITECTURE, PC
Renewing Historic Buildings & Heritage Places™
409 Main Street, Suite 506, Buffalo, NY 14203
Phone: (716) 852-2020 / Fax: (716) 852-3232 / Email: info@cbca.com

DRAWING TITLE:
PROJECT NAME:

SOUTH ELEVATION SELECTIVE DEMOLITION

#286 ALBIN INC., 677 RIDGE RD., LACKAWANNA, NY 14218

DATE: 08/30/23
SCALE: AS NOTED
SHEET: 01 OF 03
SHEET NO.: A-01
SHEET NO.: 01 OF 03
SHEET NO.: 01 OF 03



FURNISH AND INSTALL TOTAL OF 2 (TWO) NEW FIXED FRAME FABRIC AWNINGS, APPROXIMATELY 16' WIDE AND 98" WIDE, COORDINATE FINAL GRAPHICS WITH OWNER.

FURNISH AND INSTALL NEW VINYL FILM APPLIED TO THE INTERIOR, COORDINATE FINAL GRAPHICS WITH OWNER.

FURNISH AND INSTALL NEW FIBERGLASS STOREFRONT SYSTEM WITH INSULATED AND LAMINATED GLASS

PREPARE, PRIME AND PAINT 2ND STORY WOOD WINDOW FRAMES, NO WORK ON SASHES.

FURNISH AND INSTALL TOTAL OF 2 (TWO) NEW LED STRIP LIGHT FIXTURE OVER AWNINGS.

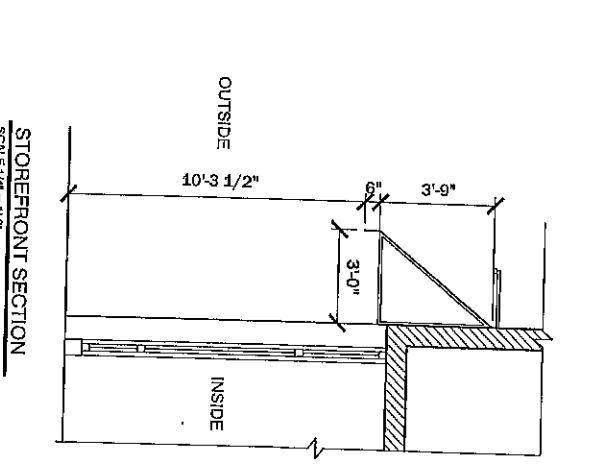
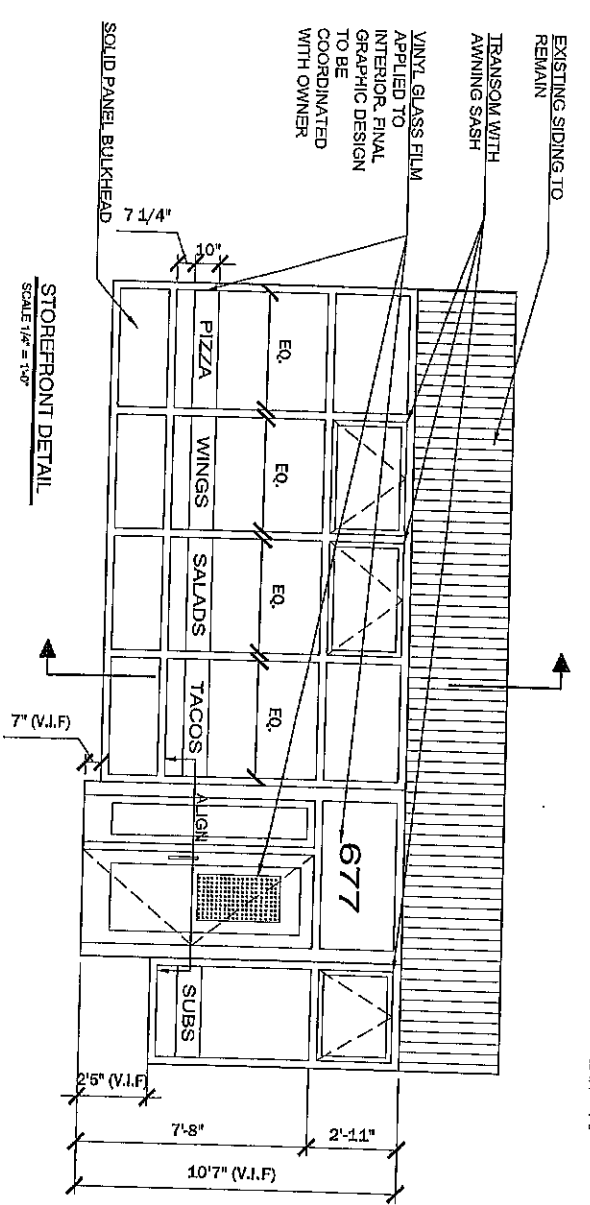
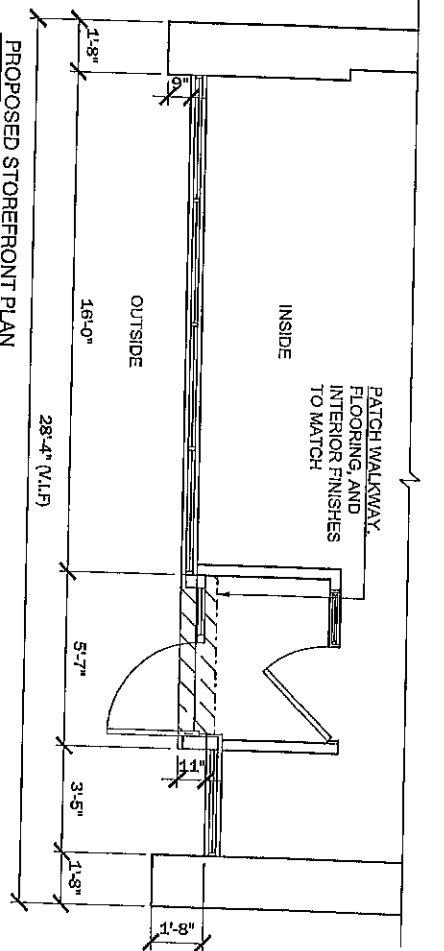
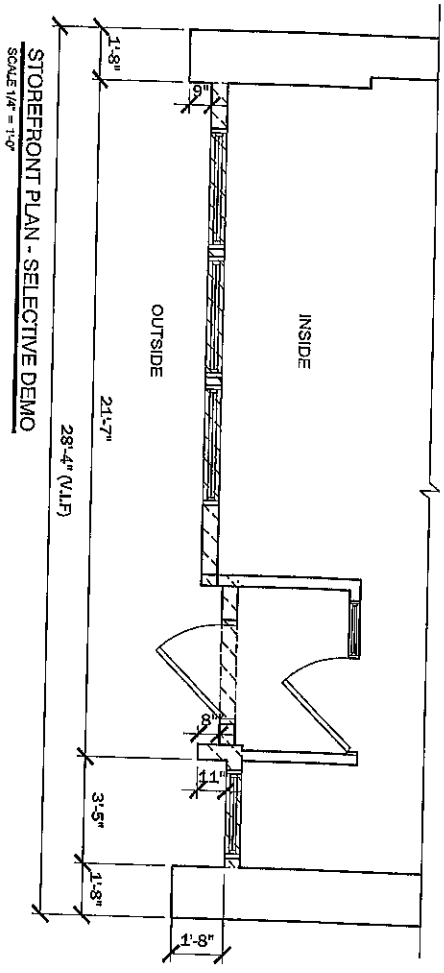
FURNISH AND INSTALL NEW VINYL FILM APPLIED TO THE INTERIOR, COORDINATE FINAL GRAPHICS WITH OWNER.

NORTH ELEVATION - PROPOSED WORK
SCALE 1/4" = 1'-0"

DRAWING TITLE: SOUTH ELEVATION PROPOSED WORK
PROJECT NAME: #286 ALBIN INC., 677 RIDGE RD., LACKAWANNA, NY 14218

CANTON BROWN COMPANY ARCHITECTURE, PC
Renewing Historic Buildings & Heritage Places
403 Main Street, Suite 506, Buffalo, NY 14203
Phone: (716) 882-0020 / Fax: (716) 882-3322 / Email: info@cantonbrown.com

PROJ. NO.: 21-092 A DATE: 08.29.23
SCALE: AS NOTED BY: SBGA
SHEET NO.: A-02



CLINTON BROWN COMPANY ARCHITECTURE, PC
 Restoring Historic Buildings & Heritage Places
 403 Main Street, Suite 508, Buffalo, NY 14203
 Phone: (724) 852-0200 / Fax: (724) 852-3232 / Email: info@cbca.com

DRAWING TITLE: **STOREFRONT WINDOW SYSTEM DETAILS**
 PROJECT NAME: **#286 ALBIN INC., 677 RIDGE RD., LACKAWANNA, NY 14218**

PROJ. NO. 21-0623.A
 SCALE AS NOTED
 DATE MAR. 30, 23
 BY
 CHECKED
 A-03

BASIS OF DESIGN:
 PROVIDE SELECTED MATERIAL OR APPROVED EQUAL



BASIS OF DESIGN:
 PROVIDE SELECTED MATERIAL OR APPROVED EQUAL



LIGHT FIXTURE
 NOT TO SCALE

BASIS OF DESIGN:
 PROVIDE SELECTED MATERIAL OR APPROVED EQUAL



STOREFRONT DOOR
 NOT TO SCALE

BASIS OF DESIGN:
 PROVIDE SELECTED MATERIAL OR APPROVED EQUAL



PAINT COLOR
 NOT TO SCALE

BASIS OF DESIGN:
 PROVIDE SELECTED MATERIAL OR APPROVED EQUAL



AWNING FABRIC
 NOT TO SCALE

CLINTON BROWN COMPANY ARCHITECTURE, PC
 Renewing Historic Buildings & Heritage Places™

403 Main Street, Suite 500, Buffalo, NY 14203
 Phone: (716) 852-2020 / Fax: (716) 852-2122 / Email: info@cbaa.com

DRAWING TITLE:
 MISCELLANEOUS DETAILS

PROJECT NAME:
 #286 ALBIN INC., 677 RIDGE RD., LACKAWANNA, NY 14218

PROJ. NO:	DATE
21-062 A	May, 30, 23
SCALE:	BY:
AS NOTED	CECA
SHEET NO:	
A-04	



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2023

Bylent Jashari/ Broadway Bobby's Pizza
677 Ridge Rd
Lackawanna, NY 14218

Re: 677 Ridge Rd

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

Date: June 28, 2023

Date:

Time: 6:00pm

Time:

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6474 or 827-6421

Boarding Neighbors
AMN Real Estate – 683 Ridge
Anwar Muflahi – 671 Ridge



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- | | |
|----------------------------------|---|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. <input checked="" type="checkbox"/> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Bylent Jashi/ Broadway Bobby's Pizza

Address: 677 Ridge Rd

In reference to: Revitalization of the store front

You are entitled to appear at the public hearing scheduled for **6/28/23@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 PLANNING AND DEVELOPMENT BOARD

Date: 11/27/22

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input type="checkbox"/> Less than 0.5 acres	
<input checked="" type="checkbox"/> 0.5 to 1.0 acres	\$ 50.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 200.00
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<input type="checkbox"/> Greater than 5 acres	\$ 400.00
<input type="checkbox"/> \$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	
<input type="checkbox"/> Development Plan Review	\$ 500.00
	\$ 50.00

Property Address: 33-43 Mulhenshaw Avenue

S.B.L. No. _____

Description of Proposed Project: SITE PLAN REVIEW

FOR ROOMING HOUSE

Lauren Jednak
 Director of Development

Daniel J. Lewis
Name of Applicant
21 Villa Maine St.
Chicktown
Address of Applicant

Applicant's Email

Daniel J. Lewis
Signature of Applicant

Applicant Phone No.

Pastor
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: Patterson House Church

Address: PO Box 323
279 Ingham Avenue

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Pitter's House Church of God in Christ</i>			
Project Location (describe, and attach a location map): <i>Right Direction Resource Center</i>			
Brief Description of Proposed Action: <i>33-43 Helkendale Avenue Lackawanna NY 14218</i>			
<i>Single Room Housing</i>			
Name of Applicant or Sponsor: <i>Pitter's House Church of God in Christ</i>		Telephone: _____	
Address: <i>(P.O. Box 322) 279 Ingham Avenue</i>		E-Mail: _____	
City/PO: <i>Lackawanna, NY 14218</i>		State: _____	Zip Code: _____
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		NO	YES
b. Total acreage to be physically disturbed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: <u>Connected</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: <u>Connected</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
----	-----

16. Is the project site located in the 100-year flood plan?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes,

<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES

a. Will storm water discharges flow to adjacent properties?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

NA

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
 If Yes, explain the purpose and size of the impoundment:

NO	YES
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
 If Yes, describe:

NO	YES
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

NA

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
 If Yes, describe:

NO	YES
----	-----

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

NA

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel J. Lewis

Date: 10-27-22

Signature: Daniel J. Lewis
 (SP)

Title: Pastor

Property Address 33-43 Hillrestone Ave

1. What facts support that the applicant cannot realize a reasonable return ?

Further discussion is needed as to why this is not a criteria for use of Variance

2. Why should the ZBA determine the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood?

This property is owned by
Potter House Church of God in Christ
PO Box 322
379 Ingham Avenue
Rock Springs, WY 14218

3. Will the use variance, if granted, alter the essential character of the neighborhood ?

No

4. Will the proposed area variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No

5. Is the alleged hardship self-created?

NA

Daniel J. Lewis, Pastor

Daniel J. Lewis (Signature)

Sign Application and Print Name Below

443 Delaware Avenue
Buffalo, NY 14202

Phone: (716) 882-0784
Fax: (716) 882-4293

**Louis Design Solutions
Architecture, LLC**

Transmittal Letter

To: Steve Balon
City of Lackawanna Building Department

Date: 5/26/2023

Re: 33 Wilkesbarre

We are sending you:

COPIES	DATE	DESCRIPTION
3	5-26-23	A-1 Revised First Floor Plan
1	5-26-23	Chapter 13 Existing Building Code of NYS Evaluation

Note:

I wasn't sure how many copies of the drawings you needed. I can drop off additional copies if needed.

Don't hesitate to contact the undersigned at (716) 882-0784 if you have any questions.

cc: File

Brian P. Louis, RA
Louis Design Solutions
Architecture, LLC



1301.7 Building score.

After determining the appropriate data from Section 1301.6, enter those data in Table 1301.7 and total the building score.

**TABLE 1301.7
SUMMARY SHEET—BUILDING CODE**

Existing occupancy: <u>B</u>	Proposed occupancy: <u>R-1</u>
Year building was constructed: <u>UNKNOWN</u>	Number of stories: <u>2</u> Height in feet: <u>12.5</u>
Type of construction: <u>III B</u>	Area per floor: <u>3,383</u>
Percentage of open perimeter increase: <u>49</u> %	
Completely suppressed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Corridor wall rating: <u>UNKNOWN</u>
Compartmentation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Type: <u>UNKNOWN</u>
Fire-resistance rating of vertical opening enclosures:	Required door closers: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Type of HVAC system: <u>BOILERS</u>	<u>AT STAIRS</u> , serving number of floors: <u>1, EACH</u>
Automatic fire detection: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Type and location: <u>THROUGHOUT</u>
Fire alarm system: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Type: <u>PER BENTS 907</u>
Smoke control: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Type: _____
Adequate exit routes: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Dead ends: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Maximum exit access travel distance: <u>600 FT</u>	Elevator controls: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Means of egress emergency lighting: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Mixed occupancies: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Standpipes: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Patient ability for self-preservation: <u>N/A</u>
Incidental use: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Patient concentration: <u>N/A</u>
Smoke compartmentation less than 22,500 sq. feet (2092 m ²): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Attendant-to-patient ratio: <u>N/A</u>

5/26/22

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1301.6.1 Building height	+3	+3	+3
1301.6.2 Building area	+16.69	+16.69	+16.69
1301.6.3 Compartmentation	+18.8	+18.8	+18.8
1301.6.4 Tenant and dwelling unit separations	-4	-4	-4
1301.6.5 Corridor walls	-7	-7	-7
1301.6.6 Vertical openings	+3.5	+3.5	+3.5
1301.6.7 HVAC systems	+5	+5	+5
1301.6.8 Automatic fire detection	+6	+6	+6
1301.6.9 Fire alarm system	-0-	-0-	-0-
1301.6.10 Smoke control	****	-0-	-0-
1301.6.11 Means of egress	****	-0-	-0-
1301.6.12 Dead ends	****	-0-	-0-
1301.6.13 Maximum exit access travel distance	****	-4	-4
1301.6.14 Elevator control	-2	+13.4	+13.4
1301.6.15 Means of egress emergency lighting	****	-2	-2
1301.6.16 Mixed occupancies	-0-	****	-0-
1301.6.17 Automatic sprinklers	-0-	+2 = -3	-0-
1301.6.18 Standpipes	-0-	-0-	-0-
1301.6.19 Incidental use	-0-	-0-	-0-
1301.6.20 Smoke compartmentation	-0-	-0-	-0-
1301.6.21.1 Patient ability for self-preservation ^a	****	-0-	-0-
1301.6.21.2 Patient concentration ^a	****	-	-
1301.6.21.3 Attendant-to-patient ratio ^a	****	-	-
Building score-total value	+33.99	+46.39	+43.39

***No applicable value to be inserted.

a. Only applicable to Group I-2 occupancies.

1301.8 Safety scores.

The values in Table 1301.8 are the required mandatory safety scores for the evaluation process listed in Section 1301.6.

**TABLE 1301.8
MANDATORY SAFETY SCORES^a**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
A-3	22	33	33
A-4, E	29	40	40
B	30	40	40
F	24	34	34
I-2	19	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	39

a. MFS = Mandatory Fire Safety.

MME = Mandatory Means of Egress.

MGS = Mandatory General Safety.

1301.9 Evaluation of building safety.

The mandatory safety score in Table 1301.8 shall be subtracted from the building score in Table 1301.7 for each category in accordance with the evaluation formulas in Table 1301.9. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero, the building is not in compliance with the requirements of this section.

**TABLE 1301.9
EVALUATION FORMULAS^a**

FORMULA	T1301.7	T1301.8	SCORE	PASS	FAIL
FS - MFS ≥ 0	33.99 (FS) -	21 (MFS)	= +12.99	X	
ME - MME ≥ 0	46.39 (ME) -	38 (MME)	= +8.39	X	
GS - MGS ≥ 0	43.39 (GS) -	38 (MGS)	= +5.39	X	

a.	FS = Fire Safety.	MFS = Mandatory Fire Safety.
	ME = Means of Egress.	MME = Mandatory Means of Egress.
	GS = General Safety.	MGS = Mandatory General Safety.

1301.9.1 Mixed occupancies.

For mixed occupancies, the following provisions shall apply:

- Where the separation between mixed occupancies does not qualify for any category indicated in Section 1301.6.16, the mandatory safety scores for the occupancy with the lowest general safety score in Table 1301.8 shall be utilized (see Section 1301.6).
- Where the separation between mixed occupancies qualifies for any category indicated in Section 1301.6.16, the mandatory safety scores for each occupancy shall be placed against the evaluation scores for the appropriate occupancy.

SEE ATTACHED BACK-UP / CALCS

CHAPTER 13 EXISTING BUILDING CODE REVIEW

33 WILKES BARRE

1301.6.1 - BUILDING HT. AND NUMBER OF STORIES

1301.6.1.1 - HEIGHT FORMULA

$AH = 55 \text{ FT.}$
 $EBH = 12.5 \text{ FT.}$
 $HT. \text{ VALUE, FEET} = \frac{(AH) - (EBH)}{12.5} \times CF$

$AS = 4 \text{ STORIES}$
 $EBS = 1 \text{ STORY AB. GRADE PLANE}$
 $HV, \text{ FT.} = \frac{55 - 12.5}{12.5} \times 1$
 $HV, \text{ FT.} = 3.40$

$HT. \text{ VALUE, STORIES} = (AS - EBS) \times CF$
 $HV, \text{ STORIES} = (4 - 1) \times 1$
 $HV, \text{ STORIES} = 3$ USE LOWER VALUE

1301.6.2 - BUILDING AREA

ALLOWABLE AREA = $A_t + (NS + I_p)$

$A_t = \text{TABULAR ALLOWABLE AREA} = 16,000 \text{ SF}$

$NS = 16,000 \text{ SF}$

$I_p = .78 \text{ (PER 506.3 BCNTS)}$

$I_p = \left[\frac{F}{P} - 0.25 \right] W/30$
 $\left[\frac{220}{298} - 0.25 \right] 1$

$I_p = .49$

$A_a = 16,000 + 7,840$

$A_a = 23,840$

$$\text{AREA VALUE} = \frac{\text{AVAILABLE AREA}}{1,200} \left[1 - \frac{\text{ACTUAL AREA}}{\text{AVAILABLE AREA}} \right]$$

$$= \frac{23,840}{1,200} \left[1 - \frac{3,833}{23,840} \right]$$

$$\text{AREA VALUE} = 19.87 \times [1 - .16]$$

$$= \boxed{16.69}$$

1301.6.3 - COMPARTMENTATION

COMPLETE SEPARATION OF FIRST AND GROUND FLOORS (2-1/2 RER'6.) BY

INSTALLING B LABEL DOOR AT BASEMENT IN EXIT STAIR = 3,833 SF COMPARTMENT SIZE

THROUGH INTERPOLATION VALUE = $\boxed{+18.8}$

1301.6.4 - TENNANT AND DWELLING SEPARATION

CATEGORY A - NO FIRE PARTITIONS; DOORS NOT SELF-CLOSING OR AUTOMATIC CLOSING

VALUE = $\boxed{-4}$

1301.6.5 - CORRIDOR WALLS

CATEGORY B - SAME AS ABOVE

VALUE = $\boxed{-7}$

1301.6.6 - VERTICAL OPENINGS

BY ADDING B-LABEL DOORS AT EXIT STAIR (GROUND AND FIRST FLOORS) - PROTECTION VALUE = 1 TO LESS THAN 2 HAS / PROTECTION VALUE = 1

$$CF = 3.5 \text{ FOR TYPE III B CONST.}$$

$$V_0 = PV \times CF = 1 \times 3.5 = \boxed{+3.5}$$

1301.6.7 - HVAC

CATEGORY E: SYSTEMS SERVING 1-STORY
VALUE = $\boxed{+5}$

1301.6.8 - AUTOMATIC FIRE DETECTION

CATEGORY E: SMOKE DETECTORS INSTALLED THROUGHOUT THE FLOOR AREA
VALUE = $\boxed{+0}$

1301.6.9 - FIRE ALARM SYSTEMS

BY ADDING ADDITIONAL MANUAL PULL BOXES AND ADDING NOTIFICATION DEVICES, PER BCNYS 907, THE BUILDING QUALIFIES FOR CATEGORY C

$$\text{VALUE} = \boxed{-0-}$$

1301.6.10 - SMOKE CONTROL

CATEGORY 2: NONE

$$\text{VALUE} = \boxed{-0-}$$

1301.6.11 - MEANS OF EGRESS

THE BUILDING QUANTITIES FOR CATEGORY C:

$$\text{CAPACITY REQ'D} = 19$$

$$\text{CAPACITY PROVIDED} = 180 = > 1.25\%$$

$$\text{NO. OF OCCUPANTS} = 19 \quad (3,833 \div 200)$$

$$19 \times .3 = 5.7 \text{ INCHES REQ'D.}$$

$$\text{ACTUAL WIDTH} = 54 \text{ INCHES} \quad 54 / .3 = 180 \text{ CAPACITY}$$

$$\text{MIN. WIDTH PER 1011 DECTS} = 44 \text{ INCHES}$$

$$54 \text{ ACTUAL} > 44 \text{ REQ'D.}$$

2 DECTS REQ'D. / 2 PROVIDED

$$\text{VALUE} = \boxed{-0-}$$

1301.6.12 - DEAD ENDS

CATEGORY 1: DEAD ENDS EXCEEDING

35 FEET

$$\text{VALUE} = \boxed{-4}$$

1301.6.13 - MAX. EXIT TRAVEL DISTANCE ACCESS

MAX. ALLOWABLE = 200 FT. PER 1017.1 BCNYS

$$\sqrt{AWC} = \frac{\text{MAX. ALLOWABLE} - \text{MAX. ACTUAL}}{\text{MAX. ALLOWABLE}} \times 20$$

MAX. ACTUAL = 60 FEET

$$\sqrt{AWC} = \frac{200 - 60}{200} \times 20$$

$$\text{VALUE} = \boxed{+13.4}$$

1301.6.14 - ELEVATOR CONTROL

CATEGORY 2 - NO ELEVATOR / LESS THAN 25 FT. TRAVEL

$$\sqrt{AWC} = \boxed{-2}$$

1301.6.15 - MEANS OF EGRESS EMERGENCY LIGHTING

BY ADDING EGRESS LIGHTING AND EXIT SIGN W/ BATTERY BACK-UP IN ACCORDANCE WITH 2702 OF BCNYS, BUILDING QUANTITIES FOR CATEGORY 2: FOR TWO OR MORE EXITS

$$\text{VALUE} = \boxed{-0-}$$

1301.6.16 - MIXED OCCUPANCIES

"FOR BUILDINGS WITHOUT MIXED OCCUPANCIES, THE VALUE SHALL BE $\boxed{-0-}$ "

1301.6.17 - AUTOMATIC SPRINKLERS

CATEGORY B: REQUIRED/NOT PROVIDED

$$\text{VALUE} = \boxed{-0-}$$

1301.6.18 - STANDPIPES

CATEGORY b: NONE REQUIRED/NONE PROVIDED

$$\text{VALUE} = \boxed{-0-}$$

1301.6.19 - INCIDENTAL USES

" IF THERE ARE NO SPECIFIC OCCUPANCY AREAS IN THE BUILDING OR FLOOR ARE BEING EVALUATED, THE VALUE SHALL BE

$$\boxed{-0-}"$$

1301.6.20 - SMOKE COMPARTMENTATION

CATEGORY c: SMOKE COMPARTMENTS NOT PROVIDED

$$\text{VALUE} = \boxed{-0-}$$

1301.6.21 - NOT APPLICABLE

City of Lackawanna, NY
Thursday, May 4, 2023

Chapter 230. Zoning

Article III. District Regulations

§ 230-11. Mixed Residential - MR.

A. Purpose. Mixed Residential Districts have been designated in the City of Lackawanna to acknowledge the diversity of housing types currently available in the City's residential neighborhoods. The district is designed to allow a variety of housing styles and flexibility in building placement while protecting the appearance and character of residential neighborhoods.

B. Use regulations.

Permitted Uses and Structures

- Single-family detached dwellings
- Two-family detached dwellings
- Private garages with space for no more than three vehicles
- Home occupations
- Off-street parking and loading facilities
- Signs

Permitted Accessory Uses (subject to the provisions of this chapter)

- Fences, walls and hedges
- Private swimming pools
- Recreation facilities for the exclusive use of the primary use residents
- Satellite receiving antenna
- Alternative energy system apparatus
- Accessory storage building
- Attached single-family residences
- Multiple dwellings
- Mobile home parks
- Child-care centers
- Houses of worship
- Public buildings and uses
- Essential public services where no other site is available

Site Plan Review Uses



C. Site area requirements.

COUNCIL

The City Council of the City of Lackawanna, Erie County.

COUNTY

Erie County, New York.

DENSITY

The number of individual residential units divided by the buildable area available for residential units reduced by an allowance for recreation space and dedication of streets and other public improvements. Expressed as units per acre.

DEVELOPMENT

Any man-made change to improved or unimproved real estate, including but not limited to buildings, structures, minim, dredging, filling, grading, paving, excavation or drilling.

DRIVE-THROUGH COMMERCIAL FACILITIES

A commercial establishment, such as drive-in restaurants, refreshment stands, banks and similar establishments, designed or operated to serve patrons who remain in their automobiles.

DUPLEX HOUSE

A house consisting of two family units.

DWELLING

Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, except a manufactured home or camping trailer.

DWELLING, MULTIPLE

A dwelling used or designed for use as a "multiple dwelling" as defined in the New York State Multiple Residence Law.

DWELLING, SINGLE-FAMILY ATTACHED

An independent single-family dwelling unit with a common party wall between adjacent units and each having a private outside entrance, including but not limited to duplexes, townhouses and condominiums.

DWELLING, SINGLE-FAMILY DETACHED

An independent single-family dwelling unit.

DWELLING UNIT

One or more rooms, including cooking facilities and sanitary facilities in a dwelling structure, designed as a unit for owner occupancy, rent or lease on a weekly, monthly or longer basis by not more than one family for living and sleeping purposes.

EMPLOYEE SERVICE FACILITY

Commercial service and retail facilities which occupy no more than 10% of a commercial or industrial building's floor area and designed to serve the needs of the building or development's employees. Employee service facilities include, but are not limited to, credit unions, health clinics, day-care centers, newsstands and convenience stores.

ENLARGEMENT

An increase in floor area of an existing building or an increase in the size of an existing structure or an increase in the area of land use for an existing open space. The word "enlargement" shall include the word "extension."

ESSENTIAL PUBLIC SERVICES

The erection, construction, alteration or maintenance by public utilities, City or other governmental agencies of underground or overhead gas, electrical, or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call

- services as are incidental to the use thereof as a temporary residence.
27. "Kitchen." A space, fifty-nine square feet or more in floor area, used for cooking or warming of food.
28. "Kitchenette." A space, less than fifty-nine square feet in floor area, used for cooking or warming of food.
29. "Living room." Any room in a multiple dwelling except:
- A public hall, public vestibule, public room or other public part of a dwelling;
 - A hall, corridor or passageway entirely within an apartment or suite;
 - A foyer, the floor area of which does not exceed ten per centum of the total floor area of the apartment or suite;
 - A kitchenette;
 - A dining bay, dining recess or dinette fifty-five square feet or less in area;
 - A bathroom or water-closet compartment.
30. "Local building code." The building code, if any, adopted or enacted by a city, town or village and which is in force in such city, town or village, or in such town or portion thereof outside the limits of any village or city, respectively, or the state building construction code where applicable with respect thereto.
31. "Lodging house." A dwelling, other than a hotel, in which persons are housed in a dormitory or dormitories, whether or not the space for sleeping accommodations therein is divided into cubicles, for a single night or for less than a week at one time.
32. "Lot." A parcel or plot of ground which is or may be occupied wholly or in part by a dwelling, including the spaces occupied by accessory or other structures and any open or unoccupied spaces thereon, but not including any part of an abutting public street or thoroughfare.
- "Corner lot." A lot of which at least two adjacent sides abut for their full length upon streets or public places not less than forty feet in width. Any other lot is an "interior lot." That portion of a corner lot in excess of one hundred feet from the widest street on which the lot abuts shall be considered an interior lot.
 - "Front of a lot." That boundary line which abuts on the street, or, if there be more than one street abutting, on the street designated by the owner. "Rear of a lot" is the side opposite the front.
 - "Depth of a lot." The distance from the front of the lot to the extreme rear line of the lot. The depth of an irregular-shaped lot is its mean depth.
 - "Lot running through from street to street." A lot where the front and rear lines abut for their entire lengths upon streets or open public places. When either of such lines exceeds the other in length by more than twenty per centum, that part of the lot contiguous to the excess length of the longer line shall be deemed an interior lot.
 - "Back to back lots." Lots or portions of lots which are on opposite sides of the same part of a rear line common to both and the opposite street lines on which the lots front are parallel with each other or make an angle with each other of not more than forty-five degrees.
33. "Multiple dwelling." A dwelling which is either rented, leased, let or hired out, to be occupied, or is occupied as the temporary or permanent residence or home of three or more families living independently of each other, including but not limited to the following: a tenement, flat house, maisonette apartment, apartment house, apartment hotel, tourist house, bachelor apartment, studio apartment, duplex apartment, kitchenette apartment, hotel, lodging house, rooming house, boarding house, boarding and nursery school, furnished room house, club, sorority house, fraternity house, college and school



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2023

Daniel Lewis
21 Villa Moraine Dr
Cheektowaga, NY 14225

Re: 677 Ridge Rd

CC: George Halsey

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

Date: June 28, 2023

Date:

Time: 6:00pm

Time:

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6474 or 827-6421

Boarding Neighbors
Gregory gerwitz – 29 Wilkesbarre
Nagla Banamah – 43 Lebanon
Abdulla Nasr – 48 Bethlehem



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Boarding Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Review | 2. <input type="checkbox"/> Special Use Permit |
| 3. <input type="checkbox"/> Development Plan Review | 4. <input type="checkbox"/> Variance |
| 5. <input type="checkbox"/> Zoning Law Appeals | |

Property owner: Daniel Lewis

Address: 33-34 Wilkesbarre Ave

In reference to: Site plan review for rooming house

You are entitled to appear at the public hearing scheduled for 6/28/23@ 6:00pm in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 309
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6474

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA

