



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: 3/8/24

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<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: Abbott LANES 1840 Abbott ROAD.

S.B.L. No. 142.20 -1-19

Description of Proposed Project: FARMER Vendor Market - Wednesday
and Saturday May through August. limited hours
Wednesday 4-7 pm and Saturday 10Am-2pm

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.

Abbott Lanes
Name of Applicant

Mark Williamson
Signature of Applicant

1840 Abbott Rd - Lackawanna
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: MARK WILLIAMSON

Address: 1840 ABBOTT RD
LACKAWANNA, NY, 14218

Abbott Lanes Farmer/Vendor Market Overview

- Up to 32 Vendors:
 - 22 vendors outside in the parking lot with a 10*10 space
 - 10 vendors inside the building, 3 on each lane side & 4 on inside bar area
 - (see diagrams for reference)
- 1-2 food trucks with exhaust facing towards the tracks away from the market and customers
- Blocked off vendor side of the parking lot [coned off, use of rope – something easily movable incase of an emergency], from vehicle traffic (see outside diagram for reference)
- Other side, two way driving traffic with turn around in back (that is blocked off)
- Vendor drop off in front of the building (see outside diagram for reference)
- Vendor Requirements
 - Permits/licenses/certificates as required
 - Vendor insurance
 - Farmer/Vendor application with rules (see attached)
- Long standing commitment with railroad company per previous owner for use of space/land/lot

TURN AROUND

Blocked with cones or rope

Food Trucks

Vendors

WALKING TRAFFIC

Vendor Parking

PARKING



Blocked off

Vendor unloading

Hearis for the Homeless

Bowl-Inn Pizzeria

Abbott Lanes

Abbott Rd

Windows

Lanes 13-24

Vendor

Vendor

Vendor

Vendor

Vendor



Vendor

Vendor

Vendor

Vendor

Vendor

Door

Bar

Door

Mens room

Boasting Counter

Doors

Ballroom

Ballroom

Lanes 1-12



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 14, 2024

Mark Williamson
1840 Abbott Rd
Lackawanna, NY 14218

Re: 1840 Abbott 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: March 27, 2024

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

1830 Abbott – Alwasim Development LLC



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering 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. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. _____ Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Abbott Lanes

Address: 1840 Abbott Rd

In reference to: Requesting to have Farmer/Vendor Market

You are entitled to appear at the public hearing scheduled for 3/27/24@ 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

CHARLES CLARK

Director of Development, Marketing
& Public Information



City Hall – Room 309
Lackawanna, NY 14218
Office: 716-827-6475
Mobile: 716-948-6475
Email: chuck.clark@lackny.com

Approved
Clark

To: Lackawanna Planning & Development Board
From: Charles D. Clark, Director of Development, Marketing & Public Information
Re: Recommendation to Rezone 264 Ridge Road & Adjoining Vacant Land
Date: March 12, 2024

I'm requesting a formal recommendation be made by the Planning & Development Board to the Lackawanna City Council to rezone the following 2.5-acre parcels in the city's First Ward from *Open Space to Neighborhood Commercial*:

- 264 Ridge Road (SBL 141.08-2-9.2)
- Ridge Road Vacant Land (SBL 141.08-2-9.1)

This action is being pursued to achieve the following outcomes:

- a) correct a zoning error for the 264 Ridge Road parcel; which in 2018 was redeveloped into the Ridgeway Commons apartment complex run by the Community Services for the Developmentally Disabled and,
- b) correctly zone the adjoining vacant parcel for commercial redevelopment.

This request is submitted after consultation with Mayor Iafallo and City Attorney Gaughan, who are in agreement to move forward based on research conducted by the Development and Law Departments.

As there is active developer interest in the vacant parcel, I'm targeting the City Council's April 4th or 18th meeting agenda to address the rezoning matter.

In accordance with development best practices, I'm asking for the Planning Board's support and stewardship of this important re-zoning recommendation to the City Council.

The attached summary provides a brief recent site history and the case for re-zoning. I'm happy to entertain any questions and/or provide more detail at the March 27th Planning & Development Board Meeting. Also provided is an Erie County GIS map of the site and city zoning maps from 2001 and current.

I thank you all in advance for your attention to this important matter.

CC: Mayor Annette Iafallo, City Attorney John Gaughan

PROPERTY HISTORY

264 Ridge Road was, at one time, a combined five-acre parcel and the location of Friendship House - a non-profit health and human services organization which operated in Lackawanna for many years before closing in 1998. Erie County foreclosed on the property for back taxes in October, 2007 and the city took ownership in January, 2008. The former community center building was condemned in 2007-08 and subsequently demolished in 2013. The parcel sat mostly vacant until 2018.

2001 ZONING CODE UPDATE / INTRODUCTION OF OPEN SPACE

In 2001 Lackawanna's Zoning Code was updated to include (among other updates) the introduction of Open Space zoning, which coincided with a New York State Executive Order from then Governor Pataki to preserve open spaces, especially in urban areas. In urban settings such spaces include school yards, playgrounds, public seating areas and plazas, vacant lots and 'green spaces' such as designated parks, community gardens and cemeteries.

APPLICATION OF OPEN SPACE ZONING WITHIN LACKAWANNA

Unfortunately no formal policy documentation could be found defining how the city applied Open Space zoning to specific properties. However it's evident from a 2001 and current zoning map that 264 Ridge Road was among several sites zoned Open Space in 2001. It's likely the designation was applied given the site's long-time use as a community center / public space and a belief by then city leaders that it would continue to be used for similar or related purposes in the future. However, that is not the case as noted in the next section (Subdivision of 264 Ridge Road).

While zoned Open Space, 264 Ridge Road was not designated as a formal park or playground by city ordinance, within the city's Comprehensive Plan, nor identified as a protected area with the New York State Protected Areas Database (NYPAD). It is simply open space at the city's discretion.

SUBDIVISION OF 264 RIDGE ROAD - NEW DEVELOPMENT - IMPROPER ZONING

In 2016-17, 264 Ridge Road was subdivided into the aforementioned 2.5 acres sites, one of which became the Ridgeway Commons apartment complex in 2018 while the other is currently vacant. *The subdivided lands were never re-zoned from Open Space to allow for construction of the apartment complex - which was among many contentious aspects of that project (including Site Plans never being formally reviewed by either the collective Zoning or Planning Boards).*

This error/oversight was uncovered by the current administration while conducting environmental testing and other due diligence on the vacant parcel for marketing purposes. Testing has deemed the site mostly shovel ready with the exception of a small contamination area on the northwest corner. This contamination level is deemed unlikely to qualify for the NYS Brownfield Cleanup Program.

IMPACT OF IMPROPER ZONING

An Open Space designation on the vacant parcel hinders the city's ability to move forward with commercial redevelopment until it is rezoned. This parcel is being viewed as a potential site for a mixed-use development, to include possibly a branded grocery store and/or other retail amenities in what is considered a food desert area.

While open space is important, there are already an abundance of options in the First Ward in the form of playgrounds and parks. However there is a great unmet need for new housing options and branded grocery options, which today are between 2-4 miles away for many ward residents.

ERIE COUNTY, NEW YORK
Interactive Mapping Viewer

Tools Find Data Draw Graphics Measure

Pan Zoom In Zoom Out Initial View Full Extent Previous Extent Bookmarks Identify Home Initial View Print Export Linked Maps

Search...

Sign in Tool Labels

Navigation

Home Layers Parcels (2)

I want to...

☆ 264 RIDGE RD
 SBL: <https://paytax.erie.gov> 141.08-2-9.2
 Municipality: City of Lackawanna
 Owner: COMMUNITY SERVICES FIFTH HOUSI
 Dimensions: 275x399
 Acreage: 2.5383 acres
 Property Class: B - Apartment

☆ 264 RIDGE RD
 SBL: <https://paytax.erie.gov> 141.08-2-9.1
 Municipality: City of Lackawanna
 Owner: CITY OF LACKAWANNA
 Dimensions: 275x399
 Acreage: 2.5448 acres
 Property Class: B - Vacant comm

Displaying 1 - 2 (Total: 2)
 Page 1 of 1

Home Layers Parcels (2) Open Str...

1/1



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

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Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 12/14/23

Application No. _____

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
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\$ 400.00 plus \$100.00 per acres	\$ _____
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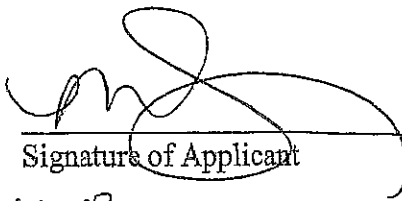
Property Address: 179 Ridge RD Lackawanna NY 14218

S.B.L. No. _____

Description of Proposed Project: Opening a Day care center

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.

Melissa L Firzary
Name of Applicant


Signature of Applicant

179 Ridge RD Lackawanna NY 1418
Address of Applicant

Applicant Phone No.

Applicant's Email

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

Property Owner:

NAME: Melissa L Firzary

Address: 179 Ridge RD
Lackawanna NY 14218



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 14, 2024

Melissa Irizarny
179 Ridge Rd
Lackawanna, NY 14218

Re: 179 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: March 27, 2024

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

195 Ridge Rd- Ebenezer Baptist Church



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

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- | | |
|--|-------------------------------------|
| 1. <u> X </u> Site Plan Review | 2. <u> </u> Special Use Permit |
| 3. <u> </u> Development Plan Review | 4. <u> </u> Variance |
| 5. <u> </u> Zoning Law Appeals | |

Property owner: Melissa Irizarny

Address: 179 Ridge Rd

In reference to: Requesting to open day care

You are entitled to appear at the public hearing scheduled for 3/27/24@ 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
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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