

**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](mailto:chuck.clark@lackny.com)

To: Planning & Development Board Members  
From: Chuck Clark  
Date: May 16, 2024  
Re: Creation of Historic District – Our Lady of Victory Roman Catholic Basilica Complex

A handwritten signature in blue ink that reads "Chuck".

Our Lady of Victory National Shrine and Basilica and surrounding campus buildings on the north and south sides of Ridge Road have received the prestigious distinction of being placed on the National Register of Historic Places under the title *Our Lady of Victory Roman Catholic Basilica Complex*.

To further protect and preserve OLV's properties and character for future generations to come, on behalf of Mayor Iafallo I'm requesting a recommendation from this board to pursue the steps necessary to create a local zoning law designating the defined *Our Lady of Victory Roman Catholic Basilica Complex as a Historic District*.

This process would include the Department of Development consulting with the preservation experts instrumental in guiding OLV through the National Register process along with NYS Department of Parks, Recreation and Historic Preservation.

Attached are various supporting documents which I will review during our May 29<sup>th</sup> meeting.

Thank you.



New York State  
Parks, Recreation and  
Historic Preservation

KATHY HOCHUL  
Governor

RANDY SIMONS  
Commissioner *Pro Tempore*

Rev. Msgr. David G. LiPuma  
Pastor & Rector  
OLV National Shrine & Basilica  
767 Ridge Road  
Lackawanna, NY 14218

March 7, 2024

Re: Our Lady of Victory Roman Catholic Basilica Complex  
777 Ridge Road and 781 Ridge Road  
Lackawanna, NY 14218  
ERIE County

Dear Rev. Msgr. David G. LiPuma:

I am pleased to inform you that the above referenced property was listed **February 26, 2024**, on the National Register of Historic Places. As you may know, the National Register is the nation's official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. *In addition, owners of income producing properties may qualify for federal and/or state income tax benefits. Homeowners in qualifying census tracts may qualify for state income tax benefits for approved work.* Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

We encourage you to learn more about the registers from our website, [parks.ny.gov/shpo/national-register/](https://parks.ny.gov/shpo/national-register/), where you will find information about the criteria for listing as well as frequently asked questions. In addition, please see [parks.ny.gov/shpo/tax-credit-programs/](https://parks.ny.gov/shpo/tax-credit-programs/) for information about incentive programs for listed properties.

If you would like more information about any of these programs, please contact your field representative, in this case, Jennifer Walkowski, at the *Division for Historic Preservation* at (518) 268-2137. Division staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Para información en español vaya a [parks.ny.gov/shpo/national-register/](https://parks.ny.gov/shpo/national-register/) y [parks.ny.gov/shpo/tax-credit-programs/](https://parks.ny.gov/shpo/tax-credit-programs/)

Sincerely,

R. Daniel Mackay  
Deputy Commissioner for Historic Preservation and  
Deputy State Historic Preservation Officer



New York State  
Parks, Recreation and  
Historic Preservation

KATHY HOCHUL  
Governor

ERIK KULLESEID  
Commissioner

January 23, 2024

Honorable Annette Iafallo  
Mayor, City of Lackawanna  
Lackawanna City Hall  
714 Ridge Road  
Lackawanna, New York 14218

Re: Our Lady of Victory Roman Catholic Basilica Complex  
777 Ridge Road and 781 Ridge Road  
Lackawanna, NY 14218  
ERIE County

Dear Mayor Annette Iafallo:

Following a detailed review, the State Review Board has recommended to the Commissioner of Parks, Recreation and Historic Preservation, who is the New York State Historic Preservation Officer (SHPO), that the property identified above be listed on the New York State Register of Historic Places and nominated to the National Register of Historic Places.

After reviewing the nomination, the SHPO has agreed with the recommendation of the State Review Board and has listed the property on the State Register of Historic Places. We shall now forward the nomination to the Keeper of the National Register in Washington, D. C.

If the Keeper of the National Register approves the nomination, the property will be listed on the National Register. You will be notified when this decision is made.

We encourage you to learn more about the registers from our website, [parks.ny.gov/shpo/national-register/](https://parks.ny.gov/shpo/national-register/), where you will find information about the criteria for listing as well as frequently asked questions. In addition, please see [parks.ny.gov/shpo/tax-credit-programs/](https://parks.ny.gov/shpo/tax-credit-programs/) for information about incentive programs for listed properties.

Information about the results of State and National Register listing were included in our earlier notification letter. If you have any further questions, please contact your field representative Jennifer Walkowski, at the *Division for Historic Preservation*, (518) 268-2137 or via email at [jennifer.walkowski@parks.ny.gov](mailto:jennifer.walkowski@parks.ny.gov).

Para información en español vaya a [parks.ny.gov/shpo/national-register/](https://parks.ny.gov/shpo/national-register/) y [parks.ny.gov/shpo/tax-credit-programs/](https://parks.ny.gov/shpo/tax-credit-programs/)

Sincerely,

R. Daniel Mackay  
Deputy Commissioner for Historic Preservation and  
Deputy State Historic Preservation Officer





A Father Baker Legacy



A Father Baker Legacy



A Father Bava Legacy

You are cordially invited to celebrate the listing of the

*Our Lady of Victory Roman Catholic Basilica Complex*

on the New York State and National Registers of Historic Places



This newly formed OLV Historic District encompasses the OLV National Shrine & Basilica and other Father Baker Legacy buildings in the area including the former orphanage (OLV Charities), former Infant Home (OLV Human Services), former maternity hospital (Catholic Health), and OLV Elementary School. OLV's listing raises awareness of the significance of these properties and helps ensure that they are protected and preserved for years to come.



*Thursday, May 16<sup>th</sup> | 10 a.m.*

767 Ridge Road | Lackawanna, NY 14218

*If sunny, in front of OLV's Rectory | If raining, inside the Basilica*



Please RSVP to Shannon Donovan at (716) 828-9610 or [sdonovan@olvcharities.org](mailto:sdonovan@olvcharities.org). You can also scan the QR code. We look forward to celebrating with you on May 16<sup>th</sup>.



Parks, Recreation  
and Historic Preservation









# ERIE COUNTY, NEW YORK

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Linked Maps

Linked Maps

Owner: OLV CAMPUS  
 Dimensions: 0x0  
 Acreage: 138.8873 acres  
 Property Class: C - Religious



Displaying 1 - 1 (Total: 1)

Page 1 of 1

Home Layers Parcels (1)

Open Str...

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Overall

**CHARLES CLARK**

Director of Development, Marketing  
& Public Information



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Email: [chuck.clark@lackny.com](mailto:chuck.clark@lackny.com)

To: Planning & Development Board Members  
From: Chuck Clark  
Date: May 16, 2024  
Re: Regulation of Flag Lots

A handwritten signature in blue ink that reads "Chuck".

Development / Code Enforcement has received numerous inquiries regarding residential home construction on 'flag lots' — an irregular shaped lot with dimensions resembling a flag on a pole.

Lackawanna currently **does** not have a flag lot policy / ordinance and I'm requesting the board's input on this matter during our **May 29<sup>th</sup>** meeting. This dialogue would be a first step toward creating an appropriate policy/ordinance for approval by Mayor Iafallo and the City Council, respectively.

To facilitate the discussion I've provided the following:

- What is a flag lot **in** real estate? article from Bank Rate
- Six (6) examples **of** flag lots in Lackawanna across various zoning areas
- Two (2) examples **of** minimum lot dimensions from city code
- A flag lot ordinance **e** from the Town of Lancaster — which governs allowing the lots
- Draft of a flag lot **or** ordinance for Lackawanna — which prohibits the lots across the board

While speed to completion **n** is always preferred, our collective goal at this early stage should be to engage in thoughtful and **t**horough dialogue around the pros / cons of various options before moving forward with a recommendation. And it that requires the conversation to extend to a second meeting, that should also be on **the** table.

I look forward to you input **t**.



REAL ESTATE

Advertiser Disclosure

# What is a flag lot in real estate?

SHARE: [Facebook] [Twitter] [LinkedIn] [Email]



3 MIN READ  
December 14, 2022

Expert verified

Written by Bankrate

Edited by Michele Petry

Reviewed by Jeffrey Beal

The Bankrate promise

More info

At Bankrate we strive to help you make smarter financial decisions. While we adhere to strict [editorial integrity](#), this post may contain references to products from our partners. Here's an explanation for [how we make money](#).



Flag lots are a unique type of land parcel in real estate. Their unusual shape and configuration with respect to bordering properties can offer greater privacy than traditional lots — but these plots of land also come with their own set of disadvantages. Read on to learn more about flag lots, including the pros and cons of this type of property.

## What is a flag lot?

Most [single-family homes](#) are built on a plot of land, called a lot, that borders the street along one side (or two sides, for a corner lot). Flag lots are different — named for their resemblance to a flag on a pole, these plots have a long, slender strip of land (the pole) extending from the street to the typically rectangular main part of the lot (the flag). The pole section of a flag lot is usually just a driveway, which provides street access but doesn't open up into actual, buildable land until it reaches the flag section.

## How they differ from other lots

These irregularly shaped parcels of land can be a unique draw for some [homebuyers](#). Their lack of street frontage means they can be surrounded by trees, not by traffic, for example. In addition, those who value privacy might like them because a home built on a flag lot typically cannot be seen from the street. However, these lots are often considered undesirable, especially in densely populated areas, because they are hemmed in by neighbors on all sides. Developers often put flag lots on cul-de-sacs, which typically have limited frontage, to help them fit in more houses. Below, we'll expand on the benefits and drawbacks of homes built on flag lots.

## Pros of a flag lot

Advantages of a flag lot include:

- **More privacy:** Homes on flag lots often can't be seen from the street, offering greater privacy than most curb-site lots.
- **Peace and quiet:** Being set back, tucked away from busy thoroughfares, limits traffic noise and creates a sense of seclusion.
- **Lower price:** Flag lots are frequently cheaper than more typical subdivided lots.

## Cons of a flag lot

There are disadvantages to flag lots as well, including:

- **Access issues:** Single driveways tucked between two street-fronting homes can be hard to spot from the street, which may make it tricky for guests — and service or emergency vehicles, like a delivery truck or an ambulance — to find the home. In addition, the driveway “flagpoles” tend to be narrow, which makes it easy for them to be obstructed by tree branches, flooding or snowdrifts.
- **Possible need to extend utility lines:** Due to the unique shape of these lots and their distance from the curb or street, you may have to pay for the cost of extending utility lines to the property.
- **Lack of curb appeal:** Because these lots have no street frontage, they have no curb appeal to speak of, which tends to make them less desirable.
- **Zoning issues:** Many jurisdictions do not allow flag lots because they can allow for an increase in density that the area's [zoning](#) did not anticipate, among other reasons. And if an area's zoning unexpectedly changes, these lots may potentially become unbuildable.
- **Lot-size requirements:** Many areas have minimum-lot-size requirements for home construction. Due to their unique configuration, and depending on where [bordering](#)






[property lines](#) fall, flag lots may not meet the required size. The pole may actually be excluded from the calculation of lot size.

## Bottom line

Flag lots are plots of land named for their resemblance to a flagpole, with a long, slender strip (typically just a driveway) extending from the street up to a rectangular main section. The main part of the lot is surrounded by neighbors on all sides, with no street frontage (beyond the driveway), which can be a positive or a negative depending on your preferences. Flag lots are frequently considered undesirable by homebuyers — and thus, they are often cheaper than more standard-shaped lots.

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Written by  
**Bankrate**



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# ERIE COUNTY, NEW YORK

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### Navigation

### Basic Tools



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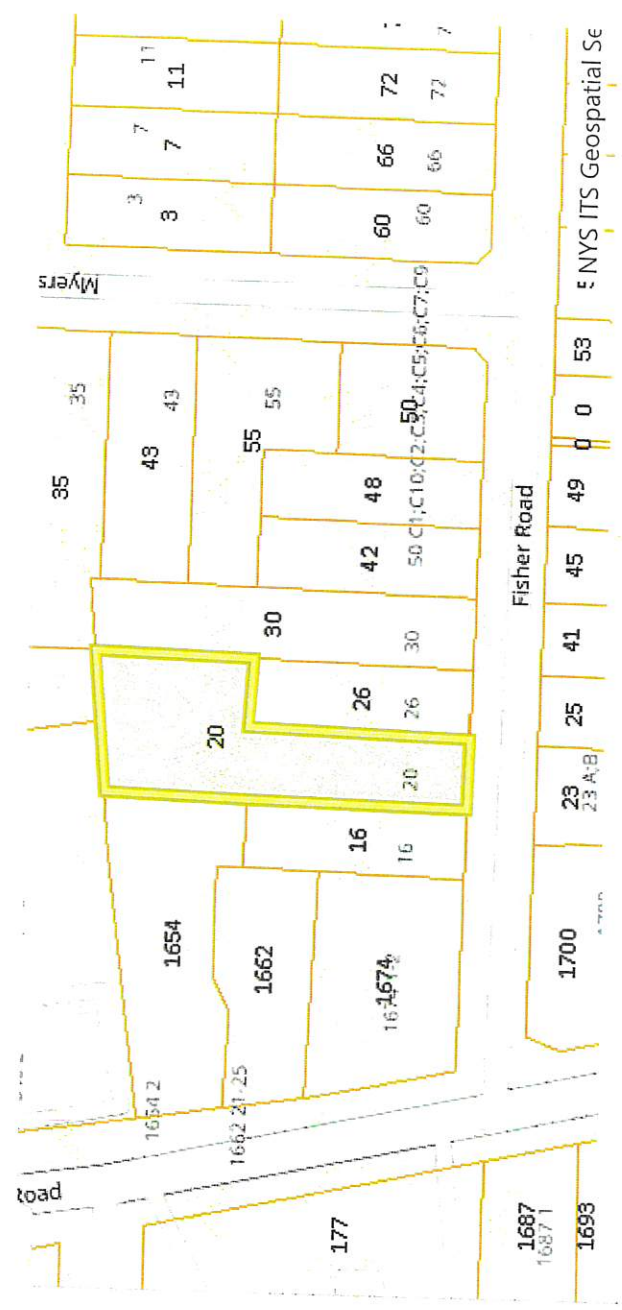
Linked Maps

Owner: SCHATT WILLIAM B

Dimensions: 50x265

Acraage: 0.442 acres

Property Class: R - 1 Family Res



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◀ Page 1 of 1 ▶

Home Layers Parcels (1)

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# ERIE COUNTY, NEW YORK

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Initial View



Full Extent



Previous Extent



Next Extent



Bookmarks



Identify



Home



Initial View



Print



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Tool Labels X



Linked Maps

Linked Maps

Owner: HAWRYLCZAK DANIEL TEN IN COM

Dimensions: 72.7x547.42

Acreage: 0.8666 acres

Property Class: R - 2 Family Res

Navigation



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Page 1 of 1



Home



Layers



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# ERIE COUNTY, NEW YORK

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### Navigation

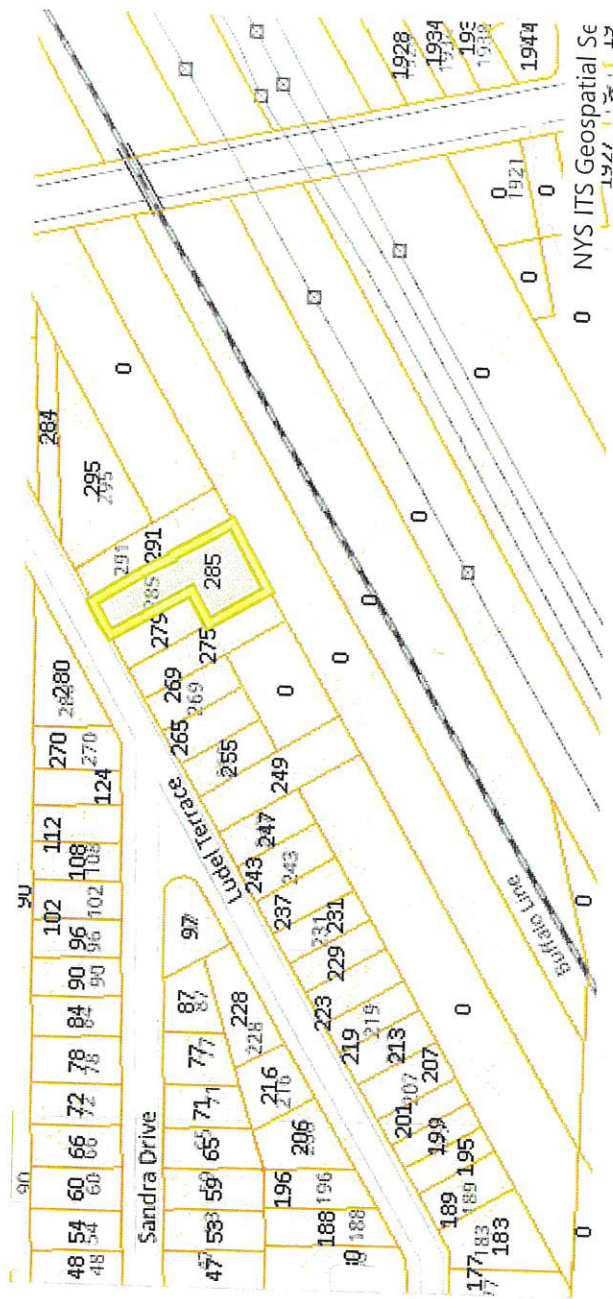
### Basic Tools



Linked Maps

Linked Maps

Owner: BIGAJ JAMES W LIFE USE  
 Dimensions: 55x230.17  
 Acreage: 0.421 acres  
 Property Class: R - 1 Family Res



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◀ | Page 1 of 1 | ▶

Home Layers Parcels (1) Open Str...









MR



# ERIE COUNTY, NEW YORK

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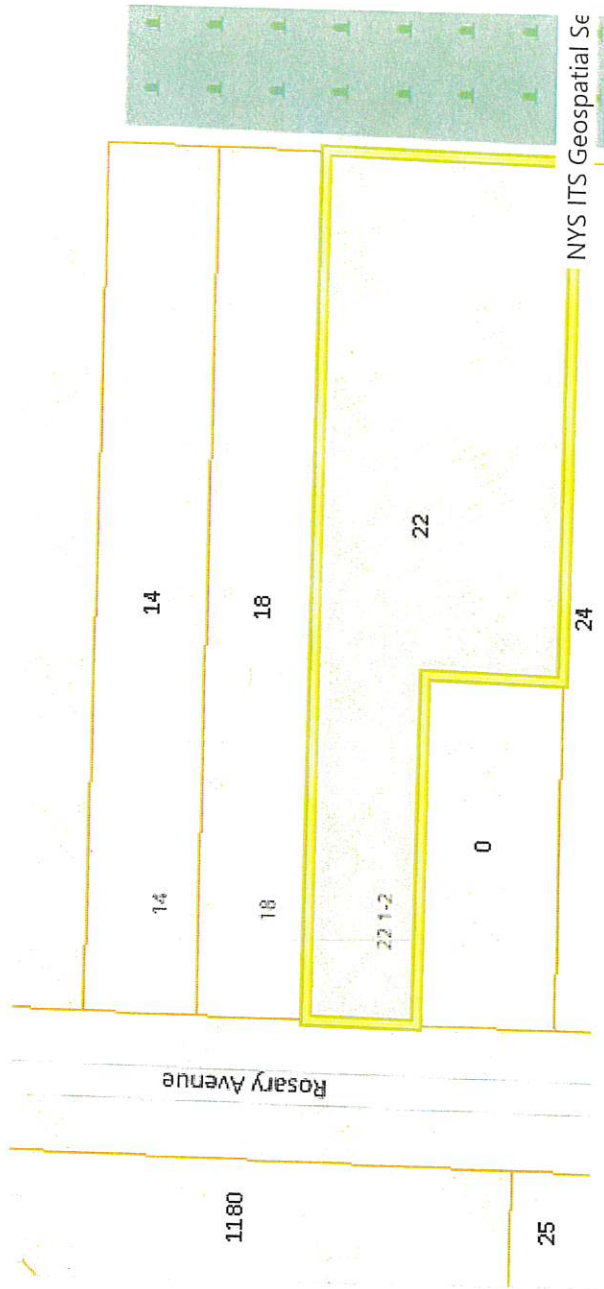
### Navigation



Linked Maps

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Owner: PARTRIDGE PATRICK J  
 Dimensions: 40x309.24  
 Acreage: 0.4967 acres  
 Property Class: R - 2 Family Res



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◀ Page 1 of 1 ▶

Home Layers Parcels (1) Open Str...



# Chapter 230. Zoning

## Article III. District Regulations

### § 230-10. Single-Family Residential - SFR.

A. Purpose. Single-Family Residential Districts have been designated in the City of Lackawanna to preserve the unique character of the City's homogenous, single-family residential areas. The district has been designed to limit the introduction of commercial uses and alternative housing styles in order to preserve single-family residential property values.

B. Use regulations.

**Permitted Uses and Structures**

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

Single-family detached dwellings

Off-street parking and loading facilities

Private garages with space for no more than three vehicles

Signs

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 buildings

Houses of worship

Public buildings and uses

Cemeteries

Essential public services where no other site is available

**Site Plan Review Uses**

C. Site area requirements.

**Lot Dimensions**

Minimum lot size

6,000 square feet

Minimum lot frontage

60 feet

Maximum building height

2 1/2 stories or 25 feet

**Yard Size**

Maximum front yard

25 feet

Minimum side yard

10 feet each side

Minimum rear yard

25 feet

# Chapter 230. Zoning

## Article III. District Regulations

### § 230-13. Neighborhood Commercial - NC.

A. Purpose. The purpose of the Neighborhood Commercial Districts is to encourage the development of commercial uses serving the day-to-day needs of local residents, to support neighborhood activities and insure the compatibility of commercial development with the surrounding residential districts.

B. Use regulations.

Permitted Uses and Structures

None

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

Picnic and transit shelters

Off-street parking and loading facilities

Signs

Private swimming pools

Fences, walls and hedges

Satellite television receiving antenna

Solar collection apparatus

Accessory storage buildings

Pedestrian oriented commercial uses, including small retail and/or personal service establishments, convenience businesses, restaurants, taverns, and professional offices

Child-care centers

Drive-through commercial facilities

Automotive service stations

Animal service facilities

Health-care facilities

Houses of worship

Public buildings and uses

Multifamily dwellings or apartment building

Site Plan Review Uses

C. Site area requirements.

#### Lot Dimensions

Minimum Lot Size

4,000 square feet

Minimum Lot Frontage

40 feet

Floor Area — Maximum

10,000 square feet

Maximum Building Height

3 stories or 30 feet



Town of Lancaster  
Local Law No. 2 of 2017

A Local Law Regulating Flag Lots

Pursuant to Article 16 of the New York Town Law and Section 10 of the Municipal Home Rule Law of the State of New York, the Town Board of the Town of Lancaster, County of Erie, New York does enact the following Local Law:

Be it hereby enacted by the Town Board of the Town of Lancaster as follows:

**Section 1: Purpose and Intent**

- A. To prevent the continuous subdivision of an original parcel of land into flag lots, thereby avoiding sound planning principles and the development of properly engineered transportation routes for access and emergency response.
- B. To prevent the creation of long narrow lots with the intent of further subdivision into flag lots.

**Section 2.**

- A. The Town of Lancaster Code is hereby amended to add Section 50-39A, Flag lots, which shall read in its entirety as follows:

§ 50-39. Lot division

**A. Flag lots.**

1. Definition: A lot shaped like a flag on a pole. The "flag" shaped area is the portion of a lot where all structures may be located. The "pole" shaped area is the portion of the lot by which vehicular access to the flag area from its adjoining road is located.
2. Prohibition on creation. No boundary line adjustment, lot line adjustment, subdivision approval, or any other approval shall be granted which has the effect of creating one or more flag lots.
3. Nonconforming flag lots. Flag lots in existence as of the effective date of this Local Law shall constitute nonconforming lots, provided the "pole" portion of the flag does not meet minimum frontage requirements for the district in which the lot is located.
4. Site plan review, pursuant to Section 50-43, is required prior to the issuance of any building permit on a flag lot. In addition to the standards set forth in Section 50-43, the Planning Board and the Town Board shall apply the following standards:

**a) Buildable Area**

- (1) The minimum area of the "flag" portion of the Flag Lot shall be 1.5 times greater than that required in the zone and shall constitute the buildable area. The area of the "pole" shall not be included in calculating the buildable area.
- (2) The minimum building setbacks shall be equal to the minimum setbacks of the zone measured within the buildable area.

**b) Flagpole**

- (1) The minimum width shall be 30 feet.

- (2) The flagpole shall not cross, or encroach into, a stream, stream bed, ravine, wetlands or similar topographic features without provision of an adequate structure approved by the Town Engineer or appropriate outside agencies.
  - (3) The flagpole shall lie along a property line which is significantly perpendicular to the public street. In no instance will one flagpole be adjacent to another flagpole.
  - (4) Parking of vehicles shall be prohibited in any portion of the flagpole.
- e) **Access driveway.**
- (1) The access drive shall be contained within the flagpole.
  - (2) The access drive shall have a minimum width of 12 feet. Driveways shall be set back at least five (5) feet from the adjacent property line(s).
  - (3) The access drive shall be paved from the front yard setback of the zone to the edge of the pavement in the public right-of-way.
  - (4) As a minimum, the remainder of the access drive shall be surfaced with stone to a minimum depth of six inches compacted over a firm subbase.
  - (5) Prior to the issuance of a building permit, stone shall be placed from the public street for a distance of 50 feet for the purpose of preventing dirt tracking onto the public street.
  - (6) Prior to the issuance of a certificate of occupancy, the access drive shall be constructed to the point necessary to provide access to the affected lot.
  - (7) A visual buffer beginning at the front yard setback line from the public right-of-way extending to the buildable portion of the flag lot shall be planted on the side of the access drive nearest the property line of the adjacent lot which was not the subject of the flag lot development. The planting shall consist of vegetative material capable of sustaining a visual barrier approved by the Town Forester.

d) **Premises Identification**

The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.

e) **Location of utilities.**

Utilities must be located and approved on the Site Plan.

f) **Drainage plan.**

Grading and drainage systems are to discharge to a public storm system or appropriate storm water system approved by the Town Engineer.

**Section 3: Severability.** Should any provision of this Local Law be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**Section 4: Effective Date.** This Local Law shall be effective upon its filing with the Secretary of State in accordance with the Municipal Home Rule Law.

**A Local Ordinance Prohibiting Flag Lots**

**A LOCAL ORDINANCE ADDING CHAPTER 233 TO THE MUNICIPAL CODE  
PROHIBITING FLAG LOTS IN THE CITY OF LACKAWANNA**

BE IT ENACTED by the City Council of the City of Lackawanna, New York that the following Chapter 233, Flag Lots shall be added as follows:

**Chapter 233**

**Flag Lots**

**ARTICLE I**

**Flag Lots Prohibited**

**§ 233-1: Purpose and Intent.**

- A. To prevent the continuous subdivision of an original parcel of land into flag lots, thereby avoiding sound planning principles and the development of properly engineered transportation routes for access and emergency response.
- B. To prevent the creation of long narrow lots with the intent of further subdivision into flag lots.

**§ 233-2: Definition; Prohibition.**

- A. The City of Lackawanna Code is hereby amended to add Chapter 233, Flag lots, which shall read in its entirety as follows:

**A. Flag lots.**

1. Definition: A lot shaped like a flag on a pole. The "flag" shaped area is the portion of a lot where all structures may be located. The "pole" shaped area is the portion of the lot by which vehicular access to the flag area from its adjoining road is located.
2. Prohibition on creation. No boundary line adjustment, lot line adjustment, subdivision approval, or any other approval shall be granted which has the effect of creating one or more flag lots.
3. Nonconforming flag lots. Flag lots in existence as of the effective date of this Ordinance shall constitute nonconforming lots, provided the "pole" portion of the flag does not meet minimum frontage requirements for the district in which the lot is located.
4. Site plan review is required prior to the issuance of any building permit on a flag lot in existence as of the effective date of this Ordinance.

**Section 3: Severability.** Should any provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Local Law as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**Section 4: Effective Date.** This Ordinance shall be effective upon its filing with the Lackawanna City Clerk's Office.





**CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309  
Lackawanna, NY 14218  
Tel: (716) 827-6474 Fax: (716) 827-1866



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**MEMORANDUM**

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**TO:** Planning Board and Zoning Board Members  
**FROM:** Chuck Clark, Director of Development *CAC*  
**RE:** FYI  
**DATE:** May 15, 2024

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Attach you will find meeting dates for July thru December 2024 and City of Lackawanna Cannabis Ordinance

I will be happy to address any questions at the up coming meeting.

Thank you

---

Charles D. Clark  
Department of Development

**CHARLES CLARK**

Director of Development, Marketing &  
Public Information



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Mobile: 716-948-6475  
Email: [chuck.clark@lackny.com](mailto:chuck.clark@lackny.com)

To: Zoning & Planning Board Members  
From: Chuck Clark  
Re: 2024 Meeting Dates – July thru December  
Date: May 10, 2024

A handwritten signature in blue ink that reads "Chuck".

As requested by Mayor **LaFallo**, following is the July thru December, 2024 meeting schedule for the Zoning & Planning Boards:

**Tuesday: \*\***

- July 30
- August 27

*\*\* No Wednesday meetings in July & August due to half-day schedule for City Hall staff.*

**Wednesday**

- September 25
- October 30
- November 20
- December 18

Meetings will continue to be held in Council Chambers at 5:00 p.m. and 6:00 p.m. for Zoning and Planning, respectively.

These dates are established for public and staff planning purposes and subject to change based on business conditions with notice.

Thank you.

CC: Mayor, Code Enforcement, Law Department, City Clerk

**CHARLES CLARK**

*Director of Development, Marketing  
& Public Information*



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Email: [chuck.clark@lackny.com](mailto:chuck.clark@lackny.com)*

To: Lackawanna Zoning and Planning Board Members  
From: Chuck Clark  
Date: May 10, 2024  
Re: City of Lackawanna Cannabis Ordinance

On March 18, 2024, the Lackawanna City Council passed an ordinance which permits regulated cannabis uses within various city zoning areas in accordance with New York State law and protects the health, safety and general welfare of those who live and/or work in our community.

The enclosed document (City of Lackawanna / NYS Licensed Cannabis Facility Regulations) summarizes the city's allowable zoning areas, required approvals and applicable restrictions for cannabis activity.

Please keep this information for future reference. Should you have any questions please contact me directly.

*Chuck*



City of Lakawanna  
NYS Licensed - Cannabis Facility Regulations

Zoning Area	Allowed	Not Allowed	Cannabis Uses Allowed	Zoning Board Approval Required	Zoning Board Conditions	Planning Board Approval Required	Planning Board Conditions	Restrictions (per NYS Law)	Security
Single Family Residential (SFR)		X	NONE	N/A	N/A	N/A	N/A	N/A	N/A
Mixed Residential (MR)		X	NONE	N/A	N/A	N/A	N/A	N/A	N/A
Central Business District (CBD)		X	Retail dispensary, on-site consumption	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 1,000 ft of another place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.
Neighborhood Commercial (NC)		X	Retail dispensary, on-site consumption	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 1,000 ft of another place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.
Regional Commercial (RC)		X	Retail dispensary, on-site consumption	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 1,000 ft of another place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.
Mixed Commercial & Industrial (MCI)		X	Cooperative, delivery, distribution, microbusiness, nursery, retail dispensary, warehouse	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 1,000 ft of another place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.
Industrial (I)		X	Cultivator, nursery, warehouse	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 1,000 ft of another place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.
Bethlehem Redevelopment Area (BRA)		X	Cultivator, nursery, warehouse	YES	Special Use Permit	YES	Special Use Permit;	No facility within: 500 ft of child/youth cannabis facility; 500 ft of school building/property; 200 ft of a house or place of worship; or in a historical district.	= or > than NYS security regulations for these facilities. Details must be included in site plan.