



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

714 Ridge Road – Room 311
Lackawanna, NY 14218
Tel: (716) 827-6474 Fax: (716) 827-1866



Date MARCH 26TH 2025 Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 880 RIDGE

Reason in front of the board SITE PLAN APPROVAL TO ADD FLOWER SHOP

Special use permit needed for Zoning? Yes ☒ No ☐ Planning? Yes ☒ No ☐

Agenda Applicant PATRICIA WOYSHNER

Agenda item FLOWER SHOP MOVING FROM 910 TO 880 RIDGE.

Zone NEIGHBORHOOD COMMERCIAL

Use variance needed? Yes ☒ No ☐

Description of use variance (not allowed in that zone) RETAIL IS AN ALLOWED
USE IN NC ZONE.

Area variance needed? Yes ☒ No ☐

Description of area variances needed (Parking/ height ect...) ENOUGH PARKING
SPACES.

Description of agenda use? SITE PLAN APPROVAL TO ADD
FLOWER SHOP TO SIDE OF THE BUILDING.

Code enforcement research (attached if applicable) YES.

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



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: 3-10-2025

Application No. _____

Site Plan Review

Filing Fee \$10.00 —

_____ Less than 0.5 acres	\$ 50.00
_____ 0.5 to 1.0 acres	\$ 200.00
<u>X</u> 1.0 to 2.0 acres	\$ 400.00 —
_____ 2.0 to 5.0 acres	\$ 400.00
_____ Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
_____ Special Use Permit	\$ 500.00
_____ Development Plan Review	\$ 50.00

Property Address: 910 + 880 RIDGE RD

S.B.L. No. 142-32-3-3 FLOWER SHOP / 142-32-3-4.1 CHRISTMAS SHOPPE

Description of Proposed Project: TRANSFER WOYSHNER'S

FLOWER SHOP TO 880 RIDGE RD - (CHRISTMAS SHOPPE)

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.

PATRICIA WOYSHNER

Name of Applicant

Patricia Woyshner
Signature of Applicant

6770 VAIL DR HAMBURG 14076

Address of Applicant

[REDACTED]

Applicant Phone No.

BUFFALOFLOWERS@GMAIL.COM

Applicant's Email

OWNER

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

Property Owner:

NAME: PATRICIA WOYSHNER

Address: 910 RIDGE RD

LACKAWANNA NY 14218



ERIE COUNTY, NEW YORK

Interactive Mapping Viewer

Search...

Sign in

- Tools
- Find Data
- Draw Graphics
- Measure
- Tool Labels
- X

- Pan
- Zoom In
- Zoom Out
- Initial View
- Full Extent
- Previous Extent
- Next Extent
- Bookmarks
- Identify
- Home
- Initial View
- Print
- Export

Navigation

Basic Tools

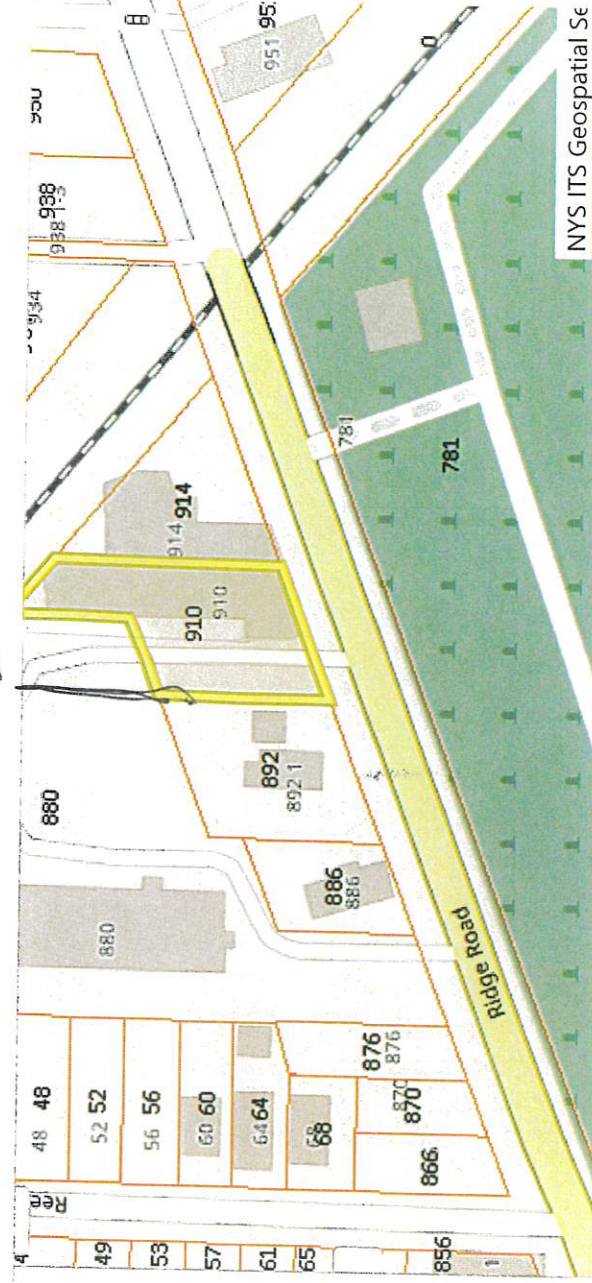


Linked Maps

Linked Maps

Owner: WOYSHNER PATRICIA
Dimensions: 102.07x166.11
Acreage: 0.3334 acres
Property Class: -

NEW PROPERTY LINE



Displaying 1 - 1 (Total: 1)

Page 1 of 1

- Home
- Layers
- Parcels (1)

Open Str...

WOYSHNER'S FLOWER SHOP RELOCATE

FROM 910 RIDGE RD TO 880 RIDGE RD.

FLOWER SHOP - This combination of our businesses will allow us to work more efficiently and be able to keep Christmas (Gift Shoppe) open all year. We have more than adequate space to combine.

DELIVERIES - all deliveries will come in and out of side dedicated entrance.

PARKING - WE HAVE adequate parking outside of new entrance with additional parking in front of building at Christmas Shoppe entrance w/ handicap spaces provided.

SIGNAGE - upgrading existing signage to digital utilizing original posts.

CHRISTMAS
PARTY
AREA

CHRISTMAS SHOP

STORAGE

OFFICE

REAR

WORK ROOM

COOLER

FLOWER SHOP
DISPLAY
AREA

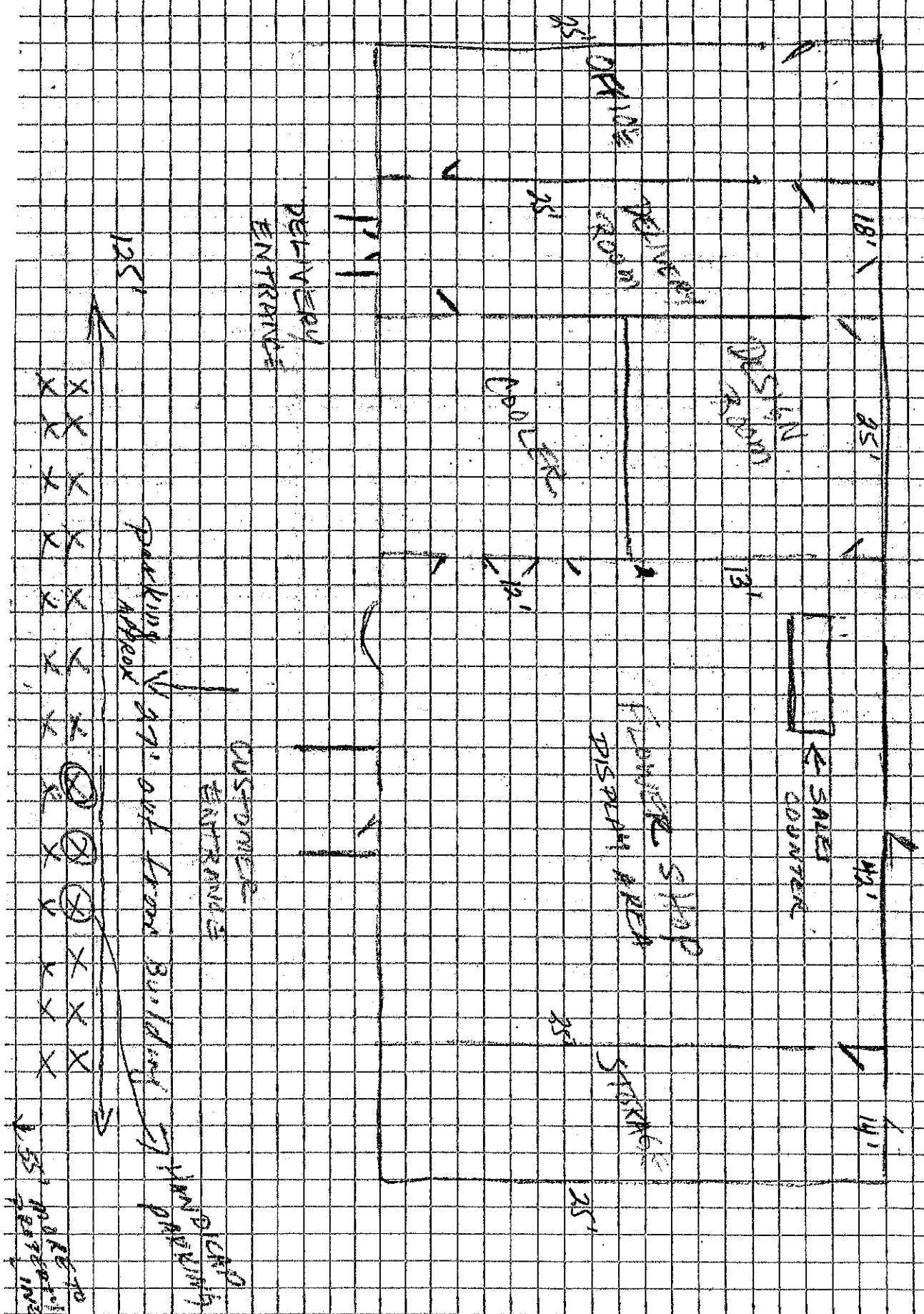
STOCK
ROOM

DELIVERY
ENTRANCE

NEW ENTRANCE
FLOWER SHOP

FLOWER SHOP

OVERHEAD
DOOR





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 13, 2025

Patricia Woyshner
6770 Vail Dr
Hamburg, NY 14175

Re: 910-880 Ridge

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 26, 20025

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

Boarding Neighbors
914 Ridge LLC-914 Ridge
Edward Buczek-892 Ridge



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. <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: Patricia Woyshner

Address: 910 Ridge Rd

In reference to: Requesting to add flower shop to side of the building at 880 Ridge

You are entitled to appear at the public hearing scheduled for **3/26/25@ 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

Woyshner's Flower Shop

new property line





CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

714 Ridge Road – Room 311
Lackawanna, NY 14218
Tel: (716) 827-6474 Fax: (716) 827-1866



Date MARCH 26TH 2025

Agenda Checklist

Zoning Board of Appeals

2839

Planning and Development Board

Property address 2389 SOUTH PARK AVE.

Reason in front of the board NEW OWNER TAKING OVER EXISTING AUTO SHOP

Special use permit needed for Zoning? Yes/No ☒ No Planning? Yes/No ☒ No

Agenda Applicant JAMES BARRETT

Agenda item TAKING OVER AN EXISTING AUTO REPAIR SHOP

Zone CENTRAL BUSINESS DISTRICT

Use variance needed? Yes/No ☒ No

Description of use variance (not allowed in that zone) /

Area variance needed? Yes/No ☒ No

Description of area variances needed (Parking/ height ect...) /

Description of agenda use? NEW OWNER BUYING AN EXISTING
AUTO REPAIR SHOP.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



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: 3-4-2025

Application No. _____

Site Plan Review

Filing Fee \$10.00

- ☒ Less than 0.5 acres
☐ 0.5 to 1.0 acres
☐ 1.0 to 2.0 acres
☐ 2.0 to 5.0 acres
☐ Greater than 5 acres

\$ 50.00
\$ 200.00
\$ 400.00
\$ 400.00

\$ 400.00 plus \$100.00 per acres

\$ _____

- ☐ Special Use Permit
☐ Development Plan Review

\$ 500.00
\$ 50.00

Property Address: 2839 2389 South Park Ave Lackawanna, NY 14218

S.B.L. No. 47-1774397

Description of Proposed Project: Automotive Repair Shop

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.

James Barrett

Name of Applicant

James Barrett

Signature of Applicant

74 Magnolia St. Lackawanna, NY 14218

Address of Applicant

~~16-207-2499~~

Applicant Phone No.

~~jimmysaut@2365@outlook.com~~

Applicant's Email

Owner

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

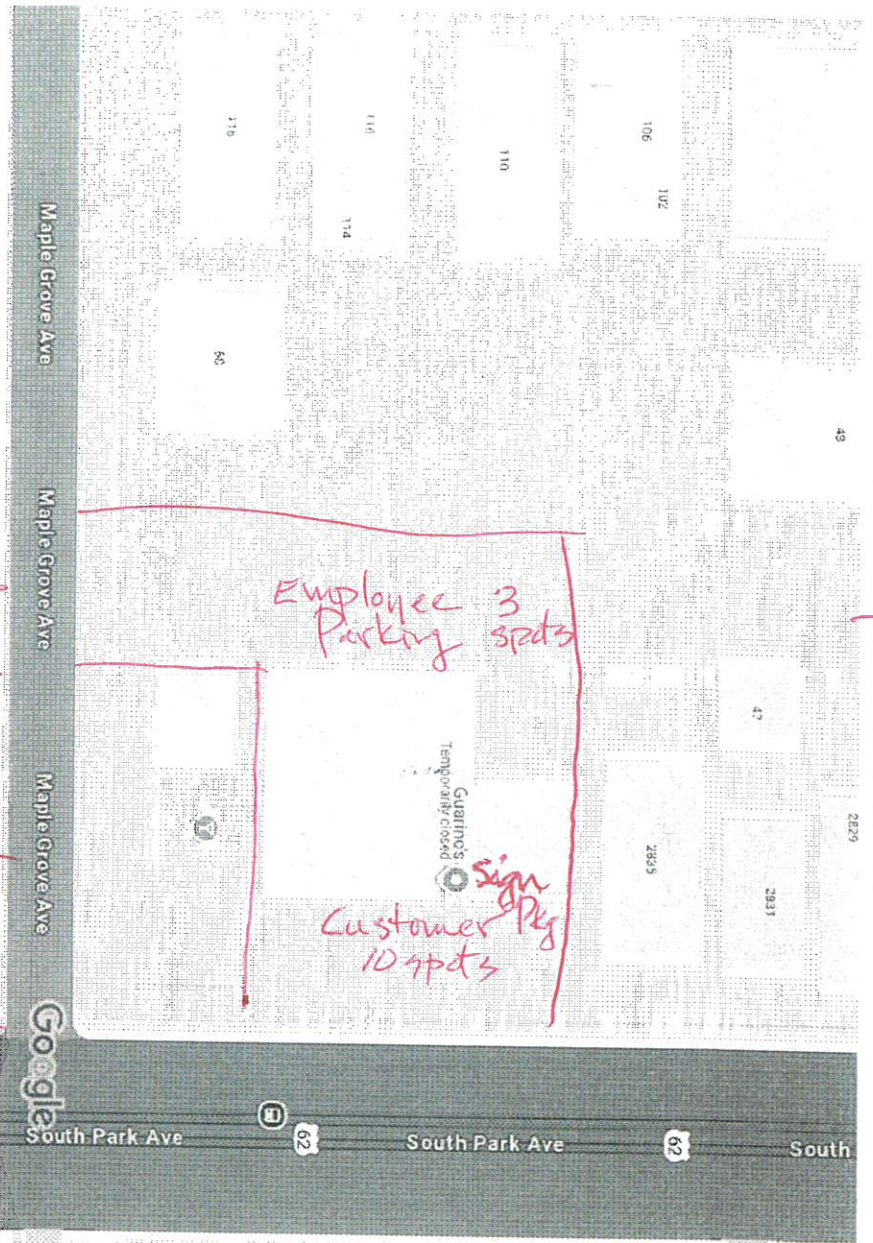
Property Owner:

NAME: James Barrett

Address: 74 Magnolia St.
Lackawanna, NY 14218

Google Maps

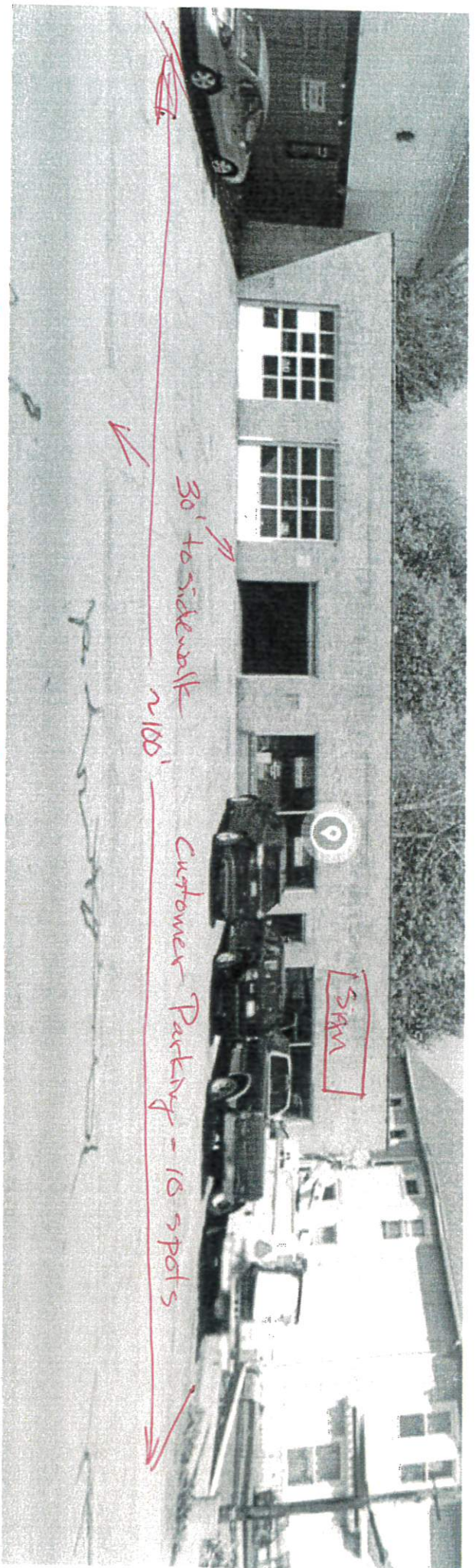
Jimmy's Auto



No change to existing building.

Live traffic Fast Slow

Jimmy Barrett
WA: [REDACTED] 207-202-1095



Cars and debris in front and behind building
will be removed by current owner.

Jimmy's Auto Repair
Jimmy Baurett
Mo. [REDACTED] 2495

Google Maps

2838 South Park Ave

Lackawanna, New York

Google Street View

May 2023 See latest date

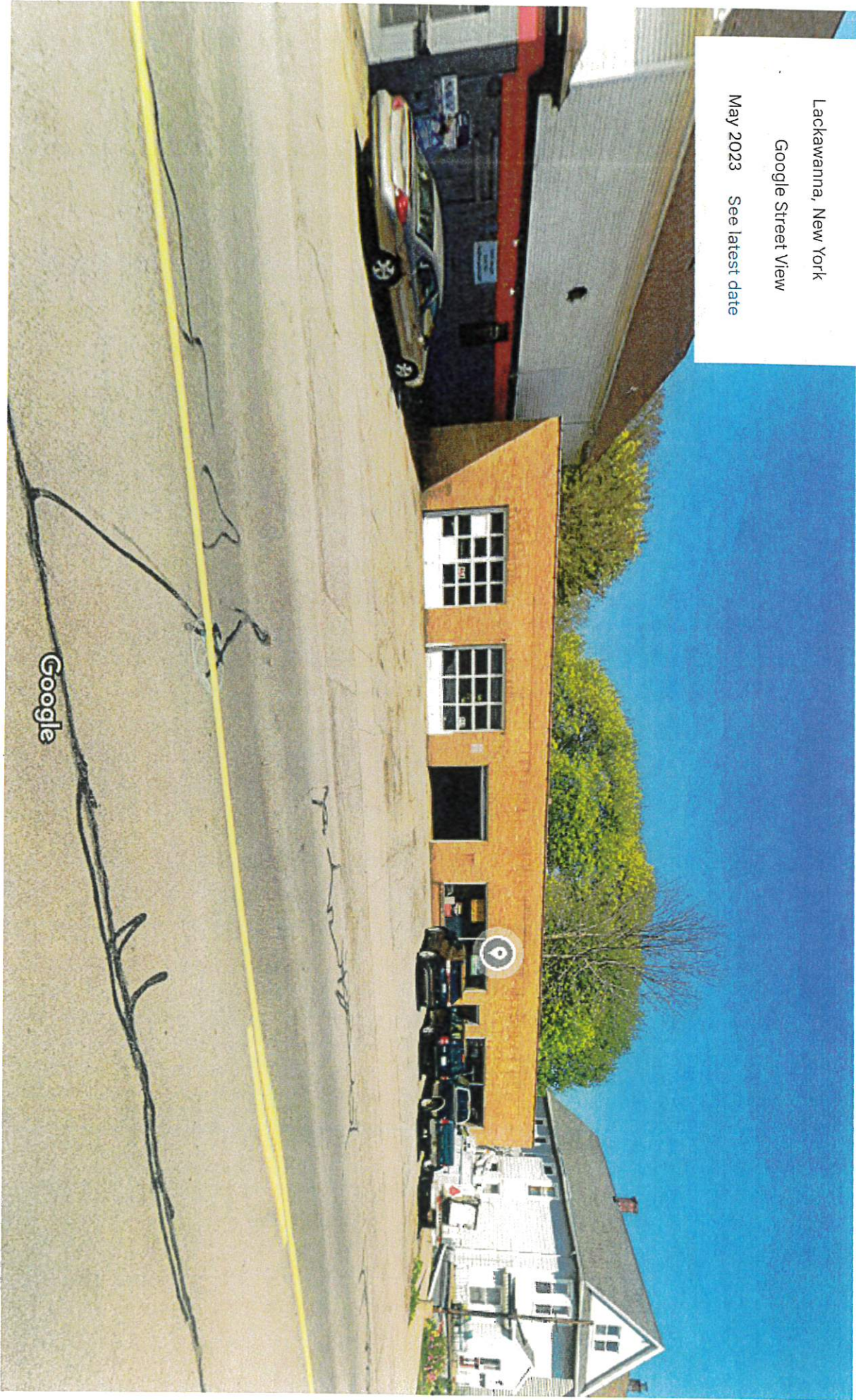


Image capture: May 2023 © 2025 Google

Google Maps

83 Maple Grove Ave

Lackawanna, New York
Google Street View
Sep 2014



Image capture: Sep 2014 © 2025 Google



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 13, 2025

James Barrett
74 Magnolia St
Lackawanna, NY 14218

Re: 2839 South Park 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: March 26, 20025

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

Boarding Neighbors
Hastreiter Enterprises- 2847 South Park
Carlton Byrum-2835 South Park



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. <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: James Barrett

Address: 2839 South Park ave

In reference to: Requesting to open auto repair shop in existing auto repair building

You are entitled to appear at the public hearing scheduled for 3/26/25@ 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

To: Zoning & Planning Board Members
From: Charles Clark, Director
Date: March 18, 2025
Re: February Board Meeting Follow-up

In follow-up to conversations at the February Zoning & Planning Board meetings:

1. Attached is the Cannabis Regulation Grid, which summarizes the city's zoning area requirements for locating cannabis facilities in accordance with NYS Law. Keep this handy for future use.
2. NY Department of State has not yet published a spring/summer training schedule, which would likely include a repeat of the Zoning & Planning training webinars held in early January.

In the interim, and strictly FYI, attached is a sheet with links to the January webinars. If you did not participate in the actual webinar, where DOS issued a participation certificate, you are welcome to view the recorded session.

However, keep in mind that viewing the recording would not meet your training requirement, as DOS does not certify participation from the recorded view. So any viewing would be strictly informational on your end if so desired.

Hopefully the spring/summer schedule will be published shortly. I will keep you posted.

Charles Clark

City of Lackawanna
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; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.
Neighborhood Commercial (NC)	X		Retail dispensary, on-site consumption	YES	Special Use Permit	YES	Special Use Permit; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.
Regional Commercial (RC)	X		Retail dispensary, on-site consumption	YES	Special Use Permit	YES	Special Use Permit; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.
Mixed Commercial & Industrial (MCI)	X		Cooperative, delivery, distribution, microbusiness, nursery, retail dispensary, warehouse	YES	Special Use Permit	YES	Special Use Permit; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.
Industrial (I)	X		Cultivator, nursery, warehouse	YES	Special Use Permit	YES	Special Use Permit; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.
Bethlehem Redevelopment Area (BRA)	X		Cultivator, nursery, warehouse	YES	Special Use Permit	YES	Special Use Permit; Detailed site plan including if on-site consumption & mobile sales offered.	No facility within: 1,000 ft of another cannabis facility; 500 ft of child/youth community facility or treatment facility property line; 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.

Previously Recorded Webinars We do not offer certificates of attendance for viewing any previously recorded webinar	
Course:	Link on YouTube:
January 13, 2025 24-25 WW Series #4: Zoning Board of Appeals Overview	https://www.youtube.com/watch?v=ln1eQmO3lb8
January 6, 2025 24-25 WW Series #3: Planning Board Overview	https://www.youtube.com/watch?v=TH1RtBoCE2Q
December 16, 2024 24-25 WW Series #2: Floodplain Regulation for Local Review Boards	https://youtu.be/vc5X3vKguMw
December 9, 2024 24-25 WW Series #1: Farmland Protection & Agricultural Viability	https://youtu.be/E7fRFWnipVE
December 20, 2023: 23-24 WW Series #2: Amending Zoning	https://youtu.be/Huk411XXVtM
December 13, 2023: 23-24 WW Series #1: Site Plan Review	https://youtu.be/ybwQmhAiazo
December 21, 2022: 22-23 WW Series #2: SEQR Basics	https://www.youtube.com/watch?v=NLk2mr2Jqt0
December 14, 2022: 22-23 WW Series #1: County Referral	https://www.youtube.com/watch?v=RD_Rd2ykWbk
February 28, 2022: Planning and Zoning: An Introduction	https://www.youtube.com/watch?v=OuXhxa4cmu8
January 26, 2022: SEQR Basics with New Regs	https://www.youtube.com/watch?v=Y9u_w1kc878
December 14, 2021: Enforcement of Zoning and Other Local Laws	https://www.youtube.com/watch?v=s0GA7RanJj0
December 7, 2021: Minute Taking & Other Essential Duties for Board Clerks and Secretaries	https://www.youtube.com/watch?v=xhctA4ai-Aw