



# 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 26<sup>TH</sup> 2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 1177 RIDGE ROAD.

Reason in front of the board CHANGE OF USE.

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

Agenda Applicant GAMEEL OMAR / TAG WAG LLC

Agenda item HALF COMMERCIAL / HALF ONE RESIDENTIAL APARTMENT

Zone NEIGHBORHOOD COMMERCIAL

Use variance needed?  Yes / No

Description of use variance (not allowed in that zone) EXISTING RESIDENTIAL APARTMENT, EXISTING COMMERCIAL BUILDING.

Area variance needed? Yes /  No

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

Description of agenda use? EXISTING RESIDENTIAL APARTMENT IN AN EXISTING COMMERCIAL BUILDING. JUST NEED THE CHANGE OF USE AS MIXED USE.

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  
ZONING BOARD OF APPEALS

Date: 02-11-2025

Application No. \_\_\_\_\_

Application Fee:

Fee

       Land Use Variance

\$ 250.00

  /   Zoning Law Appeal

\$ 250.00

Property Address: 1177 Ridge RD Lackawanna NY 14218

S.B.L. No. \_\_\_\_\_

Description of Action to be Appealed: existing Apartment one  
built, change of use

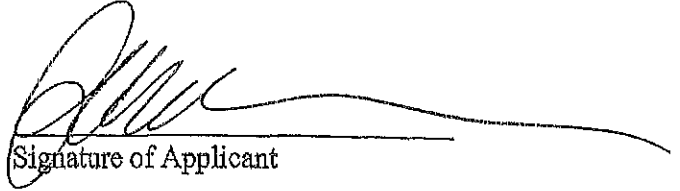
APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

Tag Wag LLC

Sameer Omar

Name of Applicant

  
Signature of Applicant

2527 S. Work St Falconer NY

Address of Applicant

14733

[REDACTED]  
Applicant Phone No.

[REDACTED]

Applicant's Email

Owner

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

Property Owner:

NAME: Tag Wag LLC

Address: 2527 S. Work St

Falconer NY 14733

Property Address 1172 Ridge RD

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

Yes

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?

It has been Apartment since built

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

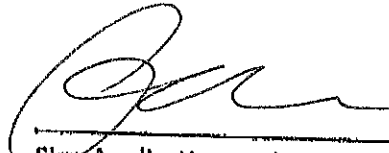
No

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?

*no*



Sign Application and Print Name Below

City of Lackawanna, NY  
Tuesday, February 11, 2025

## 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

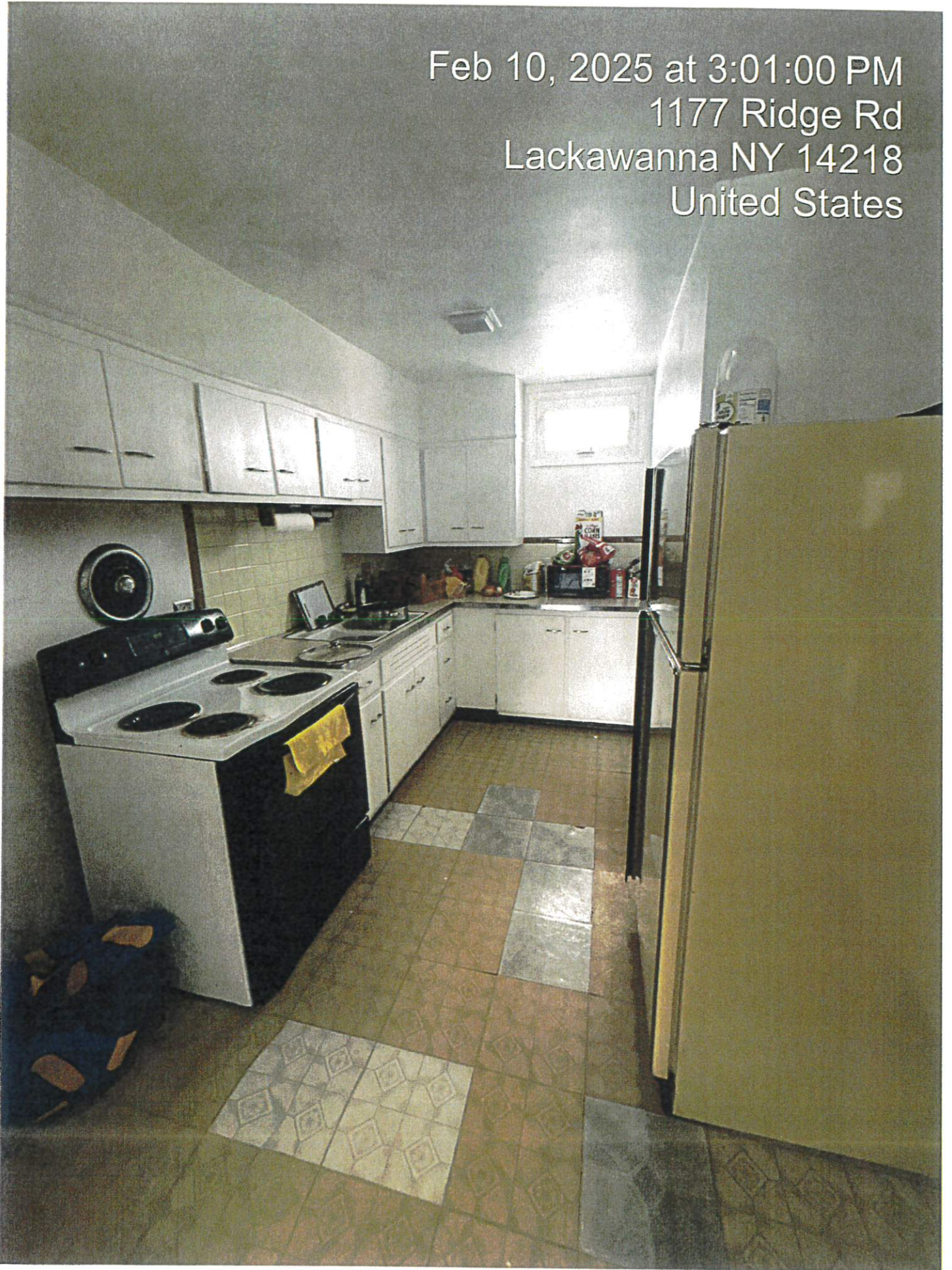
C. Site area requirements.

Lot Dimensions

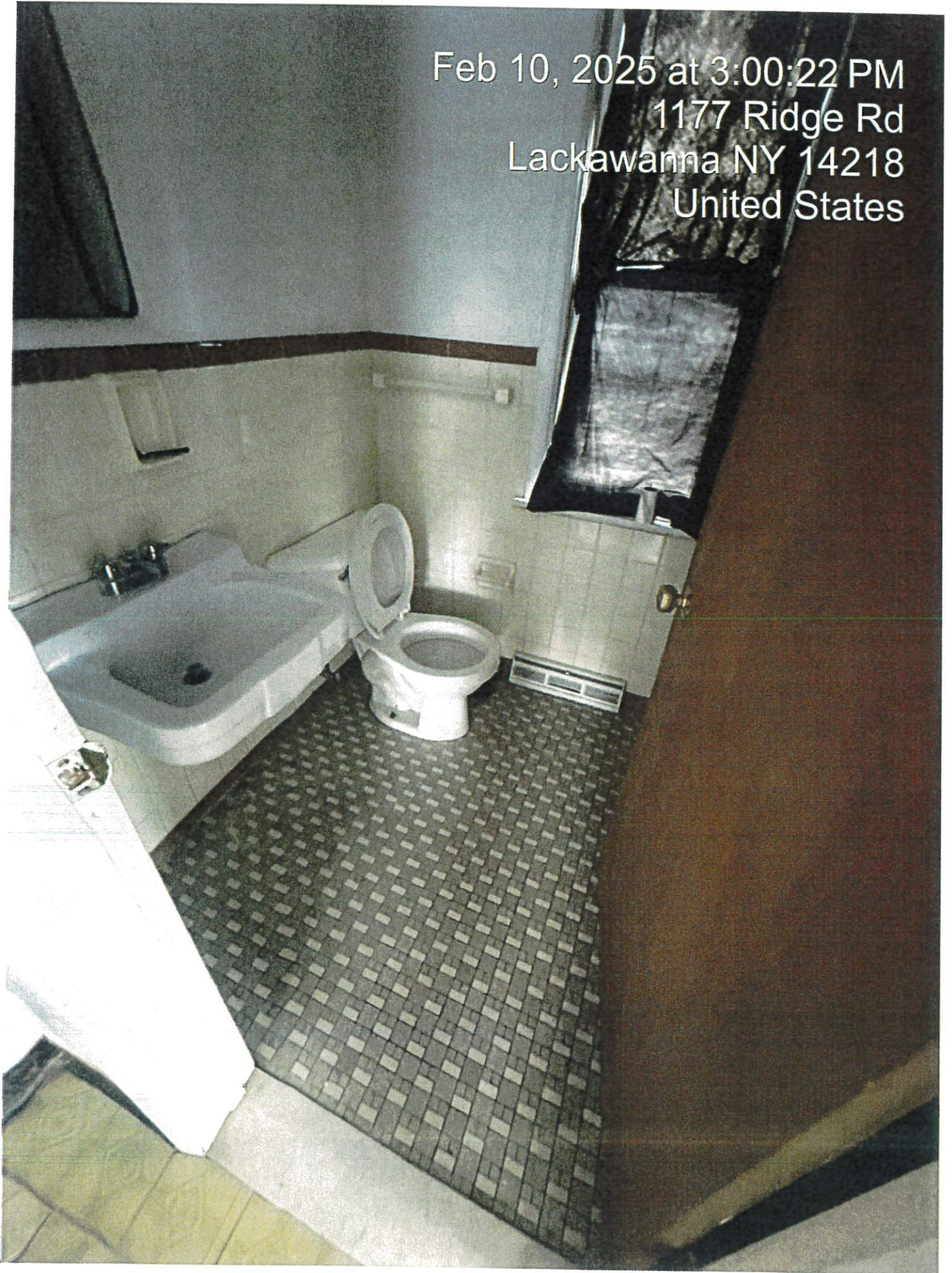
Minimum Lot Size

4,000 square feet

Feb 10, 2025 at 3:01:00 PM  
1177 Ridge Rd  
Lackawanna NY 14218  
United States

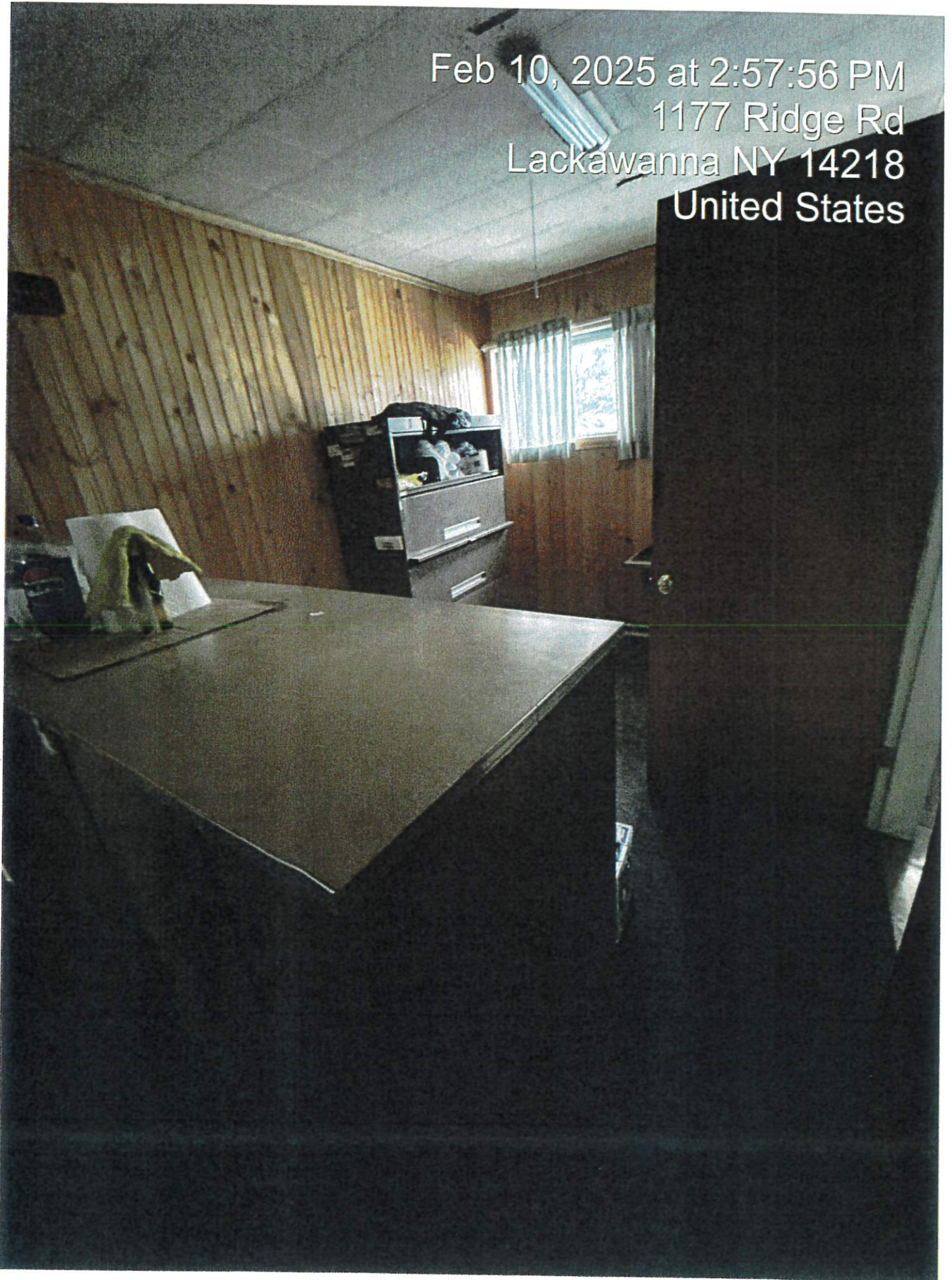


Feb 10, 2025 at 3:00:22 PM  
1177 Ridge Rd  
Lackawanna NY 14218  
United States

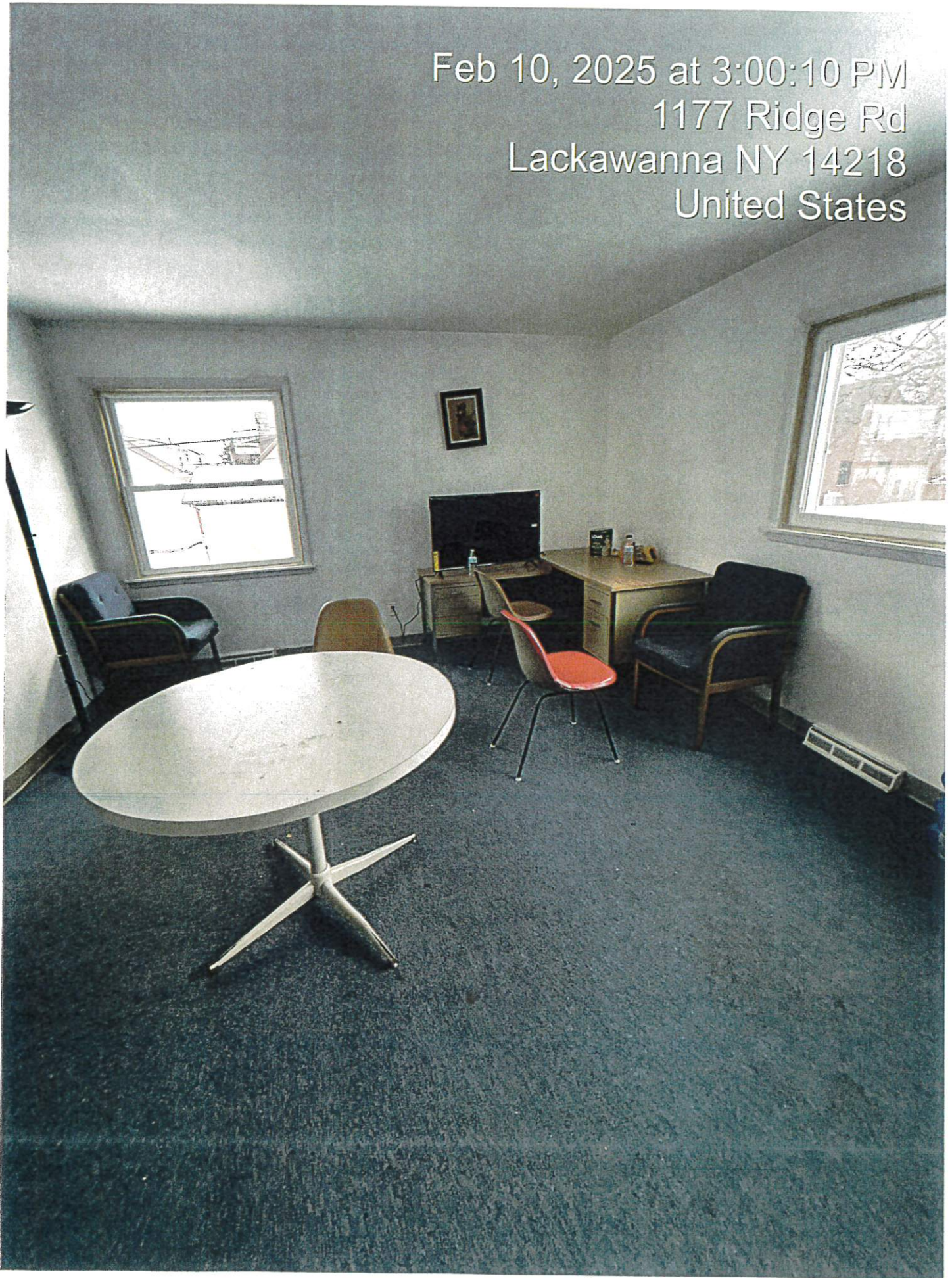




Feb 10, 2025 at 2:57:56 PM  
1177 Ridge Rd  
Lackawanna NY 14218  
United States



Feb 10, 2025 at 3:00:10 PM  
1177 Ridge Rd  
Lackawanna NY 14218  
United States





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

March 13, 2025

Gameel Omar/Tag Wag LLC  
2527 S. Work St  
Falconer, NY 14733

**Re: 1177 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:**

**Date: March 26, 2025**

**Time:**

**Time: 5:00pm**

**City Council Chambers Room 241**  
**Lackawanna City Hall**

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

Boarding Neighbors  
Mary Locarevich- 4 Magnolia  
Michael Cabarga- 8 Magnolia  
Alsalahi Yasser- 1183 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. _____ Site Plan Review                                 | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review                          | 4. _____ Variance           |
| 5. <input checked="" type="checkbox"/> Zoning Law Appeals |                             |

**Property owner: Gameel Omar**

**Address: 1177 Ridge Rd**

**In reference to: Requesting change of use to mixed use**

You are entitled to appear at the public hearing scheduled for **3/26/25@ 5:00pm** 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](mailto: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.
Beahtlehem 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**

<b>Course:</b>	<b>Link on YouTube:</b>
January 13, 2025 <b>24-25 WW Series #4: Zoning Board of Appeals Overview</b>	<a href="https://www.youtube.com/watch?v=ln1eQmO3lb8">https://www.youtube.com/watch?v=ln1eQmO3lb8</a>
January 6, 2025 <b>24-25 WW Series #3: Planning Board Overview</b>	<a href="https://www.youtube.com/watch?v=TH1RtBoCE2Q">https://www.youtube.com/watch?v=TH1RtBoCE2Q</a>
December 16, 2024 <b>24-25 WW Series #2: Floodplain Regulation for Local Review Boards</b>	<a href="https://youtu.be/vc5X3vKguMw">https://youtu.be/vc5X3vKguMw</a>
December 9, 2024 <b>24-25 WW Series #1: Farmland Protection &amp; Agricultural Viability</b>	<a href="https://youtu.be/E7fRFWnipVE">https://youtu.be/E7fRFWnipVE</a>
December 20, 2023: <b>23-24 WW Series #2: Amending Zoning</b>	<a href="https://youtu.be/Huk411XXVtM">https://youtu.be/Huk411XXVtM</a>
December 13, 2023: <b>23-24 WW Series #1: Site Plan Review</b>	<a href="https://youtu.be/ybwQmhAiazo">https://youtu.be/ybwQmhAiazo</a>
December 21, 2022: <b>22-23 WW Series #2: SEQR Basics</b>	<a href="https://www.youtube.com/watch?v=Nlk2mr2Jqt0">https://www.youtube.com/watch?v=Nlk2mr2Jqt0</a>
December 14, 2022: <b>22-23 WW Series #1: County Referral</b>	<a href="https://www.youtube.com/watch?v=RD_Rd2ykWbk">https://www.youtube.com/watch?v=RD_Rd2ykWbk</a>
February 28, 2022: <b>Planning and Zoning: An Introduction</b>	<a href="https://www.youtube.com/watch?v=OuXhxa4cmu8">https://www.youtube.com/watch?v=OuXhxa4cmu8</a>
January 26, 2022: <b>SEQR Basics with New Regs</b>	<a href="https://www.youtube.com/watch?v=Y9u_w1kc878">https://www.youtube.com/watch?v=Y9u_w1kc878</a>
December 14, 2021: <b>Enforcement of Zoning and Other Local Laws</b>	<a href="https://www.youtube.com/watch?v=s0GA7RanJj0">https://www.youtube.com/watch?v=s0GA7RanJj0</a>
December 7, 2021: <b>Minute Taking &amp; Other Essential Duties for Board Clerks and Secretaries</b>	<a href="https://www.youtube.com/watch?v=xhctA4ai-Aw">https://www.youtube.com/watch?v=xhctA4ai-Aw</a>