



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 4/30/25

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 606 WASSON

Reason in front of the board ASKING FOR VARIOUS AREA VARIANCES

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

Agenda Applicant MT. OLIVE / PETER J SORGI ESQ

Agenda item DAYCARE, FIELDHOUSE AND 3 STORY 30 UNIT SENIOR APTS.

Zone MIXED RESIDENTIAL

Use variance needed? Yes / No

Description of use variance (not allowed in that zone)

Area variance needed? ☒ Yes ☐ No

Description of area variances needed (Parking/ height ect...) VARIOUS VARIANCES
SEE ATTACHED.

Description of agenda use? DAYCARE, FIELDHOUSE AND 3 STORY 30
UNIT SENIOR APARTMENTS, AND MIXED USE
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
ZONING BOARD OF APPEALS

Date: 4.11.2025

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 66 Wasson Avenue and contiguous properties, City of Lackawanna

S.B.L. No. 141.43-2-41

Description of Action to be Appealed: see attached Letter from Project Attorney at Exhibit A

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



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



City of Lackawanna Criteria for an Area Variance

(All applicants must answer questions below when an Area Variance is sought)

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
 - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
 - (3) whether the requested area variance is substantial;
 - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

In order to establish the above please complete the questions below (Please feel free to use additional pages if necessary):

Property Address: 66 Wasson Avenue and contiguous properties, City of Lackawanna

1. Will an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, and If not why not?

see attached Exhibit A

2. Can the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance, and If not why not?

see attached Exhibit A

3. Is the requested area variance is substantial when considered against adopted area zoning regulations?

see attached Exhibit A

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

see attached Exhibit A

5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

see attached Exhibit A

P S.

Sign Above, Print Name Below

Mt. Olive Missionary Baptist Church of Lackawanna
by Peter J. Sorgi, Esq., Project Attorney

Exhibit A

Description of Action to be Appealed /
Grounds for Area Variance per Statutory Criteria



April 11, 2025

City of Lackawanna Zoning Board of Appeals
714 Ridge Road
Lackawanna, New York 14218

Re: Application for Area Variances
Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna
Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

Dear City of Lackawanna Zoning Board of Appeals:

Our firm represents Mt. Olive Missionary Baptist Church of Lackawanna ("Mt. Olive"), the Applicant and Owner regarding the above-referenced project. This letter shall constitute the "Description of Action to be Appealed" as set forth on the Application to the City of Lackawanna Zoning Board of Appeals and the Applicant's justification for approval of its Application for Two Area Variances as required by the City of Lackawanna Zoning Code and New York General City Law §81-b(4)¹.

As described in more detail below, the Applicant seeks twelve area variances.

Project Overview

This Project is a mixed-use redevelopment of numerous parcels contiguous to the existing Mt. Olive Church located at 66 Wasson Avenue (the "Project Site") containing approximately 2.25 acres and consists of the construction of:

1. A proposed 3-story mixed-use building containing approximately 30,927 square feet with a proposed coffee shop and laundromat on part of the first floor and residential apartments on part of the first floor and on the second and third floors;
2. A proposed 3-story mixed-use building containing approximately 28,683 square feet with senior apartments;
3. A Field House / Athletic Center containing approximately 6,946 square feet;

¹ As required by New York Law, City of Lackawanna Zoning Code and New York General City Law §81-b(4) contain the identical requirements for the granting of area variances.

HOPKINS SORGI & MCCARTHY PLLC

Attorneys at Law
574 Main Street, Suite 204 • East Aurora, New York 14052
Office: 716-805-7191 Ext 2 • Mobile: 716-908-3289 • E-Mail: psorgi@hsmlegal.com
hsmlegal.com

Application for Area Variances

Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna

Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

April 11, 2025

4. A Child-Care Center containing approximately 2,968 square feet which will be an addition to the existing church; and
5. 89 parking spaces and related site infrastructure.

The Project Site is zoned Mixed Residential.

Enclosed please find as follows:

Exhibit B: Site Plan showing requested Area Variances in Site Data Box with requested Area Variances shown in red.

Exhibit C: Environmental Assessment Form (note that this is an "Unlisted Action" pursuant to the New York State Environmental Quality Review Act.)

Requested Area Variances

The twelve requested area variances are:

DESCRIPTION	LOCATION	REQUIRED	REQUESTED	VARIANCE
Front Setback	Senior Apartments	25 feet	15.00 feet	10.00 feet
Side Setback	Senior Apartments	30 feet	5.50 feet	24.50 feet
Front Setback	Field House	25 feet	6.45 feet	18.55 feet
Rear Setback	Field House	30 feet	13.37 feet	16.63 feet
Front Setback	Day Care Facility	25 feet	4.69 Feet	20.31 feet
Front Setback	Mixed Use Building	25 feet	5.00 feet	20.00 feet
Front Setback	Parking Areas	25 feet	5.00 feet	20.00 feet
Side Setback	Parking Areas	30 feet	4.88 feet	25.12 feet
Rear Setback	Parking Areas	30 feet	3.83 feet	26.17 feet
Parking Spaces	Entire Site	144 spaces	89 spaces	55 spaces
Lot Coverage	Entire Site	50%	76%	26%
Building Coverage	Entire Site	35%	37%	2%

Application for Area Variances

Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna

Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

April 11, 2025

Legal Criteria for Granting of Area Variances

The Zoning Board of Appeals has the jurisdiction to grant area variances pursuant to City of Lackawanna Zoning Code and New York General City Law §81-b(4), both of which set forth the following legal criteria for the granting of area variances:

Area variances.

(a) The zoning board of appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances as defined herein.

(b) In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

(5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Application for Area Variances

Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna

Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

April 11, 2025

The five factors set forth above provide guidance as to the types of issues that must be considered, but no one factor is dispositive, meaning that the applicant does not need to demonstrate all five factors or even a majority of the factors to be granted an area variance. Rather, what is required by the Zoning Board of Appeals is the balancing test, after considering the five above referenced factors to determine whether **“the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant”**.

Justification for Granting of Area Variances

As stated above, the overall test for the granting of the requested area variances is **“the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant”**.

The **“benefit to the Applicant”** is that the Applicant is able to construct its redevelopment project.

The benefit described above, must be weighed against the **“detriment to the health, safety and welfare of the neighborhood or community”** and no detriment exists. To the contrary, the Project redevelops the Project Site into much need uses for the community.

The five factors that must be considered for each area variance are set forth below with the criteria written in **bold** and the Applicant’s justification for each criteria follows the statutory criteria.

1. **“whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:**

The Project Site is located in an area with vacant lots that have been previously disturbed and the Project will clearly be a benefit to the community.

The proposed setbacks are consistent with setbacks in the neighborhood and are typical of an urban setting.

There is ample parking and compliance with the Zoning Code would result in a loss of greenspace and would result in largely empty parking areas.

Application for Area Variances

Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna

Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

April 11, 2025

The proposed lot coverage and building coverage percentages are consistent with lot coverage and building coverage percentages in the neighborhood and are typical of an urban setting.

Accordingly, the granting of the area variances will not result in an undesirable change in the character of the neighborhood or a detriment to nearby properties.

2. “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:

The project as designed (i.e., “the benefit sought”) cannot be constructed without the requested area variances. Without the area variances, but reduction in building sizes would make the project unfeasible.

3. “whether the requested area variance is substantial”:

From a purely numerical standpoint, most of the requested area variances could be considered substantial. However, the negative impact of the area variance are not substantial as the area variances are required for the redevelopment which will be a very positive improvement in the area.

4. “whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”:

There are no adverse physical or environmental impacts resulting from the area variances. The area variances are required for the redevelopment which will have very positive impacts on the physical appearance of the area.

5. “whether the alleged difficulty was self-created”:

The requested area variances are not self-created, but rather they are needed because of an outdated zoning code which is more suburban based rather than urban based. The City is in the process of updating its zoning code and it is assumed that the new zoning code will be more appropriate for urban development and the urban setting of the area.²

² See City of Lackawanna Website at <https://lackawannany.gov/zoning-code-update-project/>.

Application for Area Variances

Real Property: 66 Wasson Avenue and contiguous properties, City of Lackawanna

Owner/Applicant: Mt. Olive Missionary Baptist Church of Lackawanna

April 11, 2025

Accordingly, we request that the Area Variances be granted. Thank you for your consideration of our application.

Sincerely,

HOPKINS SORGI & MCCARTHY PLLC

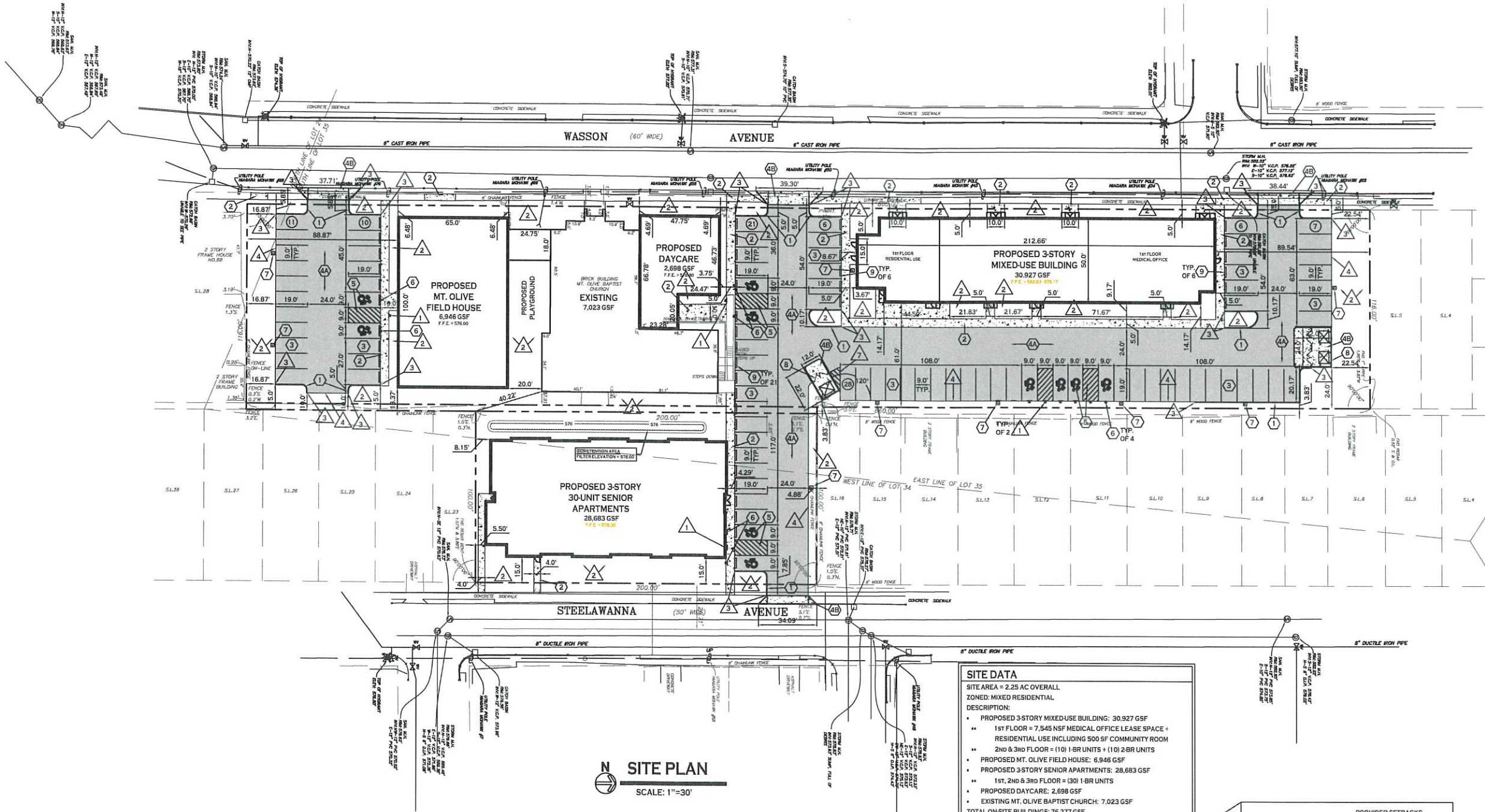


Peter J. Sorgi, Esq.

Enc.

Exhibit B

Site Plan showing requested Area Variances in
Site Data Box with requested Area Variances shown in red.



NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS SHALL HAVE 4" MIN. OF TOPSOIL AND SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. ALL HANDICAPPED RAMPS OR SIDEWALKS THAT ARE FLUSH SHALL HAVE ADA COMPLIANT TACTILE WARNING STRIPS WHERE ENTERING PARKING AREAS/DRIVEWAYS.
6. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.
7. ALL SIDEWALKS 5' WIDE UNLESS OTHERWISE NOTED.

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF ERIE, AND CITY OF LACKAWANNA ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.

NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LACKAWANNA'S SPECIFICATIONS WHERE APPLICABLE.
2. FILL SHALL BE PLACED AND SATISFACTORILY COMPACTED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES (TYPICAL).
3. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL LOCATION BEFORE BEGINNING WORK AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.

DETAIL LEGEND SEE SITE DETAIL SHEET

- 1 TYPE "A" CONCRETE CURB
- 2 CONCRETE SIDEWALK, 5' WIDE UNLESS OTHERWISE NOTED
- 3 90° PARKING STALL
- 4A STANDARD DUTY ASPHALT
- 4B EXTERIOR CONCRETE SLAB ON GRADE
- 5 HANDICAP PAVEMENT MARKINGS
- 6 HANDICAPPED PARKING SIGN
- 7 LIGHT POLE FOUNDATION
- 8 DUMPSTER ENCLOSURE
- 9 PRECAST CONCRETE BUMPER

NOTE LEGEND

- 1 INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. R7-1
- 2 LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
- 3 RUNOUT CURB IN 2' OR MATCH EXISTING CURB
- 4 EDGE OF PAVEMENT
- 5 EXISTING PAVEMENT TO REMAIN, BE SEALED AND STRIPED
- 6 SAWCUT LINE, MATCH EXISTING EDGE OF PAVEMENT
- 7 4" WIDE YELLOW PAINT STRIPE @ 45° & 2' O.C., INFILL AREA AS SHOWN

SITE DATA

- SITE AREA = 2.25 AC OVERALL
ZONED: MIXED RESIDENTIAL
DESCRIPTION:
- PROPOSED 3-STORY MIXED-USE BUILDING: 30,927 GSF
 - 1ST FLOOR = 7,545 NSF MEDICAL OFFICE LEASE SPACE + RESIDENTIAL USE INCLUDING 500 SF COMMUNITY ROOM
 - 2ND & 3RD FLOOR = (10) 1-BR UNITS + (10) 2-BR UNITS
 - PROPOSED MT. OLIVE FIELD HOUSE: 6,946 GSF
 - PROPOSED 3-STORY SENIOR APARTMENTS: 28,683 GSF
 - 1ST, 2ND & 3RD FLOOR = (30) 1-BR UNITS
 - PROPOSED DAYCARE: 2,698 GSF
 - EXISTING MT. OLIVE BAPTIST CHURCH: 7,023 GSF
 - TOTAL ON-SITE BUILDINGS: 76,277 GSF

SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	25 FT	
SIDE:	30 FT	
REAR:	30 FT	

SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT:	25 FT	5.0 FT
SIDE:	30 FT	4.88 FT
REAR:	30 FT	3.83 FT

GREENSPACE		
MINIMUM LANDSCAPE COVERAGE:	20%	(0.54 AC) 24%

PARKING (9' x 19')		
# OF SPACES - SEE CALCULATION BELOW:	144	89

MAX. BUILDING HEIGHT:	3 STORIES OR 30 FT	<30 FT
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MAXIMUM LOT COVERAGE:	50%	11.71 AC 76%
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MAXIMUM BUILDING COVERAGE:	35%	37%
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*VARIANCE REQUIRED

REQUIRED PARKING CALCULATION:

- MEDICAL OFFICES, HEALTH CLINICS: 1 PER EXAMINING ROOM PLUS 1 PER EMPLOYEE
"MEDICAL BUILDING" REQUIRED = 20 EXAM ROOMS + 10 EMPLOYEES = 30 SPACES
PUBLIC ASSEMBLY PLACES (AUDITORIUMS, GYMNASIUMS, THEATERS): 1 PER 5 SEATS OR 9 LINEAR FEET OF FIXED BENCHES
"MT OLIVE FIELD HOUSE" REQUIRED = 0 SEATS/BENCHES = 0 SPACES
RESIDENTIAL (MULTIPLE FAMILY OR APARTMENTS): 1.5 PER ONE-BEDROOM, 2.3 PER TWO-BEDROOM
"SENIOR APARTMENTS" REQUIRED = (30) 1-BR UNITS X 1.5 = 45 SPACES
"MIXED-USE BUILDING" REQUIRED = (10) 1-BR UNITS X 1.5 + (10) 2-BR UNITS X 2.3 = 38 SPACES
HOUSES OF WORSHIP: 1 PER 5 FIXED SEATS IN MAIN ASSEMBLY ROOM
"MT OLIVE CHURCH" REQUIRED = 130 SEATS / 5 SEATS = 26 SPACES
SCHOOLS (NURSERY AND PRIMARY): 1 PER EMPLOYEE
"DAYCARE" = 5 EMPLOYEES = 5 SPACES

TOTAL REQUIRED PARKING SPACES = 144 SPACES REQUIRED

BUILDINGS	PROVIDED SETBACKS		
	FRONT	SIDE	REAR
PROPOSED SENIOR APTS.	15.0 FT	5.50 FT	N/A
PROPOSED FIELD HOUSE	6.45 FT	88.87 FT	13.37 FT
PROPOSED DAYCARE	4.69 FT	30 FT	N/A
PROPOSED MIXED-USE	5.0 FT	89.54 FT	61.0 FT
EXISTING CHURCH	1.76 FT	30 FT	40.22 FT

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIGN
- PROPOSED PARKING NUMBER
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	
No.	Date
1	4/11/2025

Expanded Bldg. Submittal Data

PROJECT NAME:

Site Development Plans for:

Mt. Olive Missionary Baptist Church

66 Wasson Avenue
Lackawanna, New York 14218

Date: 3/28/2025
Drawn by: JPB
Scale: As Noted

DRAWING NAME:
Site Plan

DRAWING NO.

C-100

Project no.: 20.166

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Exhibit C

Environmental Assessment Form

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.

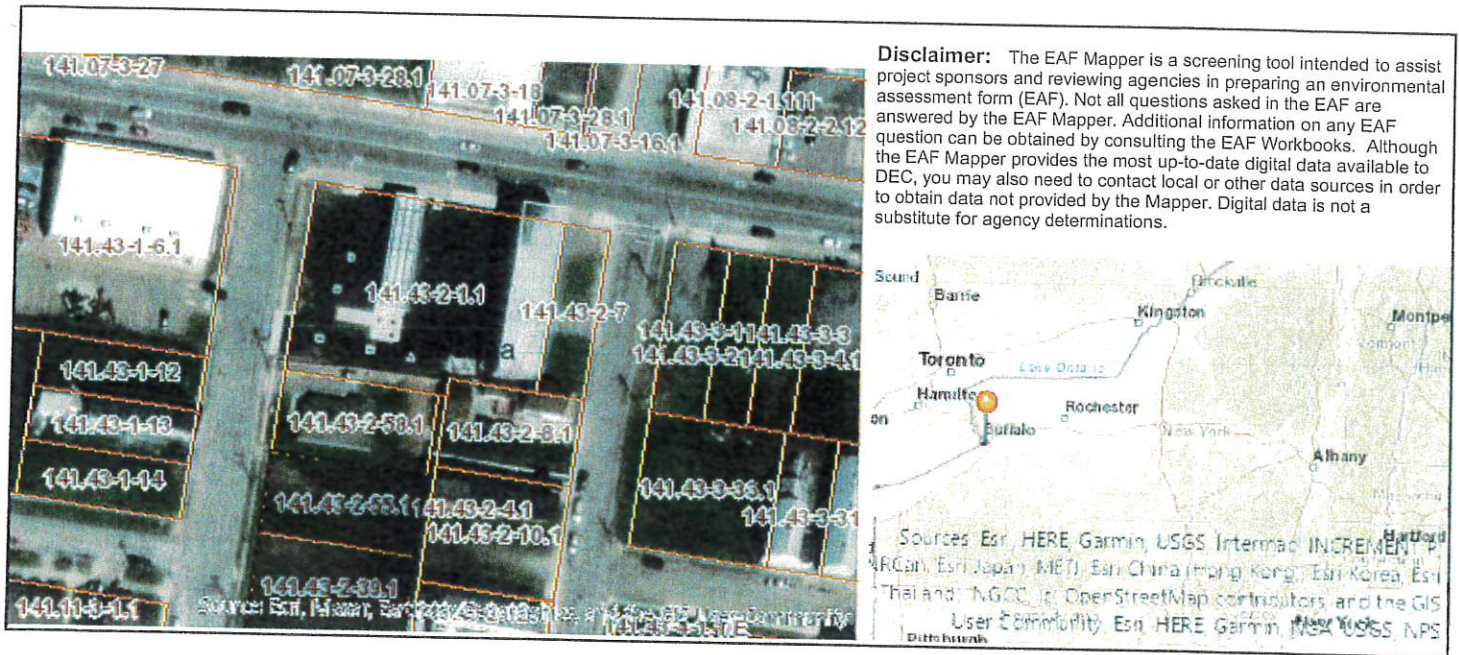
Part 1 – Project and Sponsor Information			
Name of Action or Project: Mt. Olive Mixed-Use Redevelopment			
Project Location (describe, and attach a location map): 66 Wasson Avenue and contiguous properties, City of Lackawanna			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: Mt. Olive Missionary Baptist Church of Lackawanna		Telephone: [REDACTED] Sorgi: Project Attorney) E-Mail: psorgi@hsmlegal.com	
Address: 66 Wasson Avenue			
City/PO: Lackawanna		State: NY	Zip Code: 14218
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 <input checked="" type="checkbox"/>	YES <input 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: See attached Exhibit 1		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.25 acres	
b. Total acreage to be physically disturbed?		2.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.25 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Church <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:			
Meets State Energy Code Requirements	<input type="checkbox"/>	<input checked="" 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: _____	<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: _____	<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 type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ connect to public discharge system.		
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Mt. Olive Missionary Baptist Church of Lackawanna</u> Date: <u>4.11.2025</u>		
Signature: <u>P. S.</u> Peter J. Sorgi, Esq. Title: <u>Project Attorney</u>		

EAF Mapper Summary Report

Thursday, March 27, 2025 9:45 AM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	915161, V00319, E915188, C915240, C915197, C915197B, C915197C, C915197D, C915197E, C915197F, C915197G, C915197H, C915197I, C915197J, C915197K, C915198K, C915198L, C915269, 915265, 915267, C915202, C915197L
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	No

Exhibit 1 to EAF

Required Government Agency Approvals

GOVERNMENT AGENCY	TYPE OF APPROVAL
City of Lackawanna Planning & Development Board	Site Plan / Development Plan
City of Lackawanna Zoning Board of Appeals	Area Variances
City of Lackawanna Building Department	Building Permit
Erie County Sewer District # 6	Sewer Permit
Erie County Water Authority	Water Permit
NYS Department of Environmental Conservations	SPDES Permit



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 18, 2025

Peter J. Sorgi, Esq
574 Main Street, Suite 204
East Aurora, NY 14052

Re: 66 Wasson Ave- Mt Oliver Baptist Church

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: April 30, 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
See attach list



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. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Mt Olive Baptist Church

Address: 66 Wasson Ave

In reference to: Construct day care, field house, 3 story 30 unit senior apartments and mixed building

You are entitled to appear at the public hearing scheduled for **4/30/25@ 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

Steelawanna

Marcia Veal - 13 Steelawanna

New Bethel Church - 21 Steelawanna

Luis Torres - 29 Steelawanna

Hamood Ahmed Anam - 43 Steelawanna

PR1 Properties LLC - 675 Delaware Ave ¹⁴²⁰⁹ BFla

Mansoor Saleh - 113 Holland Ave - Lack

Sadeq Ahmed - 4408 Milestrip Rd ^{Unit 14219} ~~1416~~ Blazell

Willie Cleveland - 85 Steelawanna - Lack

Eber Property - 42 Goodrich Rd - Lack

Owner - 73 Steelawanna - Lack

Annie Norman - 88 Wasson - Lack

Owner - 16 Wasson - Lack

Owner - 116 Wasson - Lack

Gates project

30 Steelawanna - Owner

32 11 11

34 11 11

Maria Rojas - 54 Steelawanna

Luz Rivera - 62 Steelawanna

Halla Property Mang - PO Box 84 - Lack



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 4/30/25

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 1975 ELECTRIC

Reason in front of the board WANTING A VARIANCE FOR GARAGE LARGER ALLOWED.

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

Agenda Applicant RICHARD ZUBERT

Agenda item 24' X 60' STORAGE POLE BARN / GARAGE.

Zone MIXED RESIDENTIAL

Use variance needed? Yes ☒ No ☐

Description of use **variance** (not allowed in that zone) —

Area variance needed? ☒ Yes ☐ No

Description of area **variances** needed (Parking/ height ect...) LARGER THEN GARAGE.
SIZE ALLOWED BY CODE.

Description of agenda **use**? 24' X 60' STORAGE POLE BARN / GARAGE.

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: 3-13-25

Application No. _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00

\$ 250.00

Property Address: 1975 Electric Avenue

S.B.L. No. 151.05-4-12

Description of Action to be Appealed: Chapt. 230. Zoning 230-11-B.
"Permitted Uses and Structures" - Private garages
with space for no more than three vehicles.

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

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: <div style="font-size: 1.2em;">Building a 24' x 60' storage pole barn/garage</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em;">Z PARK 1975 Electric Ave Lot #'s 60, 61, 62</div>							
Brief Description of Proposed Action: <div style="font-size: 1.2em;">Build a 24' x 60' storage pole barn/garage to store maintenance equipment and tools for Z PARK. Three 3 bays for tenant vehicle storage.</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em;">Richard Zybert</div>		Telephone: <div style="background-color: black; color: black;">[REDACTED]</div>					
Address: <div style="font-size: 1.2em;">7 Lisa Ln</div>		E-Mail: <div style="background-color: black; color: black;">[REDACTED]</div>					
City/PO: <div style="font-size: 1.2em;">Blasdell</div>		State: <div style="font-size: 1.2em;">NY</div>	Zip Code: <div style="font-size: 1.2em;">14219</div>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<div style="text-align: right; margin-bottom: 5px;"><div style="font-size: 1.2em;">.1</div> acres</div> <div style="text-align: right; margin-bottom: 5px;"><div style="font-size: 1.2em;">.03</div> acres</div> <div style="text-align: right;"><div style="font-size: 1.2em;">3.1</div> acres</div>				
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) </div> <div style="width: 50%;"> <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) </div> <div style="width: 50%;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture </div> <div style="width: 50%;"> <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland </div> </div>							

Property Address: 1975 Electric Ave - Lot# 60, 61, 62

1. Will an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, and if not why not?

NO. The storage pole barn/garage will fit right into my mobile home community. It will be an aesthetically pleasing metal building that will keep Z Park maintenance equipment (Bobcat skidsteer, mini excavator, dump trailer, utility golf cart, side by side ranger and tools) out of sight of tenants.

2. Can the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance, and if not why not?

NO. Due to the amount of maintenance equipment used to operate Z Mobile Homes Park, a large garage is required.

3. Is the requested area variance is substantial when considered against adopted area zoning regulations?

NO. The 24'x60' pole barn/garage would not be much bigger than an allowed "Private garage with space for no more than 3 vehicles" [Zoning 230-11-B.]

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 difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

The need for more storage space for Z PARK mobile Home community is self created. The up-grading of maintenance responsibilities has taken the burden of lawn care / snow removal etc off of our tenants. The Park needed more equipment so our senior community can access their homes safely with less personal responsibility. Each homeowner was given a driveway and off street parking to allow emergency vehicles and garbage trucks easier access to our seniors.

Richard Zyberst
Sign Above, Print Name Below

Richard Zyberst

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____			

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?

NO YES

☒ ☐

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

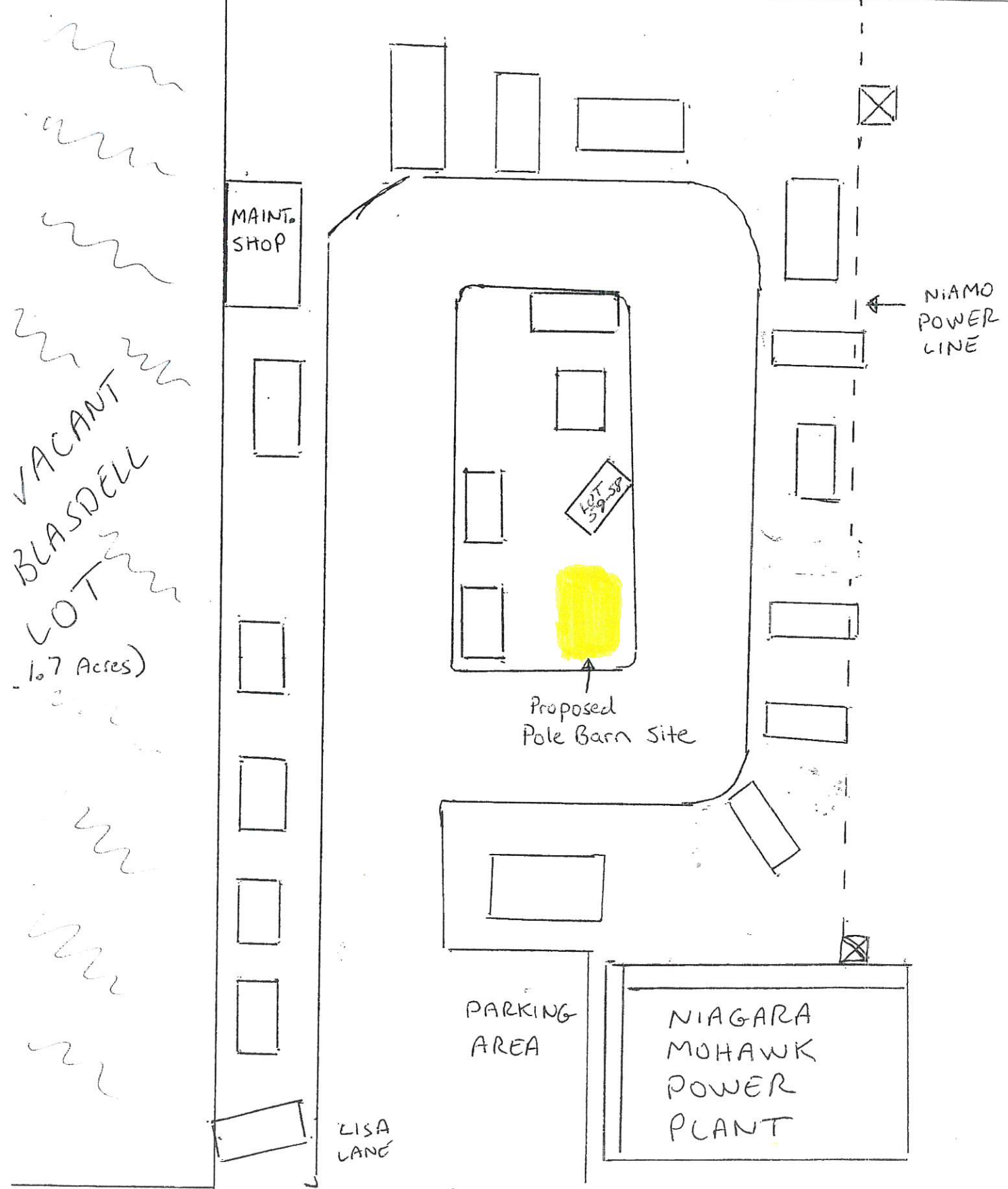
Applicant/sponsor/name: Richard Zybert

Date: 3-13-25

Signature: Richard Zybert

Title: Z PARK President

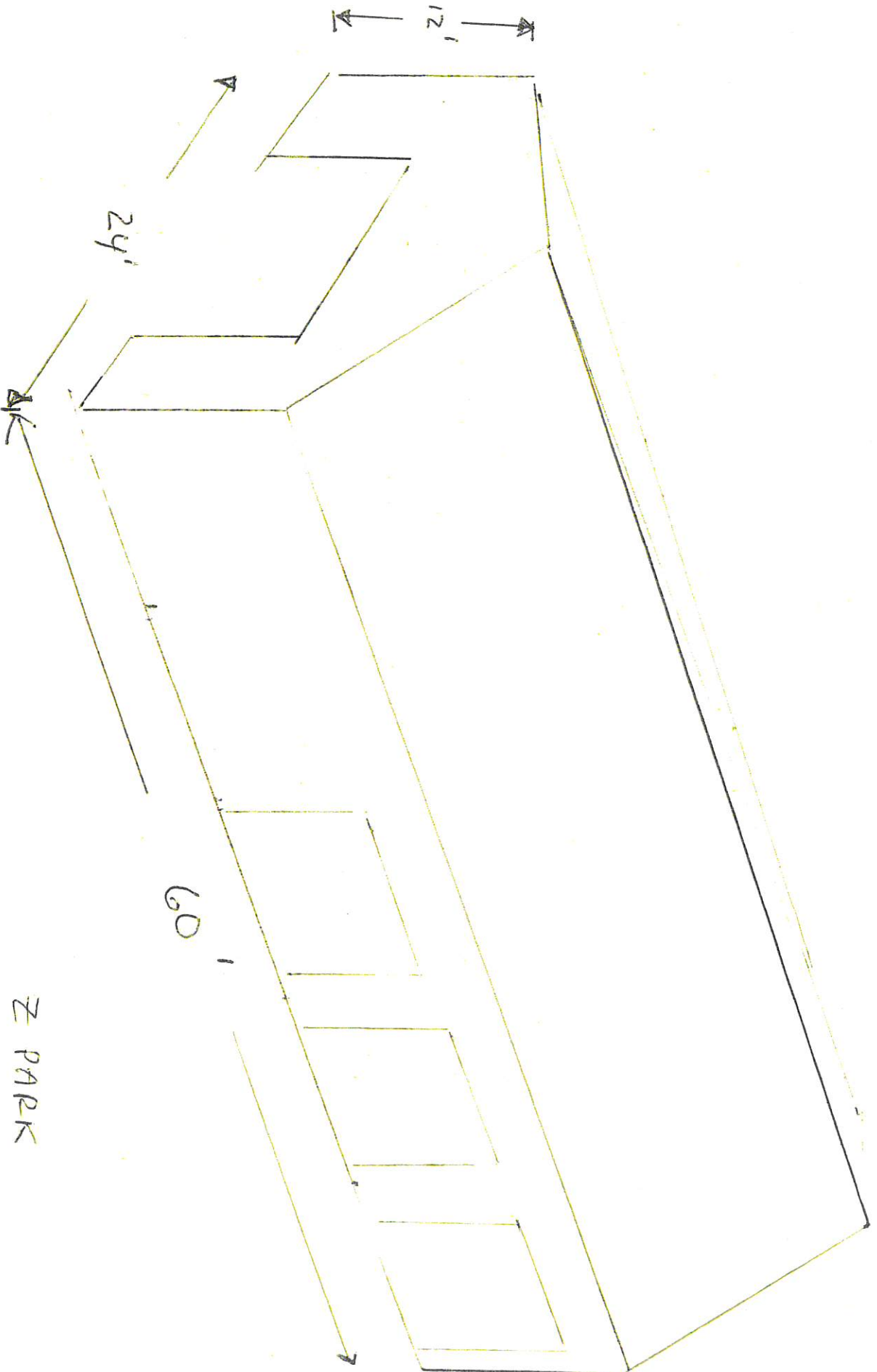
RAILROAD TRACKS



(Z PARK
1975 Electric Ave)

ELECTRIC AVE

60, 61, 62 LISA LANE
POLE BARN

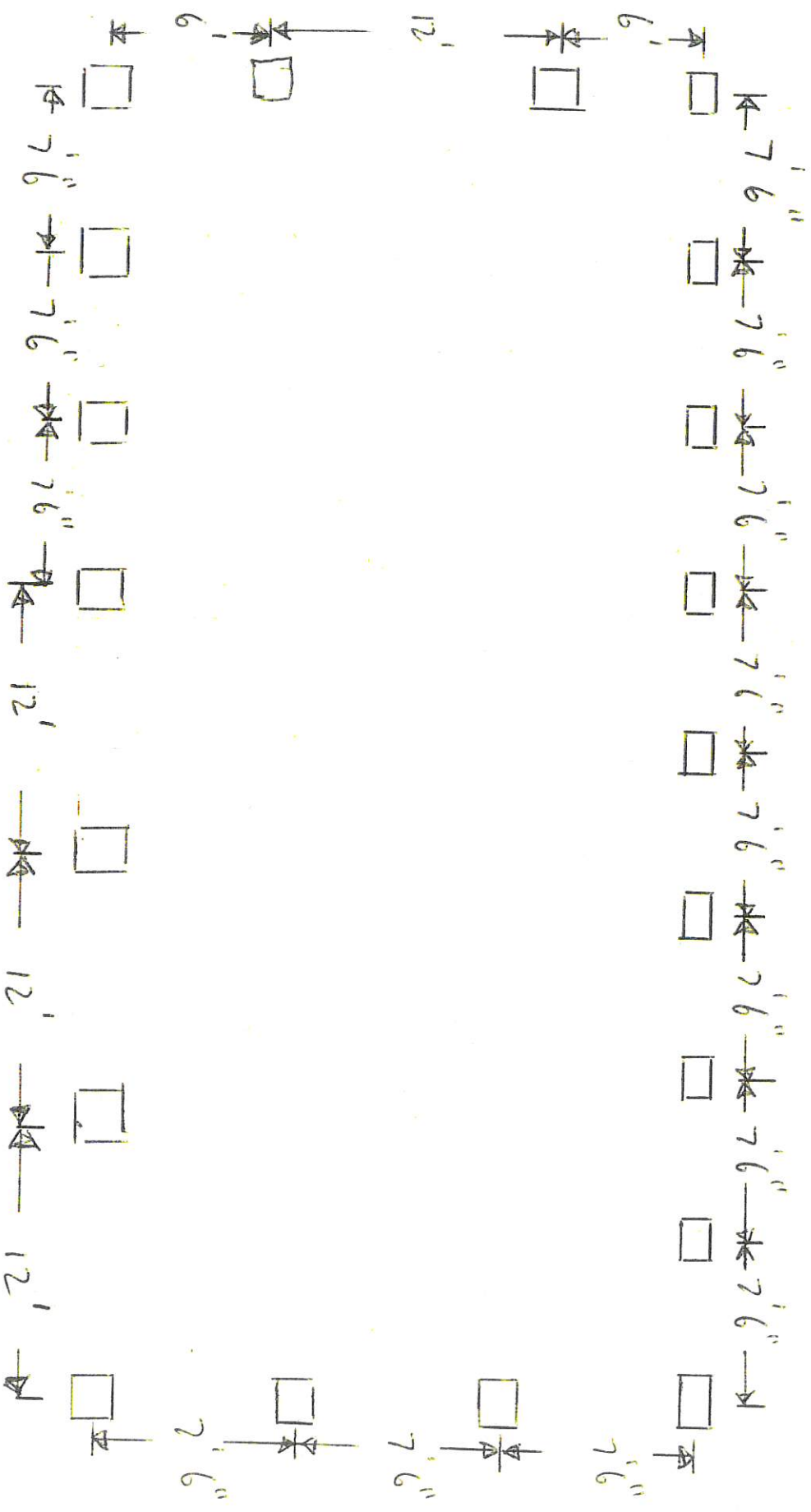


Z PARK
Richard Zybert
716-598-7776

60, 61, 62 LISA LANE

6X6" POST LAYOUT

* Posts to be installed 48" into ground *





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 18, 2025

Richard Zybert
7 Lisa Ln
Blasdell, NY 1421

Re: 1975 Electric 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:

Date: April 30, 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



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 4/30/25

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 19 GIBBONS

Reason in front of the board WANTS TO INSTALL 6' TALL FENCING IN FRONTYARD.

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

Agenda Applicant ABDUL KHALIQUE

Agenda item 6' FENCING IN THE FRONTYARD. CORNER LOT

Zone MIXED RESIDENTIAL

Use variance needed? Yes ☒ No ☐

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

Area variance needed? Yes ☒ No ☐

Description of area variances needed (Parking/ height ect...) CODE ALLOWS 3' SOLID FENCING IN FRONTYARD, WANTS TO INSTALL 6' TALL FENCING

Description of agenda use? SAME

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: 04/11/2025

Application No. _____

Application Fee:

Fee

☐ Land Use Variance
☒ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 19 GIBBONS

S.B.L. No. _____

Description of Action to be Appealed: Want to install a
fence past the front of the foundation
on the Electric Ave side of the house

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

Abdul Khalique
Name of Applicant

Abdul Khalique
Signature of Applicant

19 Gibbons St
Address of Applicant

[REDACTED]
Applicant Phone No.

[REDACTED]
Applicant's Email

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

Property Owner:

NAME: Abdul Khalique

Address: 19 Gibbons St.

Lockawanna NY 14218

Google Maps

2 Gibbons St

Lackawanna, New York

Google Street View

Oct 2012 [See latest date](#)



Image capture: Oct 2012 © 2025 Google

Rich Pl

Google Maps

19 Gibbons St

Lackawanna, New York

Google Street View

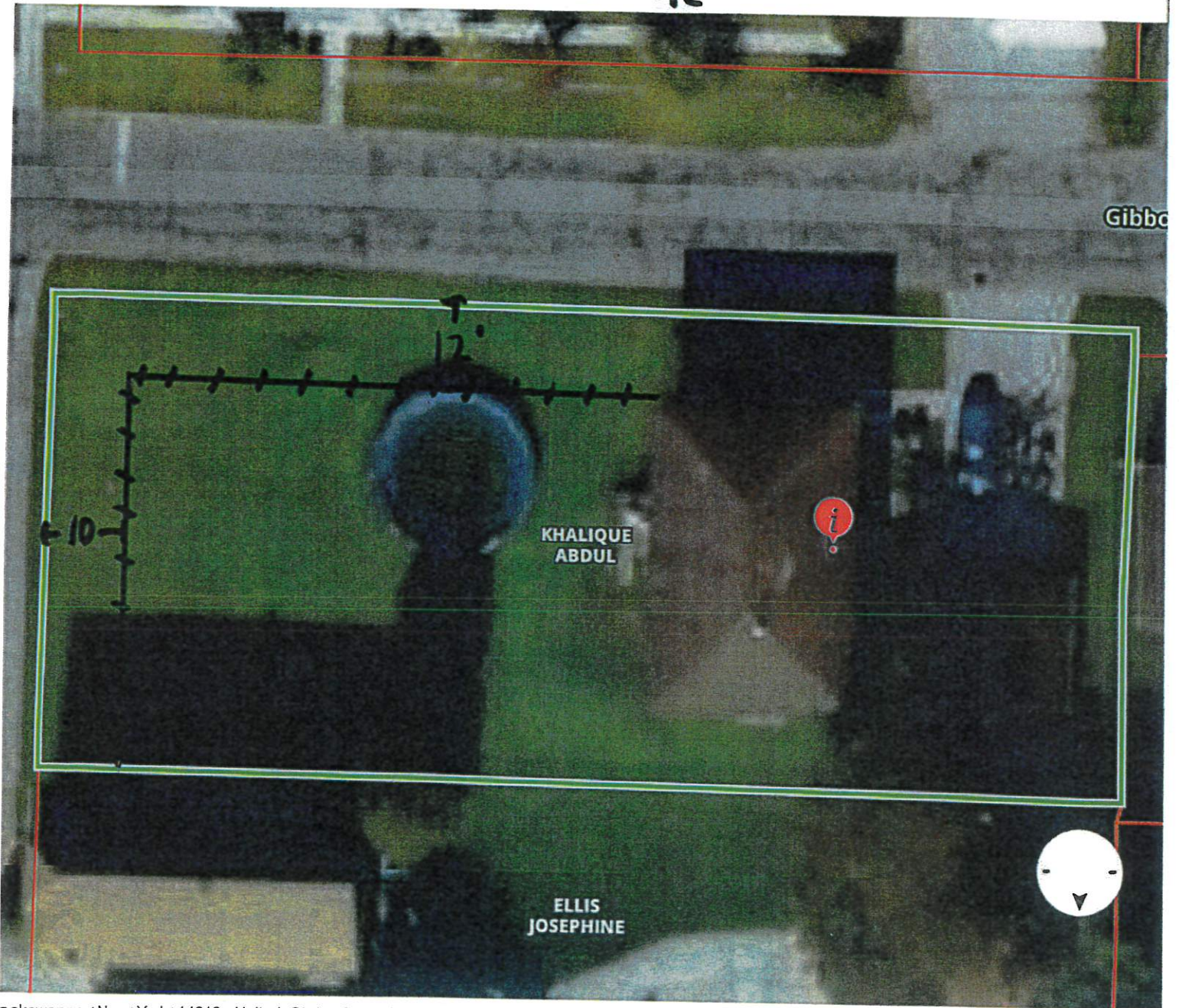
Oct 2012 See latest date



Image capture: Oct 2012 © 2025 Google

Rich Pl

Not to Scale



Gibbo

KHALIQUE
ABDUL

ELLIS
JOSEPHINE





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

April 18, 2025

Abdul Khalique
19 Gibbons St
Lackawanna, NY 1418

Re: 19 Gibbons St

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: April 30, 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
Josephine Ellis – 1510 Electric
John Iafallo – 275 Colton Ave



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. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Abdul Khalique

Address: 19 Gibbons St

In reference to: Install 6 foot fence in front yard

You are entitled to appear at the public hearing scheduled for 4/30/25 @ 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