



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date 6/25/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 500 RIDGE ROAD (MEMORIAL FIELD PARKING LOT)

Reason in front of the board ONE CREDIT TEMPORARY OPERATING LOCATION

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

Agenda Applicant CHARLES CLARK ON BEHALF ONE CREDIT UNION!

Agenda item SPECIAL USE PERMIT FOR TEMPORARY LOCATION

Zone CENTRAL BUSINESS DISTRICT AND RECREATION SPACE

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...) \_\_\_\_\_

Description of agenda use? SPECIAL USE PERMIT / SITE PLAN APPROVAL  
FOR TEMPORARY LOCATION WHILE BUILDING THEIR  
NEW LOCATION AT 3040 SOUTH PARK AVE.

Code enforcement research (attached if applicable) \_\_\_\_\_

Legal opinion/ research (attached if applicable) \_\_\_\_\_

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: 6/6/25

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00 (waived)
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	\$ 400.00 plus \$100.00 per acres
	\$ _____
<input checked="" type="checkbox"/> Special Use Permit	\$ 500.00 (waived)
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 500 Ridge Road (Memorial Field Parking lot) \*

S.B.L. No. 142.37-1-1 (entire property)

Description of Proposed Project: One Credit Union temporary \*  
 operating location (see attached memo)

\* while new location is under construction @ 3040 South Park Avenue, which includes demolition of current facility.

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.

One Credit Union

Name of Applicant

3517 Union Road

Cheektowaga, NY

Address of Applicant

[REDACTED]  
Applicant's Email

[REDACTED] Director \*  
Con behalf of [REDACTED]  
Signature of Applicant

[REDACTED]  
Applicant Phone No.

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

Property Owner:

NAME: City of Lackawanna

Address: 714 Ridge Road - Rm 309

Lackawanna NY 14218

\* City of Lackawanna Director of Development

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Director of Development

**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 Board Members  
From: Charles Clark, Director  
Date: June 6, 2025  
Re: One Credit Union Temporary Operating Location - Special Use Permit & Site Plan Approval

As you are aware, One Credit Union is planning to construct a new branch at 3040 South Park Avenue, which involves demolition of the current antiquated facility – the plan for which was approved by this body during your February 2025 meeting.

Before demolition can commence (hopefully this August), One Credit Union needed to find a temporary operating location. After several unsuccessful attempts to secure a suitable building rental, and with time passing quickly, I received approval from Mayor Iafallo to allow the credit union to locate a temporary office trailer facility on the northeast corner of the public lot adjoining Memorial Field at 500 Ridge Road. I've also received support for this accommodation from the heads of DPW, Recreation and a vast majority of the City Council.

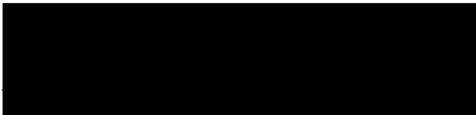
Key temporary office trailer facts:

- approximately 1,700 total square feet in size (inclusive of ADA compliant ramps) with a look similar to the renderings provided in your agenda packet,
- above ground, with little to no ground disturbance,
- water and sanitary needs handled similar to a trailer / RV through a vendor, with no requirement of public water or sewer hookups,
- public electric is required and the credit union is responsible for coordinating those services,
- the public parking lot will offer a robust 54 spaces, including relocation of three handicapped accessible spaces currently located where the office trailer is planned,
- this temporary accommodation will have no impact on recreation activities at Memorial Field,
- high-end estimate for use of the temporary location 18-24 months,
- Once Credit Union will pay the city a to be negotiated ground lease for the temporary site.

At your June 25<sup>th</sup> meeting, I'm requesting approval of a Special Use Permit and Site Plan for the proposed temporary location at 500 Ridge Road. While this is indeed a unique request, it is necessary to ensure this over \$2 million new branch project goes forward in Lackawanna.

In your packet you will find SEQR and other plan documents related to this request. I will be at the June 25<sup>th</sup> meeting, along with One Credit Union CEO James Furman, to address any questions.

If you have any questions in advance of the meeting, please contact me directly.



# 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									
<b>One Credit Union - Temporary location</b>									
Name of Action or Project: <b>500 Ridge Road - Memorial Field Public Parking lot</b>									
Project Location (describe, and attach a location map):									
Brief Description of Proposed Action: <b>Allow temporary placement and operation of a 1700sq ft office trailer on the northeast lot of Memorial Field, a public recreation space. The office trailer will not disturb any ground on the 4-acre site. There is abundant parking and security. Total elapsed time for temporary site 18-24 months maximum.</b>									
Name of Sponsor: <b>[Redacted], Director of Development for City of Hackensawanna on behalf of Credit Union.</b>		Telephone: <b>[Redacted]</b>							
Address: <b>714 Ridge Road - Room 309</b>		E-Mail: <b>[Redacted]@hacknj.com</b>							
City/PO: <b>Hackensawanna</b>		State: <b>NJ</b>	Zip Code: <b>14218</b>						
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"/>						
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: <b>Special use permit - City of Hackensawanna Planning Board</b>			YES <input checked="" 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?		<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><b>3.9</b> acres</td> <td style="width: 50%; border: none;"></td> </tr> <tr> <td style="border: none;"><b>0.39</b> acres *</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;"><b>3.9</b> acres</td> <td style="border: none;"><b>* NO acreage is being physically disturbed - all above ground.</b></td> </tr> </table>		<b>3.9</b> acres		<b>0.39</b> acres *		<b>3.9</b> acres	<b>* NO acreage is being physically disturbed - all above ground.</b>
<b>3.9</b> acres									
<b>0.39</b> acres *									
<b>3.9</b> acres	<b>* NO acreage is being physically disturbed - all above ground.</b>								
4. Check all land uses that occur on, are adjoining or near the proposed action:									
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)									
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):									
<input checked="" type="checkbox"/> Parkland									

		NO	YES	N/A
5. Is the proposed action,	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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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? b. Are public transportation services available at or near the site of the proposed action? 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"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? 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? If No, describe method for providing potable water: <u>operating like a trailer/RV w/ an onboard water repository refilled as needed.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>operating like a trailer/RV w/ an interior "port-a-potty" system cleaned daily/as needed.</u>		<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? <u>Note: adjacent to HICKAWAYNA public library, which is a Carnegie funded site but not yet on National/State register.</u>		<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	



Project:	One Credit Union - Temp. Op Loc.
Date:	6-25-25

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in a change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: **One Credit Union - TLoc**  
 Date: **6-25-25**

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

N/A

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Lackawanna Planning Board <hr/> Name of Lead Agency	6-25-25 <hr/> Date
Kimberly Smith <hr/> Print or Type Name of Responsible Officer in Lead Agency	Board Chair <hr/> Signature of Preparer (if different from Responsible Officer)
<hr/> Signature of Responsible Officer in Lead Agency	[Redacted Signature] <hr/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



539 RIDGE RD., LACKAWANNA, NY 14218

# NEW DEVELOPMENT PLAN

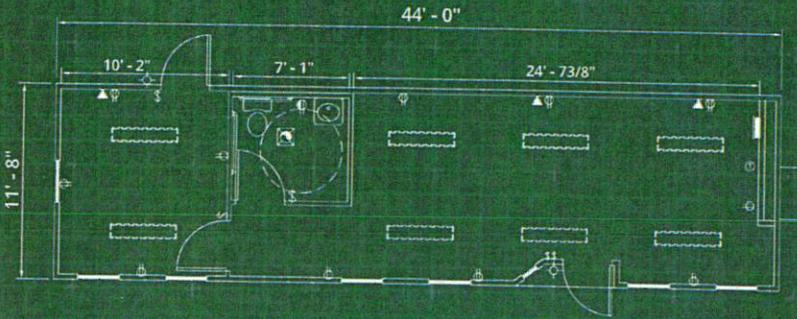
ILLUSTRATION ONLY

WILLSCOT

# 48' x 12' SALES OFFICE



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



## CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

### Dimensions

- 48' Long (including hitch)
- 44' Box size
- 12' Wide
- 8' Ceiling height

### Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

### Interior Finish

- Vinyl covered gypsum walls
- Commercial carpeting throughout
- Gypsum or T-grid suspended ceiling

### Electric

- Fluorescent ceiling lights
- Single phase electric and breaker panel

### Heating/Cooling

- Central HVAC and duct heating

### Windows/Doors

- Large glass windows
- French door

### Other

- Large display/reception area
- Private office(s)
- Handicapped accessible restroom
- Coffee bar

800.782.1500 | WILLSCOT.COM

*\* Photos are representational, actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*



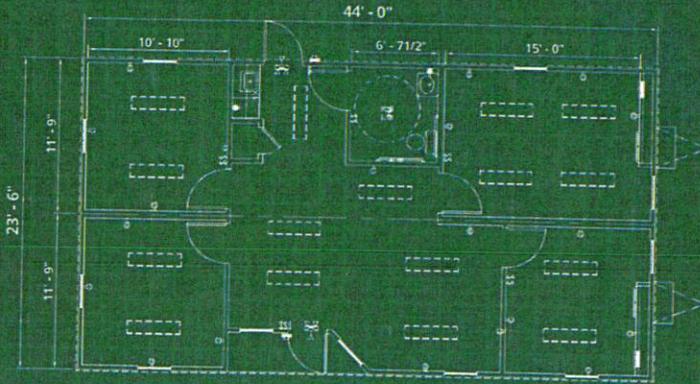
ILLUSTRATION ONLY

WILLSCOT

# 48' x 24' SALES OFFICE



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



## CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

### Dimensions

- 48' Long (including hitch)
- 44' Box size
- 24' Wide
- 8' Ceiling height

### Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

### Interior Finish

- Vinyl covered gypsum walls
- Commercial carpeting throughout
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### Other

- Large display/reception area
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800.782.1500 | WILLSCOT.COM

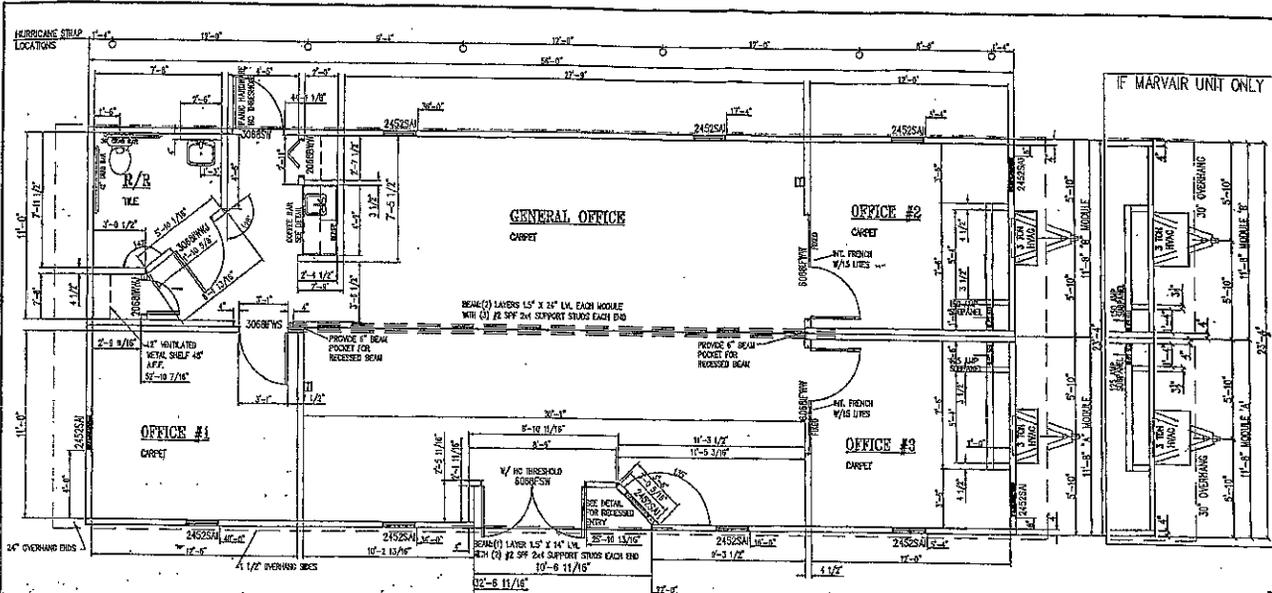
*\* Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*











REVISIONS

NO.	DATE	BY
1	07/30/2002	ACS

Omit plumb wall code

PERN LYON HOMES, INC.

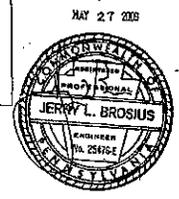
DATE: ACS

STATE:

DOOR AND WINDOW SCHEDULE

PLAN TAG	MARK CODE	ROUGH OPENING	TYPE	JAMB	REMARKS	"U"	SQ. FT. LIGHT	SQ. FT. VENT	SQ. FT. AREA
6068FW	6068	74-3/8"x81-3/4"	STEEL	WOOD	FRENCH, 15 LITE	-	-	-	-
3088SW	3088	30-3/8"x81-3/4"	STEEL	WOOD	-	.113	21.6	-	19.7
3068RW	3068	37"x81"	1/2" CORE WOOD	STEEL	18GA WRAP JAMB	-	-	-	-
6068FW	6068	73 1/4"x81-3/4"	WOOD	STEEL	FRENCH, 15 LITE	-	-	-	-
2068RW	2068	25"x81"	1/2" CORE WOOD	STEEL	18GA WRAP JAMB	-	-	-	-
3068FS	3068	37"x81"	WOOD	STEEL	FRENCH, 15 LITE 18GA WRAP JAMB	-	-	-	-
2068FW	2068	25"x82-1/2"	B-FOLD WOOD	WOOD	-	-	-	-	-
PLAN TAG	MARK CODE	ROUGH OPENING	HEADER HGT	TYPE	REMARKS	"U"	SQ. FT. LIGHT	SQ. FT. VENT	SQ. FT. AREA
2452SW	2452a	24-1/8"x32"	81-1/2"	SINGLE HUNG	ALUMINUM	.42	.42	7.17	3.89

- NOTES:
1. PROVIDE BLOCKING FOR ALL GRAB BARS, MODESTY PARTITIONS, WALL HUNG LAVS ETC.
  2. WALL HEIGHT IS 8'-0"
  3. ALL GLASS IN THE DOORS TO BE SAFETY GLAZED
  4. ALL INTERIOR DOORS TO HAVE DOOR STOPS.
  5. ALL ROOF VENT CAPS ARE TO BE SHIPPED LOOSE AND INSTALLED ON SITE BY OTHERS
  6. STAIRS AND RAMPS ARE TO BE BUILT BY OTHERS ON SITE
  7. R-11 FIBERGLASS BATT INSULATION TO BE INSTALLED IN ALL BATH WALLS
  8. PLENUM WALLS: 2x4, INSULATED, 1/2" GYPSUM INTERIOR



PROJECT: GSD2480a W/ HCRR

COMPANY: GE CAPITAL

PREP: 2456 OFFICE

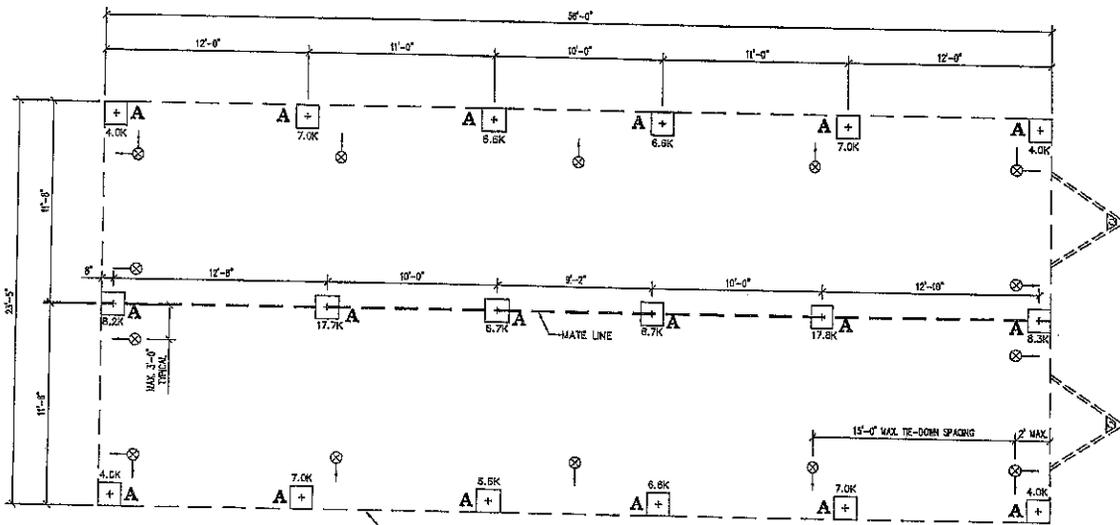
SCALE: 3/16"=1'-0"

DWG: FLOORPLAN

JOB NO. 2009-127

FIG: 3a





**FOUNDATION NOTES:**

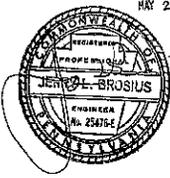
1. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL, HAVING JURISDICTION.
2. CRAWL SPACE TO BE VENTILATED AT 1 SQ. FT. PER EACH 150 SQ. FT. OF CRAWL SPACE AREA TO BE VENTILATED.
3. PROVIDE POSITIVE DRAINAGE UNDER UNIT.
4. PROVIDE MINIMUM CRAWL SPACE ACCESS OF 22" x 24".
5. MINIMUM FROST DEPTH OF BELOW FROSTLINE AND PER LOCAL CONDITIONS.
6. PIER LOADS ARE SHOWN IN KIPS
7. 50 MPH WIND SPEED, EXPOSURE C PER THE 2009 INTERNATIONAL BUILDING CODE
8. UNIT MAY BE SHIMMED AS NECESSARY WITH HARDWOOD SHIMS BETWEEN TOP OF PIER AND MODULAR UNIT FRAME
9. MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI AT 28 DAYS
10. 3,000 PSF ASSUMED SOIL BEARING CAPACITY.
11. GROUND ANCHORS ARE TO BE CERTIFIED FOR A MINIMUM LOAD CAPACITY OF 4,725 POUNDS.

**DESIGN LOADS**

- FLOOR LIVE LOAD = 50 PSF
- FLOOR DEAD LOAD = 10 PSF
- ROOF LIVE LOAD = 30 PSF
- ROOF DEAD LOAD = 10 PSF
- EXTERIOR WALL DEAD LOAD = 42 PLF

**FOUNDATION LEGEND**

- INDICATES BLOSSING TO BOTTOM OF MAIN I-BEAM
- INDICATES WHITE-IRON OR EQUAL FRAME TIE-DOWN LOCATION AND DIRECTION

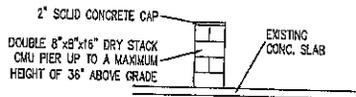


MAY 27 2008

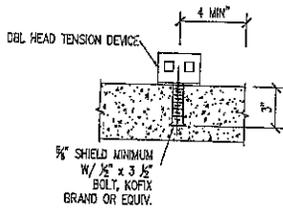
**NOTE:**  
THIS FOUNDATION DESIGN IS BASED ON THE WIND SPEED AND GROUDED SNOW LOAD FOR THE LOCATION LISTED BELOW.

**SITE LOCATION:**  
PENN STATE  
WARMINSTER, PA

DATE: 6/27/09	ASB NO: 9008-122
SCALE: 3/16"=1'-0"	DRAWING NO: 4A
MODSPACE	
4 KEENER DR., MECHANICSBURG, PA 17050	
DRAWN BY: R.M.	REVISION:
TITLE: FOUNDATION PLAN	MODEL: 2480 6/A OFFICE



**PIER / FOOTING DETAIL "A"**  
N.T.S.

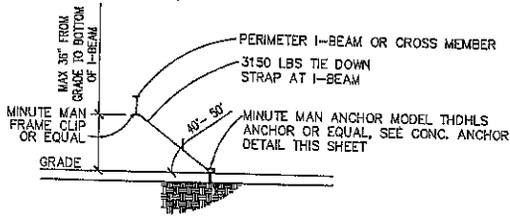


MAX. VERTICAL LOAD PER ANCHOR =  
4725 lb, 3,150 lba WORKING LOAD

MIN. SLAB AREA PER BOLT  
4" SLAB = 95 SQ. FT.  
6" SLAB = 65 SQ. FT.  
8" SLAB = 48 SQ. FT.

MARK: MMA 18

**CONC. ANCHOR DETAIL**  
N.T.S.

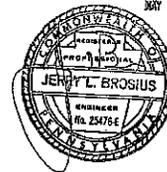


**TIE-DOWN DETAIL**  
N.T.S.

**INSTALLATION NOTES:**

DRILL 3/8" DIA. HOLE 4" FROM EDGE OF SLAB AND INSERT SHIELD

PLACE TENSION HEAD ON SLAB AND INSTALL 1/2" DIA. SHIELD BOLT

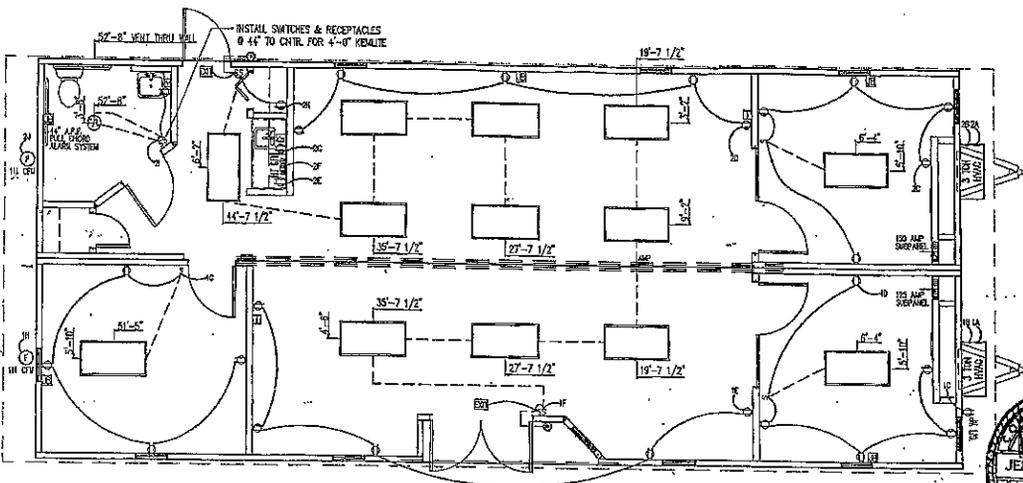


MAY 27 2008

**NOTE:**  
THIS FOUNDATION DESIGN IS BASED ON THE WIND SPEED AND GROUND SNOW LOAD FOR THE LOCATION LISTED BELOW.

**SITE LOCATION:**  
PBW STATE  
WARMINGSTER, PA

JOB NO:	2008-117
DATE:	5/27/08
SCALE:	3/16"=1'-0"
DRWING NO.:	48
DRAIN BY:	RJK
REV:	
TITLE:	FOUNDATION DETAILS
MODEL:	2nd of 4 OFFICE
MODSPACE	
4 KEENER DR., MECHANICSBURG, PA 17050	

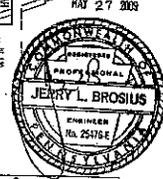


**ELECTRICAL NOTES:**  
 1. MAIN DISCONNECT TO BE INSTALLED AT METER BASE LOCATION ON SITE BY OTHERS  
 2. FIRE PROTECTION SIGNALING SYSTEM TO BE INSTALLED ON SITE BY OTHERS

ELECTRICAL LEGEND			
1	1	S	1
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92	92	93	92
93	93	94	93
94	94	95	94
95	95	96	95
96	96	97	96
97	97	98	97
98	98	99	98
99	99	100	99

PANEL NO. 1 125 AMP 1 PHASE PANEL			
CIRCUIT	DESCRIPTION	DEVICES	AMP
1	A	100	10
2	B	100	10
3	C	100	10
4	D	100	10
5	E	100	10
6	F	100	10
7	G	100	10
8	H	100	10
9	I	100	10
10	J	100	10
11	K	100	10
12	L	100	10
13	M	100	10
14	N	100	10
15	O	100	10
16	P	100	10

PANEL NO. 2 150 AMP 1 PHASE PANEL			
CIRCUIT	DESCRIPTION	DEVICES	AMP
1	A	100	10
2	B	100	10
3	C	100	10
4	D	100	10
5	E	100	10
6	F	100	10
7	G	100	10
8	H	100	10
9	I	100	10
10	J	100	10
11	K	100	10
12	L	100	10
13	M	100	10
14	N	100	10
15	O	100	10
16	P	100	10



**GE Capital Modular Space**

REVISIONS

NO.	DATE	BY
1	7/9/2002	BRS
2	07/09/2002	ACS

PRODUCTION REVISION  
 PROO REV #2

MAY 27 2009

JERRY L. BROSIUS  
 ENGINEER  
 No. 25175E

CLIENT: PENN LYON HOMES, INC.

STATE: ACS

SCALE: 3/16"=1'-0"

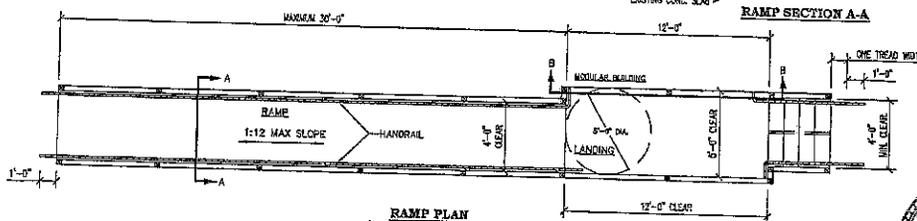
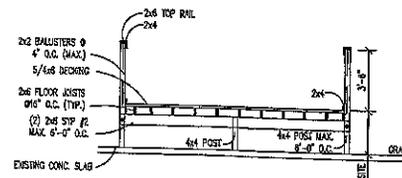
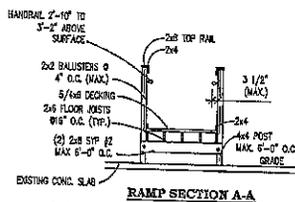
JOB NO. 2009-137

5



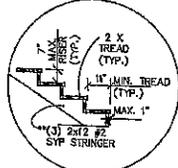
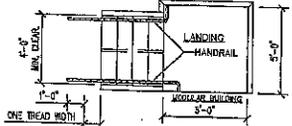
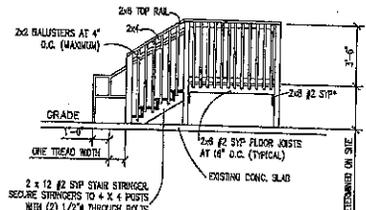
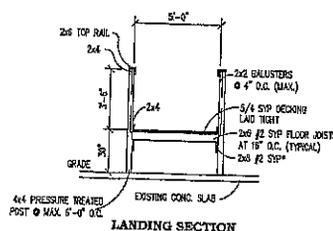






DESIGN CODES:  
2006 INTERNATIONAL BUILDING CODE

DESIGN LOADS:  
DECKS: 100 PSF  
RAMPS: 100 PSF  
STEPS: 100 PSF



- NOTES:
1. ALL TREATED LUMBER AND GALVANIZED FASTENERS
  2. NON-SLIP ABRASIVE SURFACE ON ALL TREADS AND RAMP BOARDS.
  3. 30\"/>

\* SECURE 2 X 3 LEDGERS TO 4 X 4 POSTS WITH (2) 1/2\"/>

\*\* SECURE OUTSIDE STRINGERS TO 4 X 4 POSTS W/ (3) 1/2\"/>

DATE: 5/27/08	JOB NO: 2008-127	DRAWING NO: 9
SCALE: 3/16\"/>		
MODSPACE		
4 KEENER DR., MECHANICSBURG, PA 17050		
DRAWN BY: R.L.	REV:	
TITLE: DECK, STEPS & RAMP DETAILS		
MODEL: 2x6 O/A STEPS		

**WILLSCOT**

WILLIAMS SCOTSMAN INC.  
4646 East Van Buren Street,  
Suite 400, Phoenix, AZ 85008  
800.782.1500 | WILLSCOT.COM



SALES OFFICE

ISSUE DATE DESCRIPTION

FILE #: WS2025-1039  
DRAWN BY: MW  
DATE: 2025  
REP:  
ASSET #: MDS-021155-56  
ASSET TYPE: SO6024  
MODEL:

FLOOR PLAN/ DETAILS

A-101

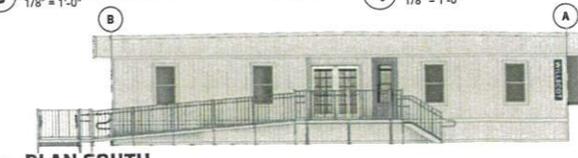
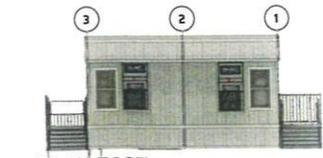
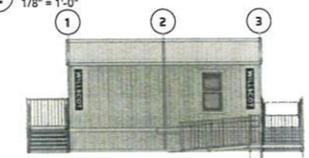
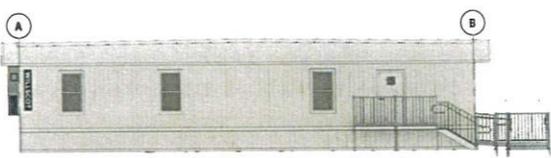
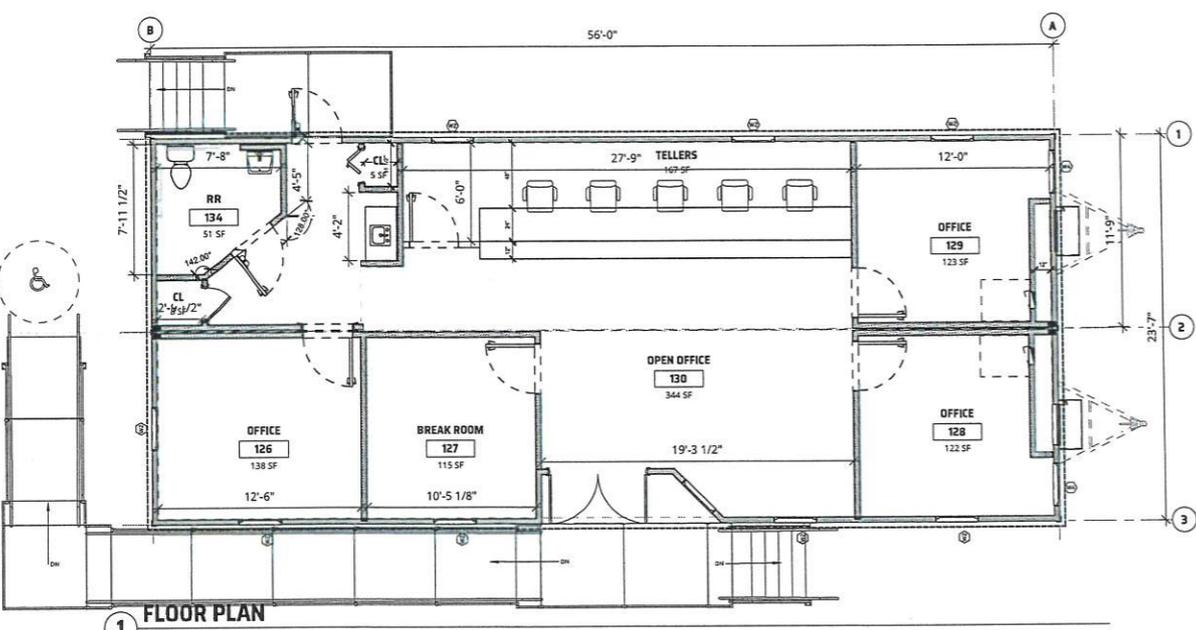
6/9/2025 12:33:37 PM



6 3D VIEW

- NOTES:**
- DIMENSIONS ARE APPROXIMATED. ACTUAL DIMENSIONS TO BE CONFIRMED ONCE AN ASSET IS ASSIGNED.
  - IF NEW WALLS HAVE BEEN ADDED, THE ADJUSTMENT OF EXISTING LIGHTING AND SUPPLY AND/OR RETURN VENTS MAY BE REQUIRED. (SEE EXISTING MANUFACTURER PLANS)
  - ELECTRICAL PANEL WORKING CLEAR FLOOR SPACE IS 30"X10X36"(DxWxH)
  - IF ADDITIONAL RESTROOMS ARE REQUIRED IN EXCESS OF WHAT IS SHOWN ON THIS PLAN, IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE ADDITIONAL FIXTURES NO MORE THAN 500'-0" WITHIN RANGE OF THIS STRUCTURE IN ACCORDANCE WITH THE PLUMBING CODE.
  - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AND INSTALLED BY OTHERS UNLESS NOTED OTHERWISE IN CONTRACT.
  - DRINKING FOUNTAINS AND/OR WATER DISPENSER STATIONS, IF REQUIRED, SHALL BE PROVIDED AND INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE PLUMBING CODE, UNLESS NOTED OTHERWISE IN CONTRACT.
  - SERVICE SINK, IF NOT SHOWN, IS PROVIDED ON SITE BY OWNER - WHERE REQUIRED.
  - DECKS, STAIRS & RAMPS: IF REQUIRED, ADA ACCESSIBLE RAMPS SHALL BE PROVIDED AT EACH REQUIRED EGRESS DOOR. STAIRS TO BE INSTALLED AT SERVICE DOORS ONLY. PROVIDED AND INSTALLED ON SITE BY OWNER UNLESS NOTED OTHERWISE IN CONTRACT.
  - SECOND AND ADDITIONAL EGRESS DOORS ARE REQUIRED IN SPACES WITH OVER 49 OCCUPANTS AND CONTAINING MORE THAN 75'-0" OF TRAVEL DISTANCE.
  - BUILDING IS TO BE LOCATED A MINIMUM OF 10'-0" FROM ACTUAL AND IMAGINARY PROPERTY LINES.
  - WHEN FURNITURE IS SHOWN, IT IS SHOWN FOR SPACE PLANNING PURPOSES ONLY. REFER TO PROPOSAL FOR ITEMS TO BE INCLUDED IN PRICING. SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

EXTERIOR ESSENTIALS SCHEDULE		
TYPE MARK	DESCRIPTION	QTY.
EX-1	VAP EXT_ADA RAMP_BASE SECTION	1
EX-2	VAP EXT_ADA RAMP_MID SECTION	4
EX-3	VAP EXT_ADA RAMP_TOP SECTION	2
EX-4	VAP EXT_ADA RAMP_SWITCHBACK LANDING	1
EX-5	VAP EXT_18x62 PLATFORM EXTENSION	4
EX-6	VAP EXT_62x62 PLATFORM WITH OPT CANOPY1	4
EX-7	VAP EXT_30-36 INCH STAIR SECTION	2
Grand total: 18		



PROPOSED FOR APPROVAL: WILLSCOT, 4646 EAST VAN BUREN STREET, SUITE 400, PHOENIX, AZ 85008. THIS DRAWING IS THE PROPERTY OF WILLSCOT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLSCOT. THE INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. WILLSCOT AND WILLIAMS SCOTSMAN INC. ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY HAVING JURISDICTION.



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

James Furman

One Credit Union

3517 Union Rd

Cheektowaga, NY 14225

**Re: 500 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: June 25, 2025**

**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

Ahmed Mohamed- 570 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 checked="" 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: James Furman**

**Address: 500 Ridge Rd**

**In reference to: Requesting special use permit for temporary location for building**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



# CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT

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



Date 6/25/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 561 RIDGE ROAD.

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant RICHARD JIMENEZ

Agenda item REQUESTING TO OPEN A PRIVATE PRACTICE. COUNSELING

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? REQUESTING TO OPEN A PRIVATE PRACTICE.  
MENTAL HEALTH COUNSELING SERVICE

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: 06/03/2025

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 561 Ridge Rd

S.B.L. No. 142.370-4-6.100

Description of Proposed Project: \_\_\_\_\_

Hillview Mental Health Counseling PLLC, a private practice

operating in existing office space.

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.

Richard Jimenez  
Name of Applicant

  
Signature of Applicant

561 Ridge Rd, Lackawanna NY 14218  
Address of Applicant

  
Applicant Phone No.

  
Applicant's Email

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

Property Owner:

NAME: Richard Jimenez

Address: 5813 Transit Rd

Depew, NY 14043

# 561 Ridge Rd





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Richard Jimenez

5813 Transit Rd

Depew, NY 14043

**Re: 561 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: June 25, 2025**

**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

Michael Sobaszek- 551 Ridge  
Michael Porter- 569 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. \_\_\_\_\_ Zoning Law Appeals

**Property owner: Richard Jimenez**

**Address: 561 Ridge Rd**

**In reference to: Requesting to open Hillview Mental Health Counseling private practice**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



# CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT

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



Date 6/25/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 2600 HAMBURG TPK

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant KONSTANTIN MARTYAIENKO

Agenda item 3D PRINTING, NO RETAIL ONLY ONLINE ORDERING

Zone MIXED COMMERCIAL / INDUSTRIAL ZONE

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? 3D PRINTING, NO RETAIL ONLY  
ONLINE ORDERING AND SHIPPING

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: 2025 June 04

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: Space A 2600 Hamburg Turnpike Lackawanna  
 S.B.L. No. 141.20-1-3.11 NY 14218

Description of Proposed Project: Applicant would like to lease the space for its business and install racking, work tables and 3D printers. There is no retail component - only order fulfillment and shipping.

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.

Konstantin Martynenko  
Name of Applicant

[Redacted]  
Signature of Applicant

242 N Dixie Ave  
Address of Applicant Carterville GA  
[Redacted] 30120

[Redacted]  
Applicant Phone No. [Redacted]

[Redacted]  
Applicant's Email

[Redacted]

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

Property Owner:

NAME: 2600 Hamburg Turnpike, LLC

Address: PO Box 1027  
Buffalo, NY 14201

400 Elmwood Ave  
Apt 414  
Buffalo, NY 14222

## STATIONS AND STAFF

Gritomatic will operate **7 dedicated stations**, each configured for a specific function and optimized for efficiency:

- 🧑‍🏭 Shipping Station
- 🧑‍🏭 Receiving Station
- 🧑‍🏭 Assembly Station
- 🧑‍🏭 3D Printing Farm
- 🧑‍🏭 Laser #1
- 🧑‍🏭 Laser #2
- 🧑‍🏭 R&D and Photography

The facility will be staffed by **4 employees**, each cross-trained to operate multiple stations and capable of switching roles as needed based on workflow demand.

## WAREHOUSING

- **Inventory** (WMS-controlled) – Multiple Racks/shelving.



**Buffer Inventory** - Racks/shelving



**Packing Supplies** - Racks/shelving (boxes of various sizes, envelopes, zip bags, etc)



# ORDER FULFILLMENT

 **Shipping station** for picking and packing orders, shipping labels.

SHIPPING  
STATION



 **Receiving station** for incoming boxes and pallets, sorting, labeling (purchased goods and RMA).

RECEIVING  
STATION

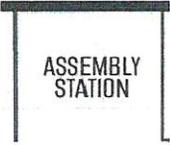


# LIGHT MANUFACTURING

Gritomatic engages in light manufacturing to support the customization and upgrade of guided sharpening systems. These activities are limited to:

-  **light assembly**

ASSEMBLY  
STATION



-  **3D-printing** (6 Desktop FDM 3D Printers Prusa MK4)

3D PRINTING



The following items will be manufactured on-site using 3D printers or assembled using 3D-printed parts:

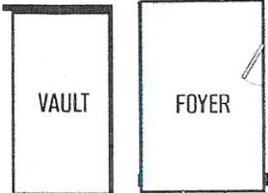
- 1) Stone holders and mounting fixtures for standardized sharpening stones
- 2) Custom storage bases for sharpening stones and accessories
- 3) Adapters for compatibility across sharpening system formats
- 4) Custom clamps and multi-clamp solutions to enhance sharpening systems
- 5) Magnetic positioning platforms and knife alignment guides
- 6) Modular components for guided sharpening systems
- 7) Light mounting arms and brackets for sharpening workspace illumination

Examples of 3D printed products.

## One Restroom

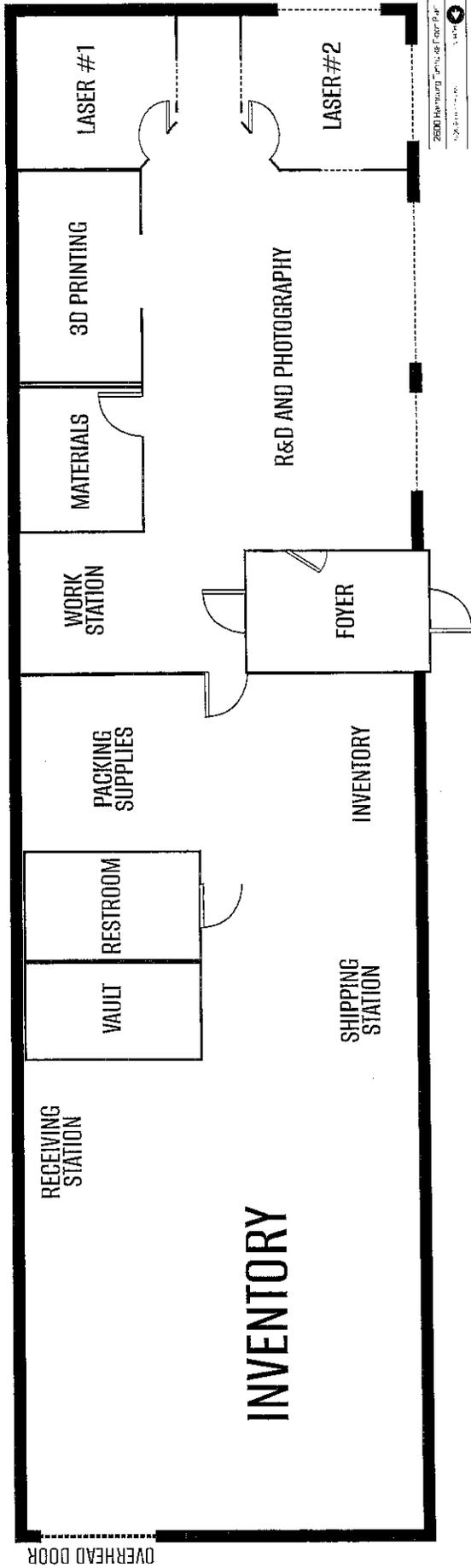


## For future use



## Signage

No signs will be mounted on the building or outside without prior approval.



OVERHEAD DOOR

INVENTORY

RECEIVING STATION

VAULT

RESTROOM

PACKING SUPPLIES

WORK STATION

MATERIALS

3D PRINTING

LASER #1

SHIPPING STATION

INVENTORY

FOYER

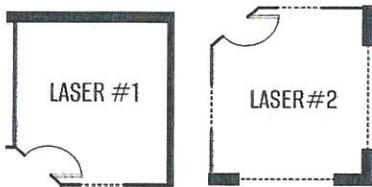
R&D AND PHOTOGRAPHY

LASER #2

2500 Horizontal Units of Floor Plan



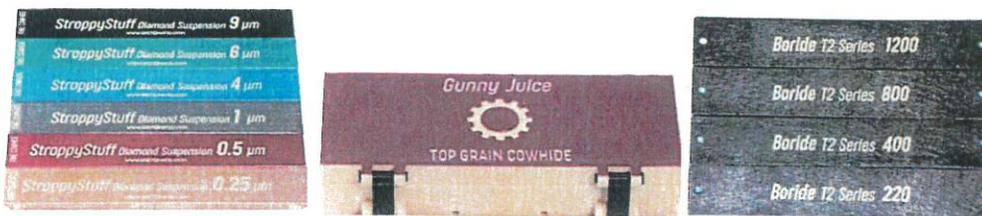
- laser engraving ( 🧑‍🔧 Fiber laser OMTech 30W; 🧑‍🔧 Diode laser xTools S1 10W)



The following items will be customized on-site using laser engravers:

- 1) All 3D-printed products (branding, product labels, reference angles)
- 2) All assembled sharpening stones and strops (branding, product labels, reference grits)

Examples of products with laser engraving (aluminum, plastic, steel).



## OTHER

🧑‍🔧 **R&D and Photography** – Racks/shelving, desks, photo and light equipment, web development, office-related work (open-space).



R&D AND PHOTOGRAPHY

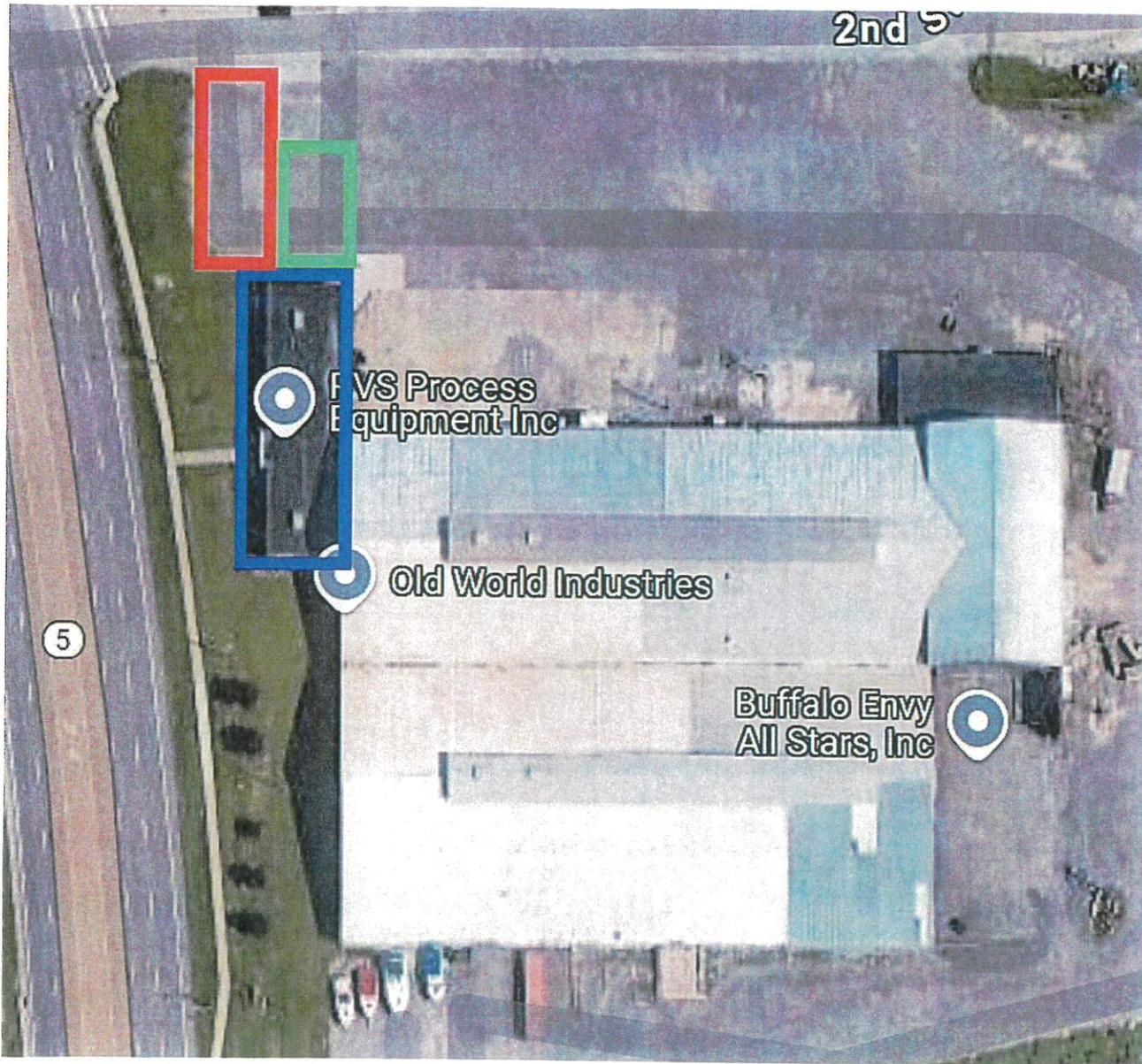


# 2600 Hamburg Turnpike, Lackawanna, NY 14218

Blue outline - Space A for Gritomatic

Red outline – parking for cars of employees

Green outline – zone for trucks (USPS, UPS pick-up, deliveries)





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Konstantin Martynenko  
400 Elmwood Ave  
Buffalo, NY 14222

**Re: 2600 Hamburg Tpke**

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: June 25, 2025**

**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



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Laura Roberts  
2600 Hamburg Tpke

**Re: 2600 Hamburg Tpke**

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: June 25, 2025**

**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



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date 6/25/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 184 INGHAM AVE.

Reason in front of the board NEEDS 3 VARIANCES GRANTED / SITE PLAN

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

Agenda Applicant ANGELA WATSON HABITAT FOR HUMANITY

Agenda item HABITAT FOR HUMANITY NEW SINGLE FAMILY HOME

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.) (1) UNDERSIZED LOT NEEDS 4500 SQFT ACTUAL 4000 SQFT. (2) UNDERSIZED FRONTAGE 45' ACTUAL 34', (3) SET BACK 25' ACTUAL 8' TO MATCH NEIGHBORS.

Description of agenda use? 3 VARIANCE ZONING BOARD. SITE PLAN APPROVAL FROM PLANNING BOARD.

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: 5.22.25

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input checked="" type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
_____ 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
<input checked="" type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 184 Ingham Ave.

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

Description of Proposed Project: 1290 sqft single family home. New construction. 3bed, 1-1/2 bath. Driveway & 64 sqft shed provided.

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.

Habitat for Humanity  
Angela Watson  
Name of Applicant

[Redacted]  
Signature of Applicant

1675 S. Park Ave.  
Address of Applicant

[Redacted]  
Applicant Phone No.

[Redacted]  
Applicant's Email

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Rd

Lackawanna

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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			
Lackawanna Housing Development Corporation			
Name of Action or Project: New Construction - 3 bedroom			
Project Location (describe, and attach a location map): 184 Ingham Ave.			
Brief Description of Proposed Action: LHDC is partnering with Habitat Buffalo to build a 1290 sqft 3 bedroom, 1-1/2 bath single family home. This home will have direct water, road and sewer access to Ingham Ave.			
Name of Applicant or Sponsor: Lackawanna Housing Development Corp.		Telephone: [REDACTED]	
Address: 640 Ridge Rd		E-Mail: [REDACTED]	
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"/>
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:			YES <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?			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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?  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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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?  
 If Yes,

a. Will storm water discharges flow to adjacent properties?  
 NO  YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
 If Yes, briefly describe:

NO  YES

50 gal dry well & Rear buried french drains

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

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

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Angela Watson Date: 5.22.25  
 Signature:  Title: Director of Construction

# HABITAT FOR HUMANITY BUFFALO

DESIGN-WAKEFIELD 3-BEDROOM  
 184 INGHAM AVE.  
 LACKAWANNA, NY 14218



PROJECT LOCATION

## SYMBOLS LEGEND

- DETAIL MARK
- SECTION MARK
- ELEVATION MARK
- ROOM SYMBOL
- WINDOW TAG
- FINISH ELEVATION
- DOOR TAG

## MATERIALS LEGEND

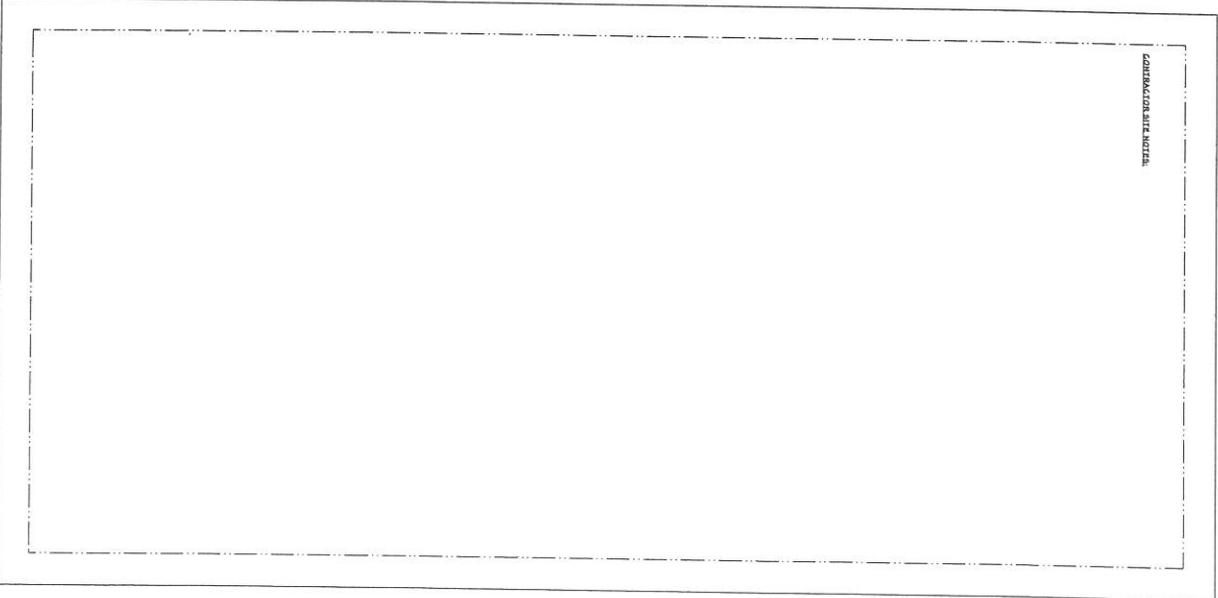
- EARTH
- CONCRETE
- CMU
- GYPSUM BOARD
- STRUCTURAL STEEL
- ROUGH LUMBER
- FINISHED WOOD
- BRICK

## LIST OF DRAWINGS

- CS COVER SHEET
- A100 FOUNDATION & DETAILS
- A101 FRAMING PLAN & DETAILS
- A102 FINISH DETAILS
- A103 ROOF LAYOUT
- A104 ROOF FRAMING DETAIL
- A105 ELEVATIONS
- E100 ELECTRICAL PLAN
- S100 PLOT PLAN

MEP INFORMATION CAN BE  
 FOUND ON MECHANICAL PAGES.

CONTRIBUTOR SITE NOTE:



DRAWINGS PROVIDED BY:  
 ANGELA PATISON  
 VANGUARD INTERIORS & DESIGN  
 585-214-7342  
 VANGUARD-INTERIORS.COM

184 INGHAM AVE.  
 LACKAWANNA, NY 14218  
 TWO-STORY, SINGLE FAMILY



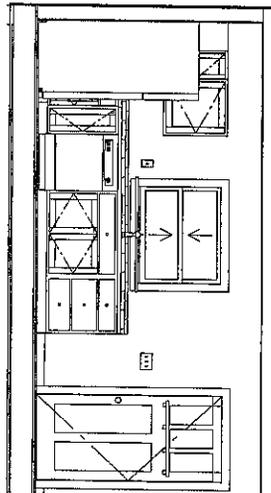
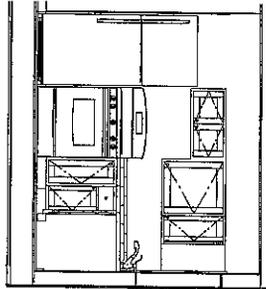
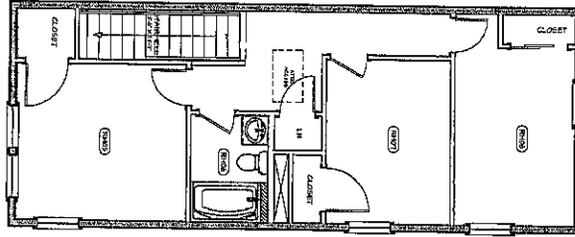
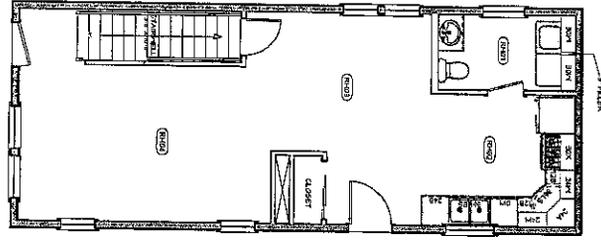
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DATE:  
 4/28/2025

SHEET NAME:  
 COVER SHEET





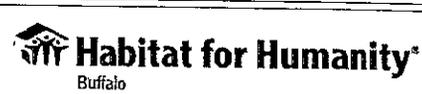


SPECIAL CONDITIONS		
NO.	DESCRIPTION	NOTES
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CABINET SCHEDULE			
NO.	SIZE	TYPE	LOCATION
1	36"	SINK	KITCHEN
2	36"	STOVE	KITCHEN
3	36"	REF	KITCHEN
4	36"	DR	KITCHEN
5	36"	UP	KITCHEN
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98	36"	UP	KITCHEN
99	36"	DN	KITCHEN
100	36"	DR	KITCHEN

DRAWINGS PROVIDED BY:  
 ANGELA HUTCHINSON  
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 555-214-9442  
 VANSUARD-INTERIORS.COM

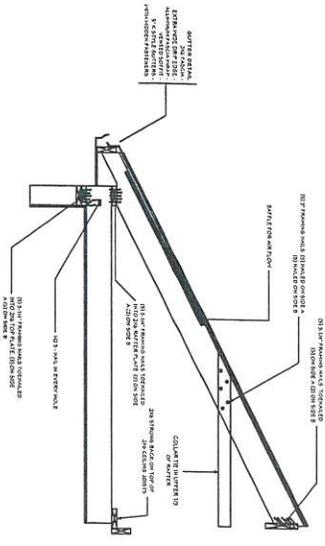
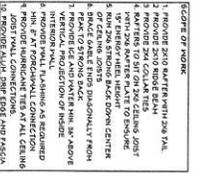
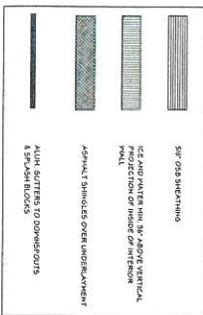
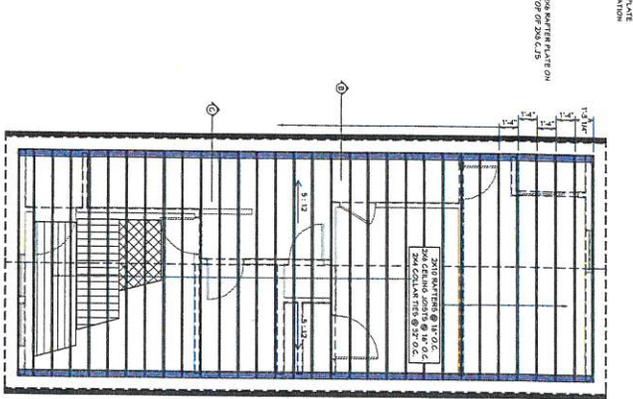
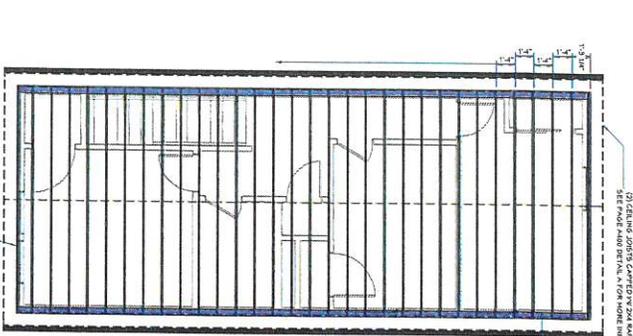
184 INGHAM AVE.  
 LACKAWANNA, NY 14218  
 TWO-STORY, SINGLE FAMILY



SHEET:  
 A102

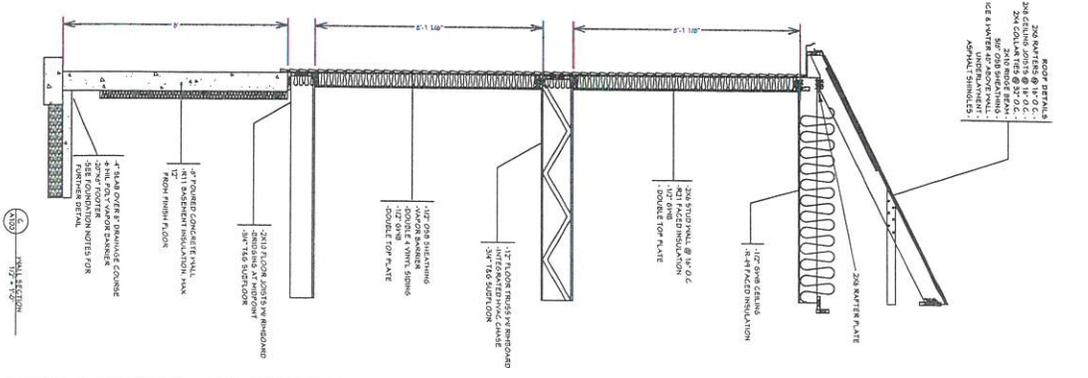
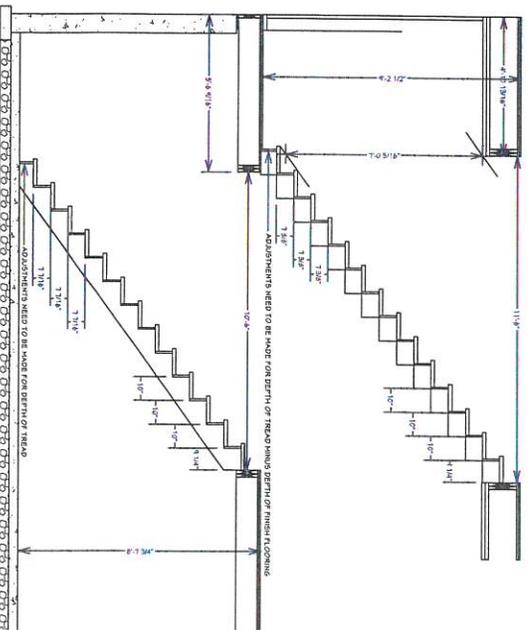
SHEET NAME:  
 DETAILS

DATE:  
 4/28/2025



NOTES

- BASEMENT STUDIES RE-ALIGNMENT OUTSIDE TO OUTSIDE - 31"
- 1ST FLOOR STAIR RE-ALIGNMENT OUTSIDE TO OUTSIDE TO BASED ON GRADING AND DRIVEWAY LOCATIONS
- TRUSS DO NOT OVERHANG ON THE STRINGS (ON THE SIDES)
- ONE X BRIDGE OVERHANG PER TRUSS BEHIND BELOW
- ROOFING STUDS TO BE 2x4 AND A CLEAN BY
- STAIR MATERIAL IS BY 32 AND A CLEAN BY



DATE: 4/28/2025

SHEET: ROOF W/OUT

A103

DRAWINGS PROVIDED BY:  
ANGELA PLATSON  
ANGELA PLATSON ARCHITECT  
REGISTERED PROFESSIONAL ARCHITECT  
VAN HANSEN INTERIORS & DESIGN  
VAN HANSEN INTERIORS & DESIGN  
VAN HANSEN INTERIORS & DESIGN

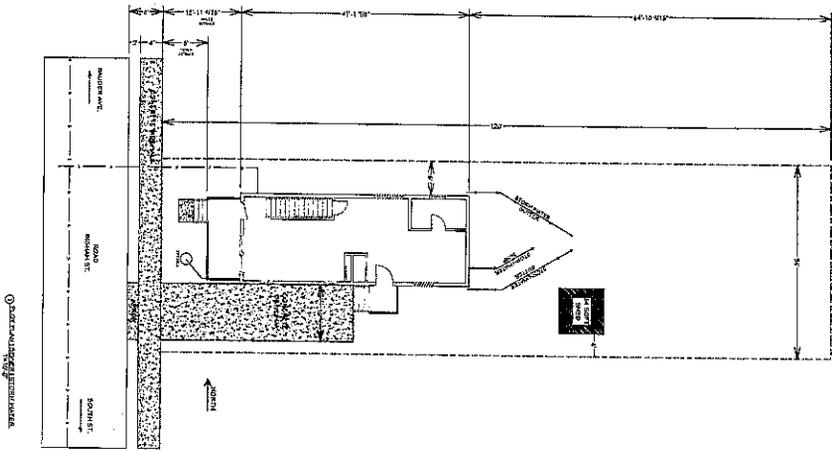
184 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY











SECTION 1

PROJECT NAME	DATE	PROJECT NO.	PROJECT ADDRESS
184 INGHAM AVE.	4/28/2025	2025-001	184 INGHAM AVE.

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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 8. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 9. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DRAWINGS PROVIDED BY:  
 ANGELA MATSON  
 VANGUARD INTERIORS & DESIGN  
 585-214-1942  
 VANGUARD-INTERIORS.COM

184 INGHAM AVE.  
 LACKAWANNA, NY 14218  
 TWO-STORY, SINGLE FAMILY

 **Habitat for Humanity**  
 Buffalo



DATE: 4/28/2025  
 SHEET NAME: S100  
 SHEET: 1 OF 1



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Angela Watson  
Habitat for Humanity  
1675 South Park Ave  
Buffalo, NY 14220

**Re: 184 Ingham 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: June 25, 2025**

**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  
Melika Mohamed- 180 Ingham  
Rania Holding LLC- 186 Ingham  
Ernesto Alvarez- 179-181 Lehigh



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.  Zoning Law Appeals

**Property owner: Angela Watson**

**Address: 184 Ingham Ave**

**In reference to: Construct new 1290 sq ft single family home**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date 10/25/2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 31 HOLLAND / ALSO 133 STONEY

Reason in front of the board ZONING 3 VARIANCES / PLANNING SITE PLAN APPROVAL

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

Agenda Applicant DEVON BLOWERS / LHDC

Agenda item 2 NEW BUILDS. SINGLE FAMILY HOMES

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No  No

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

Area variance needed?  Yes  No

Description of area variances needed (Parking/ height ect...) LOT SIZE VARIANCE SOFT, FRONT YARD WIDTH MINIMUM, YARD SETBACK REQUIREMENTS.

Description of agenda use? 3 VARIANCE ZONING BOARD SITE PLAN APPROVAL PLANNING BOARD

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: 6/2/2025

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

Site Plan Review	Filing Fee \$10.00
<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input checked="" type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
_____ 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: 31 Holland Ave

S.B.L. No. 141.43-7-12

Description of Proposed Project: Construction of a single family home that has a 3 Bedrooms and is 1280 sq. ft.

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.

LHDC  
Name of Applicant

[REDACTED]  
Signature of Applicant

640 Ridge Road  
Address of Applicant

[REDACTED]  
Applicant Phone No.

[REDACTED]  
Applicant's Email

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

Lackawanna, NY 14218

## 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: <i>New Single Family Home at 31 Holland</i>			
Project Location (describe, and attach a location map): <i>31 Holland ave</i>			
Brief Description of Proposed Action: <i>To build a single family home at 31 Holland Ave that is 3 bedrooms and 1280 square feet.</i>			
Name of Applicant or Sponsor: <i>Lackawanna Housing Development Corporation</i>		Telephone: [REDACTED]	
Address: <i>640 Ridge Road</i>		E-Mail: [REDACTED]	
City/PO: <i>Lackawanna</i>		State: <i>NY</i>	Zip Code: <i>14218</i>
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"/>
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: <i>Essex County Dept. of Environment and Planning</i>			YES <input checked="" 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?			.064 acres .064 acres .064 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
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: _____ _____		<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?		<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?		<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
	<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,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:

*Storm water will flow to adjacent storm drains.*

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Deer Blowers - Lackawanna Heavy Dev Corp Date: 6/2/2025

Signature:  Title: Executive Director









CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Devon Blowers/LCDC  
640 Ridge Rd  
Lackawanna, NY 14218

**Re: 31 Holland 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: June 25, 2025**

**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  
Taher Elbaneh – 32 Wilkesbarre  
Sana Ali- 27 Holland  
Adam Thabit- 33 Holland



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: Devon Blowers/LCDC**

**Address: 31 Holland Ave**

**In reference to: Construct new 1280 sq ft single family home**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date 10/25/2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 31 HOLLAND / ALSO 133 STONEY

Reason in front of the board ZONING 3 VARIANCES / PLANNING SITE PLAN APPROVAL

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

Agenda Applicant DEVON BLOWERS / LHDC

Agenda item 2 NEW BUILDS. SINGLE FAMILY HOMES

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No  No

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

Area variance needed?  Yes  No

Description of area variances needed (Parking/ height ect...) LOT SIZE VARIANCE 50FT, FRONT YARD WIDTH MINIMUM, YARD SETBACK REQUIREMENTS.

Description of agenda use? 3 VARIANCE ZONING BOARD SITE PLAN APPROVAL PLANNING BOARD

Code enforcement research (attached if applicable) YES

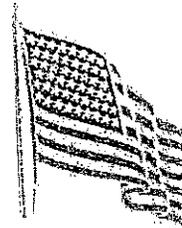
Legal opinion/ research (attached if applicable) NO

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: 6/2/2025

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____

<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 133 Stoney

S.B.L. No. 141.67-1-14.1

Description of Proposed Project: Construction of a single family  
home that is 1280 sqft and has 3 bedrooms

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.

LHDC  
Name of Applicant

[Redacted]  
Signature of Applicant

640 Ridge Road  
Address of Applicant

[Redacted]  
Applicant Phone No.

[Redacted]  
Applicant's Email

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

Lackawanna, NY 14218

# Short Environmental Assessment Form

## Part 1 - Project Information

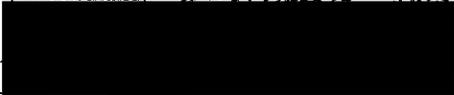
### Instructions for Completing

**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: <i>New Single Family Home at 133 Stoney</i>			
Project Location (describe, and attach a location map): <i>133 Stoney</i>			
Brief Description of Proposed Action: <i>[Redacted]</i>			
Name of Applicant or Sponsor: <i>Luckawanna Housing Development Corporation</i>		Telephone: <i>[Redacted]</i>	
Address: <i>640 Ridge Road</i>		E-Mail: <i>[Redacted]</i>	
City/PO: <i>Luckawanna</i>		State: <i>NY</i>	Zip Code: <i>14218</i>
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"/>
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: <i>Essex County Dept. of Environment and Planning</i>			YES <input checked="" 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?			acres <i>.1</i> acres <i>.1</i> acres <i>.1</i>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. A permitted use under the zoning regulations?				
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? If Yes, identify: _____	NO	YES		
	<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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<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 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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 type="checkbox"/> Urban <input checked="" 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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <i>storm water will flow to adjacent storm drains</i>		
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:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <i>Daves Blawie - Jackson Area Housing Dev Corp</i> Date: <i>6/2/2025</i>		
Signature:  Title: <i>Executive Director</i>		



**DESIGN LOADS:**

- 1. VALUE OF LOADS TO BE USED FROM TABLE 4.1 OF THE INTERNATIONAL BUILDING CODE (IBC) SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- 2. UNIFORM DEAD LOADS - 10 PSF MINIMUM
- 3. UNIFORM LIVE LOADS - 40 PSF MINIMUM
- 4. POINT LIVE LOADS - 4000 LB MINIMUM
- 5. WIND LOADS - AS PER IBC
- 6. SNOW LOADS - AS PER IBC
- 7. SEISMIC LOADS - AS PER IBC
- 8. CEILING LOADS - AS PER IBC
- 9. FLOOR FINISHES - AS PER IBC
- 10. ROOF FINISHES - AS PER IBC
- 11. MECHANICAL EQUIPMENT - AS PER IBC
- 12. MECHANICAL EQUIPMENT - AS PER IBC
- 13. MECHANICAL EQUIPMENT - AS PER IBC
- 14. MECHANICAL EQUIPMENT - AS PER IBC
- 15. MECHANICAL EQUIPMENT - AS PER IBC
- 16. MECHANICAL EQUIPMENT - AS PER IBC
- 17. MECHANICAL EQUIPMENT - AS PER IBC
- 18. MECHANICAL EQUIPMENT - AS PER IBC
- 19. MECHANICAL EQUIPMENT - AS PER IBC
- 20. MECHANICAL EQUIPMENT - AS PER IBC

**STAIR NOTES:**

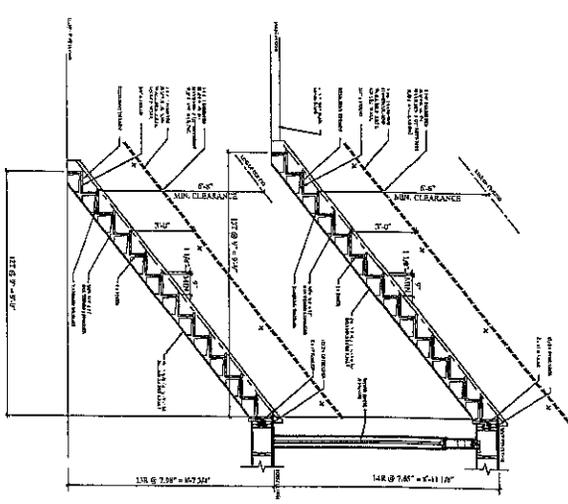
- 1. ALL STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101.
- 2. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 3. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 4. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 5. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 6. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 7. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
- 8. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.
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- 10. ALL STAIRS SHALL BE CONSTRUCTED WITH A MINIMUM CLEARANCE OF 6'8" ABOVE THE STAIRS.

**GENERAL NOTES:**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101.
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**PROJECT NOTES:**

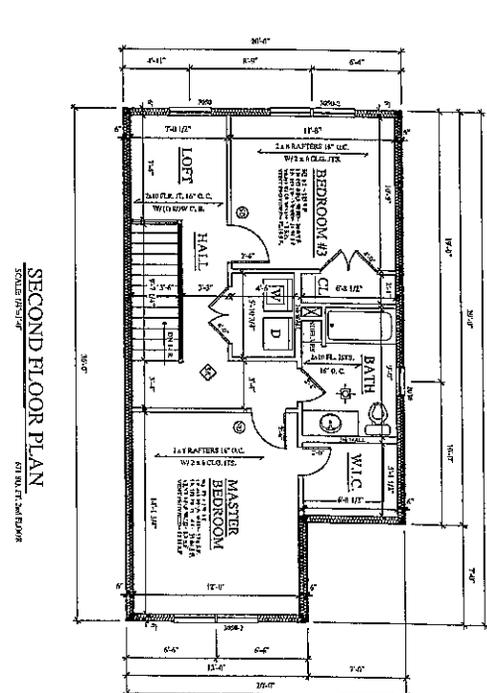
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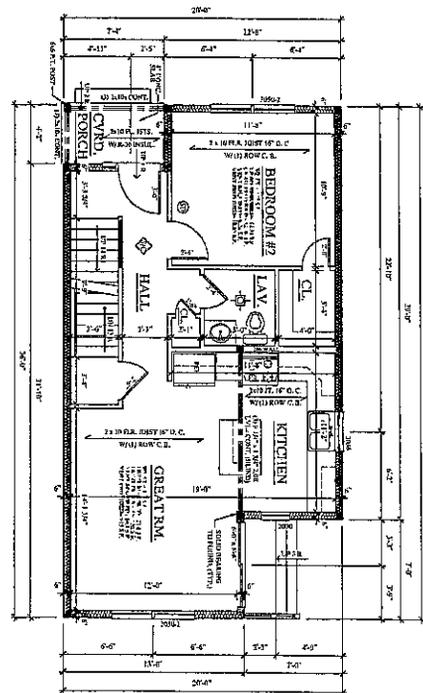
**STAIR SECTION**

**BLIND LVL DETAIL**

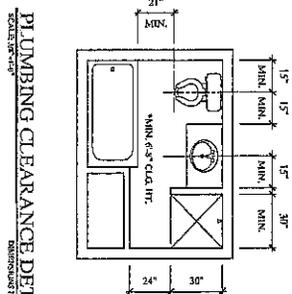
ABBREVIATION INDEX							
6. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
7. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
8. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
9. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
10. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
11. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
12. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
13. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
14. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
15. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
16. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
17. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
18. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
19. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS
20. A/C	AIR CONDITIONING	GA.	GARAGE	GL.	GLASS	GLASS	GLASS



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



**PLUMBING CLEARANCE DETAIL**

**LEGEND**

- ◆ CARBON MONOXIDE & SMOKE DETECTOR COMBO
- ⊕ EXHAUST FAN
- ⊖ SOLID BEARING
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**FLOOR PLAN**  
 NEW RESIDENCE for SUNSET CUSTOM HOMES of WNY  
 LHDC  
 133 STONEY STREET  
 LACKAWANNA, NEW YORK

**REVISIONS**

NO.	DATE	DESCRIPTION
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**DM**  
**DARYL MARTIN**  
 ARCHITECT  
 5631 Green Road Orchard Park, NY 11067  
 PH: (716) 667-4435  
 FAX: (716) 667-2108

**A-2**  
 SHEET NUMBER





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 16, 2025

Devon Blowers/LCDC  
640 Ridge Rd  
Lackawanna, NY 14218

**Re: 133 Stoney**

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: June 25, 2025**

**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  
John Richardson- 129 Stoney  
Margaret Zicarelli- 132 Swan  
126 Swan Street LLC- 126 Swan



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. \_\_\_\_\_ Zoning Law Appeals

**Property owner: Devon Blowers/LCDC**

**Address: 133 Stoney**

**In reference to: Construct new 1280 sq ft single family home**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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



# CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT



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

Date 5/28/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 2170 ABBOTT ROAD.

Reason in front of the board SITE PLAN REVIEW TO OPEN BOOK KEEPING SERVICE.

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

Agenda Applicant MANA MUKSEN

Agenda item TO OPEN BOOK KEEPING SERVICE TO THE PUBLIC

Zone NEIGHBORHOOD COMMERCIAL

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? BOOK KEEPING SERVICE

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: 05-08-25

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

Site Plan Review

\_\_\_\_\_ 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  
 \$ 400.00 plus \$100.00 per acres

Filing Fee \$10.00

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

\$ \_\_\_\_\_

\_\_\_\_\_ Special Use Permit

\$ 500.00

\_\_\_\_\_ Development Plan Review

\$ 50.00

Property Address: 2170 Abbott Rd Lackawanna 14218

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

Description of Proposed Project: Bookkeeping Services

Open to the public.

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.

Mawa Muhsen

Name of Applicant



Signature of Applicant

18 Minton St Buffalo 14210

Address of Applicant



Applicant Phone No.



Applicant's Email

Owner

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

Property Owner:

NAME: 2170 ABBOTT LLC

Address: 2170 ABBOTT Rd

Lackawanna NJ 14218

# LACKAWANNA CITY CLERK

Grace Marrano  
City Clerk  
Registrar of Vital Statistics

Mana Muhsen

716 563 7595

bookkeeping / car rental 3 cars / maybe 4



## Business Registration Application Check List

2170 ABBOTT Road

Lackawanna<sup>NY</sup> 14218

### Step 1:

Proceed to Code Enforcement, Room #311; to verify the nature of your proposed business does not require Zoning Board and/or Planning Board approval.

YES \_\_\_ NO  - Zoning Board Approval Required.

YES  NO \_\_\_ - Planning Board Approval Required.

Code Enforcement Officer:

Steven Balon

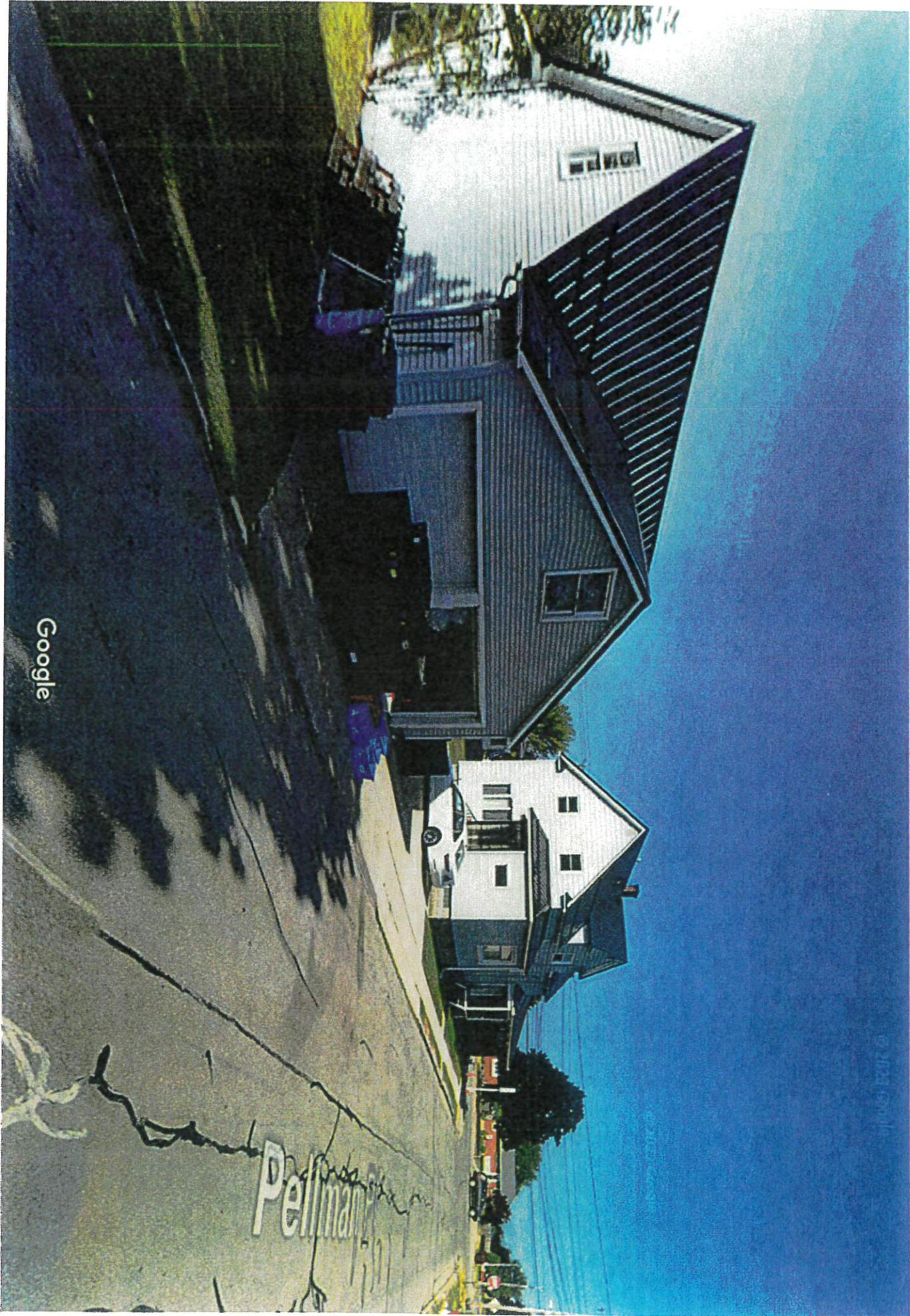
### Step 2: If determined:

**NO** to **BOTH** questions above, proceed to the City Clerk's Office, Room #215, to complete a Business Registration Application. A processing fee of \$100 is required at the time of application.

**YES** to **EITHER** question above, **DO NOT** proceed further until your proposed business is approved by the Zoning and/or Planning Board. If ultimately approved by the respective board(s), then proceed to the City Clerk's Office as per above.







Google

Image capture: Jul 2022 © 2025 Google

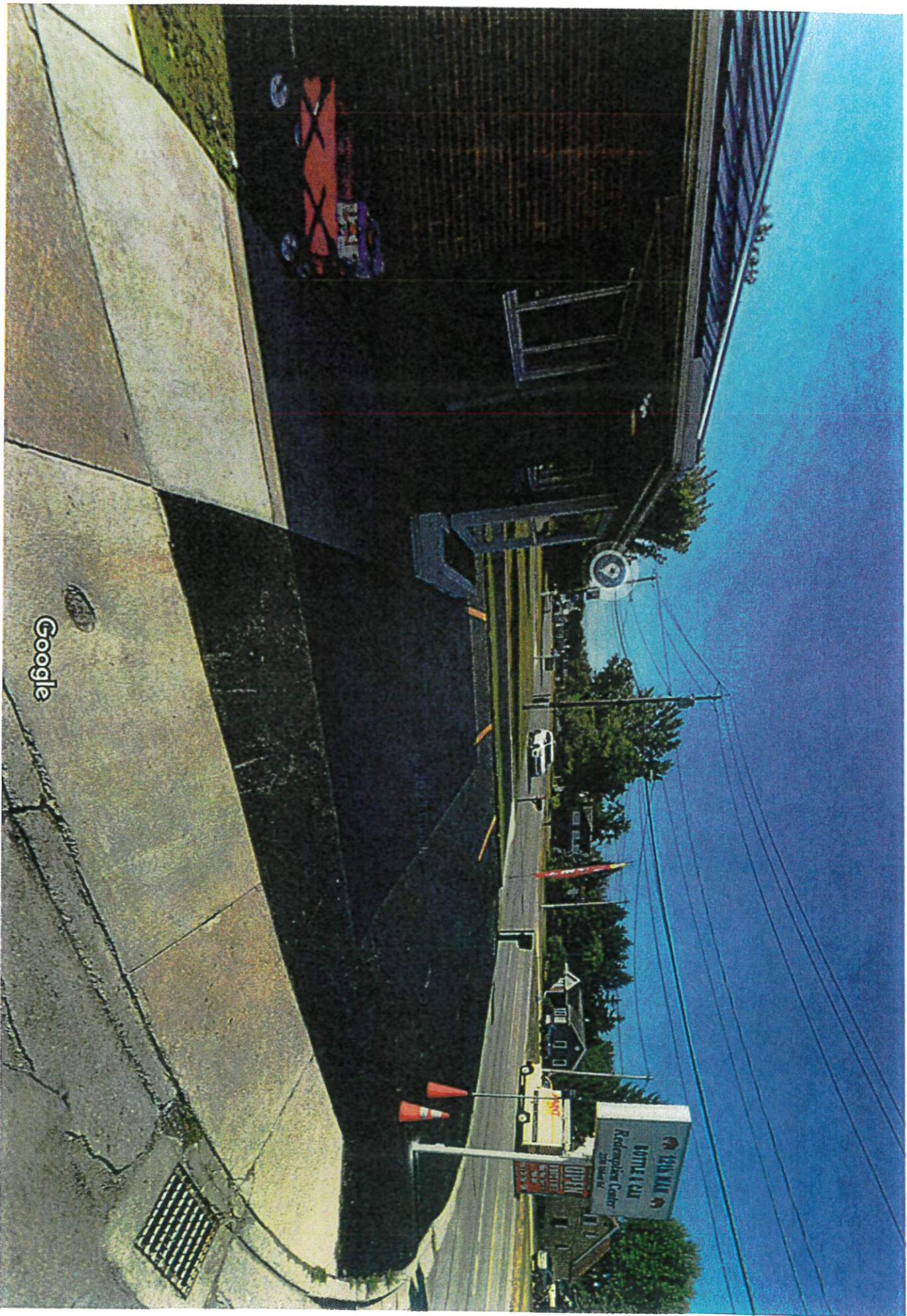


Image capture: Jul 2022 © 2025 Google

5b



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

June 17, 2025

Mana Muhsen  
18 Minton St  
Buffalo, NY 14210

**Re: 2170 Abbott Rd**

The above item has been placed on the agenda for the next scheduled meeting of the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna.

Planning and Development Board

Zoning Board of Appeals

**Date: June 25, 2025**

**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  
Elizabeth Satko- 2176 Abbott Rd  
Christopher Caber- 27 Pellman Pl



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: Mana Muhsen**

**Address: 2170 Abbott Rd**

**In reference to: Request to open a bookkeeping service to the public**

You are entitled to appear at the public hearing scheduled for **6/25/25@ 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