



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date JULY 29<sup>TH</sup> 2005

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 717 RIDGE RD.

Reason in front of the board PARKING VARIANCE / SITE PLAN APPROVAL

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

Agenda Applicant BEVERLY GARRAWAY

Agenda item CATERING RESTAURANT AND BAR.

Zone CENTRAL BUSINESS DISTRICT

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...) AREA VARIANCE FOR 17 PARKING SPACES AS THERE IS NOT ANY ON PROPERTY PARKING.

Description of agenda use? AREA VARIANCE / SITE PLAN 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: 6/30/25

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

Site Plan Review

Filing Fee \$10.00   

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

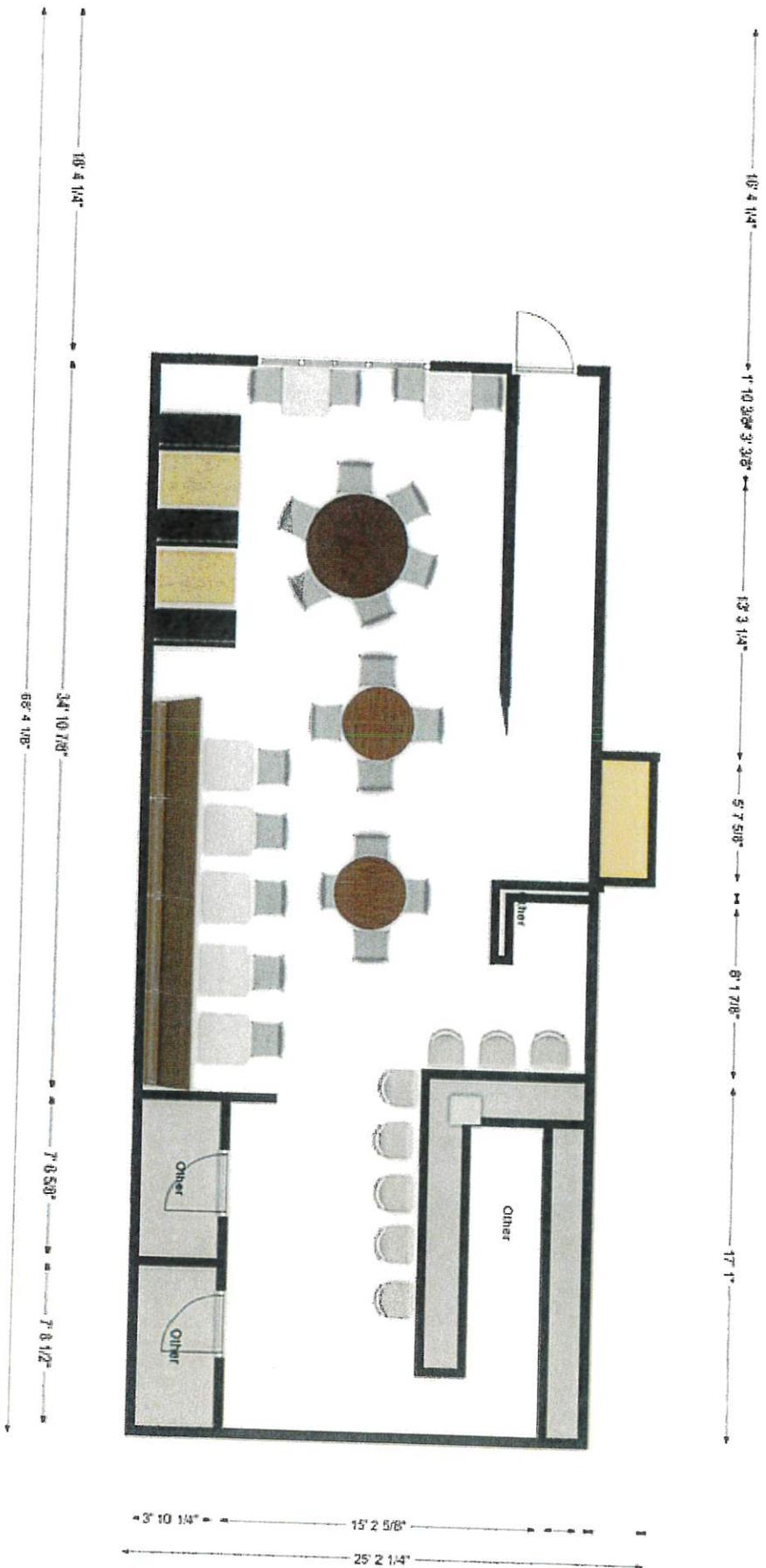
Property Address: 717 Ridge Road Lackawanna NY 14218

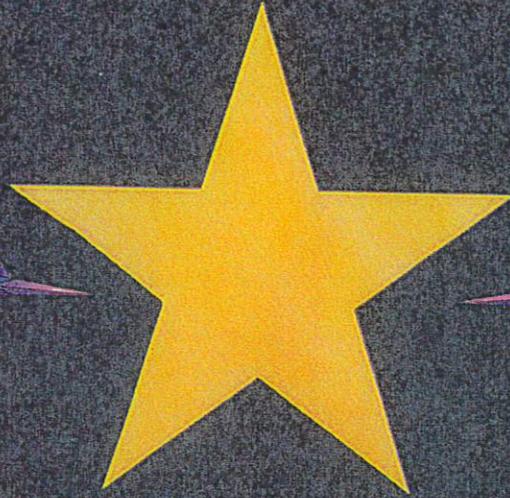
S.B.L. No. \_\_\_\_\_

Description of Proposed Project: Restaurant Catering and Bar

Director of Development

← 4' 5/8" → 2' 7 5/8" → 2' 11 3/8" 2' 3 7/8" →





POP-IN  
717



*Come level up your taste buds!*



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 17, 2025

Beverley Garraway  
84 Summer Pl  
Buffalo, NY 14211

**Re: 717 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: July 29, 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  
715 Ridge- LMW1968LLC  
727 Ridge- Adolph Development



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: Beverley Garraway**

**Address: 717 Ridge Rd**

**In reference to: Requesting to open catering restaurant and bar**

You are entitled to appear at the public hearing scheduled for **7/29/25@ 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 JULY 29TH 2025 Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 954 RIDGE MIDDLE VACANCY

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant ANWAR ALKALAI

Agenda item TO OPEN A COMMUNITY PHARMACY

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? SITE PLAN APPROVAL TO OPEN  
A COMMUNITY PHARMACY  
RITE AID IS CLOSING.

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: 7/8/25

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: 954 Ridge Road, Lackawanna, N.Y. 14218

S.B.L. No. 142.32-2-6.2

Description of Proposed Project: The proposed project is a community based Pharmacy that will provide prescription medications, over the counter products and essential health services operated by a licensed Pharmacist. The Pharmacy aims to improve health care access and promote wellness through personalized, reliable and convenient care.

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.

Anwar Al-Kalbi

Name of Applicant

148 Holland Ave  
Lackawanna NY 14208

Address of Applicant

~~ANWAR-ALKALBI@yahoo.com~~

Applicant's Email

Anwar Al-Kalbi

Signature of Applicant

~~716-208-5287~~

Applicant Phone No.

owner/e

Role of Applicant to Project

(owner, attorney, lessee, agent, architect, engineer, contractor...)

Property Owner:

NAME:

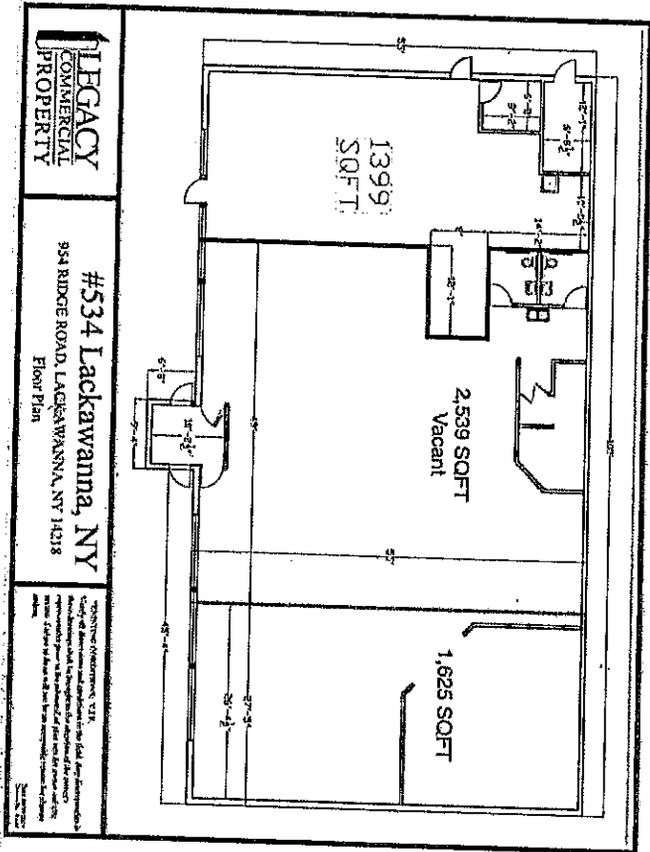
Legacy Commercial Property / Family Video

Address:

2500 Lehigh Ave  
Glenview, IL 60026

Movie Club Inc.  
~~2500~~

EXHIBIT A1  
FLOOR PLAN





Google

Current

Restrooms

(Current)  
Office

Shelves

S  
h  
e  
l  
v  
e  
s

Pharmacy

Prescription Processing Station

Counter

Drop off / Counseling

Pick up

Waiting  
Area

OTC

Shelves

OTC

Shelves

OTC

Shelves





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 17, 2025

Anwar Al-Kalai  
148 Holland Ave  
Lackawanna, NY 14218

**Re: 954 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: July 29, 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  
104 Rosary – Ridge Rd Development  
980 Ridge Rd- Ridge Rd Development



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

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1.  Site Plan Review
2.  Special Use Permit
3.  Development Plan Review
4.  Variance
5.  Zoning Law Appeals

**Property owner: Anwar AKalai**

**Address: 954 Ridge Rd**

**In reference to: Requesting to open community pharmacy**

You are entitled to appear at the public hearing scheduled for **7/29/25@ 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



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Date JULY 29 2025

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 170 MARTIN ROAD . SITE PLAN

Reason in front of the board TO CHANGE AN EXISTING GROUP HOME TO SCHOOL.

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

Agenda Applicant MICHELLE M. EZZO

Agenda item CHANGE EXISTING GROUP HOME TO SCHOOL.

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...) —

Description of agenda use? CONVERSION OF AN EXISTING GROUP HOME TO PRIVATELY OWNED, NEW YORK STATE SPONSORED SCHOOL FOR 30-36 CHILDREN

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



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**DEPARTMENT OF DEVELOPMENT**

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 Lackawanna, NY 14218  
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 6-9-25

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

Site Plan Review

Filing Fee \$10.00

<input 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 checked="" 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: 170 Martin Rd., Lackawanna, NY 14218

S.B.L. No. 142.14-1-5.212

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

Conversion of an existing group home to a privately owned, New York State sponsored school for 30-36 children.

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.

Michelle M. Ezzo

Name of Applicant

726 Exchange St. STE 920,  
Buffalo, NY 14210

Address of Applicant

~~mezzo@cp1team.com~~

Applicant's Email

*Michelle M Ezzo*

Signature of Applicant

~~716-220-3492~~

Applicant Phone No.

Architect

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

Property Owner:

NAME: OLV Human Services

Address: 790 Ridge Rd.,  
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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: OLV Human Services Renovation for ITP School			
Project Location (describe, and attach a location map): 170 Martin Rd. Lackawanna, NY 14218			
Brief Description of Proposed Action: This project will consist of renovations of a group home to create 5 classrooms and support spaces.			
Name of Applicant or Sponsor: OLV Human Services		Telephone: [REDACTED]	
Address: 790 Ridge Rd.		E-Mail: [REDACTED]	
City/PO: Lackawanna		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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Dept. -Permit, NYS Education Dept. Approval		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		3.96 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.23 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			

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,

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

Rain leaders discharge to grassy areas

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: Michelle Ezzo

Date: June 9, 2025

Signature:

*Michelle Ezzo*

Title: Architect



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

July 17, 2025

Michelle M. Ezzo  
STE 920  
726 Exchange St  
Buffalo, NY 14210

**Re: 170 Martin 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: July 29, 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  
150 Martin Rd- Baker Hall



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

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2.  Special Use Permit
3.  Development Plan Review
4.  Variance
5.  Zoning Law Appeals

**Property owner: Michelle M. Ezzo**

**Address: 170 Martin Rd**

**In reference to: To convert an existing group home to a school run by OLV**

You are entitled to appear at the public hearing scheduled for **7/29/25@ 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:

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Department of Development  
714 Ridge Road, Room 309  
Lackawanna, NY 14218

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PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



