



**CITY OF LACKAWANNA**  
**OFFICE OF CODE ENFORCEMENT**

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



Date 9/24/25

Agenda Checklist  
 Zoning Board of Appeals  
 Planning and Development Board

Property address 2 STEELWORKERS WAY / LAST SPACE AVAILABLE

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant KEVIN B. KIRK RA UNILAND DEV. CO.

Agenda item SITE PLAN / REQUEST TO OPEN BY AGRIPASTICS USA LLC

Zone BETHLEHEM REDEVELOPMENT AREA / RENAISSANCE COMMERCE PARK

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? PROPOSED SITE PLAN APPROVAL FOR TENANT AGRIPASTICS USA, LLC . SUITE 130 AT RENAISSANCE COMMERCE PARK.

Code enforcement research (attached if applicable) Y/N

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: 08/04/25

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

Site Plan Review	Filing Fee \$10.00
_____ Less than 0.5 acres	\$ 50.00
_____ 0.5 to 1.0 acres	\$ 200.00
<u>X</u> 1.0 to 2.0 acres	\$ 400.00
_____ 2.0 to 5.0 acres	\$ 400.00
_____ Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<u>X</u> Special Use Permit	\$ 500.00
_____ Development Plan Review	\$ 50.00
	<b>\$910.00</b>

Property Address: 2 Steelworkers Way, Lackawanna, NY

S.B.L. No. 14218 141.11-1-48.13

Description of Proposed Project: Agri-Plastics USA, LLC is to occupy 64,996 SF  
(950 SF office & 64,046 SF warehouse) at 2 Steelworkers Way (151,200 SF  
total). They intend to use the space for rotational plastic manufacturing—  
including calf hutches, tanks, and custom-molded parts—along with storage,  
shipping, and support by production and office staff.

Charles D. Clark  
 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.

Kevin B. Kirk, RA- Uniland Development Co.  
Name of Applicant

[REDACTED]  
Signature of Applicant

100 Corporate Parkway - Suite 100  
Amherst, NY 14226

Address of Applicant

[REDACTED]  
Applicant Phone No.

[REDACTED]  
Applicant's Email

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

Property Owner:

NAME: Uniland Development Co.

Address: 100 Corporate Parkway - Suite 100  
Amherst, NY 14226

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Charles D. Clark  
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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Agri-Plastics USA, LLC			
Project Location (describe, and attach a location map): 2 Steelworkers Way, Lackawanna NY 14218			
Brief Description of Proposed Action: Agri-Plastics USA, LLC is to occupy 64,996 SF (950 SF office & 64,046 SF warehouse) at 2 Steelworkers Way (151,200 SF total). They intend to use the space for rotational plastic manufacturing—including calf hutches, tanks, and custom-molded parts—along with storage, shipping, and support by production and office staff.			
Name of Applicant or Sponsor: Kevin B. Kirk, RA - Uniland Development Company		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 100 Corporate Parkway - Suite 500			
City/PO: Amherst		State: NY	Zip Code: 14226
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.29 acres 2 Steelworkers Way Site Area	
b. Total acreage to be physically disturbed?		1.49 acres Area occupied by tenant KPM	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.65 acres 8 Dona St. & 2 Steelworkers Site Area	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
	<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 checked="" type="checkbox"/>	
	<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:			
N/A _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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: _____			
N/A _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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: _____			
N/A _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
N/A _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Peregrine Falcon, Lake Stur	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
N/A		
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"/>
N/A		
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"/>
N/A		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Remediation Sites: C915198H, Remediation Sites C915198K, Remediation Sites: C915197L, NYS Heritage Areas: West Erie Canal Corridor.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Kevin B. Kirk, RA</u> Date: <u>08/01/25</u>		
Signature:  Title: <u>Architect/ Director of Planning and Design</u>		

July 31, 2025

**RE: Lease Agreement between  
Renaissance 6, LLC and  
Agri-Plastics USA, LLC  
File No. 9529**

To Whom It May Concern:

We are writing this letter to the Lackawanna Building Department with regard to space occupancy of 2 Steelworkers Way, Suite 130.

Agri-Plastics USA, LLC will utilize the premises for rotational plastic manufacturing and associated operations, including storage and shipping.

Examples of products manufactured at this facility will include agricultural calf hutches, tanks, containers, bins, and other custom-molded plastic parts.

The premises will be occupied by approximately 32 people in the capacity of manufacturing, technical, logistical and administrative staff. Operations will run on a three-shift schedule, five days per week (24/5). During periods of high demand, the facility may operate 24 hours a day, seven days a week (24/7) to meet production requirements.

While the manufacturing process may produce some operational noise and a mild odor associated with heating plastic resin, these are non-hazardous and will be managed in accordance with standard industry practices.

If you have any questions, please contact me.

Sincerely,  
Darren VanBuuren  
CEO & President  
Agri-Plastics USA, LLC

cc: Correspondence  
File No. 9528



August 1, 2025

Mr. Chuck Clark – Director of Development  
CC: Scott Hayes – Code Enforcement Officer  
City of Lackawanna  
714 Ridge Road – Room 309  
Lackawanna, NY 14218

RE: Site Plan Application  
Tenant – Agri- Plastics USA, LLC  
2 Steelworkers Way (Bethlehem Steel)  
Lackawanna, New York

Dear Mr. Clark:

Uniland Development is submitting documents for a site plan review for the tenant Agri- Plastics USA, LLC at 2 Steelworkers Way – Suite 130 at Renaissance Commerce Park. The tenant will occupy the initial 64,996 SF and they intend to use the space for rotational plastic manufacturing— including calf hutches, tanks, and custom-molded parts—along with storage, shipping, and support by production and office staff.

Included with our submission are the following items (13 copies of each):

- Application to the City of Lackawanna Planning and Development Board
- Short Environmental Assessment Form
- 11x17 Site Plan – Tenant Location Plan
- 11x17 Floor Plan & Furniture Plan
- Tenant Use Letter

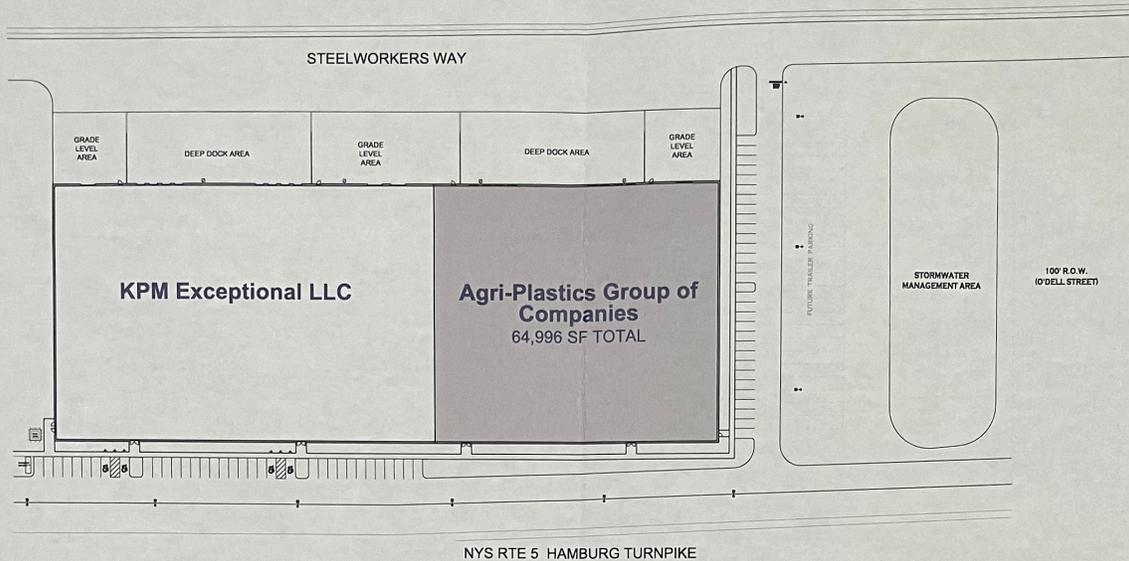
Also included is a check for \$910 for the application fee.

We look forward to presenting our project to the Planning Board. Please let us know if you have any questions.

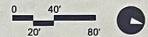
Sincerely,  
UNILAND DEVELOPMENT COMPANY



Kevin B. Kirk, RA  
Director of Planning and Design



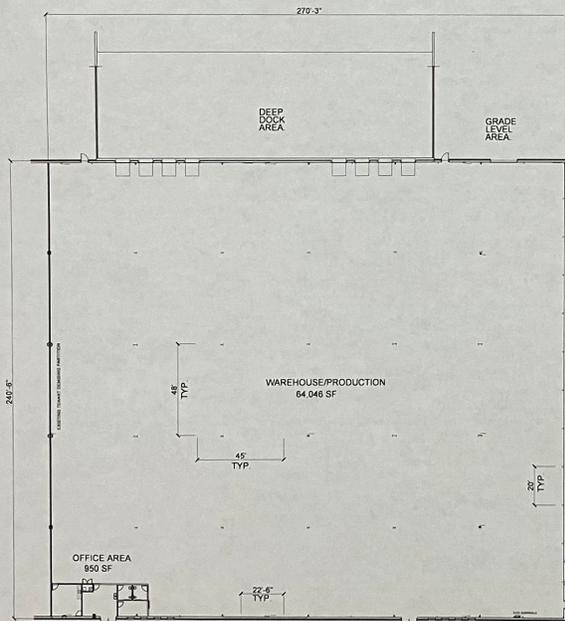
2 Steelworkers Way | Renaissance Commerce Park | Lackawanna, New York



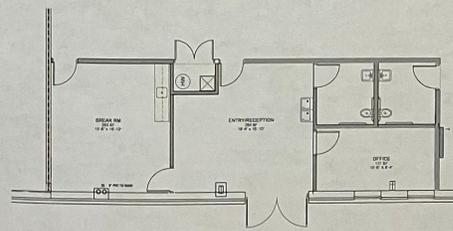
**Agri-Plastics Group of Companies**

Site Plan | #9136.00 | 07.30.25

University Corporate Centre | 100 Corporate Parkway | Suite 500 | Amherst, NY 14226-1295 | 716.834.5000 | uniland.com



Floor Plan



Office Floor Plan

PARTITION PLAN LEGEND	ELECTRICAL PLAN LEGEND	GENERAL NOTES
[Symbol] EXISTING PARTITION	[Symbol] TELEPHONE PANEL	1. ALL EXISTING CONDUITS AND PIPES ARE TO REMAIN UNLESS OTHERWISE NOTED.
[Symbol] NEW PARTITION	[Symbol] POWER AND TELEPHONE PANEL AND TRANSFORMER	2. ALL NEW ELECTRICAL, PIPING, AND/OR FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
[Symbol] PARTITION TO BE DEMOLISHED	[Symbol] NEW DOOR AND FRAME	3. ALL NEW ELECTRICAL PANELS ARE TO BE PROVIDED AND INSTALLED BY THE TRADE CONTRACTOR.
[Symbol] EXISTING FIRE RATED PARTITION	[Symbol] EXISTING DOOR AND FRAME	4. ALL NEW ELECTRICAL PANELS ARE TO BE PROVIDED AND INSTALLED BY THE TRADE CONTRACTOR.
[Symbol] NEW FIRE RATED PARTITION	[Symbol] EXISTING DOOR & FRAME TO BE REFINISHED	
[Symbol] EXISTING GLASS PARTITION		
[Symbol] EXISTING GLASS PARTITION		
[Symbol] EXISTING GLASS PARTITION		



Key Plan

2 Steelworkers Way - Suite 130 | Renaissance Commerce Park | Lackawanna, New York



**Agri-Plastics Group of Companies**  
Proposed Floor Plan | #9528.01 | 05.08.25

University Corporate Centre | 100 Corporate Parkway | Suite 500 | Amherst, NY 14226-1295 | 716.834.5000 | uniland.com



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Attn: Kevin B. Kirk  
Uniland Development Company  
100 Corporate Parkway Suite 100  
Amherst, NY 14226

**Re: 2 Steelworkers Way, Suite 130**

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: September 24, 2025**

**Date:**

**Time: 6:00PM**

**Time:**

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

If you have any questions please feel free to call 827-6421  
Boarding Neighbors  
KPM Exceptional – 2 Steelworkers Way, Suite 100



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: Uniland Development Company**

**Address: 2 Steelworkers Way, Suite 130**

**In reference to: Request to open Agri-Plastics USA, LLC**

You are entitled to appear at the public hearing scheduled for **9/24/25@ 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 311  
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

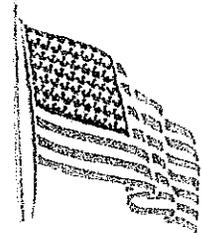
PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA  
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA





**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: \_\_\_\_\_

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

Site Plan Review

Filing Fee \$10.00

_____ Less than 0.5 acres	\$ 50.00
_____ 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: 1596 ABBOTT ROAD

S.B.L. No. 142.16-2-32.1

Description of Proposed Project: single story frame addition to an existing retail store for additional retail sales, storage and loading area.

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.

DAVID GLUSKINOV AS AGENT

Name of Applicant

[REDACTED]

Signature of Applicant

[REDACTED]

Address of Applicant

[REDACTED]

Applicant Phone No.

[REDACTED]

Applicant's Email

WRITER

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

Property Owner:

NAME: Feryeh Berman

Address: [REDACTED]

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Director of Development

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

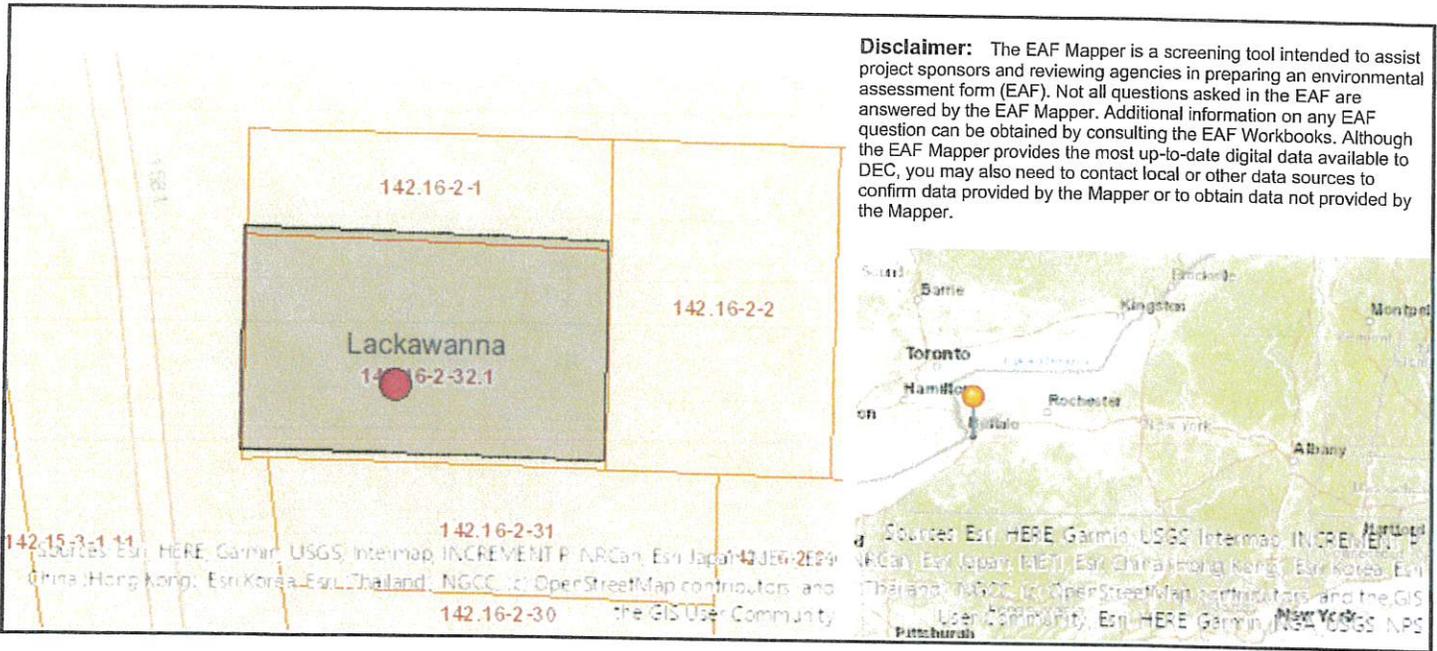
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: RETAIL ADDITION			
Project Location (describe, and attach a location map): 11590 ABBOTT ROAD LACKAWANNA			
Brief Description of Proposed Action: SINGLE STORY FRAME ADDITION FOR EXPANSION OF EXISTING RETAIL USE			
Name of Applicant or Sponsor: DAVID GIUSIANA AS AGNT FOR OWNER		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address:			
City/PO: q		State:	Zip Code:
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: VARAINCE			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		LESS THAN 1 acres	
b. Total acreage to be physically disturbed?		LESS THAN 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		LESS THAN 1 acres	
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,		NO	YES	N/A
a.	A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<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?		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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" 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: _____ _____ _____				

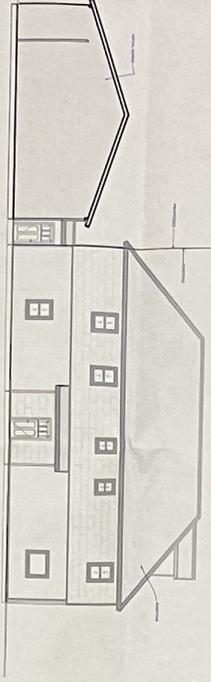




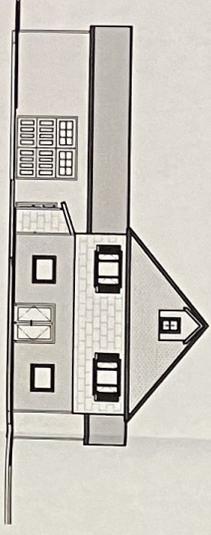
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



3 SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

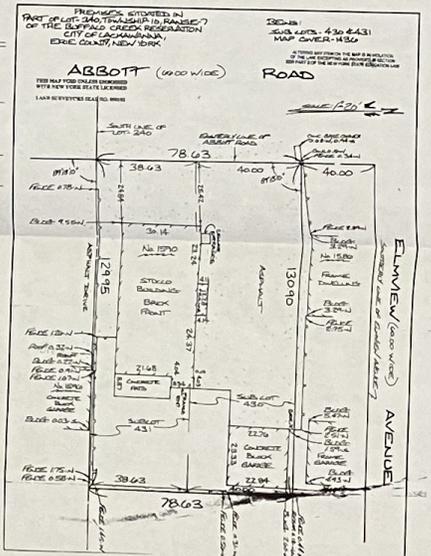
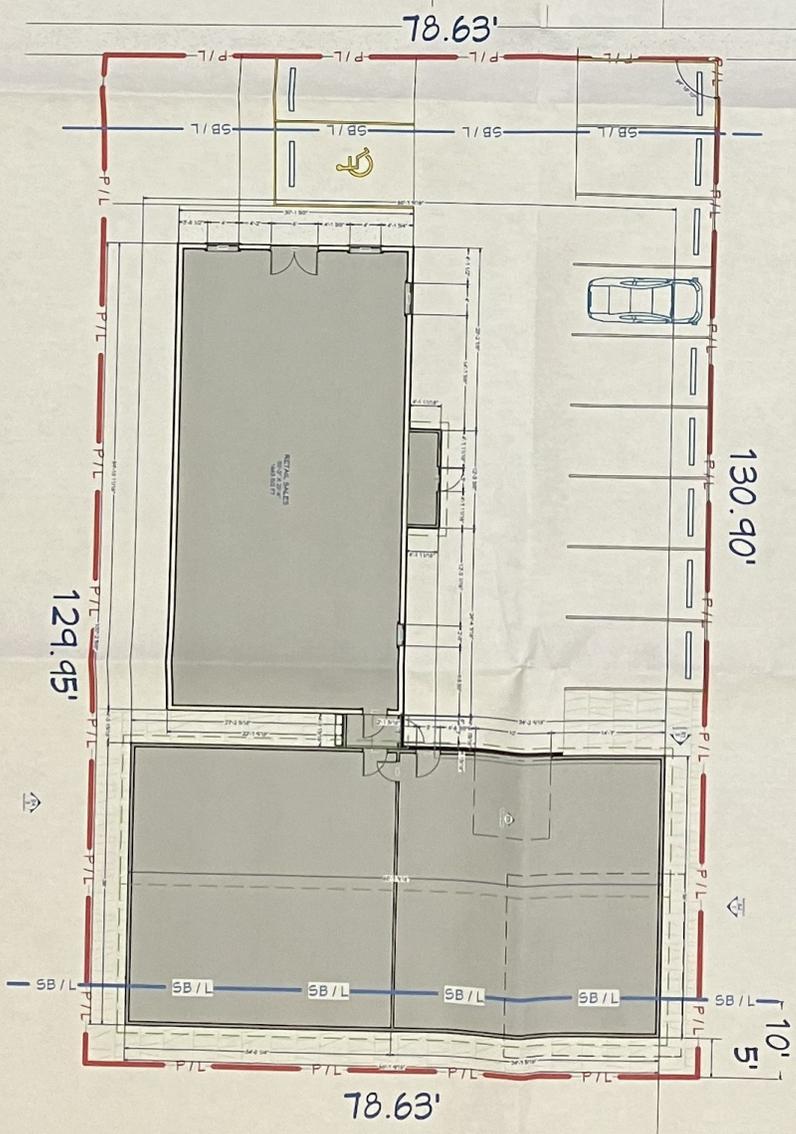


2 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



ABBOTT ROAD

1 SITE PLAN  
SCALE: 1/8" = 1'-0"



ZONING INFORMATION  
TAX MAP 12 (6,2,3,2,1)

REQUIRED	PROVIDED
SETBACK FRONT =	10
SIDE =	0
REAR =	10
EXISTING	5

LOT AREA = 10,269.65 SQUARE FEET  
BUILDING COVERAGE REQUIRED 50% OR 5,129.23 PERCENT  
GRASSY BUILDING COVERAGE PERCENT AGE = 48.95 OR 45.7%  
LOT COVERAGE REQUIRED 60% OR 6,161.73 SQUARE FEET  
PROPOSED LOT COVERAGE PERCENTAGE = 60.3%

This document and their contents are the property of David Giulsiana AIA as generated by law. Any reproduction, distribution, or use of these documents without the expressed written consent of David Giulsiana AIA is prohibited by law. It is a violation of the New York State Education Law to alter this drawing.



Member of  
The American  
Institute  
of Architects

ISSUE DATE	NO.	DESCRIPTION	DATE
10/10/20	1	PROJECT'S 205	
10/10/20	2	REVISED	

WWW.GIULSIANA.COM  
716-754-2322  
425 Center Street, Lodi, NY 14202  
david.giulsiana@giulsiana.com  
716-754-2322  
WWW.GIULSIANA.COM

RETAIL ADDITION  
1590 ABBOTT ROAD  
LACKAWANNA NY

SHEET NO.  
**S-1**



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

David Giusiana



**Re: 1590 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: September 24, 2025**

**Date: September 24, 2025**

**Time: 6:00PM**

**Time: 5:00pm**

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

If you have any questions please feel free to call 827-6421

Boarding Neighbors

June Zak – 1586 Abbott Rd

Jamil Munassar – 1596 Abbott Rd

Jane Lapi – 1608 Abbott Rd

Ali Mussa – 17 Elmview Ave

Linda Ferguson – 16 Wiesner Rd



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Fergeh Berman



**Re: 1590 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: September 24, 2025**

**Date: September 24, 2025**

**Time: 6:00PM**

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

If you have any questions please feel free to call 827-6421  
Boarding Neighbors  
June Zak – 1586 Abbott Rd  
Jamil Munassar – 1596 Abbott Rd  
Jane Lapi – 1608 Abbott Rd  
Ali Mussa – 17 Elmview Ave  
Linda Ferguson – 16 Wiesner Rd



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 checked="" type="checkbox"/> Variance |
| 5. <input type="checkbox"/> Zoning Law Appeals          |   |

**Property owner: Fergeh Berman**

**Address: 1590 Abbott Rd**

**In reference to: Requesting site plan approval and rear yard setback and over 80 percent property coverage approval for proposed 2,473 sqft addition to existing building**

You are entitled to appear at the public hearing scheduled for **9/24/25@ 5:00pm and 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 311  
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

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 9/24/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 145 SWAN ST

Reason in front of the board PLANNING BOARD APPROVAL FOR STORAGE CONTAINER

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

Agenda Applicant IAN DE BEER

Agenda item 25 FOOT STORAGE CONTAINER TO USE FOR SHED

Zone MIXED RESIDENTIAL

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? HAS A 25 FOOT STORAGE CONTAINER. BEING USED FOR A SHED. NEEDS PLANNING BOARD APPROVAL. MAYBE PUT SIDING AND A ROOF ON IT?

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: 9-4-25

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: 145 SWAN ST LA NY 14218

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

Description of Proposed Project: TO KEEP 25 FOOT

SHIPPING CONTAINER FOR USE AS SHED

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.

IAN DE BIJER  
Name of Applicant

[REDACTED]  
Signature of Applicant

[REDACTED]  
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: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

## Lackawanna Planning and Development Board

### Description of Proposed Project:

I would like to use a 25 foot shipping container as my shed on a permanent basis. I chose this specific structure for its aesthetic appeal and its durability. I purchased my home shortly after the pandemic and immediately took a job that required that I reside mostly in NYC. Unfortunately during the first year of ownership, a large tree on my front lawn was split in half during a storm and had to be removed/replaced, and the roof of my garage began to fall inward in disrepair. Both of these projects required immediate attention and were an unexpected financial burden. Removal of the garage structure was \$3500 and after spending some time researching the cost of raising a new garage, or purchasing a prebuilt shed- I learned that many people were re-using retired shipping containers as permanent structures, both for storage and even as building material for homes.

I am an artist, and chose to buy a home in Lackawanna because I was drawn to the history of the area, its proximity to the Lake, and to the post-industrial aesthetic that Buffalo is known for. My girlfriend and I spend a lot of time running and cycling in the area, and have found industrial roads off the beaten path that provide ideal spaces for these activities-- one road in particular abuts an intermodal train yard in which one can observe stacks of shipping containers, much like the one I own, being moved around from trains to trucks.

The container itself comes from a space near the Niagara Frontier Food Terminal which is home to my studio for the past 8 years, and I was very excited to make this purchase and arrange for the transportation and installation of the container on top of the existing concrete slab upon which my garage once stood. It is completely waterproof, aesthetically beautiful to me and at least interesting to most guests, and I've grown to truly appreciate how it fits into my backyard space and overall plans for the home. My goal is to continue to find industrial materials and reuse them within the home-- for example, instead of traditional cabinets in my kitchen, I use powdercoated "hazardous material" metal shelves. The kitchen sink is one that would normally be found in a restaurant kitchen-- large, stainless steel. So, within this context the shipping container makes perfect sense.

I implore those with the authority to approve of my proposed idea to consider my creative vision for the property, and the investment I've already made by demolishing the old garage and replacing it with this container. All in, this project cost me roughly \$7500 and in my opinion, worked out quite well. I do plan to install a large fence along the left side of my property to replace the trees which are there now, and I could run it all the way through the backyard which would block the container from many neighbors vision-- but so far I haven't experienced anyone complaining about it aside from the code violation I received in the mail.

I appreciate the opportunity to present my perspective on this situation and am available to answer any questions or address concerns. I hope we can find a satisfactory solution for all!



1455 WALK

EAN



na, NY  
Monday, August 25, 2025

## Chapter 230. Zoning

### Article VI. Additional Use Requirements

#### § 230-60. Temporary structures.

- A. Only temporary structures and uses incidental to construction work shall be permitted in the City of Lackawanna. All other temporary structures, including seasonal produce stands, are prohibited.
- B. All temporary construction structures shall be removed within seven days of the completion or abandonment of the construction work. No temporary construction structure shall be permitted for more than six months unless otherwise approved by the Planning and Development Board.



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Ian De Beer



**Re: 145 Swan St**

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

Planning and Development Board

Zoning Board of Appeals

**Date: September 24, 2025**

**Date:**

**Time: 6:00PM**

**Time:**

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

If you have any questions please feel free to call 827-6421  
Boarding Neighbors  
Raymond Rodriguez – 141 Swan St  
Larry Jackson – 134 School St  
Raymond Rodriguez – 349 Ingham Ave  
Stanley Kuszniak – 357 Ingham Ave



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

As an adjoining property owner in the City of Lackawanna, you are hereby notified that a neighbor has made application to the Planning and Development Board and/or Zoning Board of Appeals of the City of Lackawanna as follow;

- |   |                             |
|---|-----------------------------|
| 1. <input checked="" type="checkbox"/> Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review                        | 4. _____ Variance           |
| 5. _____ Zoning Law Appeals                             |                             |

**Property owner: Ian De Beer**

**Address: 145 Swan St**

**In reference to: Requesting site plan approval to keep a 25-foot shipping container to use as a shed**

You are entitled to appear at the public hearing scheduled for 9/24/25@ 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 311  
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

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 9/24/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 1709 ABBOTT

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant OMAR ALWABRI

Agenda item REQUESTING TO OPEN

Zone NEIGHBORHOOD COMMERCIAL

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? REQUESTING TO OPEN YEMENI RESTAURANT AND CAFE AT OLD WHITE CAPPE.

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: 9/5/25

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

Site Plan Review

Filing Fee \$10.00 \_\_\_\_\_

Less than 0.5 acres

\$ 50.00 \_\_\_\_\_

\_\_\_\_\_ 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: 1769 Abbott Rd

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

Description of Proposed Project: is the establishment of Yemeni restaurant and cafe at the address above. the restaurant will feature traditional Yemeni cuisine such as Mandi, Fahsa, Saltah and fish, in addition to a cafe serving Yemeni style tea coffee and popular American beverages (espresso, capuccino, latte (iced drinks)). The cafe will also offer traditional Yemeni desserts alongside American style sweets. The building has a large parking area for customers.

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.

Omar Alwabri

Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

owner

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

Property Owner:

NAME: Omar Alwabri

Address

[Redacted Address]

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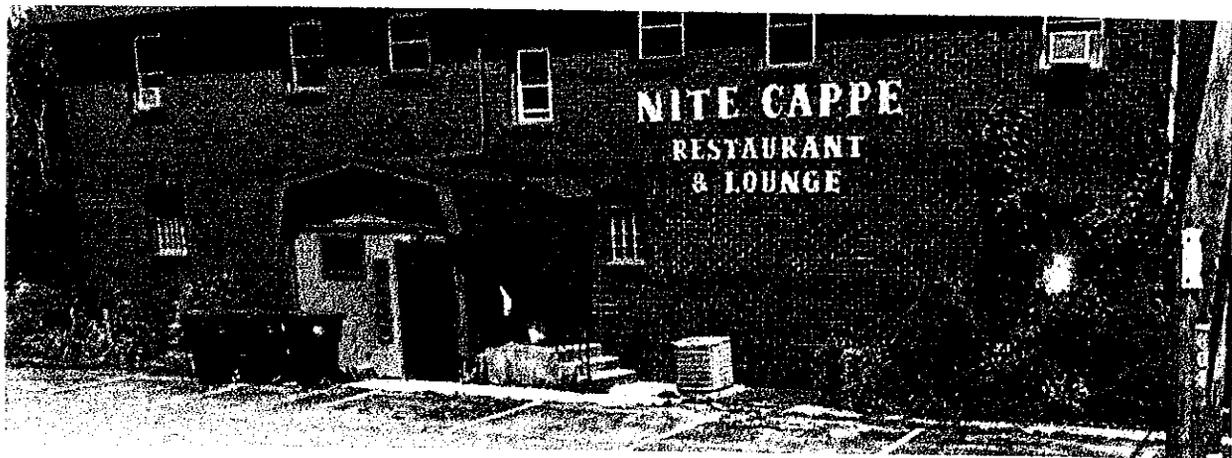
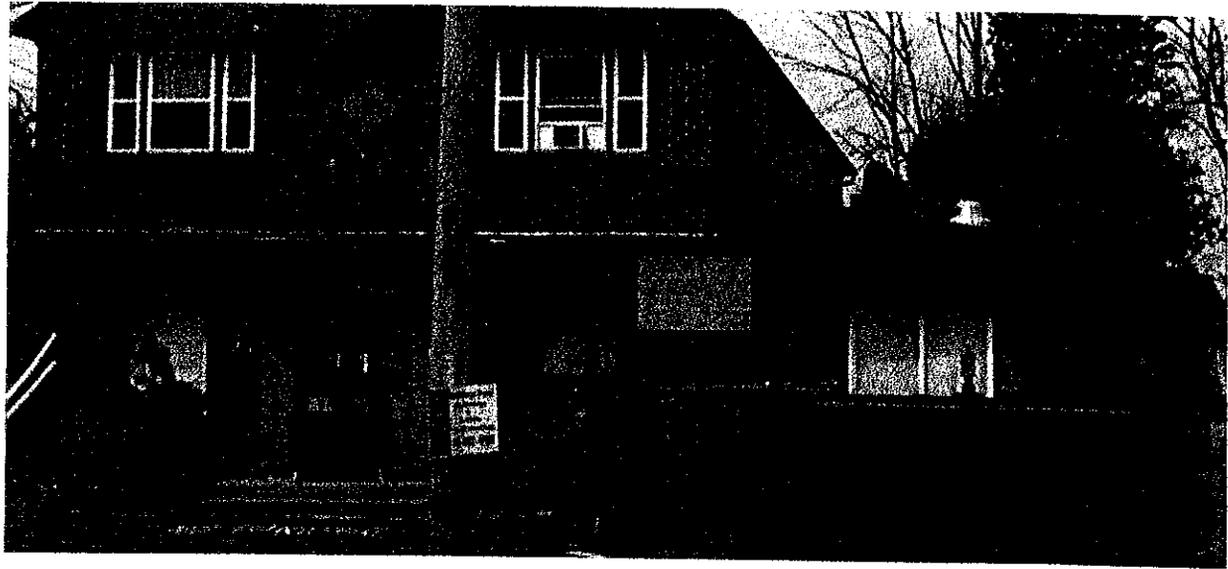
Director of Development

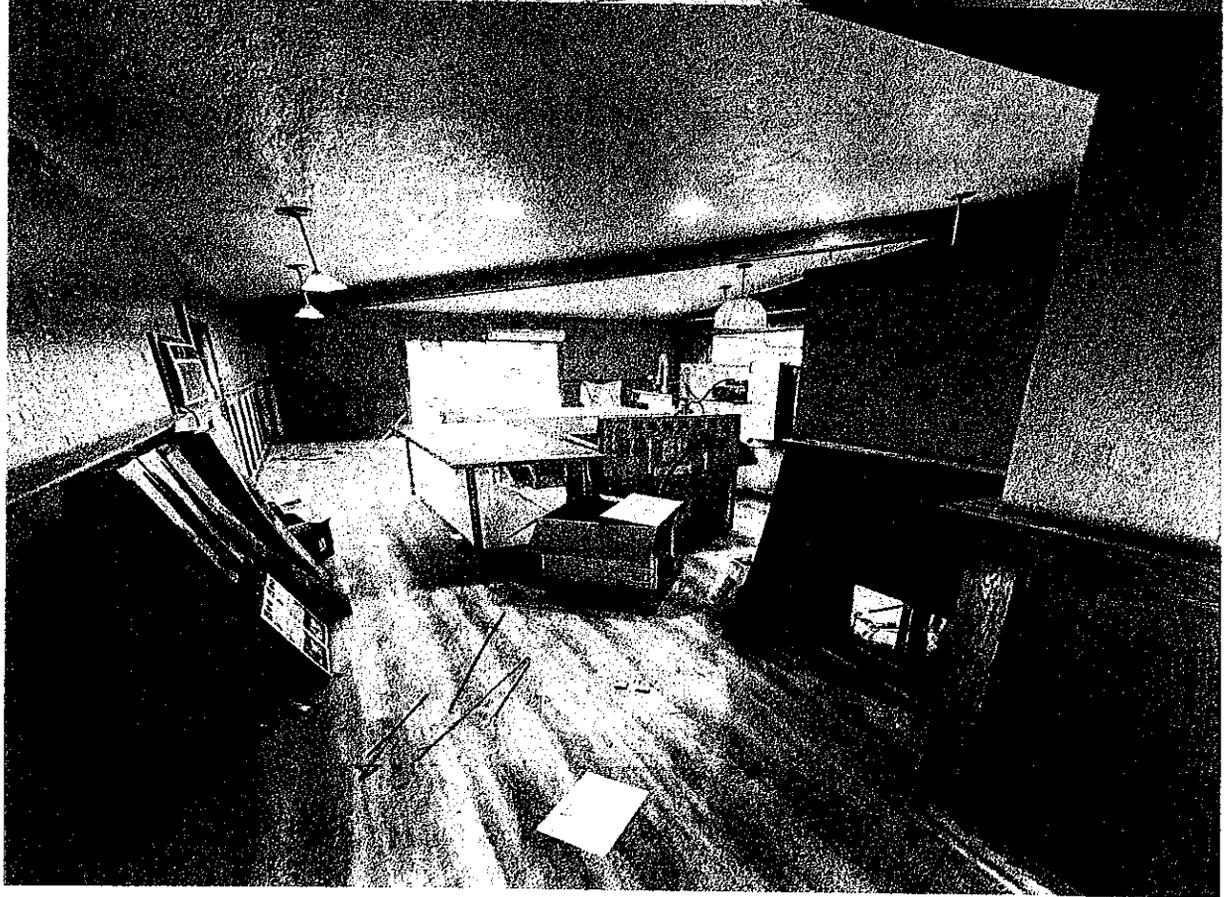
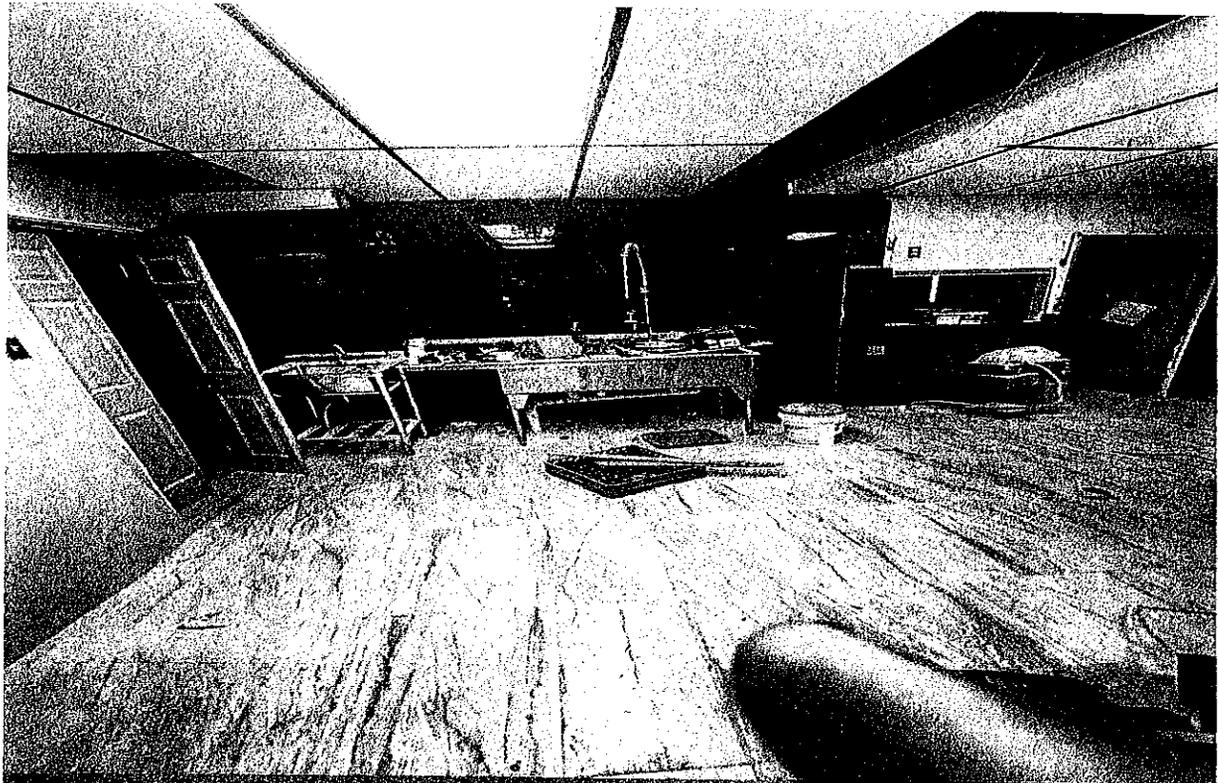
# Mazaj Cafe & Restaurant

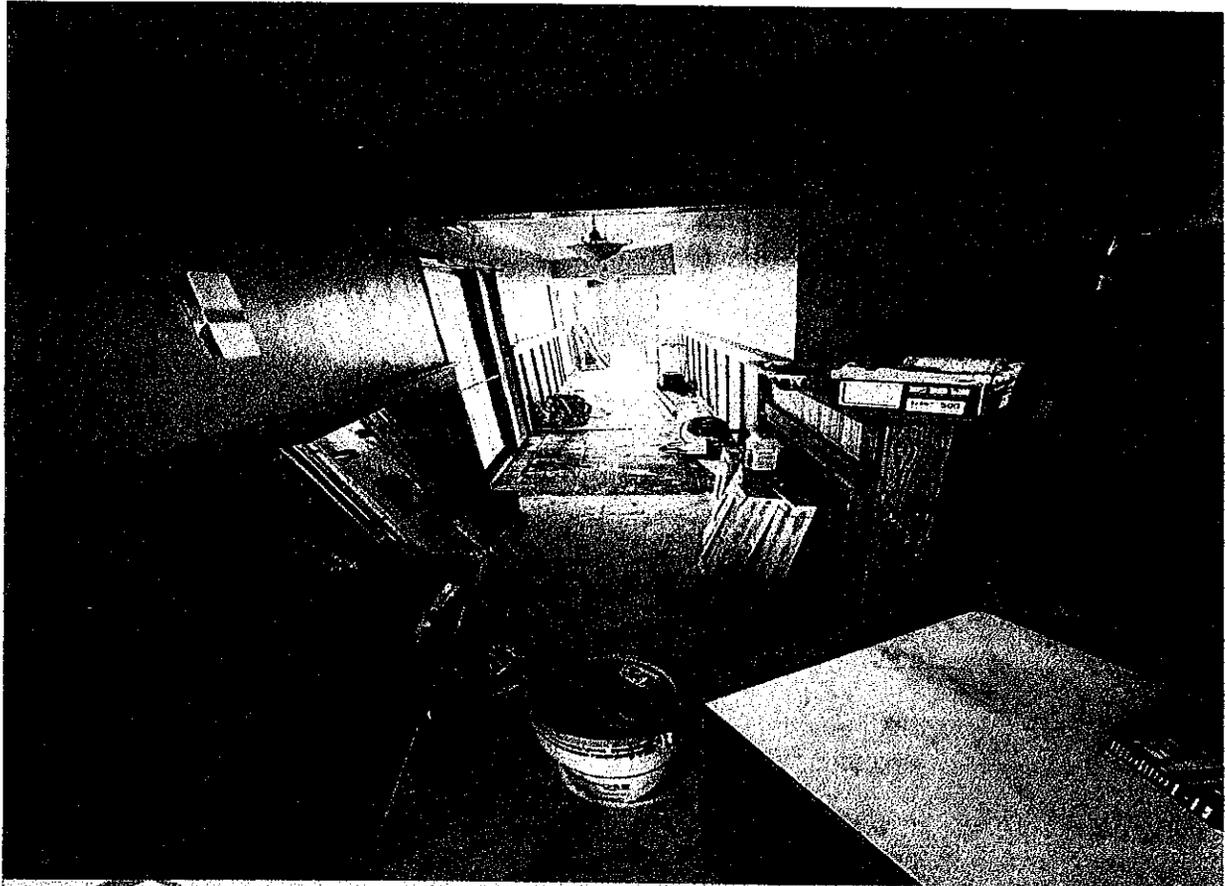
## List of Services

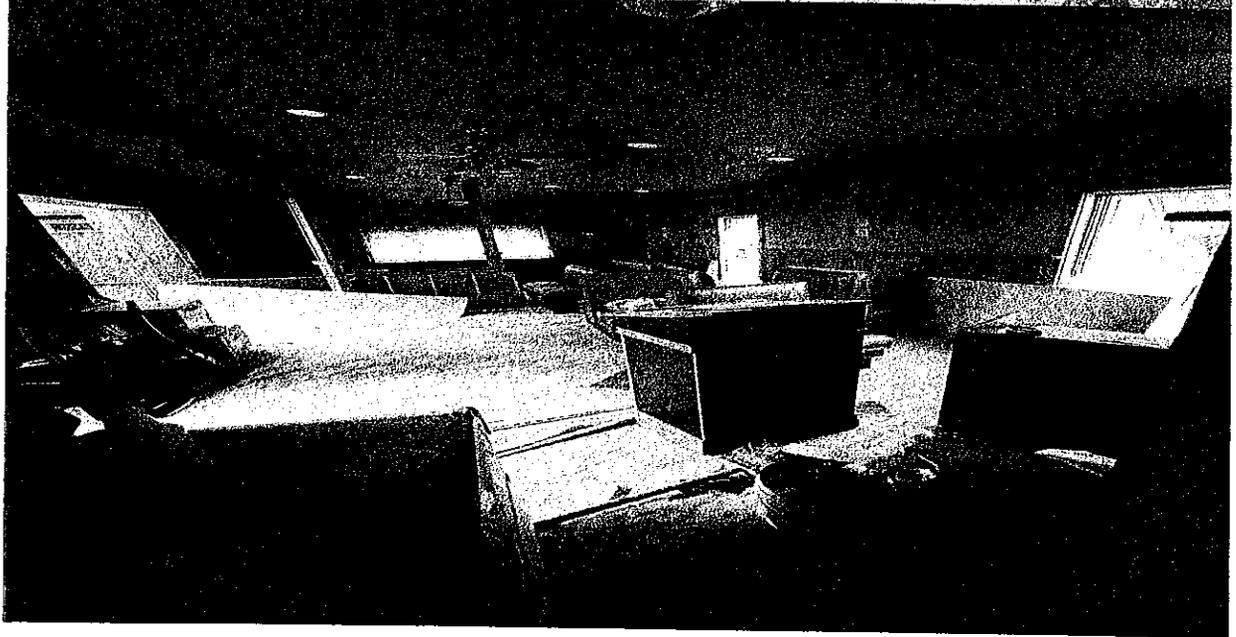
- 1- Dine-in restaurant service.
- 2- Take-out orders.
- 3- Full cafe service with hot and cold beverages.
- 4- Yemeni and middle Eastern desserts, along with American style sweets.
- 5- Family friendly dining atmosphere with indoor seating.
- 6- Future option for delivery service.

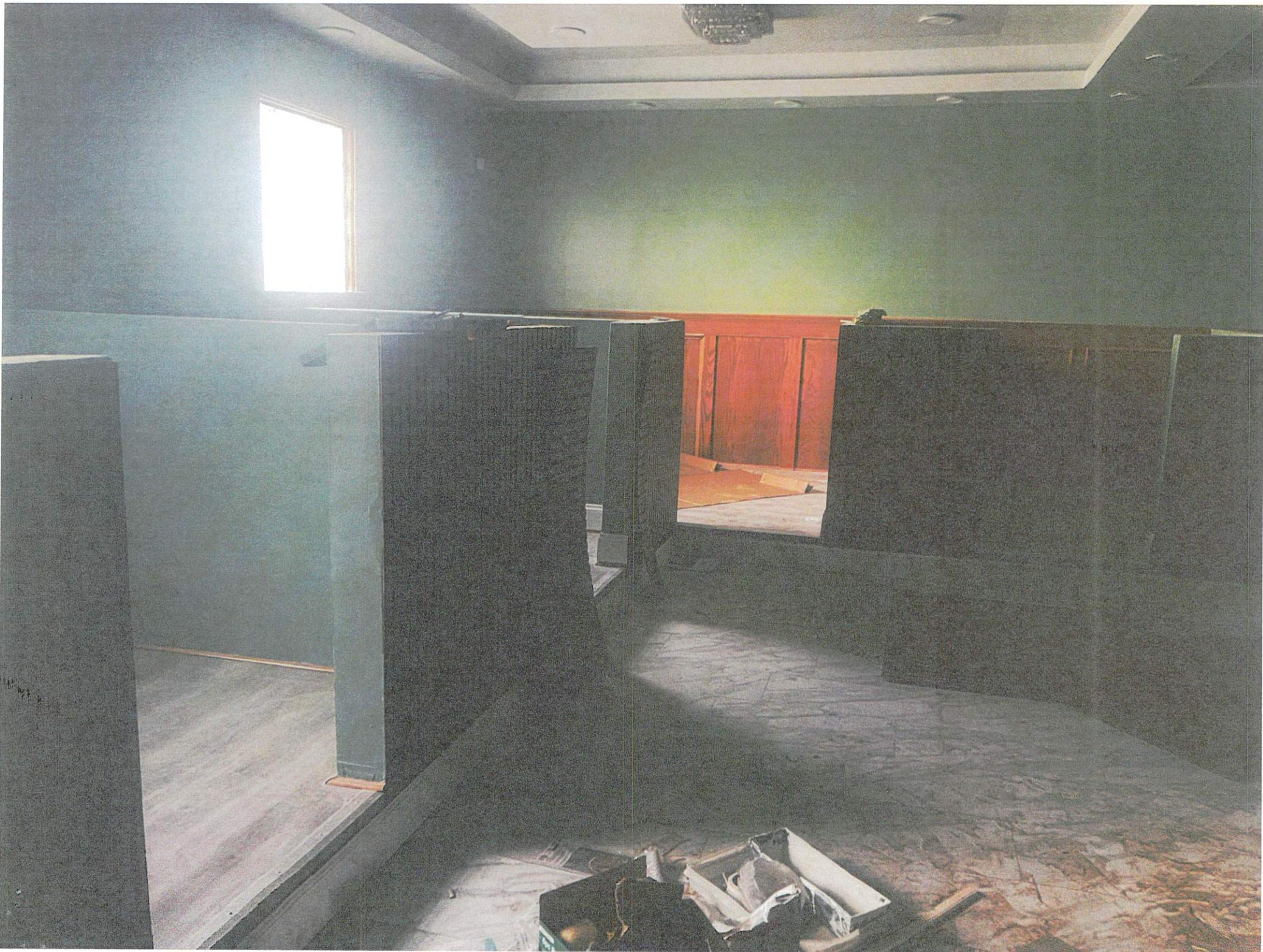












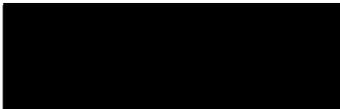


CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Omar Alwabri



**Re: 1769 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: September 24, 2025**

**Date:**

**Time: 6:00PM**

**Time:**

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

If you have any questions please feel free to call 827-6421  
Boarding Neighbors  
Thomas Mellody – 586 Martin Rd  
Patrick Sireika – 1741 Abbott Rd  
Alicia Maymi – 1745 Abbott Rd  
Mark Zawadzki – 1749 Abbott Rd



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: Omar Alwabri**

**Address: 1769 Abbott Rd**

**In reference to: Requesting site plan approval to open a Yemeni restaurant and café**

You are entitled to appear at the public hearing scheduled for 9/24/25@ 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 311  
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

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 9/24/25

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 1053 RIDGE RD.

Reason in front of the board PARK VARIANCE FOR 12 PARKING SPACES

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

Agenda Applicant COLIN C CALKINS

Agenda item REQUESTING TO OPEN A MARTIAL ARTS TRAINING

Zone NEIGHBORHOOD COMMERCIAL

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...) AREA VARIANCE FOR 12 PARKING SPACE NEEDED BY CODE. 3 PARKING SPACES ON PROPERTY / SITE PLAN APPROVAL.

Description of agenda use? REQUESTING TO OPEN A MARTIAL ARTS INSTRUCTION TRAINING

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: 9-9-25

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

Site Plan Review	Filing Fee \$10.00
_____ Less than 0.5 acres	\$ 50.00
_____ 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: 1053 Ridge Rd Lackawanna NY 14218

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

Description of Proposed Project: Martial Arts instruction  
for ages 5-95.

Director of Development

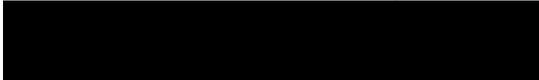
APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Colin C. Calkins

Name of Applicant



Signature of Applicant



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:

Colin C. Calkins

Address



---

Director of Development

# **Steel City Self Defense LLC**

## **Business Description**

Steel City Self Defense LLC will offer high-quality martial arts instruction to students of all ages, from 5 to 95 years old. Our programs are designed to build confidence, improve physical fitness, and teach practical self-defense skills in a supportive, respectful, and inclusive environment.

## **List of Services Provided**

### **1. Group Martial Arts Classes**

- Kids' Classes (Ages 5–12)
- Teen Martial Arts (Ages 13–17)
- Adult Martial Arts (Ages 18+)
- Senior Fitness & Self-Defense (Ages 60+)

### **2. Belt Ranking & Advancement System**

- Structured belt progression system
- Curriculum-based skill development
- Scheduled belt testing and evaluations

### **3. Self-Defense Training**

- Practical self-defense techniques
- Situational awareness and de-escalation

- Women's self-defense workshops

#### **4. Fitness & Conditioning**

- Martial arts-based strength and cardio training
- Flexibility, balance, and endurance development
- Support for weight loss and overall wellness

#### **5. Private Lessons**

- One-on-one personalized instruction
- Tailored lesson plans for all skill levels
- Ideal for accelerated learning or specialized training

#### **6. Character Development & Life Skills**

- Emphasis on discipline, respect, and responsibility
- Goal setting and perseverance strategies
- Leadership training and personal growth programs

#### **Operating Schedule**

- **Monday:** 6:00 PM – 9:00 PM
- **Wednesday:** 6:00 PM – 9:00 PM
- **Saturday:** 9:00 AM – 3:00 PM

#### **Site Plans**

- No physical changes or structural modifications will be made to the existing property.

### **Property Survey**

- A copy of the current property survey is enclosed with this application.

### **Images Provided**

- Aerial image (Google Maps overhead view)
- Storefront exterior photo
- Interior facility photos
- No changes are needed to the building's interior or exterior layout.

### **Area Variance Questionnaire**

- Please see the attached completed questionnaire.

## Steel City Self Defense LLC

1053 Ridge Rd  
Lackawanna, NY 14218

  
Steelcityonridge@gmail.com

**Date:** 09/16/25

### **RE: Permission to Use Parking Lot for Karate Classes**

To Whom It May Concern,

I, YOUTZICK & GANNON, the owner/authorized representative of the property located at:

**Norman E Gannon & Sons Funeral Home @ 1075 Ridge Rd. Lackawanna, NY 14218**

hereby grant permission to **Colin Calkins of Steel city Self Defense** to use the parking lot for the purpose of **providing parking for students and staff attending Karate classes.**

#### **Details of Permission:**

- **Start Date:** 09/24/25
- **End Date:** On going until further notice
- **Days/Times of Use:** Mondays and Wednesdays, 4:00 PM – 8:00 PM Saturday  
9:00AM – 12:00 PM
- **Number of Spaces Permitted:**
- **Location Within Lot (if applicable):**

#### **Conditions of Use:**

1. Parking is for class participants and instructors only.

2. No overnight parking is permitted.
3. The lot must be kept clean and free of litter.
4. No obstruction of entrances, exits, or fire lanes is allowed.
5. This permission may be revoked with reasonable notice or immediately if misused.

The property owner assumes no liability for loss, theft, or damage to vehicles or contents while on the premises. The User is encouraged to carry liability insurance if necessary.

If you have any questions or require further documentation, please feel free to contact me at [Phone Number] or [Email Address].

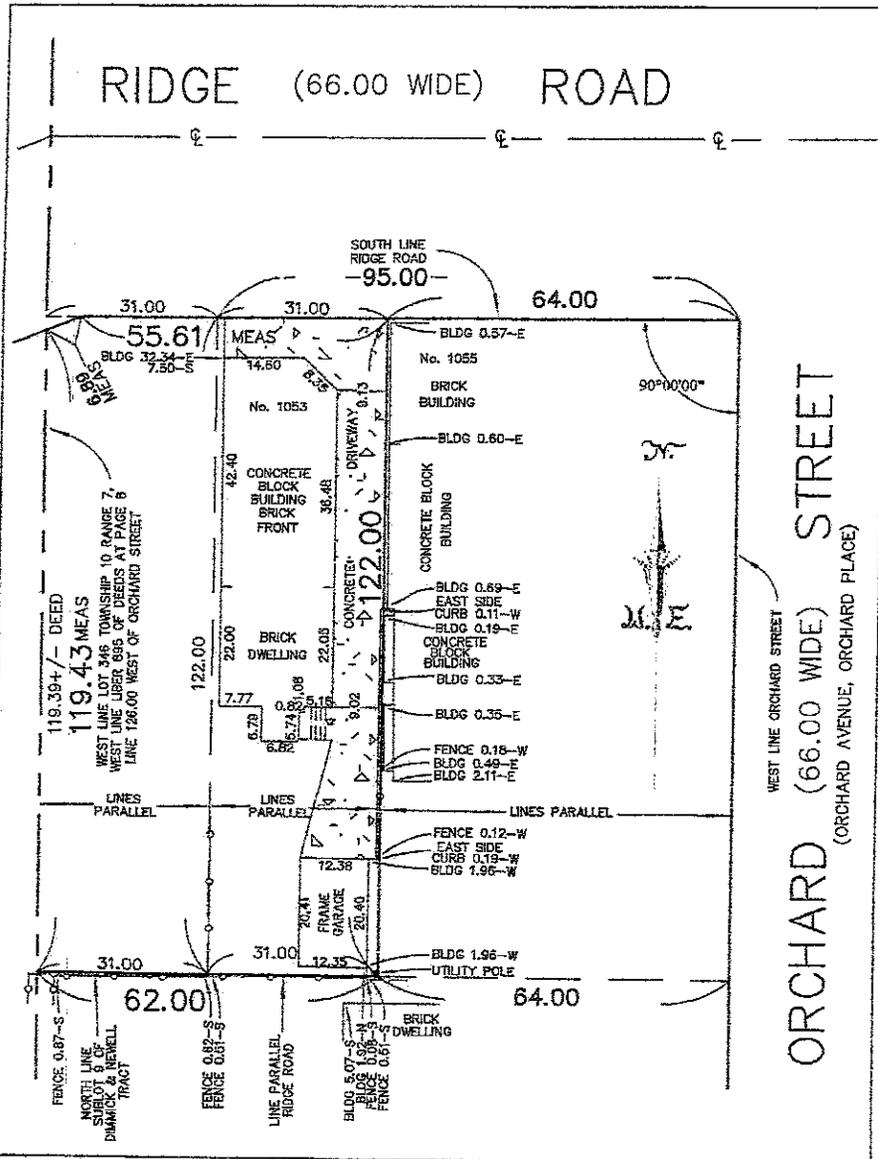
Sincerely,

Print: PATRICK J GANNON

Title/Relationship to Property: OWNER

Signature: 

Date: 9.10.2023



Part of Lot (Lots) 346 Section        Township 10 Range 7 Of The SUFFALO CREEK RESERVATION  
 City (or) Village of LACKAWANNA Town of        County of ERIE State of New York

Notes:  
 1) This Survey is VOID unless embossed with New York State Licensed Land Surveyors Seal #060132. Drawing Scale: 1" = 20'  
 2) Altering any item on this Survey is in violation of law, excepting as provided in Section 7209 Part 2 of the New York State Education Law.  
 3) This Survey VOID if used with an Affidavit of No Change.  
 4) This Survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts that may be revealed by an examination of the same.

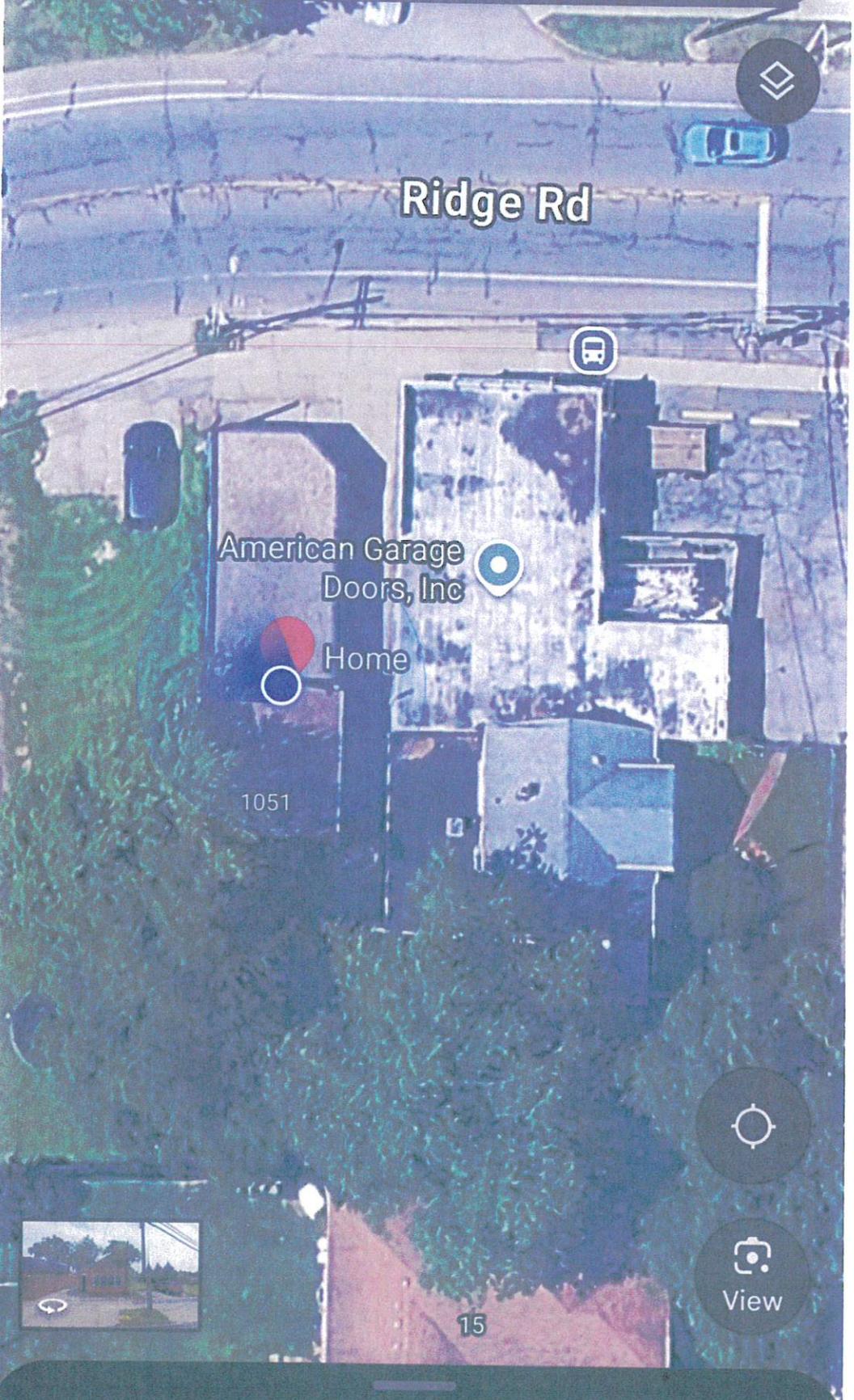
Date of Survey JANUARY 7, 2023

Signature Marshall L. Mill  
 Marshall L. Mill PLS  
 Krause & Gantzer  
 Land Surveyors  
 13 Clean Street  
 East Aurora, New York 14052

Feet	Inches	Feet	Inches
0.06	1 inch	0.58	7 inches
0.17	2 inches	0.57	6 inches
0.26	3 inches	0.73	9 inches
0.33	4 inches	0.25	10 inches
0.42	5 inches	0.32	11 inches
0.50	6 inches	1.00	12 inches

ESTABLISHED 1870 Job No. 172,886 I.L. 3092

1053 ridge road lackawanna ny



Ridge Rd

American Garage Doors, Inc

Home

1051

15

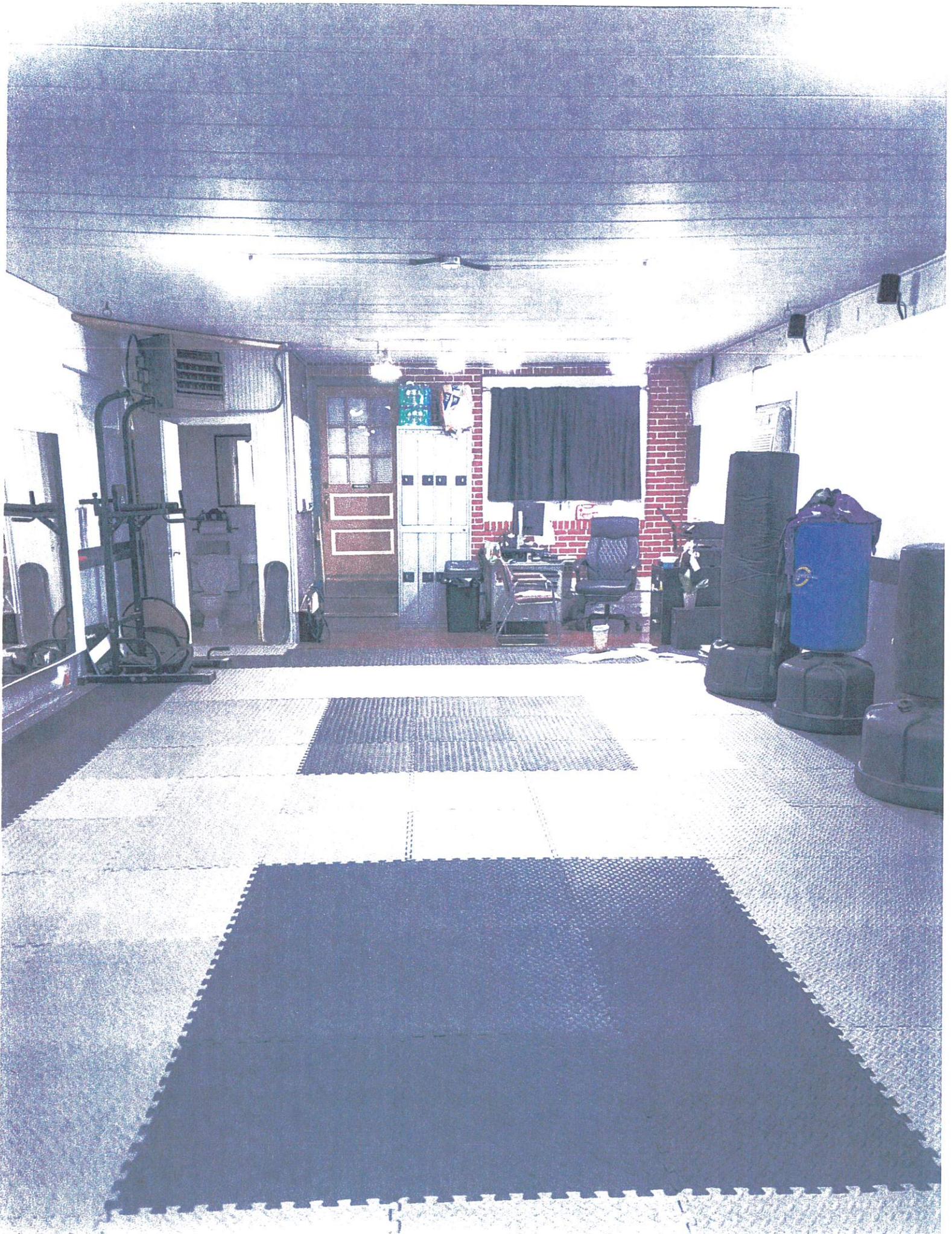


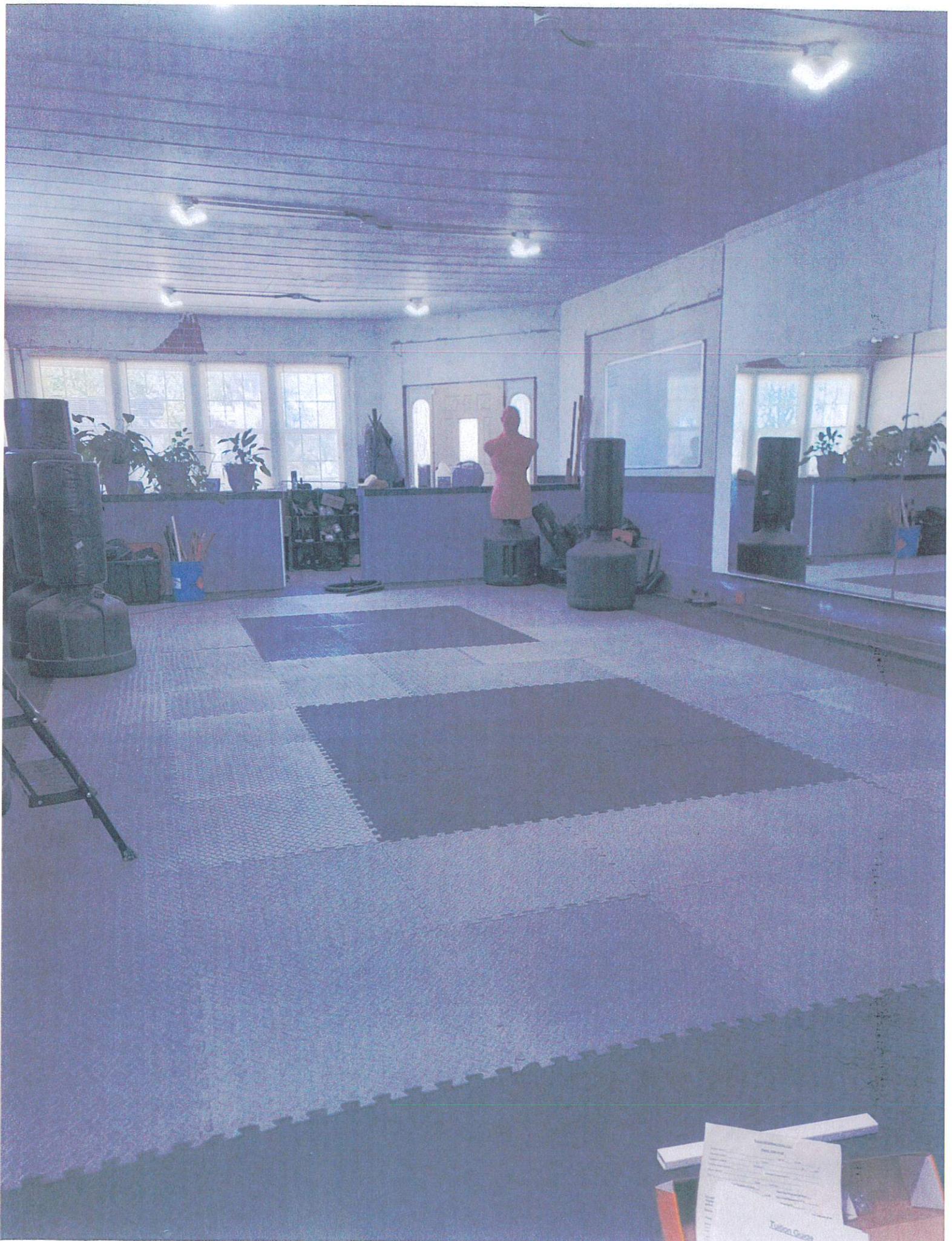
Home





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CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Colin C. Calkins



**Re: 1053 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: September 24, 2025**

**Date: September 24, 2025**

**Time: 6:00PM**

**Time: 5:00pm**

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

If you have any questions please feel free to call 827-6421  
Boarding Neighbors  
David Green – 1063 Ridge Rd  
Baker Victory Services – 1025 Ridge Rd



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: Colin C. Calkins**

**Address: 1053 Ridge Rd**

**In reference to: Requesting parking variance for 12 spaces and site plan approval to open a martial arts instruction business**

You are entitled to appear at the public hearing scheduled for **9/24/25@ 5:00pm and 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 311  
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

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

**CHARLES CLARK**  
Director of Development, Marketing  
& Public Information



City Hall – Room 309  
Lackawanna, NY 14218  
Office: 716-827-6475  
Mobile: 716-948-6475  
Email: [chuck.clark@lackny.com](mailto:chuck.clark@lackny.com)

To: Zoning and Planning Board Members  
From: Charles Clark, Director  
Date: September 16, 2025  
Re: Meeting Minutes Format

Starting with the September Zoning and Planning Board meeting packets, the format of meeting minutes will change to the action item / voting summary style used by the Lackawanna City Council.

The detailed 'dictation style' minutes will no longer be produced.

This change is being made to align each respective board's meeting minutes with best practices and guidance provided by NYCOM and other similar agencies. The streamlined format is also far more efficient from a board member review and approval perspective.

The full audio recording of monthly board meetings will continue to be publicly accessible on the Development page of the city website under the Zoning or Planning drop down menu.

