



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 5 SEPT 2025

Application No. _____

Application Fee:	Fee
<u> </u> Land Use Variance	\$ 250.00
<u> X </u> Zoning Law Appeal	\$ 250.00

Property Address: 1590 ABBOTT RD

S.B.L. No. 142. 16-2-32. 1

Description of Action to be Appealed: REAR YARD SETBACK AND
GREEN AREA (BUILDING COVERAGE)
SETBACK REAR REQUIRING 10' PROVIDING 5'
COVERAGE MAY 80% ; 90% PROPOSED

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

Director of Development

DAVID GIVSIANA AS AGENT
Name of Applicant

[REDACTED]

Signature of Applicant

[REDACTED]

Address of Applicant

[REDACTED]

Applicant Phone No.

[REDACTED]

Applicant's Email

ARCHITECT

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

Property Owner:

NAME: Fergah Berman

Address:

[REDACTED]

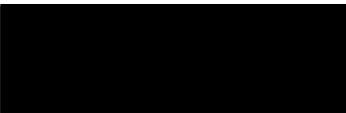


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

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

David Giusiana



Re: 1590 Abbott Rd

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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: 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
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 8/28/25

Application No. _____

Application Fee:	Fee
<input type="checkbox"/> Land Use Variance	\$ 250.00
<input type="checkbox"/> Zoning Law Appeal	\$ 250.00

Property Address: 90 Magnolia

S.B.L. No. _____

Description of Action to be Appealed: Build 4' Platform
out from house w/ stairs

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

Director of Development

Melissa Valenti

Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

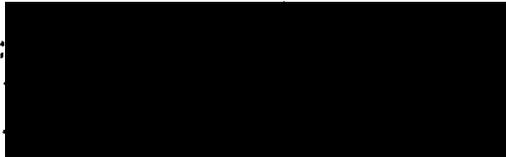
Owner

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

Property Owner:

NAME: Melissa Valenti

Address:



Property Address: 90 Magnolia St Lackawanna NY 14218

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

No, the porch being built is similar to surrounding porches/decks on the street

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

No, the walkway is towards the front of the house so the stairs need to be facing forward.

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

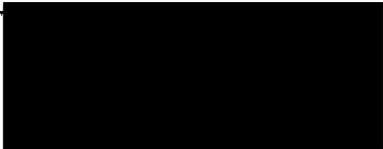
No, it is not much different than whats already there

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

No

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

n/a


Sign Above, Print Name Below

Melissa Valenti



Google

Image capture: Jun 2025 © 2025 Google

McDonald's 

JB DECK RESTORATION

LICENSED & INSURED

Jonathan Berkhoudt - Owner / Primary operator

(Text 716-602-7418)

D.B.A. Established 2008

<https://www.facebook.com/IBDecks>

IBDecks@yahoo.com

www.IBDecks.com

www.WNYwash.com

Client Info:

Estimate / Quote for : porch transition

NAME (S) : Melissa Valenti

ADDRESS : 90 MAgnolia
Lackawanna NY

PHONE # : [REDACTED]

Email : [REDACTED]

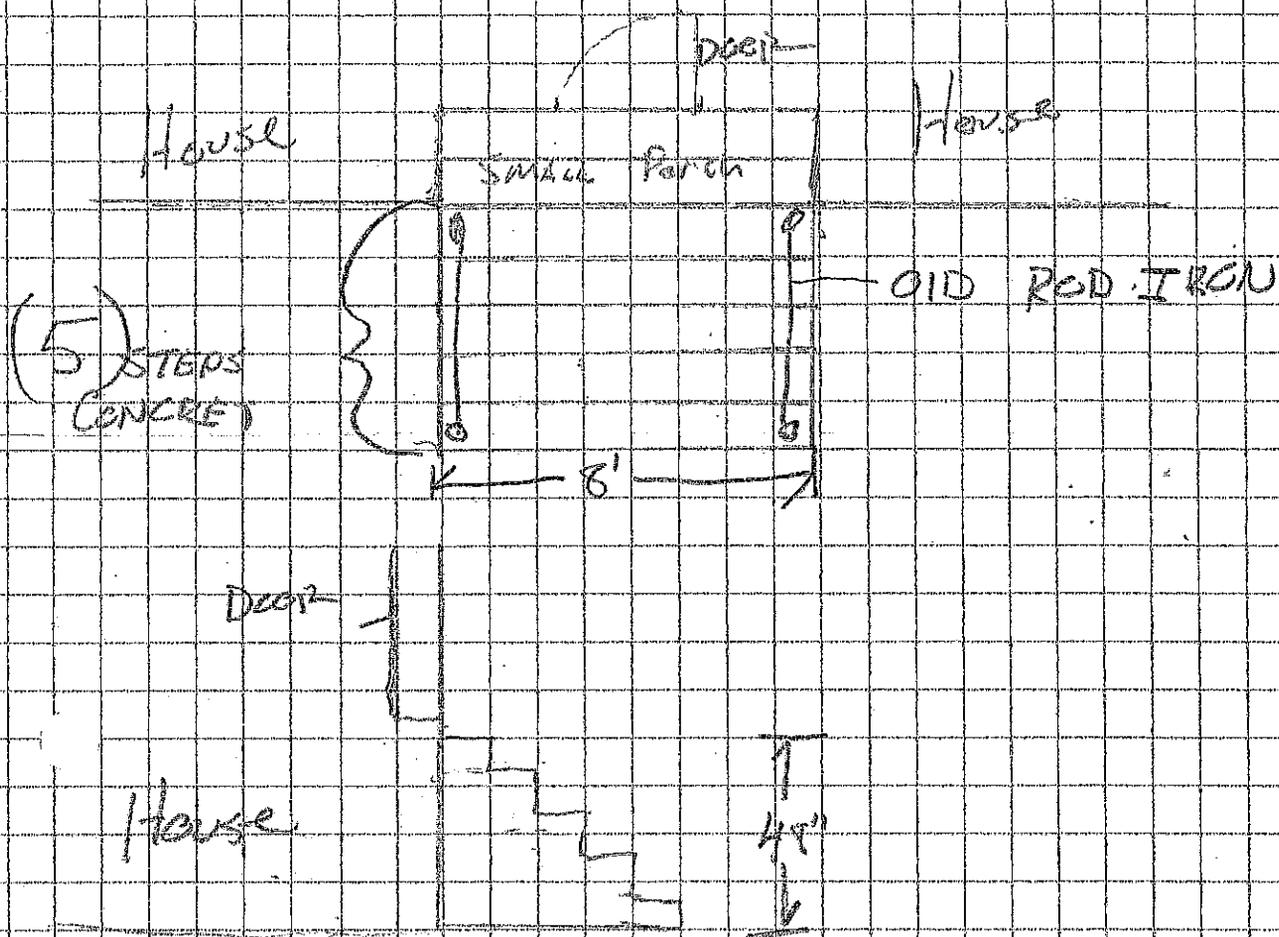
Referred / heard of : google

Deadline / specific event : NA

We are going to build a small platform from directly off the front door. The platform will be 12' wide and 4' deep. There will be stairs coming down to meet the ground. (7) total rises; -5 stair rises, -1 to the platform and -1 to the doorway. All stairs will be typical / equal.

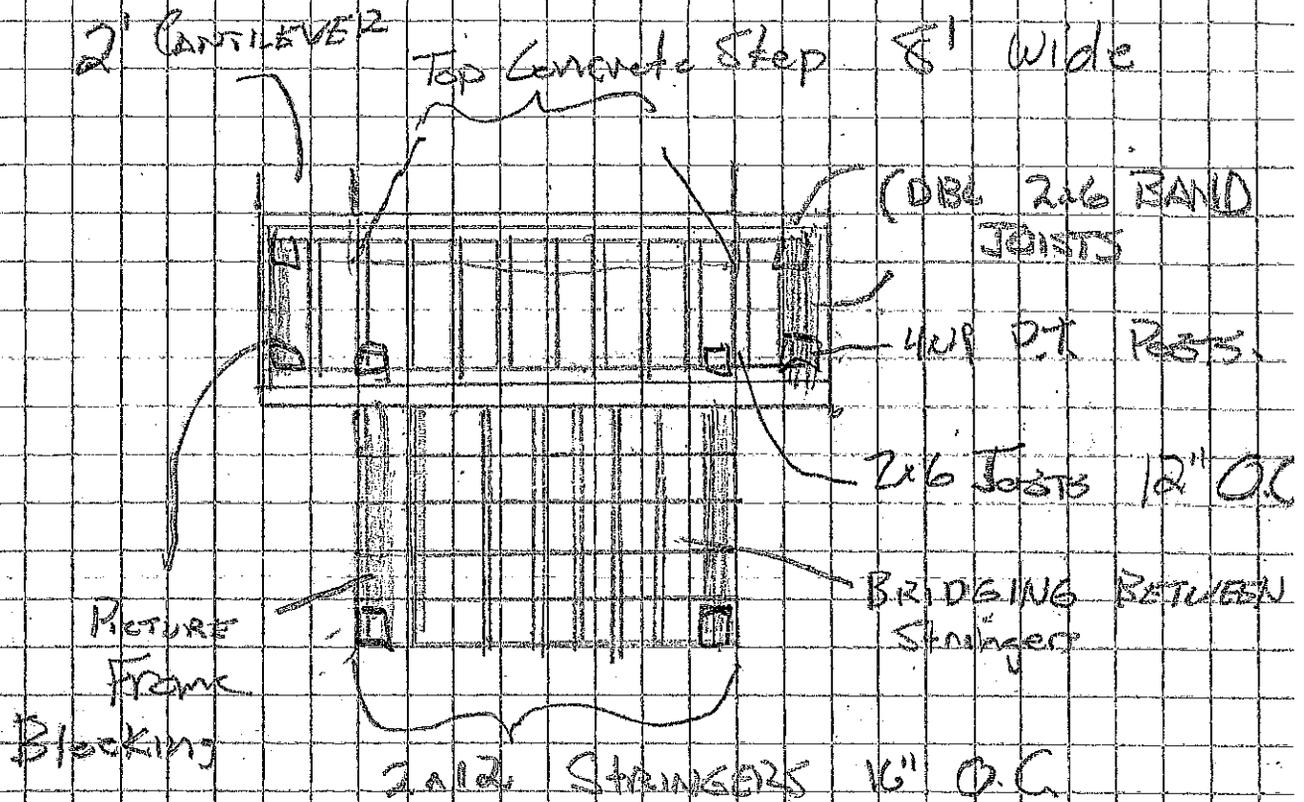
All wood is PT. We would like to use the existing top concrete step to build new platform framing (dbl 2 x 6 band and 2 x 6 joists). We would dig two new footers to support the front of the platform with 4x4 posts.

The flooring and stair treads (and risers and skirting) will be made with Fiberon composite decking from Lenco. There will be railings on all sides made of composite material as well.



PICTURED Above is Current Existing

- Propose to build over existing stairs; Using Top Concrete as Support for a new Beam; Digging (2) Holes for ^{New} Concrete (42" Deep 12" DIAMETER) Footers; Create an extended 12' x 4' Platform w STAIRS & RAILINGS.



- All Pressure Treated G. CONTACT.
- Exterior GRK, STRUCTURAL HEADLOR, SIMPSON JOIST HANGERS, Posts Blocked in.
- Fiboron Composite decking; (joists 12" O.C.)
(stringers 16" O.C.)
- Composite railing & Post Sleeves
- Solar light at Bottom of Stairs
- All Steps Typical, (2) Tread Run, (1) Rise



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Melissa Valenti



Re: 90 Magnolia Ave

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

Planning and Development Board

Zoning Board of Appeals

Date:

Date: September 24, 2025

Time:

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
Kristin Reed – 86 Magnolia Ave
Zijad Mustedanagic – 98 Magnolia Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Jonathan Berkhoudt



Re: 90 Magnolia Ave

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Planning and Development Board

Zoning Board of Appeals

Date:

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CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

- | | |
|----------------------------------|-----------------------------|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Melissa Valenti

Address: 90 Magnolia Ave

In reference to: Requesting front yard variance for new front porch

You are entitled to appear at the public hearing scheduled for **9/24/25@ 5:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 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 Planning? Yes/No

Agenda Applicant COLIN C. CALKINS

Agenda item REQUESTING TO OPEN A MARTIAL ARTS TRAINING

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...) 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



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APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: 9-9-25

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 1053 Ridge Rd Lackawanna NY 14218

S.B.L. No. _____

Description of Action to be Appealed: Variance for street parking 12 spaces

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

Director of Development

Colin C. Callkins
Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Email]

Applicant's Email

[Redacted Phone No.]

Applicant Phone No.

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

Property Owner:

NAME: Colin C. Callkins

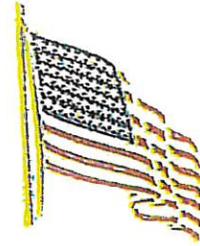
Address:

[Redacted Address]



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309
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12 PARKING SPACES

City of Lackawanna Criteria for an Area Variance

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

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

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

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

Property Address: 1053 Ridge Rd Lachawanna NY 14218

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

The increased foot traffic will be a benefit to nearby businesses. Having an evening activity like martial arts training can have a positive effect on the neighborhood youth.

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

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

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

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

Sign Above, Print Name Below

1053 Ridge Rd.

Lackawanna NY, 14218

City of Lackawanna Criteria for an Area Variance Questionnaire Answers

1. The increased foot traffic will be a benefit to the nearby businesses.
Having an evening activity for the neighborhood youth, especially one that teaches respect, discipline, and self-control, could be very beneficial for the surrounding properties as students start to respect the area in which they live.
We understand that part of opening a storefront means having a presentable appearance. The sidewalks swept of debris, weeds pulled from cracks, and walkways clear of snow.
2. With no parking on Ridge rd., there are little options for the businesses on Ridge with no parking, to have other than street parking on side streets.
3. No, the requested area variance is not substantial.
The proposed use of the space for martial arts instruction will not alter the essential character of the neighborhood, create safety concerns, or negatively impact surrounding properties. The business will operate during limited hours (evenings and

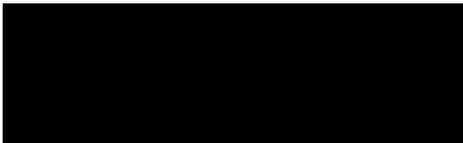
weekends), with minimal noise and traffic outside of those times.

4. No structural changes will be made to the property. The use is low-impact and community-oriented, focused on health, fitness, and education. All activity will occur indoors, further minimizing any potential disruption.

Parking needs and traffic will remain within manageable limits.

5. These limitations are a result of how the property was originally developed, not from any changes or modifications made by Steel City Self Defense LLC. The area around the property has ample street parking available during operating hours (evenings and weekends), when nearby businesses are typically closed or operating at low capacity.

Colin C. Calkins



9-8-25

Steel City Self Defense LLC

1053 Ridge Rd
Lackawanna, NY 14218
716-368-6215
Steelcityonridge@gmail.com

Date: 09/16/25

RE: Permission to Use Parking Lot for Karate Classes

To Whom It May Concern,

I, YOUTZICK S 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: 9.16.2025



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

September 17, 2025

Colin C. Calkins



Re: 1053 Ridge Rd

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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

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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.

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Department of Development
714 Ridge Road, Room 311
Lackawanna, NY 14218

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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

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.

