

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 Board of Appeals
Planning & Development Board
From: Charles D. Clark, Director
Date: November 13, 2025
Re: NYS MOVE-IN NY Program Rollout / Lackawanna Application Plan

The City of Lackawanna, in partnership with Lackawanna Housing Development Corporation (LHDC) and guided by Erie County Department of Environment & Planning, plans to apply to the New York State MOVE-IN NY Housing Program by year-end 2025 in support of the following goals:

- a) redevelop / reactivate vacant city-owned residential parcels to the tax roll and,
- b) strengthen a future application to become a NYS Pro-Housing Certified Community

As noted on the November 19th meeting agenda, each board is being asked to take respective supporting actions deemed necessary to strengthen the City's submission, as the application process for MOVE-IN NY is expected to be highly competitive for limited funds.

I will use the presentation deck accompanying this memo to share more information about MOVE-IN NY, the City's application plan and what is being requested of both boards.

If you have any questions in advance of the meeting, please don't hesitate to reach out. Otherwise, I look forward to speaking with you on November 19th.

Thank you in advance for your anticipated cooperation regarding this exciting opportunity.





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 33 Center Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Zlata Skopljak — 47 Center St
Ali Nasser Albakri — 37 Caldwell Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

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

Property owner: City of Lackawanna

Address: 33 Center St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 88 Center Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421.
Boarding Neighbors
Athan Kubicki - 84 Center St
Thomas Corsi - 52 Edna Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 88 Center St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 149 Center Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Raymond Blackburn – 145 Center St
C&M Rental – 151 Center St
Gerald Klubek –26 Gravel Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 149 Center St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 34 Front Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Edward Wojcik – 30 Front St
Richard Mincel – 46 Front St
Jason Gawlak – 79 Wood St



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 34 Front St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 23 Green Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Burhan Ahmed – 29 Green St
Casimir Slimak – 1722 Electric Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 23 Green St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 40 Holland Ave

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

Planning and Development Board

Zoning Board of Appeals

Date: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
H&N Property Mgmt LLC – 42 Holland Ave
Mohamed Abdulla – 15 Fowler St



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner : City of Lackawanna

Address: 40 Holland Ave

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 115 Holland Ave

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

Planning and Development Board

Zoning Board of Appeals

Date: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Mohamed Saleh – 113 Holland Ave
Charles Wiggins – 117 Holland Ave
Tanya Blackburn – 118 Wilkesbarre St



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 115 Holland Ave

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 48 Steelawanna 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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Lackawanna Homes – 34 Steelawanna Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 48 Steelawanna Ave

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 145 Warsaw Street

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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Dennis Lelito — 137 Warsaw St
William Stack — 14 Linden Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 145 Warsaw Ave

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for 11/19/25 @ 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

Application Notice

November 10, 2025

Charles Clark
714 Ridge Road
Lackawanna, NY 14218

Re: 45 Wilkesbarre 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: November 19, 2025

Date: November 19, 2025

Time: 6:00 pm

Time: 5:00 pm

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Potter's House Church of God in Christ – 43 Wilkesbarre St
Anwar Al-Kalabi – 48 Bethlehem St



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 45 Wilkesbarre St

In reference to: Requesting review of a proposed application to NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for 11/19/25 @ 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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Planning & Development Board/Zoning Board
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



NYS MOVE-IN NY Program Rollout & Lackawanna Application Plan Overview

November 13, 2025

Prepared by:

City of Lackawanna Department of Development – in partnership with Erie County Department of Environment & Planning and the Lackawanna Housing Development Corporation (LHDC)

Overview

- *The City of Lackawanna, in partnership with Lackawanna Housing Development Corporation (LHDC) and guided by Erie County Department of Environment & Planning, plans to apply to the New York State MOVE-IN NY Housing Program by year-end 2025 in support of the following goals: a) redevelop / reactivate vacant city-owned residential parcels to the tax roll and b) strengthen a future application to become a NYS Pro-Housing Certified Community*
- Lackawanna's application will highlight the planned *redevelopment of ten (10) vacant city-owned residential lots in the City's First and Second Wards.*
- MOVE-IN NY is an innovative new home construction program through **NYS Homes and Community Renewal (HCR)** designed to advance local and state-wide goals related to affordable homeownership opportunities for low-and-moderate-income households / buyers.
- **\$50 Million** is allocated in the NYS 2025-26 Fiscal Year Budget to support the rollout of MOVE-IN NY.
- HCR will select up to a total of 15 municipalities, Land Banks or non-profits developers with at least ten (10) ready-to-build lots fitting program specifications to participate in the rollout. Funding will occur on a rolling basis through January 30, 2026.

MOVE-IN NY – PROGRAM HIGHLIGHTS

- Utilizes **Crossover Modern Home** construction, referred to as **CrossMod** – which combines the cost savings of manufactured housing construction with design and financing benefits of site-built (aka stick-built) homes.
- CrossMod homes are built to:
 - HUD Manufactured Home Construction and Safety Standards Code by selected manufacturers chosen by NYS through an extensive Request for Proposal (RFP) process
 - Fannie Mae and Freddy Mac MH Advantage Program Guidelines, which make them eligible for conventional mortgage financing and appraisal comps relative to neighboring ‘stick-built’ homes.
- These homes are one story design built on foundations or crawl spaces – no full basement.
 - 1,000 – 1,800 sq. ft. with an average of ~ 1,400 sq. ft.
 - 3 bedroom, 1 bath w/ various bedroom and bathroom sizes possible
 - Porches and outdoor sheds or garages
- ***As with all new or other construction projects, CrossMod home development is subject to all applicable municipal codes and inspections as a condition of issuing a Certificate of Occupancy.***

MOVE-IN NY – PROGRAM HIGHLIGHTS

- *CrossMod homes can be manufactured and fully built in six (6) months or less, at roughly half the cost of a 'stick-built' home (based on NYS pilot program). Cost of construction ~ \$230,000.*
- The target audience for MOVE-IN NY is low-to-moderate-income buyers earning 70% to 130% of the area median income.
- Eligible buyers would receive a \$75K program subsidy - *which acts as a form of down payment within the mortgage application process.*
- This would result in a borrower mortgage of \$175,000 (assuming no other down payment):
 - Construction / Land Cost \$ 250,000
 - Program Subsidy \$ (75,000)
 - Maximum Mortgage Amount \$ 175,000
- *Potential buyers would need to meet all qualifications for conventional mortgage financing to move forward in the MOVE-IN Program.*

CROSSMOD CONSTRUCTION - EXTERIOR EXAMPLE



MOVE-IN NY – BASIC APPLICANT ELIGIBILITY REQUIREMENTS

- Municipalities, Land Banks or non-profit developers representing a municipality
- Evidence of full site control – with all sites governed by a single permitting and zoning entity
- Sites targeted for development:
 - May be scattered or concentrated within applicant municipality,
 - Must be:
 - Appropriately zoned to accommodate CrossMod construction,
 - In ready-to-build condition, with even grading or ability to achieve at minimal cost,
 - Of sufficient size to accommodate a CrossMod home design ranging between 1,000 – 1,800 sq. ft – with an average of 1,400 sq. ft.
- Applicant must be able complete construction within five (5) months of award.

LACKAWANNA'S MOVE-IN NY APPLICATION PROCESS



** Contingent upon NYS approval of City's MOVE-IN NY application*

*** As a Community Development Corporation (CDC) the LHDC would also act as the City's developer and marketing agent for MOVE-IN NY.*

LOT SELECTION

Ten (10) vacant city owned residential lots located in Lackawanna's First and Second Wards would be targeted for redevelopment / reactivation through MOVE-IN NY - which is consistent with the program's 'low-to-mod' target audience.

Address	Ward	Zoning Type
149 Center Street	First	Mixed Residential
34 Front Street	First	Mixed Residential
40 Holland Avenue	First	Mixed Residential
115 Holland Avenue	First	Mixed Residential
48 Steelawanna Avenue	First	Mixed Residential
45 Wilkesbarre Avenue	First	Mixed Residential
33 Center Street	First	Mixed Residential
88 Center Street	Second	Mixed Residential
23 Green Street	Second	Mixed Residential
145 Warsaw Street	Second	Mixed Residential

READY TO BUILD LOTS

All ten (10) lots are buildable. However, all require some form of *area variance due to lot size* – nearly identical to variances granted by the Zoning Board for recent housing projects with Habitat for Humanity – Buffalo

Address	Ward	Zoning	SBL	Dimensions	Sq. Ft.	Owner	Variance	Lot Size	Front Yard	Rear Yard	Side Yard
33 Center Street	First	Mixed Residential	142.37-3-13	31 * 105	3255	City	Yes	X	X	X	X
88 Center Street	Second	Mixed Residential	142.45-2-36.1	29 * 105	3045	City	Yes	X	X	X	X
149 Center Street	First	Mixed Residential	142.45-5-11.11	35 * 110	3850	City	Yes	X	X		X
34 Front Street	First	Mixed Residential	142.77-2-23	40.2 * 160.6	6456	City	Yes		X		X
23 Green Street	Second	Mixed Residential	142.78-3-34	40 * 120	5400	City	Yes		X		X
40 Holland Avenue	First	Mixed Residential	141.44-2-4	30 * 100	3000	City	Yes	X	X	X	X
115 Holland Avenue	First	Mixed Residential	141.51-1-6	30 * 100	3000	City	Yes	X	X		X
48 Steelawanna Avenue	First	Mixed Residential	141.43-4-34	34 * 100	3400	City	Yes	X	X	X	X
145 Warsaw Street	Second	Mixed Residential	142.70-6-6	40 * 120	4800	City	Yes		X	X	X
45 Wilkesbarre Avenue	First	Mixed Residential	141.43-4-20	33.9 * 106.54	3612	City	Yes	X	X	X	X

To support / strengthen Lackawanna’s MOVE-IN NY application, the Zoning Board will be asked *to consider granting contingent variances for these pending final NYS approval of the City’s application. Final variance approvals would occur as part of future Site Plan reviews.*

SITE CONTROL

To support / strengthen Lackawanna's MOVE-IN NY application, the Lackawanna City Council will be asked *to consider passing a Resolution which:*

- a) supports the City's application effort and,**
- b) includes a contingent approval to sell the ten (10) designated lots to LHDC for \$1 each - as unlike some other low-to-mod housing programs, MOVE-IN NY does not include land acquisition funding.**

On a pro-forma basis, the City is projected to break-even on this transaction in ~ 1.5 years and realize annual tax revenue thereafter.

Parcel transfers to the LHDC would occur only upon:

- 1) NYS approval of the City's MOVE-IN NY application AND,*
- 2) at closing to a qualified buyer identified by LHDC marketing efforts, with concurrence from Lackawanna Department of Development.*

IF THE CITY'S APPLICATION IS DENIED, NO VARIANCES OR SALE/TRANSFER WILL BE FINALIZED.

SITE CONTROL / PRO-FORMA JUSTIFICATION

Address	Ward	Assessed Value
33 Center Street	First	\$ 2,800
88 Center Street	Second	\$ 6,000
149 Center Street	First	\$ 3,200
34 Front Street	First	\$ 5,300
23 Green Street	Second	\$ 3,900
40 Holland Avenue	First	\$ 3,800
115 Holland Avenue	First	\$ 3,800
48 Steelawanna Avenue	First	\$ 3,500
145 Warsaw Street	Second	\$ 3,900
45 Wilkesbarre Avenue	First	\$ 4,200
TOTAL ASSESSED LAND VALUE		\$ 40,400
CrossMOD Sale Price		\$ 250,000
Estimated Assessed Value @ 60% Equalization Rate		\$ 150,000
Per Thousand Value		\$ 150
Estimated Annual City Tax from 1 New CrossMod Home @18.13/thousand		\$ 2,719.50
Estimated Cumulative Annual City Tax from 10 New CrossMod Homes		\$ 27,195.00
Payback (years) on Land Sale Opportunity Cost of \$40,400		1.49

Based on the current Lackawanna city tax rate of \$18.13 / thousand, and an estimated equalization rate of 60% (per the City Assessor), on a pro-forma basis, the City is projected to recoup the \$40,400 land sale 'opportunity cost' related to MOVE-IN NY in ~ 1.5 years.

The City would then realize annual tax revenue on these properties based on prevailing city tax rates and assessed valuations - where today, there is no revenue generated, only cost.

LACKAWANNA'S MOVE-IN NY APPLICATION – KEY DATES / ACTION ITEMS

- *Zoning Board – Wednesday, November 19, 2025 5:00PM*
 - *Contingent Variance Approvals*
- *Planning Board – Wednesday, November 19, 2025 6:00PM*
 - *Recommendation Supporting Application*
- *City Council Public Work Session – Monday, December 1, 2025 5:30PM*
- *City Council Caucus and Regular Meeting – Monday, December 1, 2025 6:30 PM*
 - *Supporting Resolution*
- *LHDC / Lackawanna Application to MOVE-IN NY – ASAP after December 1, 2025*

Questions



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 11/19/25

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 910 RIDGE ROAD

Reason in front of the board SITE PLAN APPROVAL.

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

Agenda Applicant JOHN T KOCH JR.

Agenda item STONE ART MEMORIAL EXPANSION.

Zone NE 16 NEBORHOOD 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? STONE ART EXPANSION SITE PLAN APPROVAL,
TO USE AS WAREHOUSE EXPANSION AND FRONT
OFFICE SPACE

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: 10/30/25

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: 910 Ridge Rd.

S.B.L. No. _____

Description of Proposed Project: re-model & re-construct
Front per architectural design submitted

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.

Stone Art Memorial Co.
Name of Applicant

[Redacted Signature]

Signature of Applicant

914 Ridge Rd. Lackawanna NY
Address of Applicant 14218

[Redacted Phone Number]

Applicant Phone No.

[Redacted Email Address]
Applicant's Email

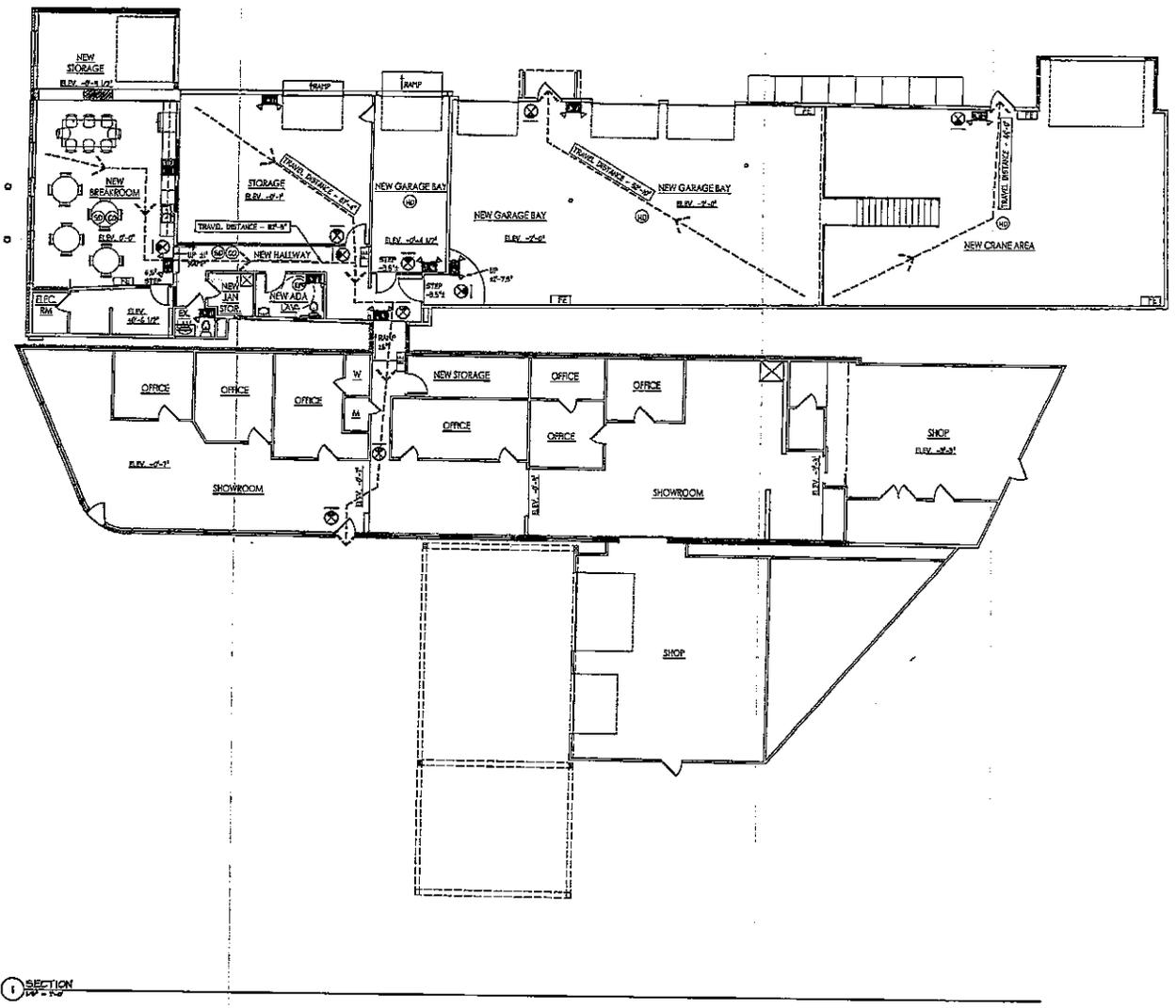
Owner
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: Stone Art Memorial Co. Inc. John T. Koch Jr., President
Address: 914 Ridge Rd.
Lackawanna NY 14218

Director of Development

P:\10464_164\27203\16.dwg at 10:48pm on 10/27/25. User: rj. Plot: 10/27/25. 10:48:44.



SECTION
10/27/25

ba
 BAMMEL ARCHITECTS
 A PROFESSIONAL CORPORATION
 6204 WEST OLIVER STREET
 ORCHARD PARK, NY 14127
 phone (716) 462-2482
 fax (716) 662-2487

DOCUMENT STATUS

- NOT FOR CONSTRUCTION
- PROCESS PRINT
- PRELIMINARY (APPROVAL)
- FINAL (APPROVAL)
- FINAL (DISTRIBUTION)

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SCALE:

NEW BUILDING FOR:
**STONE ART
 MEMORIAL
 COMPANY**
 910 + 914 RIDGE ROAD,
 LACKAWANNA, NY 14218

ISSUE	DATE

ISSUE DATE: 10/27/25
 PROJECT NUMBER: 25.110
 SCALE: AS NOTED
 DRAWN BY: AG
 CHECKED BY: ALL
 SHEET TITLE:

SECTIONS

DRAWING NO:
A-300



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

November 12, 2025

John T. Koch Jr.
914 Ridge Road
Lackawanna, NY 14218

Re: 910 Ridge Road

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: November 19, 2025

Date:

Time: 6:00 pm

Time:

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call 827-6421
Boarding Neighbors
Edward Buczek – 892 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: Stone Art Memorial//John T. Koch Jr.

Address: 910 Ridge Rd

In reference to: Requesting site plan approval for a business expansion into 910 Ridge Rd.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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