

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

Property owner: City of Lackawanna

Address: 33 Center St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

Bordering Property Notice

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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: City of Lackawanna

Address: 88 Center St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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
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 Klubeck – 26 Gravel Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 149 Center St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

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. X Variance
5. _____ Zoning Law Appeals

Property owner: City of Lackawanna

Address: 34 Front St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

Bordering Property Notice

Dear Sir or Madam:

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

Property owner: City of Lackawanna

Address: 23 Green St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

Bordering Property Notice

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

Property owner: City of Lackawanna

Address: 40 Holland Ave

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

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: City of Lackawanna

Address: 115 Holland Ave

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

Bordering Property Notice

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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. X Variance
5. _____ Zoning Law Appeals

Property owner: City of Lackawanna

Address: 48 Steelawanna Ave

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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

Bordering Property Notice

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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: City of Lackawanna

Address: 145 Warsaw St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

You are entitled to appear at the public hearing scheduled for **11/19/25 @ 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
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-Kalaji – 48 Bethlehem St



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property owner: City of Lackawanna

Address: 45 Wilkesbarre St

In reference to: Requesting contingent approval of area variances to support an application to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

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



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
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: 10-24-25

Application No. _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 5106 Berb ROAD

S.B.L. No. _____

Description of Action to be Appealed: GARAGE / POLE BARN
NEW BUILD 30x64 USE IS FOR MY CARS
HAVE 6 CLASSIC CAR ; WILL BE 120 FEET
FROM THE ROAD AND 13 FEET OF THE ^{side} PROPERTY LINE

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

FRANK ZIRPOLI
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: FRANK ZIRPOLI

Address [REDACTED]

Property Address: 5106 Berg ROAD

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

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?

YES

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

NO

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?

~~NO~~ NO

Sign Above, Print Name Below





Proposed location

House of Steel - Package Quotation

Name: **FRANK ZIAPOLI**

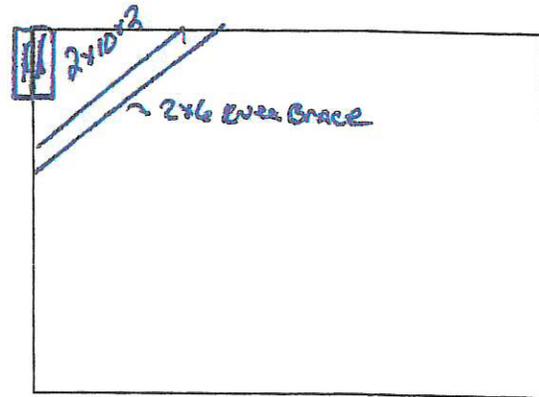
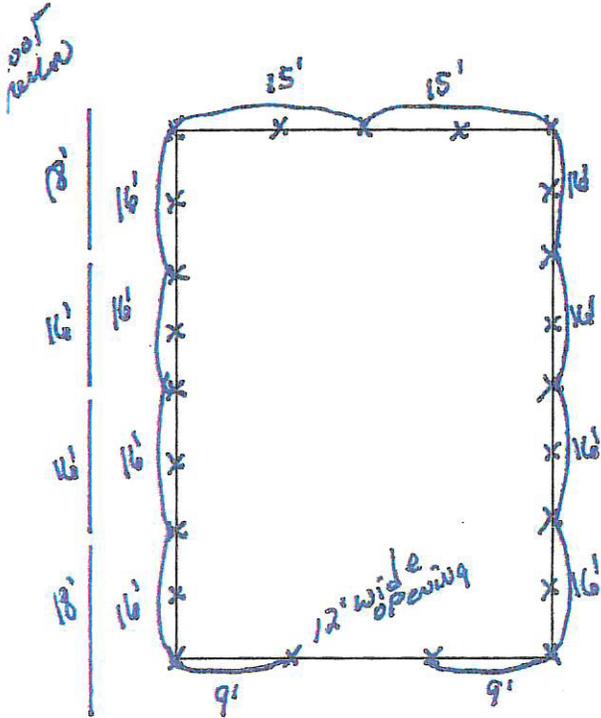
Phone: [REDACTED]

Job Type: Pole Barn
 Other **PAVILLION**

Size: **30 X 64 X 12**

Tax Exempt? type y if exempt

Prepared by: *Steel = 17'4"*
Perlin = 10



Qty	Item	Size, color
	<u>NO WINDOWS</u>	
	<u>NO ONO</u>	
	<u>NO main door</u>	
	<u>4 x6 PT. COCCA post</u>	
	<u>Wainscot? NO</u>	

<u>18" x 6" 4000 psi concrete pads</u>

The Part #'s on the next page indicate lumber placement.

DIM = dimensional lumber

PT = pressure treated lumber

The bold numbers (3, 9, 15, etc.) to the left of the Items correspond to the numbers on the BUILDING LUMBER PLACEMENT diagram.

CUSTOMER

Name: _____

Phone: _____

Prepared by: _____

Job Type: Pole Barn

Size: _____

Other PAVILLION

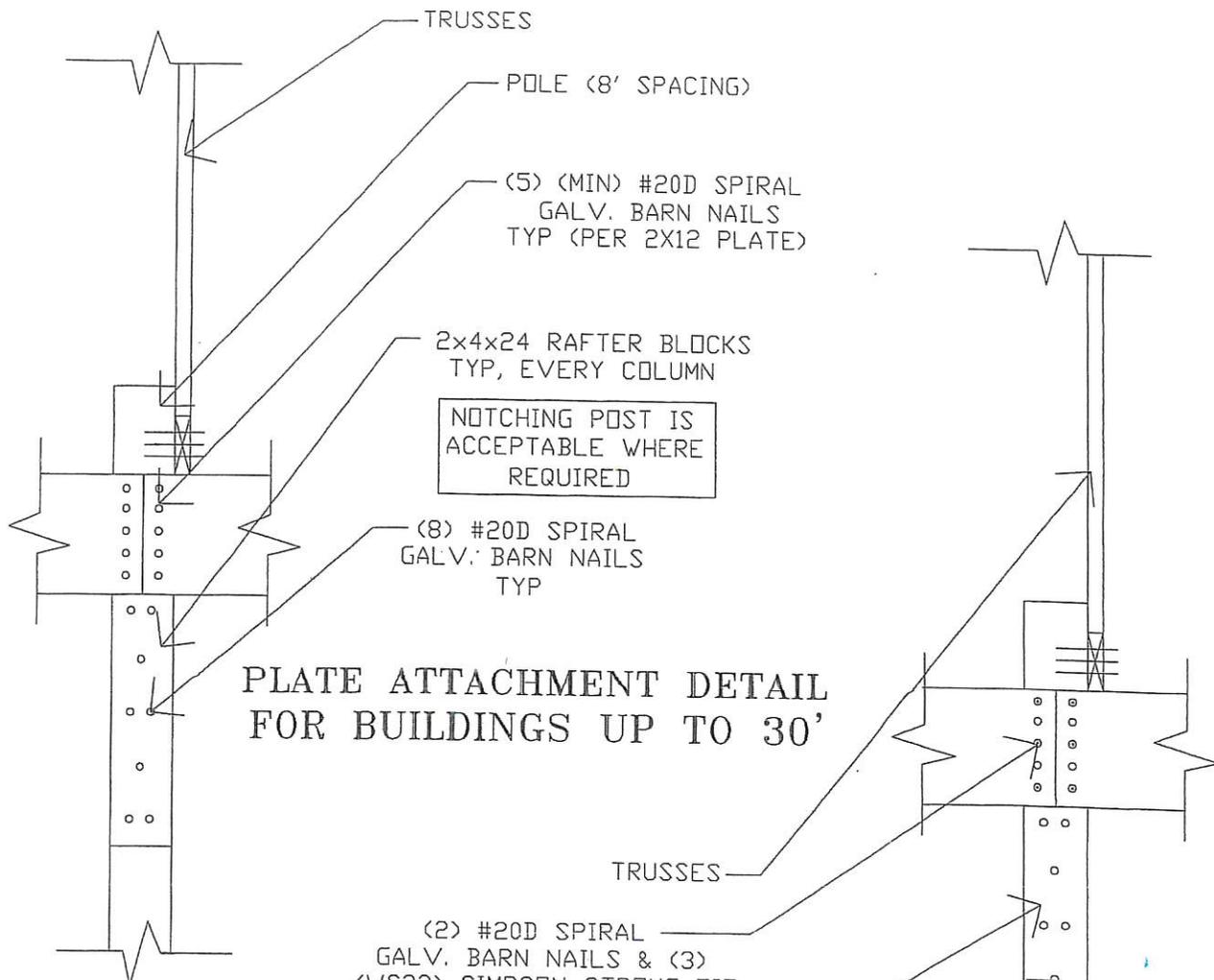
House of Steel, Inc. - Pole Barn Package

Item	Part#	Qty.	Price ea.	Total
③ TRUSSES 17 @ 30', 4' OC, 4/12, 14.5" TCOH, 4" FASCIA CUT				\$ 3,400.00
LVL's				
⑨ POLES	PT040616	23	\$ 43.00	\$ 989.00
			\$ -	\$ -
①⑤ FOOTERS (PADS)	CONCRETE-P	23	\$ 10.00	\$ 230.00
①⑦ TOP PLATES	DIM021016	16	\$ 27.20	\$ 435.20
			\$ -	\$ -
			\$ -	\$ -
①④ BOTTOM PLATES			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
⑩ SIDEWALL GIRTS			\$ -	\$ -
④ & Truss Web Nailers	DIM020416	4	\$ 9.60	\$ 38.40
⑨	DIM020416	2	\$ 9.60	\$ 19.20
⑨	DIM020418	1	\$ 12.06	\$ 12.06
	DIM020414	1	\$ 8.00	\$ 8.00
			\$ -	\$ -
② ROOF PURLINS	DIM020418	40	\$ 12.06	\$ 482.40
	DIM020416	40	\$ 9.60	\$ 384.00
			\$ -	\$ -
①⑧ Bottom Chord Runners	DIM020416	12	\$ 9.60	\$ 115.20
			\$ -	\$ -
① FASCIA - 2 x 6	DIM020618	4	\$ 15.48	\$ 61.92
	DIM020618	4	\$ 15.48	\$ 61.92
	DIM020616	4	\$ 13.99	\$ 55.96
			\$ -	\$ -
⑦ OHD FRAMING			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
FLOOR JOISTS			\$ -	\$ -
			\$ -	\$ -
PLYWOOD			\$ -	\$ -
①⑤ WINDOW & MAN DOOR FRAMING			\$ -	\$ -
①② Pole Blocks	DIM020418	2	\$ 12.06	\$ 24.12
①② Truss Blocks	DIM020616	2	\$ 13.99	\$ 27.98
①① Sidewall Bracing			\$ -	\$ -
③ Gable Pole Extensions (1 end only)	DIM020612	2	\$ 9.49	\$ 18.98
⑤ Peak Diagonal Wind Brace	DIM020416	4	\$ 9.60	\$ 38.40
①⑨ Knee Brace	DIM020612	6	\$ 9.49	\$ 56.94
Misc			\$ -	\$ -
Misc			\$ -	\$ -
Misc			\$ -	\$ -

Total This Page \$ 6,459.68

Grand Total Both Pages	\$ 12,101.40
------------------------	--------------

This Quote Expires: 11/21/25



**PLATE ATTACHMENT DETAIL
FOR BUILDINGS UP TO 30'**

TRUSSES

(2) #20D SPIRAL GALV. BARN NAILS & (3) (WS22) SIMPSON STRONG-TIE SDWS TIMBER LAG 4" TYP

2x4x24 RAFTER BLOCKS TYP, EVERY COLUMN

NOTCHING POST IS ACCEPTABLE WHERE REQUIRED

(8) #20D SPIRAL GALV. BARN NAILS TYP

POLE (8' SPACING)

**PLATE ATTACHMENT DETAIL
FOR BUILDINGS OVER 30'**

HOUSE OF STEEL
STANDARD DETAILS FOR ALL POLE BARNS

PLATE ATTACHMENT FOR BUILDINGS
UP TO 30' AND OVER 30' LENGTHS

A-100

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Any unauthorized alteration or addition to the drawing/document is a violation of section 7207 of the New York State education law, article 1430-a.

ISSUE DATE:	9/16/2019
FILE NAME:	PLATE ATTACHMENT TYP 9.16.19.dwg
PROJECT NUMBER:	19.101
SCALE:	N.T.S.
DRAWN BY:	CVB
CHECKED BY:	ALL



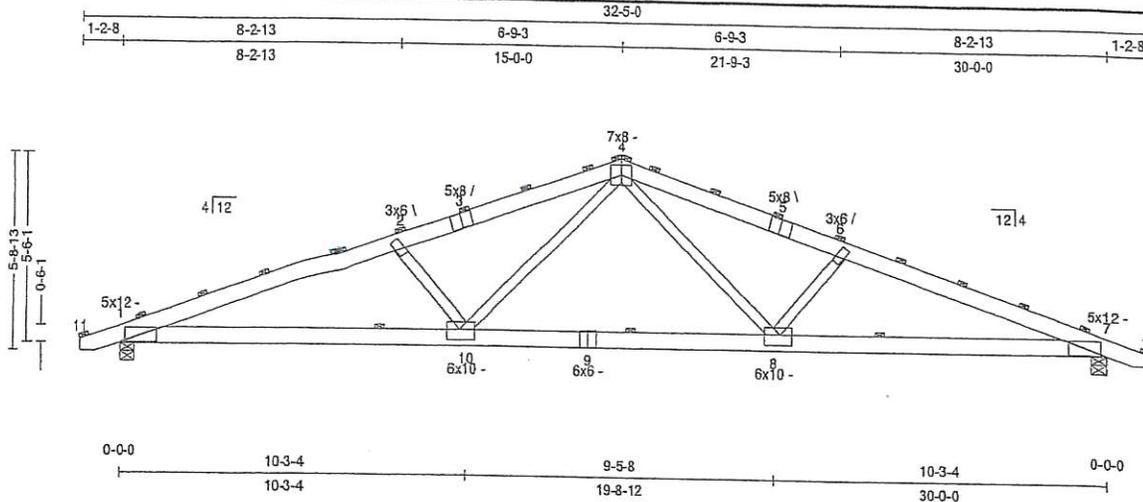
7320 WARD ROAD
ORCHARD PARK NY 11127
PO BOX 1020, ORCHARD PARK, NY 11127
PHONE: (716) 440-7740
EMAIL: CVBARCH@CIVARCH.COM
WEB SITE: WWW.CIVARCH.COM



Snow Hill Truss
11264 Snow Hill Rd
Randolph, NY 14772

Truss: T1-1
Job: SHT0717SS-30
Date: 03/18/25 14:35:31
Page: 1 of 1

SPAN 30-0-0	PITCH 4/12	QTY 1	OHL 1-2-8	OHR 1-2-8	CANT L 0-0-0	CANTR 0-0-0	PLYS 1	SPACING 48 in	WGT/PLY 169 lbs
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All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf) TCLL: 40.6 TCDL: 5(rake) BCLL: 0 BCDL: 10	General Bldg Code: IBC 2018/ TPI 1-2014 Rep Mbr: No Lumber D.O.L.: 115 %	CSI TC: 0.82 (6-7) BC: 0.71 (7-8) Web: 0.46 (4-8)	Deflection Vert TL: 0.68 in Vert LL: 0.38 in Horz TL: 0.18 in	L/ L/510 L/919	(loc) (8-9) 7	Allowed L/240 L/360
--	---	---	---	-----------------------------	----------------------------	----------------------------------

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	3.03 in	3,657 lbs	-	-845 lbs	-762 lbs	-845 lbs	-80 lbs
7	1	5.5 in	3.03 in	3,657 lbs	-	-845 lbs	-762 lbs	-845 lbs	-

Material

TC: SP 2400/1.8 2 x 6
BC: SP 2400/1.8 2 x 6
Web: SPF 1650/1.5 2 x 4

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 7-8-0, Purlin design by Others.

Loads

- This truss has been designed for the effects due to non-concurrent 10 psf bottom chord live load plus dead loads.
- This truss has been designed for the effects of balanced (40.6 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 58 psf GSL, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.00), DOL = 1.15. Unobstructed slippery surface. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category II, h=B=L=25 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
- This truss has been designed for the effects of TCLL = 20 psf.
- Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces

Table indicates: Member ID, max CSI, max tension force, (max compression force). Only forces greater than 300lbs are shown in this table.

TC	2-4	1-2	0.817	1,839 lbs	(8,333 lbs)	4-6	0.787	1,688 lbs	(7,304 lbs)							
BC	7-8	0.713	7,747 lbs	(1,567 lbs)	8-10	0.491	5,079 lbs	(948 lbs)	10-1	0.713	7,748 lbs	(1,567 lbs)				
Web	2-10	0.283	601 lbs	(1,913 lbs)	4-10	0.457	2,813 lbs	(380 lbs)	4-8	0.457	2,814 lbs	(381 lbs)	6-8	0.283	601 lbs	(1,912 lbs)

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- The fabrication tolerance for this roof truss is 10% (Cq = 0.90).
- Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 5 psf.
- Design assumes minimum #2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- A creep factor of 2.50 has been applied for this truss analysis.
- Listed wind uplift reactions based on MWFRS & C&C loading.

WARNING: Verify all design parameters and follow all notes on this drawing and in the Eagle Metal Design Notes. This design is for an individual building component (a truss), not a truss system, and is based only on parameters shown and provided by the Building Designer. The applicability of the design parameters must be verified by the Building Designer and should properly incorporate this design into the overall building design before use. Bracing shown is only to prevent buckling of individual truss web and/or chord members. Additional temporary and permanent bracing is always required to prevent collapse and provide stability. Design valid only when Eagle Metal connectors are used. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown.

TrueBuild@Truss Software v5.7.21
Eagle Metal Products



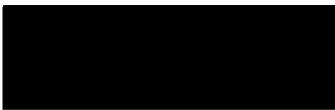


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

November 12, 2025

Frank Zirpoli



Re: 5106 Berg 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:

Date: November 19, 2025

Time:

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
Futurus Foundation Inc – 5080 Berg Rd
Scott Light – 5096 Berg Rd
Brian Lattimore – 5118 Berg Rd
Kenneth McCann – 99 Pellman Pl



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

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

Property owner: Frank Zirpoli

Address: 5106 Berg Rd

In reference to: Requesting area variance for larger than 3-car garage. 30'x 64'x 12'

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

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 81 TERESA

Reason in front of the board 2 AREA VARIANCES REQUEST

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

Agenda Applicant JOSEPH KRYSIAK

Agenda item REAR AND SIDERYARD VARIANCES REQUEST

Zone SINGLE FAMILY RESIDENTIAL.

Use variance needed? Yes/No No

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

Area variance needed? Yes No

Description of area variances needed (Parking/ height ect...) REAR YARD VARIANCE
CODE SAYS 25' WANTS 9'11" OFF REAR PROPERTY LINE.
SIDE CODE SAYS 10' OFF SIDE WANTS 5' OFF SIDE YARD.

Description of agenda use? SAME

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
ZONING BOARD OF APPEALS

Date: 10/17/25

Application No. _____

Application Fee:

Fee

_____ Land Use Variance

\$ 250.00

_____ Zoning Law Appeal

\$ 250.00

Property Address: 81 TERESA DR.

S.B.L. No. _____

Description of Action to be Appealed: Adding a lean-to on
back of garage for storage

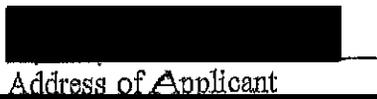
APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

Joseph Krysiak
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: Joseph Krysiak

Address



Property Address: 81 Teresa Dr

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 when completed it will be finished to match house

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 as a shed would take more away from yard

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

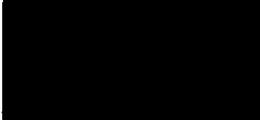
No

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

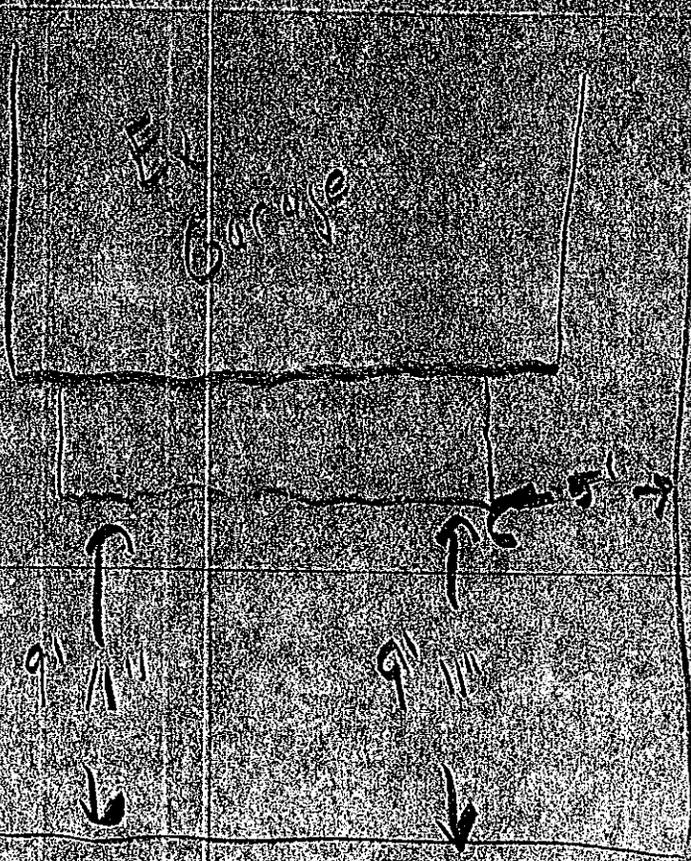
No It will not be visible from street

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

Joseph Krysiok



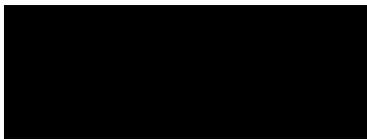


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

November 12, 2025

Joseph Krysiak



Re: 81 Teresa Drive

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: November 19, 2025

Time:

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
Eva Saintcross — 75 Teresa Dr
Phillip Wozniak — 87 Teresa
Laverne DeAngelis — 185 Maryknoll Dr



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: Joseph Krysiak

Address: 81 Tersa Dr

In reference to: Requesting rear and side yard variances for a lean-to on back of garage

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

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 23 27 WASHINGTON ST.

Reason in front of the board REQUESTING AREA VARIANCE FENCE.

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

Agenda Applicant FATHI MOHSIN

Agenda item AREA VARIANCE 6 FT FENCING IN FRONT YARD.

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No

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

Area variance needed? Yes/No

Description of area variances needed (Parking/ height ect...) TO INSTALL 6 FOOT TALL FENCING IN FRONT YARD CLOSER TO SIDEWALK.

Description of agenda use? PREVIOUSLY GRANTED AREA VARIANCE FOR FENCE AND SHED SIZE. BUT WANTS CLOSER TO SIDE WALK

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
 ZONING BOARD OF APPEALS

Date: 9-18-2025

Application No. _____

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

Property Address: 23/27 Washington St.

S.B.L. No. _____

Description of Action to be Appealed: we need a
fence in front of shed 30x22
so we can make driveway ^{6 feet}
bigger 10x30. The old driveway ^{high}
is 13 feet x 30 we need second driveway
10x30

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.

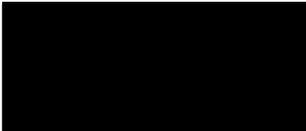
FATHI MOHSIN



Director of Development

Fathi Mohsin

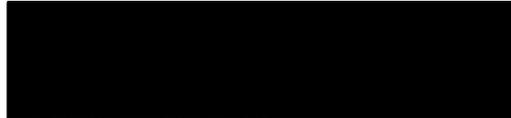
Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

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

Property Owner:

NAME: Fathi Mohsin

Address:



Property Address: 27 and 23 Washington St.

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?

It's good for privacy for the
neighborhood and me. It's a
benefit for the both of us.

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 because I need the area variance
so I can have my privacy and to
achieve that I need 6ft to back
up and park my car and a fence
in the front of my house 14ft between
me and my neighbor from the shed I
just built. And I need to do a driveway
20ft. I do not have enough space for two cars.

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

Yes it is because 27 Washington
that is also connected to 23 Washington,
are my properties. So I do think
its substantial.

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

We need DRAINS ALL OF WASHINGTON ST.
We need CURVES ON WASHINGTON ST.
and some side WALKS IN some area
Plus, there is no curve and no side walk
and there are no drains so the water could drain.

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?

It was already present when I first moved in and I bought the property from the city. I need a survey and I wasn't able to get one. You guys were supposed to give me one when I bought the property.

Sign Above, Print Name Below

note: I called a whole bunch of times for the survey that they provided the number to me for me to get a survey, but when I call, nobody responds to my call and I left messages.



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

November 12, 2025

Fathi Mohsin



Re: 23-27 Washington 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:

Date: November 19, 2025

Time:

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 – 17 Washington St
Eugene Hendrix – 33 Washington St
37 Washington St LLC – 37 Washington St



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. X Variance
5. _____ Zoning Law Appeals

Property owner: Fathi Mohsin

Address: 23-27 Washington St

In reference to: Requesting variance for 6ft tall fencing in front yard

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