



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date JAN, 28TH 2026

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 3071 SOUTH PARK AVE.

Reason in front of the board SITEPLAN APPROVAL

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

Agenda Applicant ZACHARY ALABADI

Agenda item REQUESTING SITEPLAN FOR ~~LAND~~ SUPERMARKET + PHARMACY

Zone NEIGHBORHOOD COMMERCIAL

Use variance needed? Yes/No  No

Description of use variance (not allowed in that zone ) \_\_\_\_\_

Area variance needed? Yes / No

Description of area variances needed (Parking/ height ect...) \_\_\_\_\_

Description of agenda use? SITE PLAN APPROVAL TO OPEN  
A SUPER MARKET AND PHARMACY

Code enforcement research (attached if applicable) YES

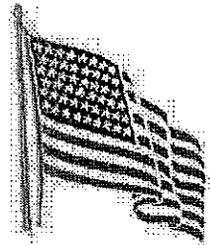
Legal opinion/ research (attached if applicable) NO

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: 11-28-25

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

Site Plan Review

Filing Fee \$10.00

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

Property Address: 3071 South Park ave. Lackawanna NY 14218

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

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

a supermarket and pharmacy.

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.

Zachary Alabadi

Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

Owners Son

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

Property Owner:

NAME: Anttsar Alabadi

Address:

[Redacted Address]

back door

shelves

M  
rest  
rooms

office

Pharmacy

Fridges

Freezers



LA  
HYPER  
MARKET

aisles



Fridge

Dairy  
Fridges

MEAT



Produce

Produce  
Fridges

Del

Grill

registers

Entrance

walk-in storage - plan to cut hole in existing wall

Google Maps

3071 South Park Ave



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

↓  
Dumpster  
Loc.

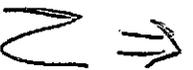
frozen meats

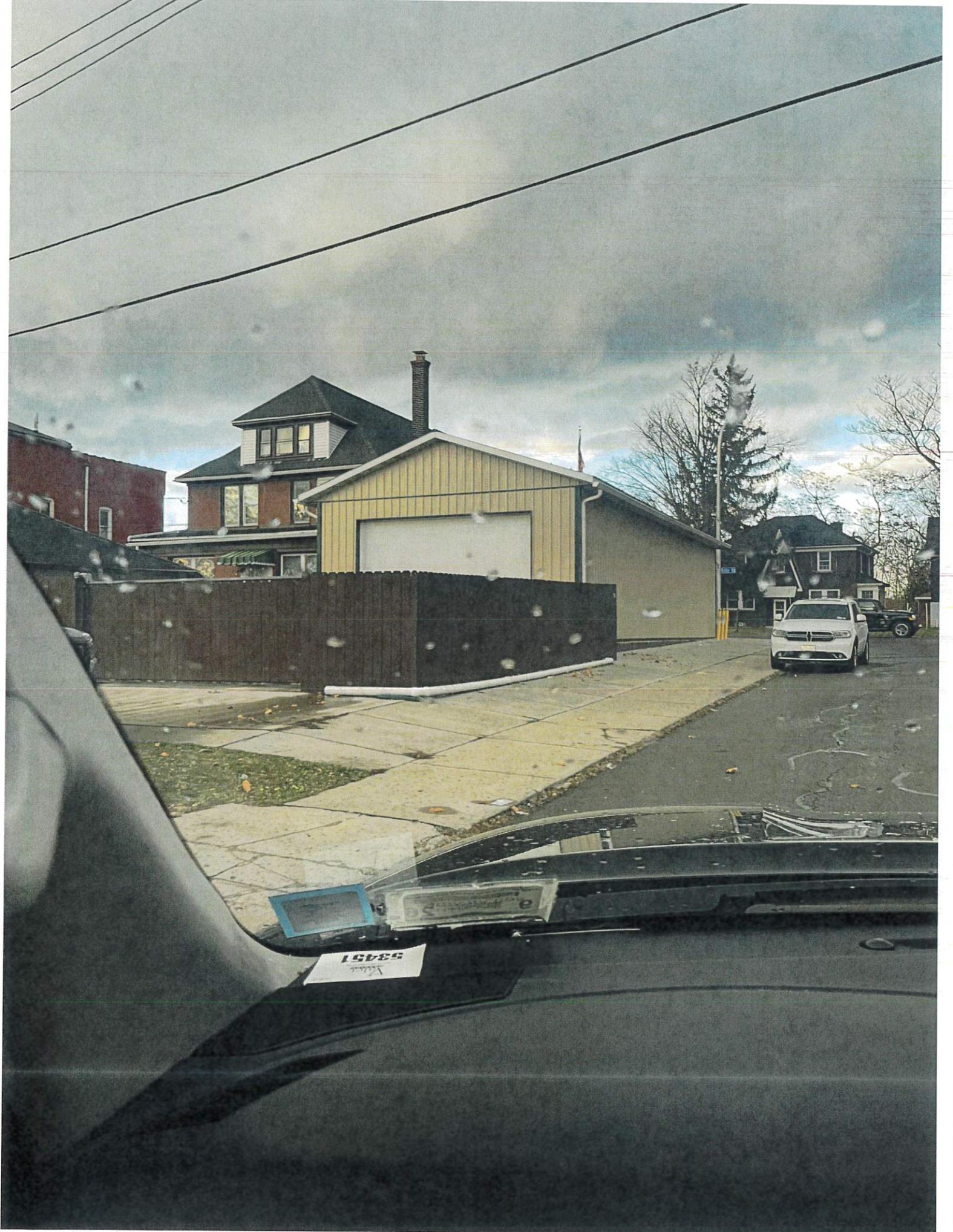
Storage freezer

Produce , deli meats

Storage cooler

outside door

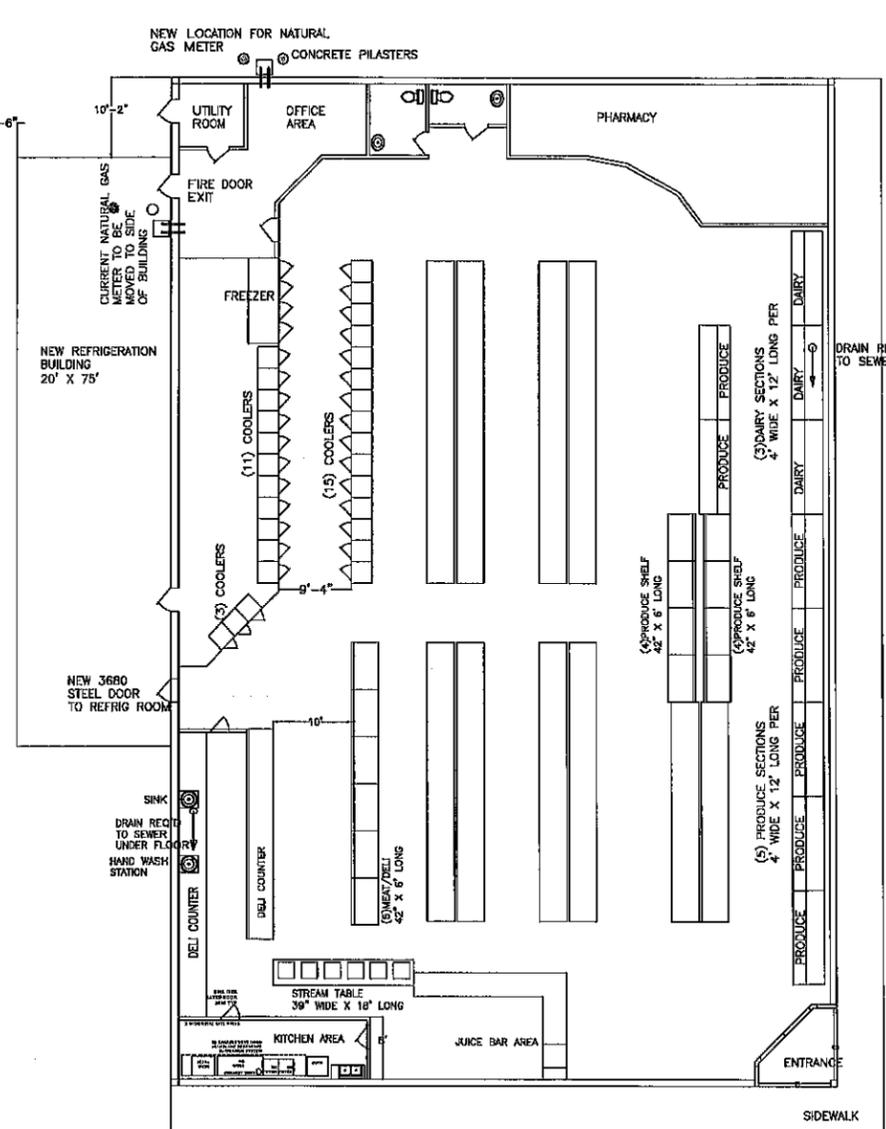




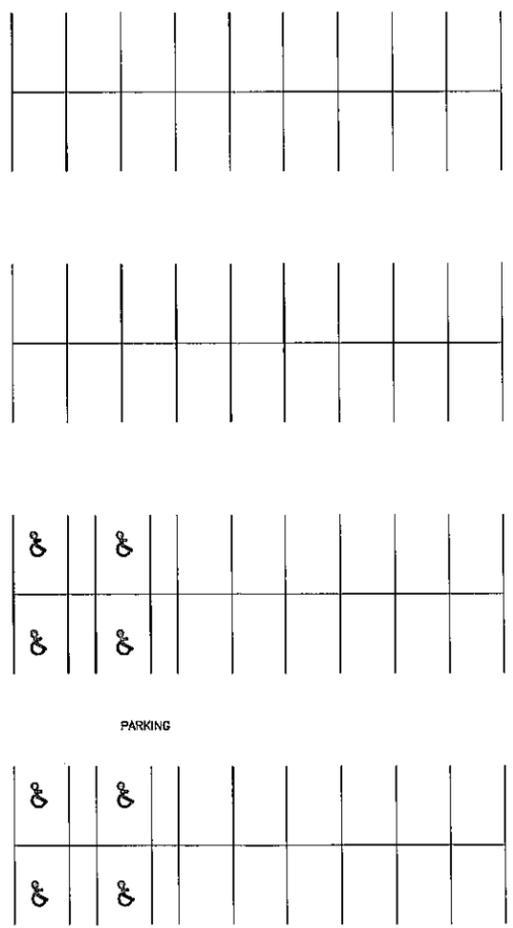
58451  
Vette



KIRBY AVENUE

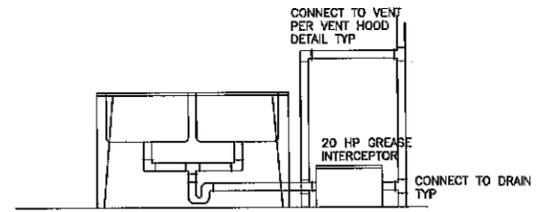


3071 - 3085 SOUTH PARK AVENUE  
LACKAWANNA, NEW YORK



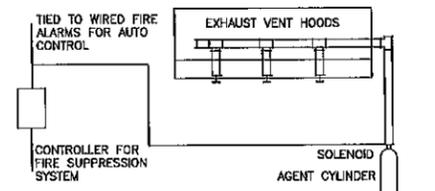
SOUTH PARK AVENUE

SCALE 1/4" = 1'  
REFER TO SURVEY FOR PLACEMENT ON PROPERTY



THE ADDITION OF A FRYER REQUIRES A 20 GPM GREASE INTERCEPTOR UNDER THE TWO TWO BAY SINK. RECOMMEND STAINLESS STEEL CONSTRUCTION

GREASE INTERCEPTOR LAYOUT



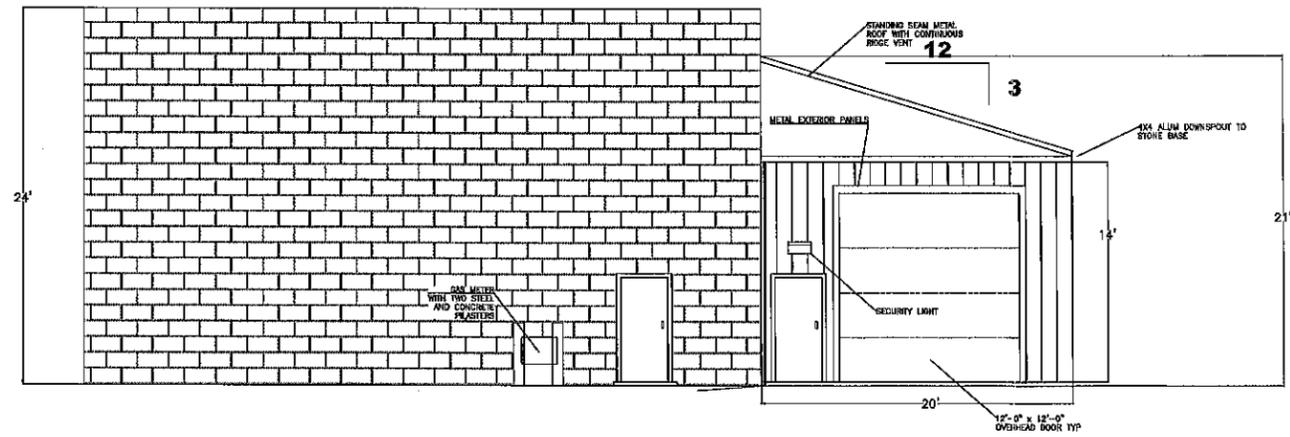
THE EXHAUST HOOD REQUIRES A COMPLETE FIRE SUPPRESSION SYSTEM AND CONTROLLER INSTALLATION FOR THE KITCHEN

16' EXHAUST HOOD LAYOUT



REV.	DESCRIPTION	DATE
A	INITIAL RELEASE	12/4/22
IN DESIGN SERVICES 84 STONE HEDGE DRIVE LANCASTER, NY 14086		
Inspections@solcon 0760818-8206		
TITLE 3071-3085 S. PARK, LACKAWANNA		
DRAWN	D. MICHALEWSKI	DATE 12/4/2025
APPROV.		DATE
APPROV.		DATE
SCALE	1/8" = 1'	SH. 1 OF 1

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7309 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.



**ELEVATION NORTH PLAN  
NEW STEEL BLDG 20' WIDE X 75' DEEP  
VIEW FROM KIRBY AVE**

SCALE  $\square = 1'$



REV.	DESCRIPTION	DATE
B	ADDED METAL BUILDING ON NW SIDE	1/21/20
A	INITIAL RELEASE	12/4/25
BY DESIGN SERVICES 84 STONE HEDGE DRIVE LANCASTER, NY 14095		
UNSPECIFICATIONS@GMAIL.COM 716.682.4200		
PROJECT 3071-3085 S. PARK, LACKAWANNA		
DRAWN	D. MICHALEWSKI	DATE 12/4/2025
APPROV.		DATE
APPROV.		DATE
SCALE	1/8" = 1'	DL 1 OF 1

UNAUTHORIZED ALTERATIONS OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7308 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Zachary Alabadi



**Re: 3071 – 3085 South Park 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: January 28, 2026**

**Date:**

**Time: 6:00pm**

**Time:**

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

If you have any questions please feel free to call (716) 827-6421.

Boarding Neighbors  
Michael Gawlak – 150 Elkhart Street  
Jason Roche – 156 Elkhart Street  
4 Saint James LLC – 4 St James Pl  
Charles Tusso – 10 St James Pl  
Charles Tusso – 16 St James Pl

Anthony Agnello – 213 Kirby Ave  
William Atwill – 214-216 Kirby Ave  
Fair Rentals LLC – 217 Kirby Ave  
220 Kirby Ave LLC – 220 Kirby Ave  
Infinite Reality LLC – 221 Kirby Ave  
Diariou Bah – 222 Kirby Ave  
Mariam Alabadi – 226 Kirby Ave  
Jeffrey Sullivan – 3052 South Park Ave  
Grace Vesneske – 3055 South Park Ave  
Steamsters Carpet Cleaning – 3056 South Park Ave  
Gamal Harhara – 3061 South Park Ave  
Robert Wolff – 3064 South Park Ave  
David Snyder – 3068 South Park Ave  
Paul Bapst – 3070 South Park Ave  
Allan Krytus – 3080 South Park Ave  
Mohammed Alam – 3090 South Park Ave  
12 Knowlton LLC – 3092 South Park Ave  
Brad Colts – 3095 South Park Ave



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

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

**Property owner: Plaza Group 167 LLC**

**Address: 3071 South Park Ave**

**In reference to: Requesting site plan approval to open a supermarket and pharmacy**

You are entitled to appear at the public hearing scheduled for **1/28/26@ 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

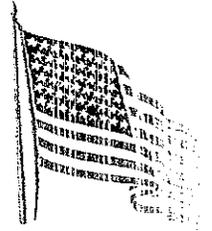
If you have any questions regarding the meeting, please call 716-827-6421

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



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OFFICE OF CODE ENFORCEMENT

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Date JAN 28 2026.

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 235 INGHAM AVE.

Reason in front of the board THREE AREA VARIANCES

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

Agenda Applicant RYAN BROWN HABITAT FOR HUMANITY BUFFALO

Agenda item TWO FRONT YARD VARIANCES, ONE LOT FRONTAGE

Zone MIKED RESIDENTIAL SITE PLAN APPROVAL

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? TWO FRONT YARD VARIANCES. 9 FOOT AND 12' 1" FOOT, CODE ASKES FOR 25 FEET.

MINIMUM 45 FEET FRONTAGE. HAS 33 FEET.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) \_\_\_\_\_

Scott Hayes  
Code Enforcement Officer



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 Lackawanna, NY 14218  
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APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 12/10/25

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: 235 Ingham Ave, Lackawanna, NY 14218

S.B.L. No. 141.600-5-6

Description of Proposed Project: Single family dwelling,  
Stick framed, 2 story, 5 bed, 2 bath, 1717  
sqft home built by Habitat for Humanity Buffalo.

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.

Ryan Brown (HFHB)  
Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



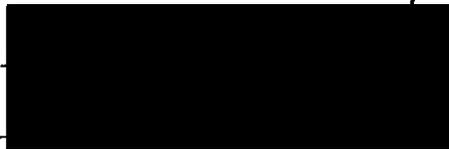
Applicant's Email

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

Property Owner:

NAME: Habitat for Humanity Buffalo

Address:



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <span style="font-size: 1.2em; margin-left: 100px;">235 Ingham</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; margin-left: 100px;">235 Ingham Ave, Lackawanna, NY 14218</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em; margin-left: 20px;">Construction of a single family dwelling, stick framed, 2 story, 5 bed, 2 bath, 1717 sqft home.</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; margin-left: 50px;">Ryan Brown</span>		Telephone: [REDACTED]	
Address: <span style="font-size: 1.2em; margin-left: 50px;">HABITAT FOR HUMANITY BUFFALO</span>		E-Mail: [REDACTED]	
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <span style="font-size: 1.2em; margin-left: 50px;">City of Lackawanna</span>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.07</u> acres	
b. Total acreage to be physically disturbed?		<u>0.07</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.07</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe: Downspouts

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?  
If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?  
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?  
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ryan Brown (Habitat Buffalo) Date: 12/10/25

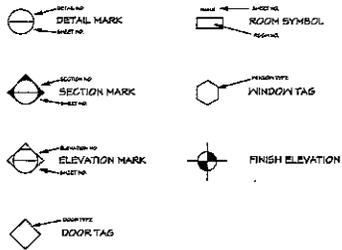
Signature:  Title: Construction Administrator

# HABITAT FOR HUMANITY BUFFALO

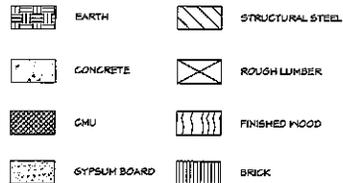
DESIGN-WAKEFIELD 5-BEDROOM

235 INGHAM AVE.  
LACKAWANNA, NY 14218

## SYMBOLS LEGEND



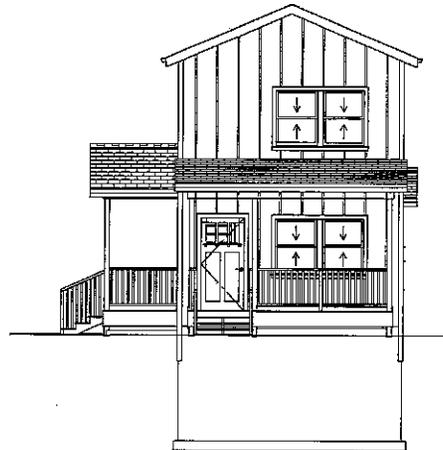
## MATERIALS LEGEND



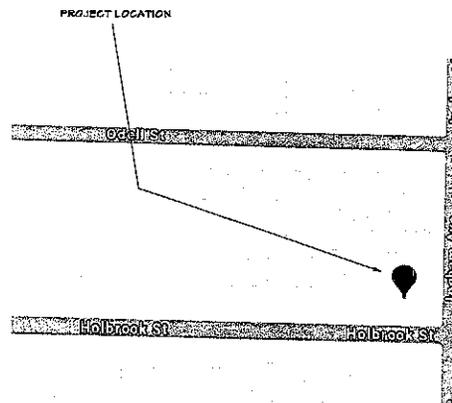
## LIST OF DRAWINGS

CS	COVER SHEET
A100	FOUNDATION & DETAILS
A101	FRAMING PLAN & DETAILS
A102	ROOF LAYOUT
A103	ROOF FRAMING DETAIL
A104	ELEVATIONS
S100	PLOT PLAN

MEP INFORMATION CAN BE  
FOUND ON MECHANICAL PAGES.



TOTAL S.F. = 1701



CONTRACTOR SITE NOTES



**Habitat for Humanity**  
Buffalo

235 INGHAM AVE.  
LACKAWANNA, NY 14218  
TWO-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANGELAVANTON  
ARCHITECTURE INTERIORS & DESIGN  
225 W. MAIN ST. SUITE 200  
VANDERBILT, NY 14222

DATE:

8/29/2025

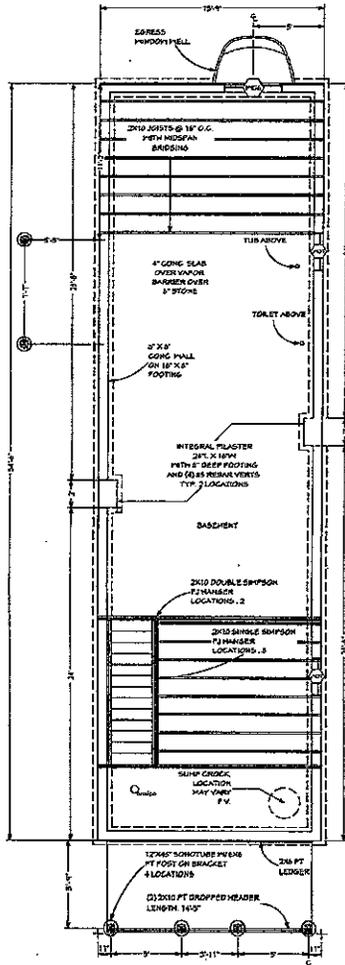
SHEET NAME:

COVER SHEET

SHEET:

CS

**WARNINGS:**  
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM IN ANY WAY. IF ANY CHANGES TO THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM THEIR SEAL AND NOTATION ALTERED BY FOLLOWED BY THEIR SIGNATURE OF THIS ALTERATION.



**FOUNDATION NOTES:**  
PRESSURE TREATED 2x6 SILL PLATE PER SILL SEAL - 1/2\"/>

- 1. 1/2\"/>

**FLOOR NOTES:**  
1. 4\"/>

- 1. 4\"/>

**FOUNDATION NOTES:**  
ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REG. DEPTH BELOW FINISH GRADE.

**CONCRETE STRENGTH:**  
3000 PSI FOR ALL SLABS FOUNDATION DESIGN BASED ON 2500 PSI SOIL PLATED LOTS FOR ALL OTHER CONDITIONS. MAX SLURRY 4\"/>

**USE ASTM A-416 GRADE 60 DEFORMED REINFORCING BARS UNLESS OTHERWISE NOTED.**

**CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON HEDER ALL STEEL ANCHORS OR SIMPSON APPROVED EQUAL. EXCEPT TO BE SIMPSON "SET" ANCHORS OR APPROVED EQUAL.**

**GRAVEL NOTES:**  
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.  
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.  
3. AREAS TO BE PAVED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROCKS AND OTHER OBSTRUCTIONS TO EXCAVATION AND STRIPES TO TOPSOIL.

**CARPENTRY NOTES:**  
SAPPHIRE LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION. LATEST EDITION. SAPPHIRE LUMBER SHALL COMPLY WITH THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN PINE PRODUCTS ASSOCIATION GRADE RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE H.F. IS TO BE BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR GROUND SHALL BE PRESSURE TREATED UNLESS APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURER'S SPECIFICATIONS SHALL BE SHOWN IN ALL OF SIZE RECOMMENDED FOR MEMBERS. ALL MEMBERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE 3/8\"/>

**ALL ROOF SHEATHING AND SUB FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHEATHING INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TIED, OR HAVE EDGES SUPPORTED BY PLYSIPS.**

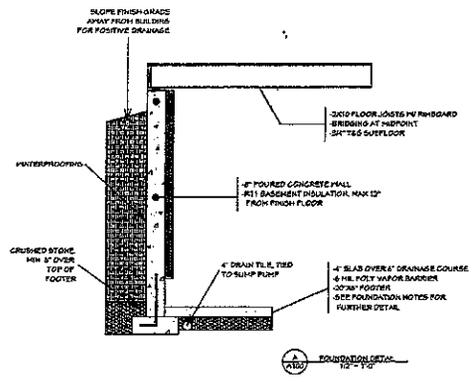
**PREFABRICATED WOOD JOISTS (W/J) (W/J) SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED WITH A NY STATE LICENSED ENGINEER. PROVIDE BRACING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOISTS AND BRACING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS.**

**LUMBER SPECIES:**  
POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE #2 OR BETTER.

**CEILING:**  
SHEATHING SHALL BE 1/2\"/>

**WALL SHEATHING SHALL BE 1/2\"/>

**FLOOR SHEATHING SHALL BE 3/4\"/>****



**GENERAL NOTES AND SPECIFICATIONS:**  
THE GC SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO FURNISH COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

UNNOTED DIMENSIONS OR THOSE OTHERWISE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WITH ANY PLAN CHANGES RE: FOREDRAIN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, NOR THE CHOICES OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BRINGED TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK.

**DESIGN CRITERIA:** 2020 IBC (2018 IBC WITH AMENDMENTS) ROOF: 30 PSF SNOW LOAD  
FLOOR: 40 PSF LL + 10 PSF DL

**SOIL:** 2400 PSF ALLOWABLE (ASSUMED) TO BE VERIFIED AT THE OFFICE OF REGULATION  
FROST DEPTH: 4 FT  
SEWER: 20\"/>

**WIND:** 140 MPH (140 MPH 3 SEC GUST), EXPOSURE C

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL INSULATION AT FLOORS AND PLATE LINES, OPENINGS IN PLATES, CONCRETE STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENINGS CAVITIES.

INSTALL WATERPROOF SYSTEMS AROUND AT ALL WATER SPILLAGE AREAS TO MINIMUM 1\"/>

INSULATE WASTE LINES FOR SOUND CONTROL.

ALL RECESSIBLE LIGHTS IN ILLUMINATED AREAS TO HAVE 1 G. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

**BUILDING PERFORMANCE:**  
HEAT LOSS CALCULATIONS SHALL COMPLY WITH REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

Andrew Warkentin  
 No. 12551  
 State of New York

**Habitat for Humanity**  
 Buffalo

285 INGHAM AVE.  
 LACKAWANNA, NY 14218  
 TYPE: TOWN, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
 ANGELA WARKENTIN  
 ARCHITECTURE & DESIGN  
 855 514 7423  
 WWW.AWARCHITECTURE.COM

DATE:  
 8/29/2025

SHEET NAME:  
 FOUNDATION & DETAILS

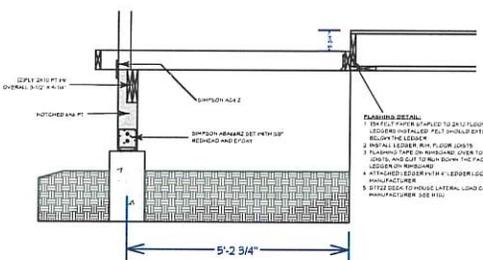
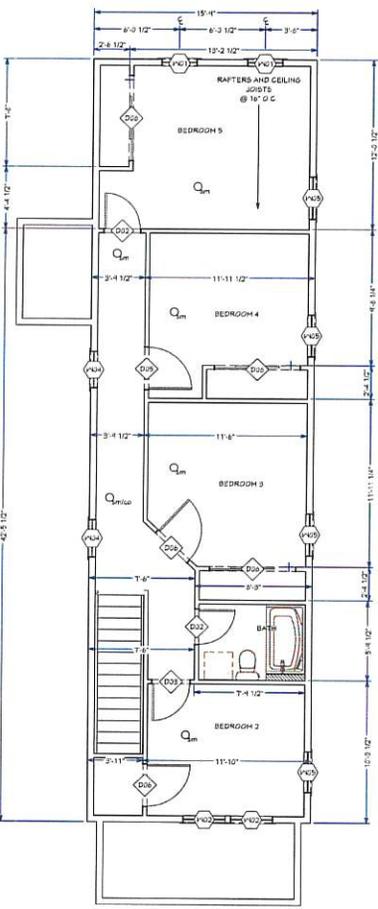
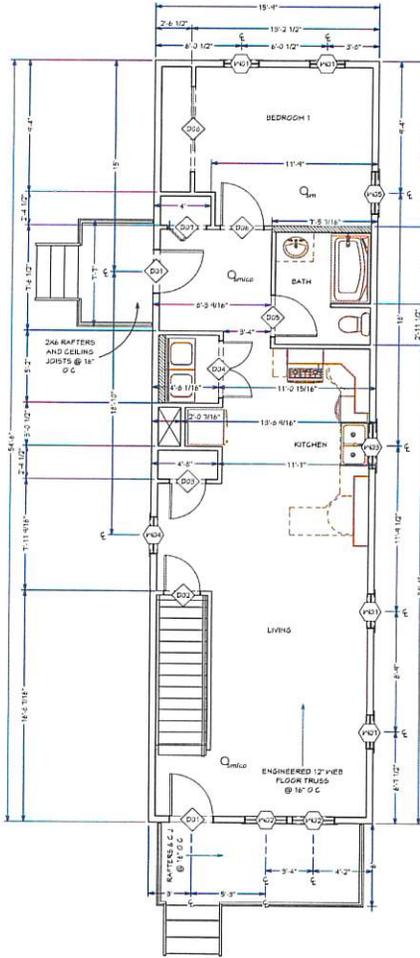
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- IMPORTANT NOTES**
- 1 2x6 PLUMBING WALL
  - 2 FAUX WALL TO KEEP PLUMBING OUT OF EXTERIOR WALL

DOOR SCHEDULE	QTY	LABEL	SIZE	SPING	JAMB	STYLE
	2	D01	32x2x10	LEFT HAND	4-9/16"	STEEL EXTENSION 10 LIFE DOUBLE BORE PREFORMED FINISHING
	3	D02	28x2x10	LEFT HAND	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	2	D03	28x2x10	RIGHT HAND	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	1	D04	40x2x10	DOUBLE	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	2	D05	32x2x10	RIGHT HAND	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	2	D06	32x2x10	LEFT HAND	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	1	D07	28x2x10	RIGHT HAND	4-9/16"	HOLLOW CORE 6 PANEL SINGLE BORE PREFORMED FINISHING
	2	D08	32x2x10	SLABS	N/A	HOLLOW CORE 6 PANEL HD BORE SLABS, PREFORMED

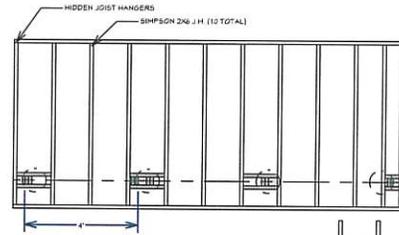
WINDOW SCHEDULE	QTY	LABEL	RIG	STYLE	EGRESS
	6	W01	31x25	APRINGS	N
	4	W02	32x41	DOUBLE HUNG	N
	1	W03	41x31	DOUBLE HUNG	N
	3	W04	33x41	DOUBLE HUNG	N
	3	W05	37x41	DOUBLE HUNG	N
	1	W06	49x41	RIGHT SLIDER	Y
	2	W07	33x17	GLASS BLOCK	N

ALL WINDOWS - LOW E, ARGON GAS, DOUBLE PANE, WHITE VINYL

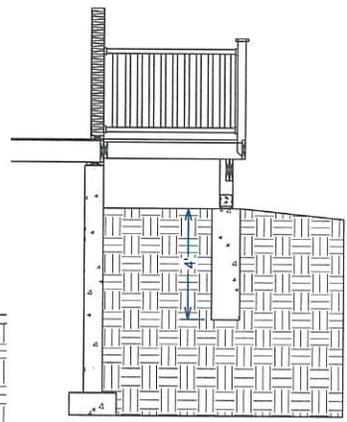
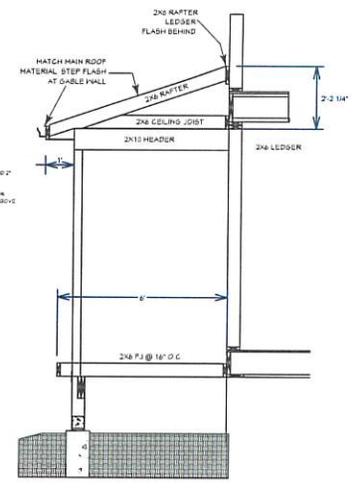
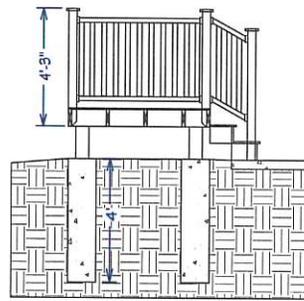


- WINDOW DETAIL**
- 1 SIMPLY PATCH UP TO 2x10 FLOOR BEAM AHEAD BEFORE INSTALLING WINDOW UNIT
  - 2 INSTALL WINDOW UNIT ABOVE LEDGER AND 2" BELOW THE LEDGER
  - 3 FLASHING TAPE ON INSIDE OVER TOP EDGE OF LEDGER AND FLOOR
  - 4 ATTACHED LEDGER WITH 4" LEDGER LOG STRUCTURAL SCREWS PER MANUFACTURER
  - 5 SIZE DECK TO HOUSE LATERAL LOAD CONDICTION REQUIRED PER MANUFACTURER SEE P110

- PARTNER DETAIL**
- 2x4 DROPPED HEADER HUNG IN PATTERNS OF 1 EVERY 16" BOTH SIDES
  - 2x6 BRACKETED HEADER WITH 2x4
  - 2x6 BRACKETED WITH 2x4 TO PATTERNS TO SUPPORT
  - 2x6 BRACKETED WITH 2x4 TO PATTERNS TO SUPPORT
  - LEDGER LOGS USED TO ATTACH LEDGER TO 2x10 FLOOR BEAM AHEAD



- KEY**
- 8x8 FT POST
  - 2x6 FT BLOCKING
  - 1/2" SCHED TUBE BELOW
  - 2x6 TIBER SCHEDING
  - GALV 3-1/4" RING SHANK



**Habitat for Humanity**  
Buffalo

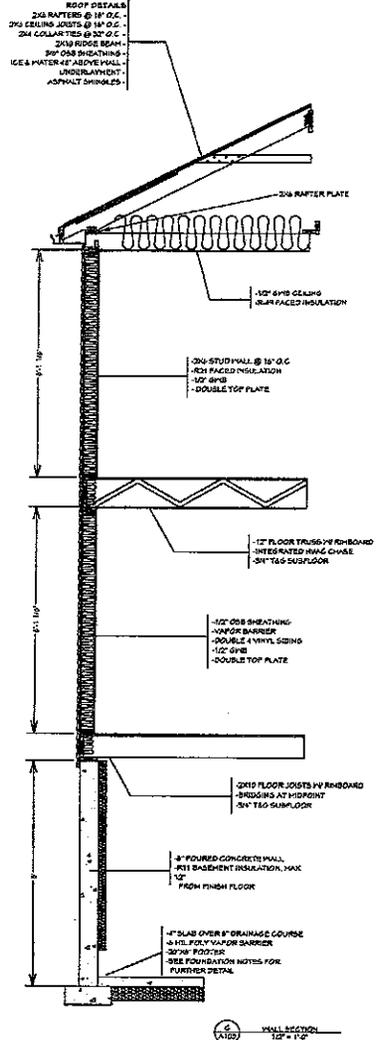
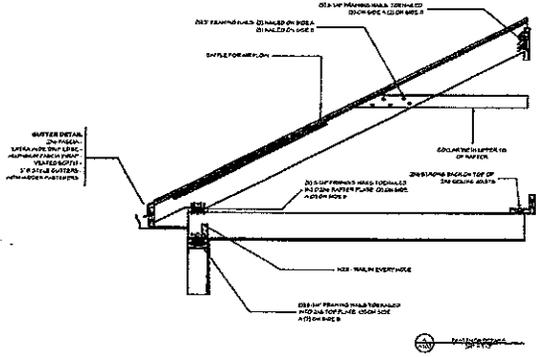
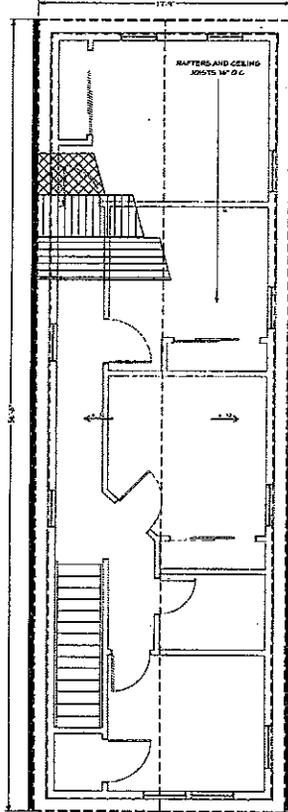
235 INGHAM AVE.  
LACKAWANNA, NY 14218  
1POD-STORY, SINGLE FAMILY

DRAWINGS PROVIDED BY:  
ANNE KAPRISON  
38521-1040  
VANGUARDINTERIORS.COM

DATE:  
8/29/2025

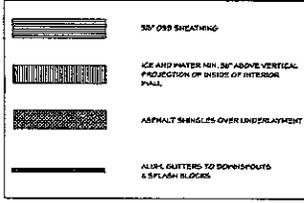
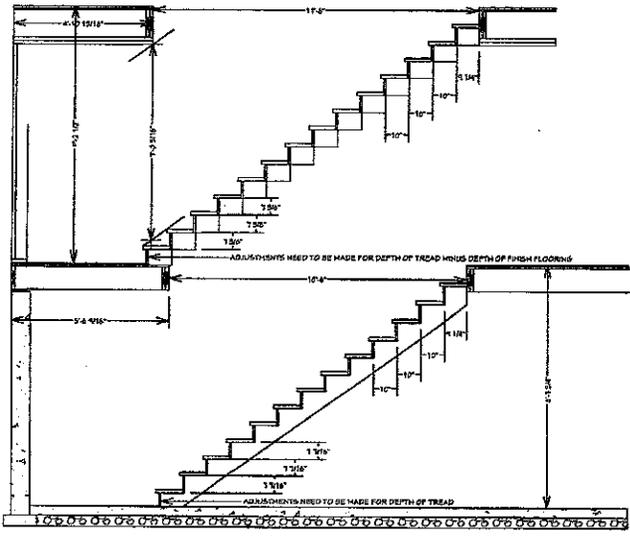
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FLOORPLAN & DETAILS

SHEET:  
A101



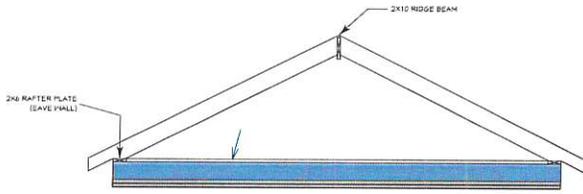
**NOTES**

- BASEMENT STRINGER MEASUREMENT OUTSIDE TO OUTSIDE + 3/4"
- 1ST FLOOR STAIR MEASUREMENT OUTSIDE TO OUTSIDE TEO BASED ON OPENING AND DRYWALL TOLERANCES
- TREADS DON'T OVERHANG ON THE STRINGERS (ON THE SIDES) ONLY A NOSING OVER HANG PER THE DRAWINGS BELOW
- ROUTER STAIR NOSING ON RAMP TREAD (TOP & STR)
- STAIR MATERIAL IS 2" x 12" AND A CLEAR 1' BY 1'

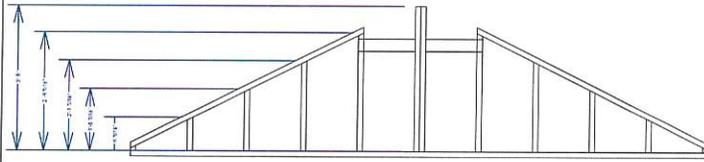


- SCOPE OF WORK**
1. PROVIDE 2x6 RAFTERS WITH 2x6 TAIL
  2. PROVIDE 2x10 RIDGE BEAM
  3. PROVIDE 2x6 COLLAR TIES
  4. RAFTERS TO BE ON 2x6 CEILING JOIST WITH 2x6 RAFTER PLATE TO ENSURE 16" CENTER TO CENTER
  5. RUN 2x6 STRINGERS BACK DOWN CENTER OF CEILING JOISTS
  6. BRACE SABLE ENDS DIAGONALLY FROM PEAK TO STRINGERS BACK
  7. PROVIDE ICE AND WATER MEM. 3/4" ABOVE VERTICAL PROJECTION OF INSIDE INTERIOR WALL
  8. PROVIDE WALL FLASHING AS REQUIRED MIN. 8" AT PERGIVAL CONNECTION
  9. PROVIDE HURD GABLES AT ALL CEILING JOIST WALL CONNECTIONS
  10. PERFORM ALUM. ROOF EDGE AND FASCIA

- GENERAL NOTES**
1. PREPARE ALL TOP PLATES FOR RAFTER INSTALLATION
  2. PLAN AND BRACE ALL WALLS PRIOR TO RAFTER INSTALLATION
  3. REFER TO WINDOW SCHEDULE FOR SIZING REQUIREMENTS AT THEM WINDOWS
  4. 5" KETTLE GUTTERS TO 2x6 DOWN SPOUTS DOWN-DROP AT EACH CORNER OF HOUSE. (1) GROUND FOR PERCH
  5. ALL BUTT JOINTS OF RIDGE BEAM TO HAVE 1/2" PLYWOOD PLATES BELIED AND DUNED ON BOTH SIDES OF THE RIDGE BEAM

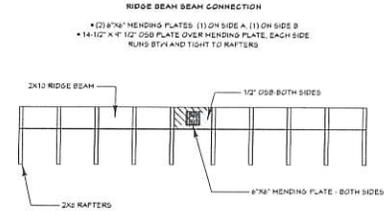


- KEY**
- DOUBLE 2x6 TOP PLATE
  - 2x6 RAFTER PLATE (GABLE END)
  - 2x6 CEILING JOIST



NOTE:  
MEASUREMENTS ARE TO THE LONG SIDE OF THE CUT

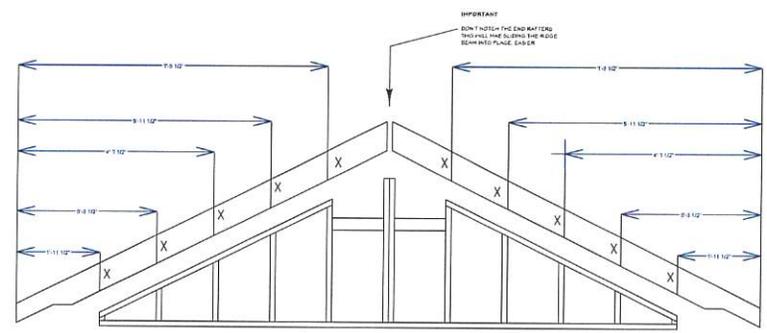
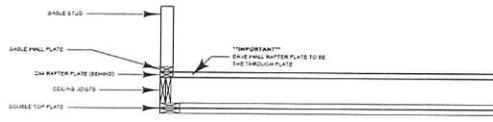
**GABLE END FRAMING DETAIL 4**  
1/2" = 1'-0"



**RIDGE BEAM BEAM CONNECTION**

- 1/2" OSB SHEATHING (1) ON SIDE A (1) ON SIDE B
- 14-1/2" x 6" x 1/2" OSB PLATE OVER MENDING PLATE EACH SIDE
- RUNG 8" x 6" AND TIGHT TO RAFTERS

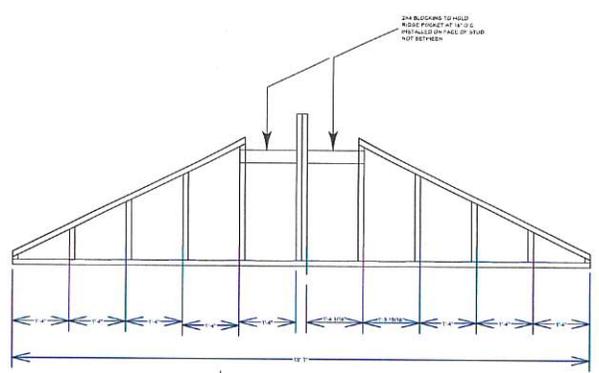
**RIDGE BEAM BEAM CONNECTION**  
3/4" x 12"



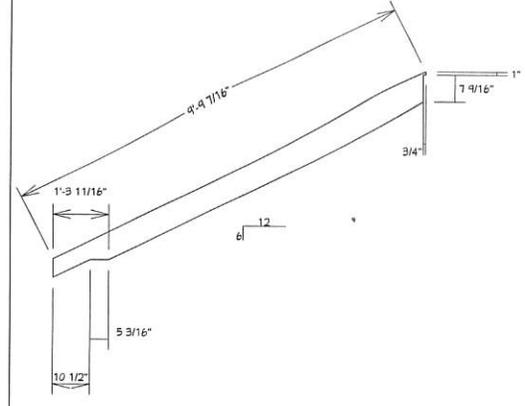
**GABLE END FRAMING DETAIL 2**  
1/2" = 1'-0"

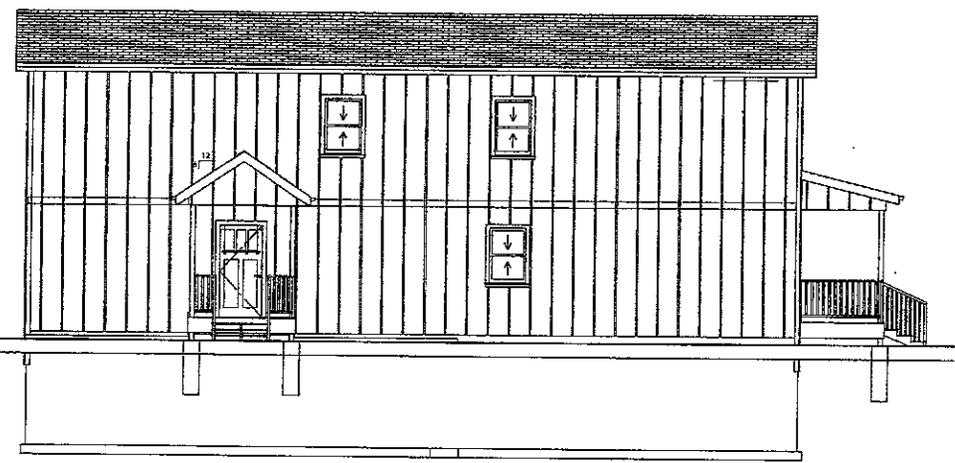
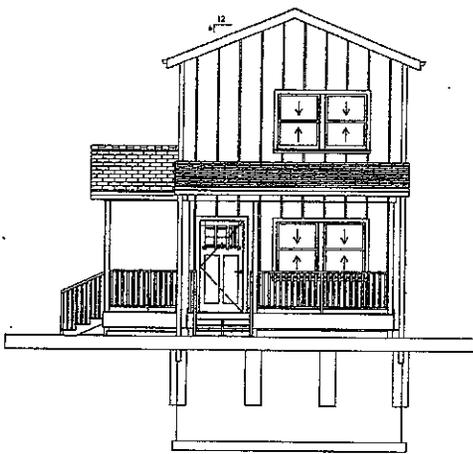
- ORDER OF OPERATIONS**
1. SET CEILING JOISTS "DOUBLE CEILING JOIST" AT GABLE ENDS
  2. RUN 2x4 DOWN CENTER OF C. 15 FOR BEAM BRACING
  3. RUN 2 ROWS OF OSB SHEATHING DOWN CENTER OF HOUSE ON TOP OF C. 15
  4. SET 2x6 RAFTER PLATES
  5. FRAME GABLE END WALLS
  6. FRAME AND ATTACHED LADDER OVER HANDS. OVERALL WIDTH IS 12"
  7. SHEATH THE GABLE END. DON'T OVER HAND SHEATHING AT BOTTOM
  8. STAND SHEATHED GABLE. USE BEAMERS ON THE OUTSIDE OF THE HOUSE WHEN RAISING THE WALL. MAKE SURE DEAD ENDS GO INTO STUDS
  9. BRACE GABLE ENDS
  10. SLIDE RIDGE BEAM INTO GABLE POCKETS
  11. WHEN BRACING RIDGE BEAM AT MIDPOINT, DON'T DO IT AT A SEAM. MENDING PLATES NEED TO BE INSTALLED
  12. FULL OSB SHEATHING FROM CEILING JOISTS AS YOU GO
  13. INSTALL COLLAR TIES AS YOU GO

- CEILING JOIST AND RAFTER INFORMATION**
- CEILING JOISTS ARE 2x6 @ 16" O.C.
  - RAFTERS ARE 2x6 @ 16" O.C. WITH A #12 PITCH
  - COLLAR TIES ARE 2x4 @ 22" O.C.
  - COLLAR TIES ARE INSTALLED IN THE UPPER 1/3 OF THE RAFTER
  - MURKIN TIES SHOULD BE INSTALLED ON CEILING JOISTS



**GABLE END FRAMING DETAIL 3**  
1/2" = 1'-0"





**ELECTRICAL FINISH NOTES:**  
A PROFESSIONAL ELECTRICIAN WITH KNOWLEDGE OF THE CURRENT ELECTRICAL CODE SHALL DETERMINE THE FINAL LAYOUT. ALL WIRING METHODS SHALL BE MET PER NYS GC 2021

ALL SMOKE DETECTORS AND CO2/HAZARD NEED TO BE HARDWIRED AND INTERCONNECTED NOTION DETECTORS ON A SWITCH - AT THE PANEL BOX

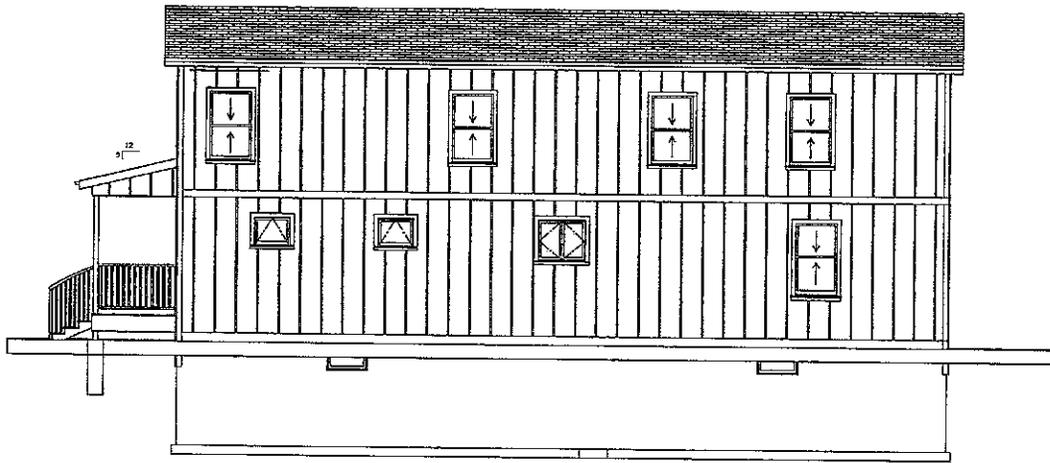
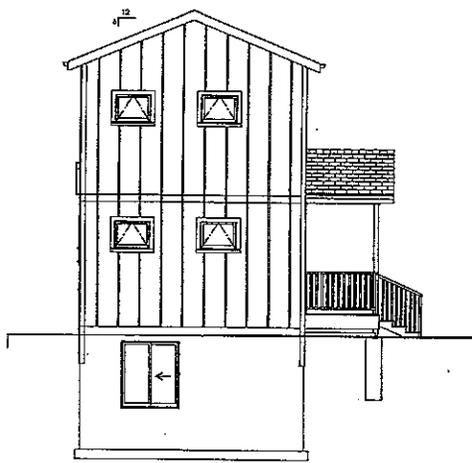
15 AMP SERVICE

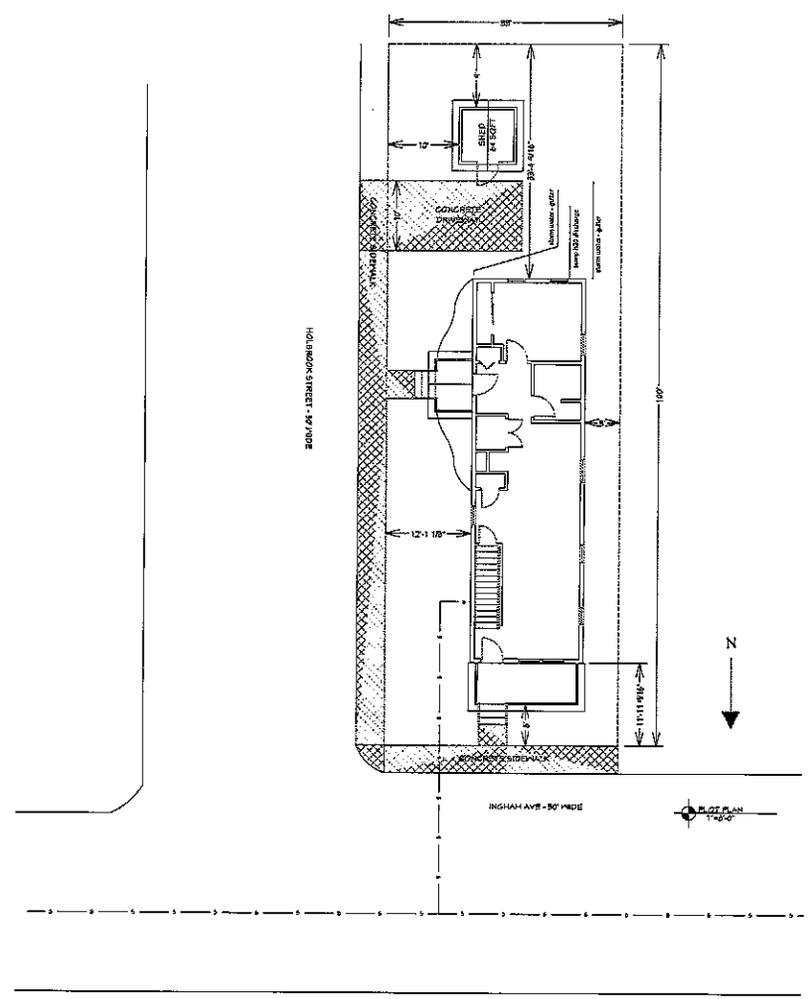
**FIXTURES/COVERS:**  
BATHROOM:  
BATHROOM LIGHTS - SINGLE BULB  
FURNACE - GAS  
WATER HEATER - ELECTRIC  
SUMP PUMP  
ELECTRIC WASHER, GAS DRYER

**FIRST & SECOND FLOOR:**  
CEILING LIGHTS - 4" LED FIXTURE  
BATH EXHAUST - 120 CFM  
VANITY LIGHTS - 3 BULB FIXTURE  
TV PLUG  
STOVE - GAS  
REFRIGERATOR  
FREEZER  
FRENCH DOOR  
DOOR BELLS  
EXTERIOR LIGHTS - 60W  
EXTERIOR MOTION LIGHT

**EXTERIOR FINISHES:**  
CEILING FAN BOX - BEDROOM 1  
KITCHEN SINK COUNTER PLUGS  
15 AMP TR. OUTLETS

**ELEVATION NOTES:**  
-SEAL AND BATTEN OVER 1" GUT  
-8" F FIRST AND SECOND FLOOR  
-KEY CONSTRUCTION VINYL WINDOWS  
-30" TRIMMATH BRIDGES  
-1/2" RAFT ROOF FINISH  
-3/4" SIDING FOR ROOF FINISH  
-3/4" SIDING FOR ROOF FINISH  
-VINYL TRIMMED FOR ROOF POSTS  
-VINYL TRIMMED FOR ROOF POSTS  
-FULLY SHIPPED PORCHES  
-CLOSED STAIR RISERS  
-CONCRETE SIDEWALK & DRIVEWAY  
-VINYL WRAPPED PAVING  
-VINYL SOTTLE - FINISHED ON BAYS  
-5" STYREX GUTTER  
-8" 1/2" ALUM DOWNPOUT





**ZONING NOTES:**  
SETBACK REQUIREMENTS PER CITY OF LACKAWANNA - SINGLE FAMILY DETACHED HOUSE  
PROPERTY ZONED: R-8

	CODE (MINIMUM)	ACTUAL
FRONT YARD	25'-0" (ESTABLISHED SETBACK IS 6'-0")	8' - ALIGNS WITH NEIGHBORS
SIDE	5'-0"	5'-0"
REAR YARD	20'-0"	20'-0"

INFORMATION OBTAINED FROM A SURVEY DATED 5.23.24  
BY MICHAEL J. HATESIC SURVEYING P.C., PROJECT #04-2711  
FRONT SETBACK APPROXIMATES THE AVERAGE OF EXISTING HOUSES ON THE STREET

- NOTES:**
1. ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
  2. SEE ORIGINAL SURVEY BY OTHERS
  3. CONTRACTOR TO VERIFY SETBACKS WITH LOCAL M.H. REQUIREMENTS
  4. THIS IS NOT A SURVEY
  5. COORDINATE WITH DRAINAGE PLAN BY OTHERS (IF REQUIRED)
  6. COORDINATE WITH GEOTECHNICAL REPORT BY OTHERS (IF REQUIRED)
  7. ARCHITECT HAS NOT AWARE OF DRAINAGE OR ELEVATION ISSUES
  8. FOOTING DEPTH - MIN. DEPTH AT GRADE
  9. DRAWING IS SCHEMATIC ONLY - LOCATIONS MAY BE FIELD ALTERED
  10. IF DOWNSPOUTS ARE CONNECTED AT PERMETER - PROVIDE CLEANOUTS AT DOWNSPOUTS





CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Ryan Brown//Habitat for Humanity Buffalo



**Re: 235 Ingham 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: January 28, 2026**

**Date: January 28, 2026**

**Time: 6:00pm**

**Time: 5:00pm**

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

If you have any questions please feel free to call (716) 827-6421.

Boarding Neighbors  
Sadek Ali Sharian – 229 Ingham Ave  
Lackawanna Homes – 80 Steelawanna Ave  
Lackawanna Housing Development Corporation – 640 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: Lackawanna Housing Development Corporation**

**Address: 235 Ingham Ave**

**In reference to: Requesting site plan approval for new single-family build**

You are entitled to appear at the public hearing scheduled for **1/28/26@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

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

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 311  
Lackawanna, NY 14218

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

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





**CITY OF LACKAWANNA**  
**DEPARTMENT OF DEVELOPMENT**

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



APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 1/5/2026

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

Site Plan Review

Filing Fee \$10.00

<input type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input checked="" 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: 1441 ELECTRIC

S.B.L. No. 142.54-3-8

Description of Proposed Project: STORE + HOT/COLD FOOD DELI  
NYC ALI WAY

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.

Akid F. Hamood  
Name of Applicant

Akid F.  
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: Akid F. Hamood

Address: [Redacted]

Item		Specification	Size	Unit Price (USD)	QTY(P CS)	Total Price (USD)
		<p><b>Letter part: symphony led sign</b></p> <p><b>Manufacture</b></p> <ul style="list-style-type: none"> <li>●Face: black acrylic</li> <li>●Bottom material: PVC</li> <li>●Luminous effect: colorful marquee</li> <li>●Color: Symphony</li> <li>●Installation method: screws mounting</li> <li>●Application scenarios: exterior</li> </ul>	14.66x4ft	\$1,764	1	\$2,558
		<p><b>LOGO box parts: symphony led sign</b></p> <p><b>Manufacture</b></p> <ul style="list-style-type: none"> <li>●Face: black acrylic</li> <li>●Bottom material: PVC</li> <li>●Luminous effect: colorful marquee</li> <li>●Color: Symphony</li> <li>●Installation method: screws mounting</li> <li>●Application scenarios: exterior</li> </ul>		4x4ft	\$397	
				price for all the items	\$2,558	
				tariffs	\$250	
				DHL or Fedex fee to the door	\$1,392	
				Total price for the signs with freight	\$4,200	

4.00'

4.00'

12.00'



# Shawarma Deli & Grill

3.00'

This block contains the main logo and the primary text for the sign. The logo on the left is a circular emblem featuring a man in a black uniform and cap, holding a trophy, with a red banner below that says "NYC AKI WAY". To the right of the logo is the text "Shawarma Deli & Grill" in a large, bold, sans-serif font. The word "Shawarma" is in dark blue, and "Deli & Grill" is in red. Dimension lines indicate the logo is 4.00' wide and 4.00' high. The text area is 12.00' wide and 3.00' high.

4.00'



4.00'

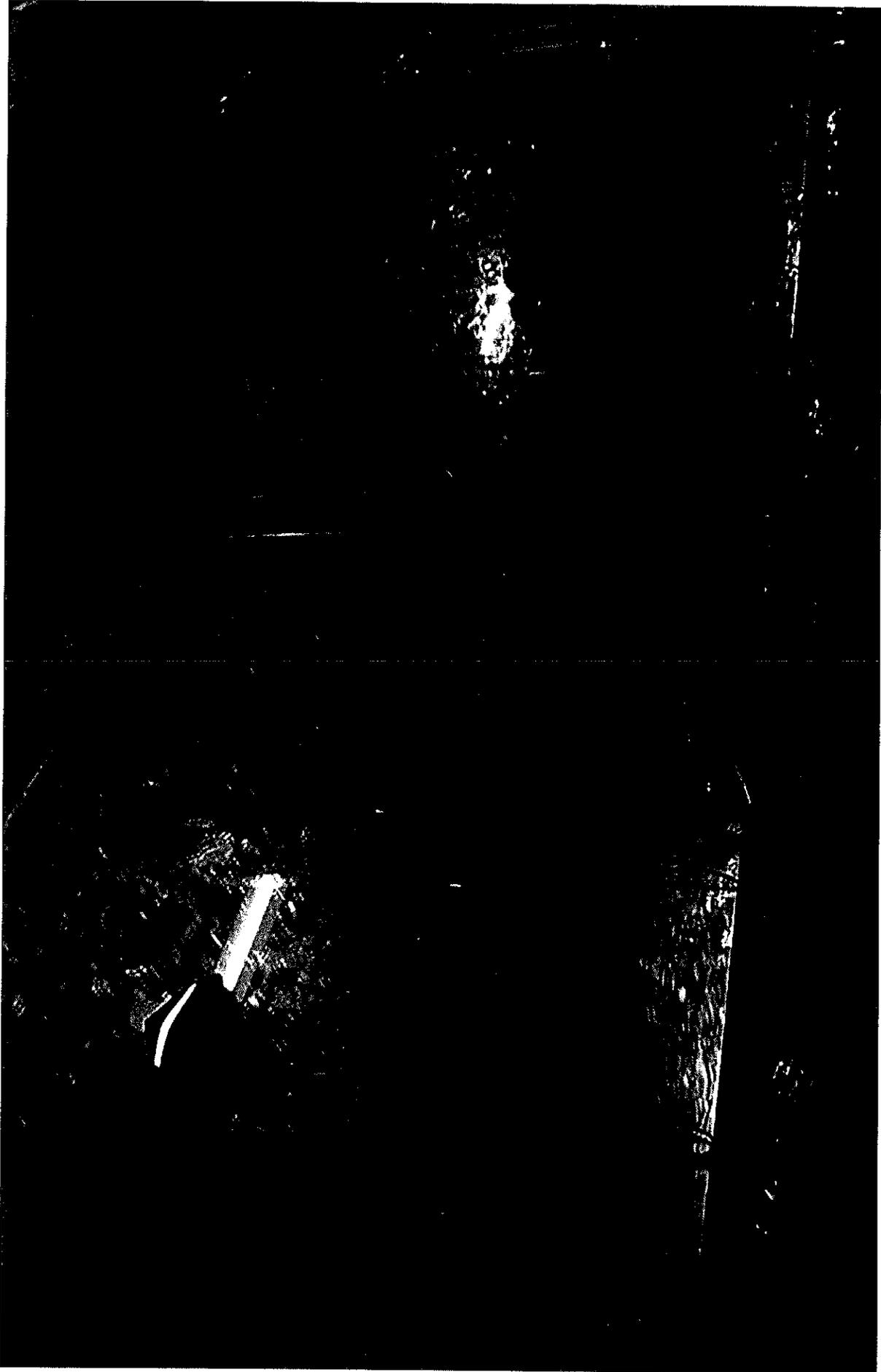
This block contains a smaller version of the logo described in the first block. It is 4.00' wide and 4.00' high.

4.00'



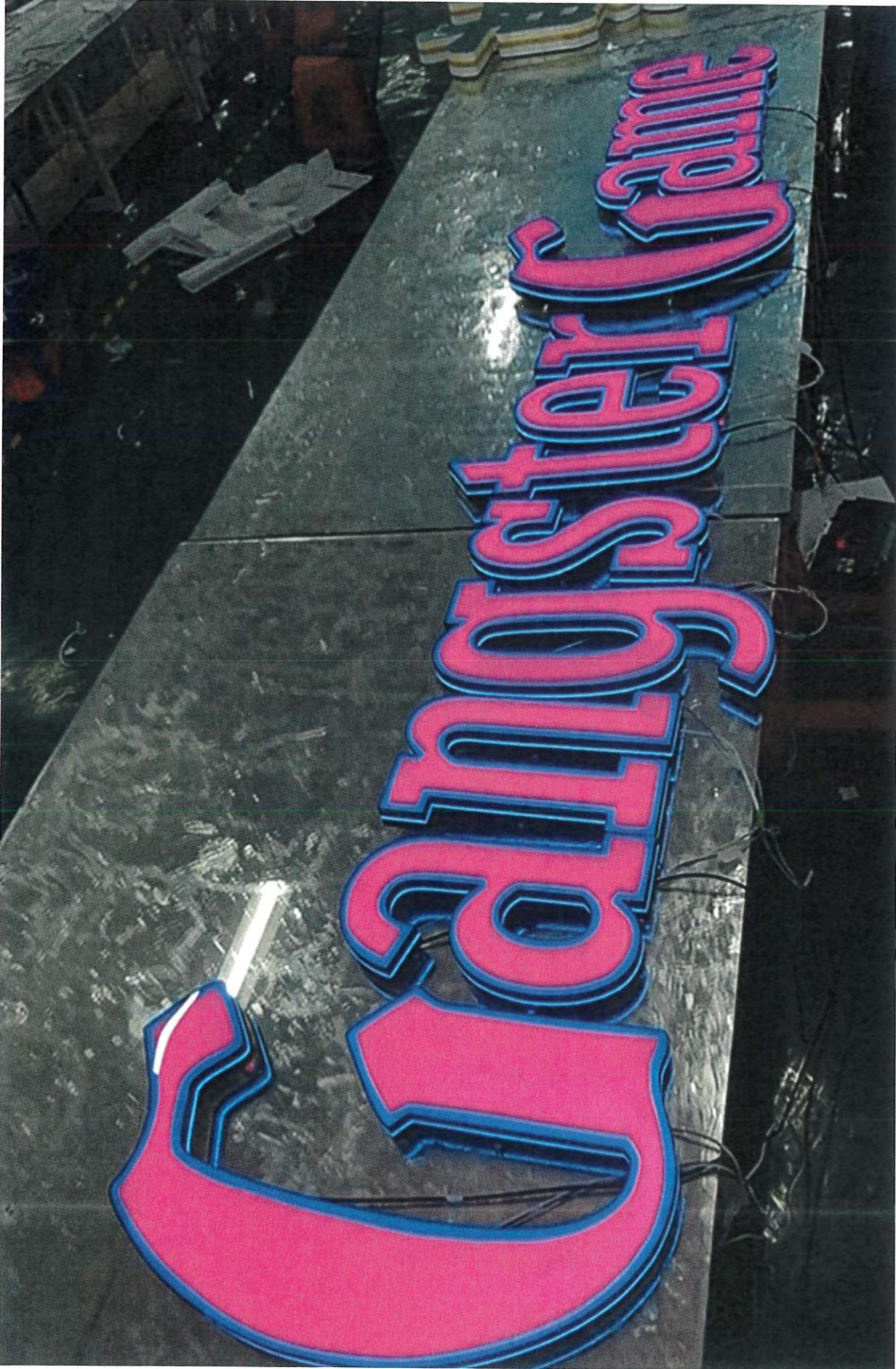
4.00'

This block contains a smaller version of the logo described in the first block. It is 4.00' wide and 4.00' high.





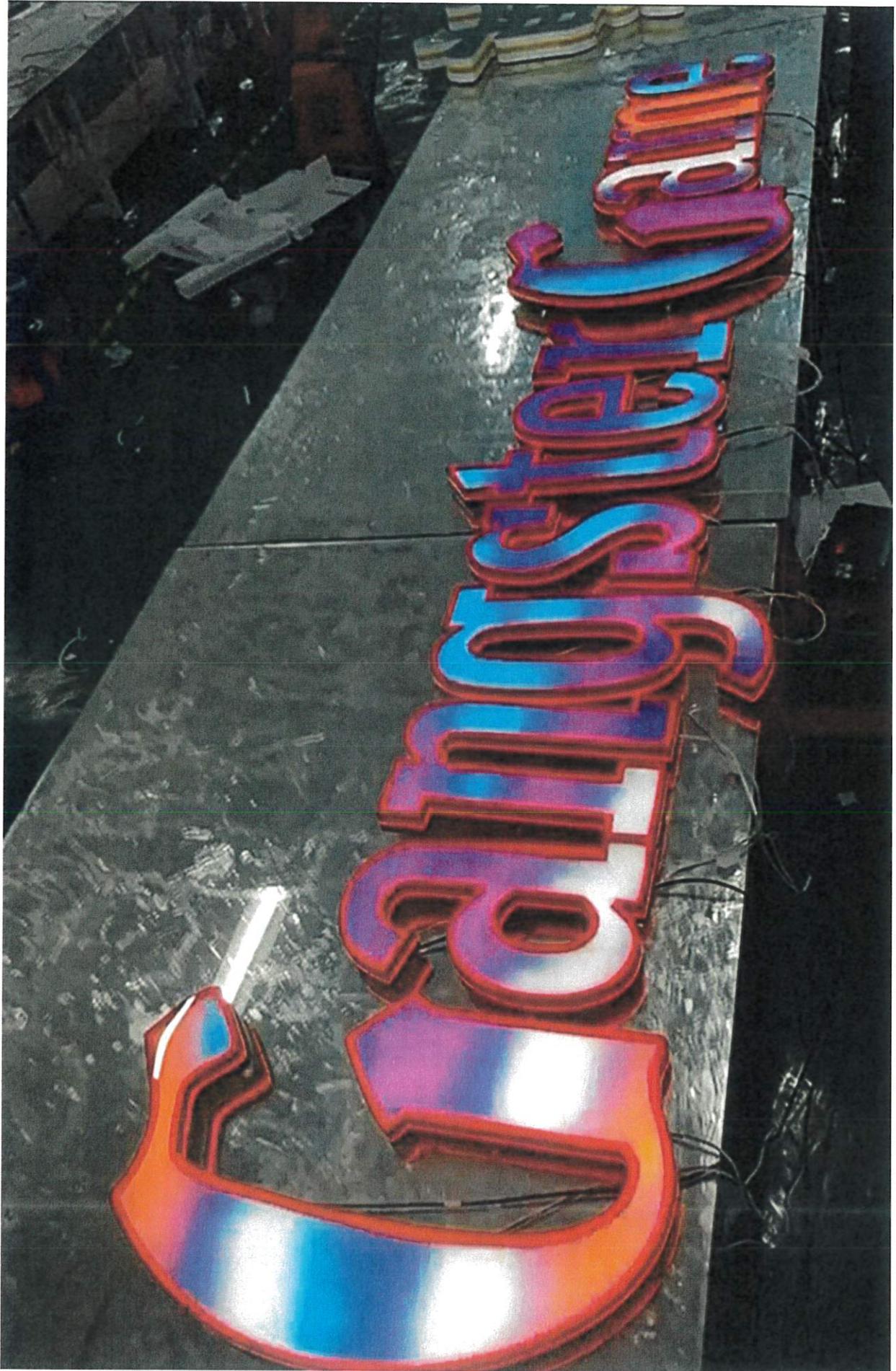


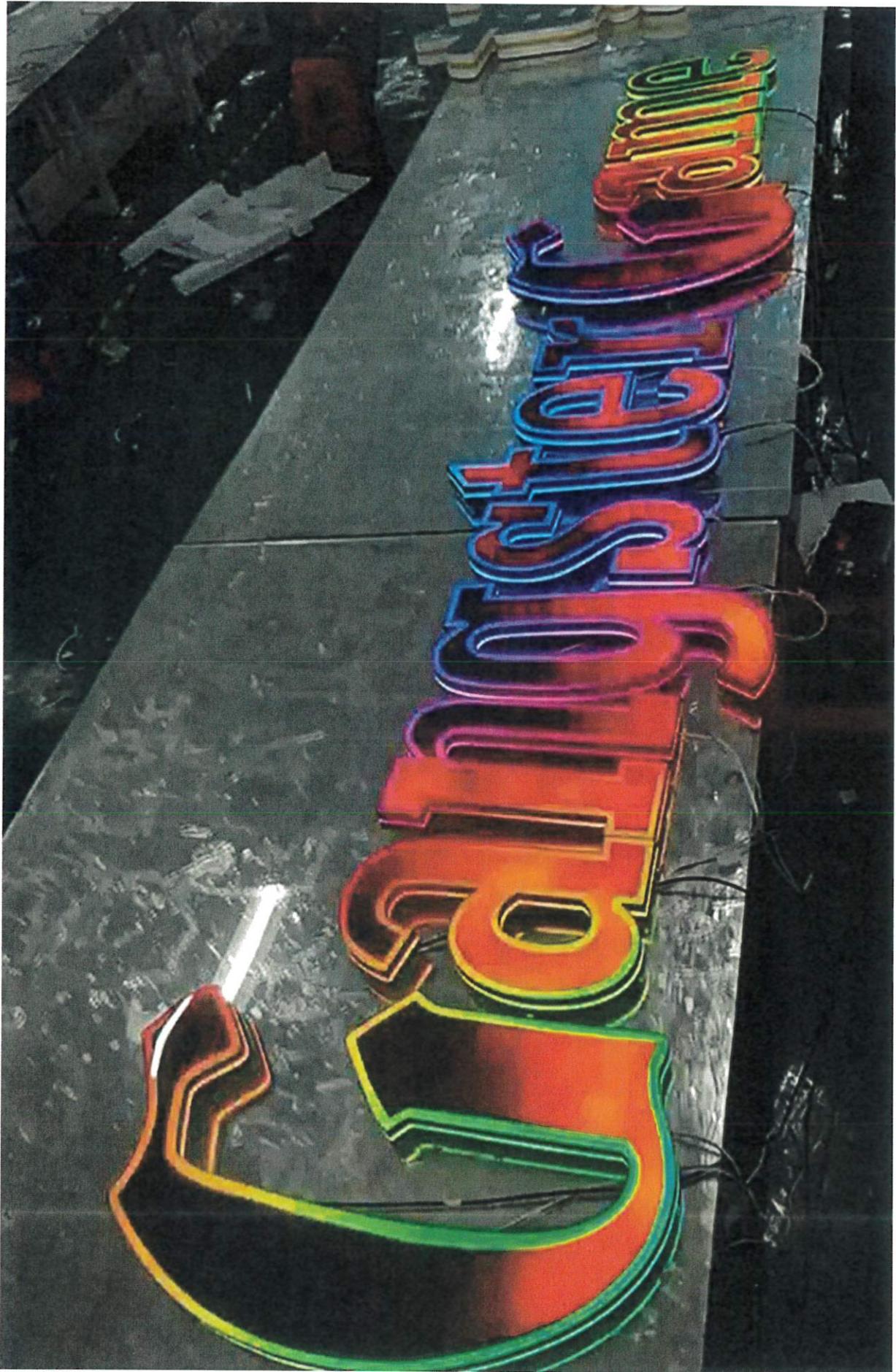














29 PEACH ST

51 ELECTRIC AVE

1447 ELECTRIC AVE

1443 ELECTRIC AVE

1441 ELECTRIC AVE

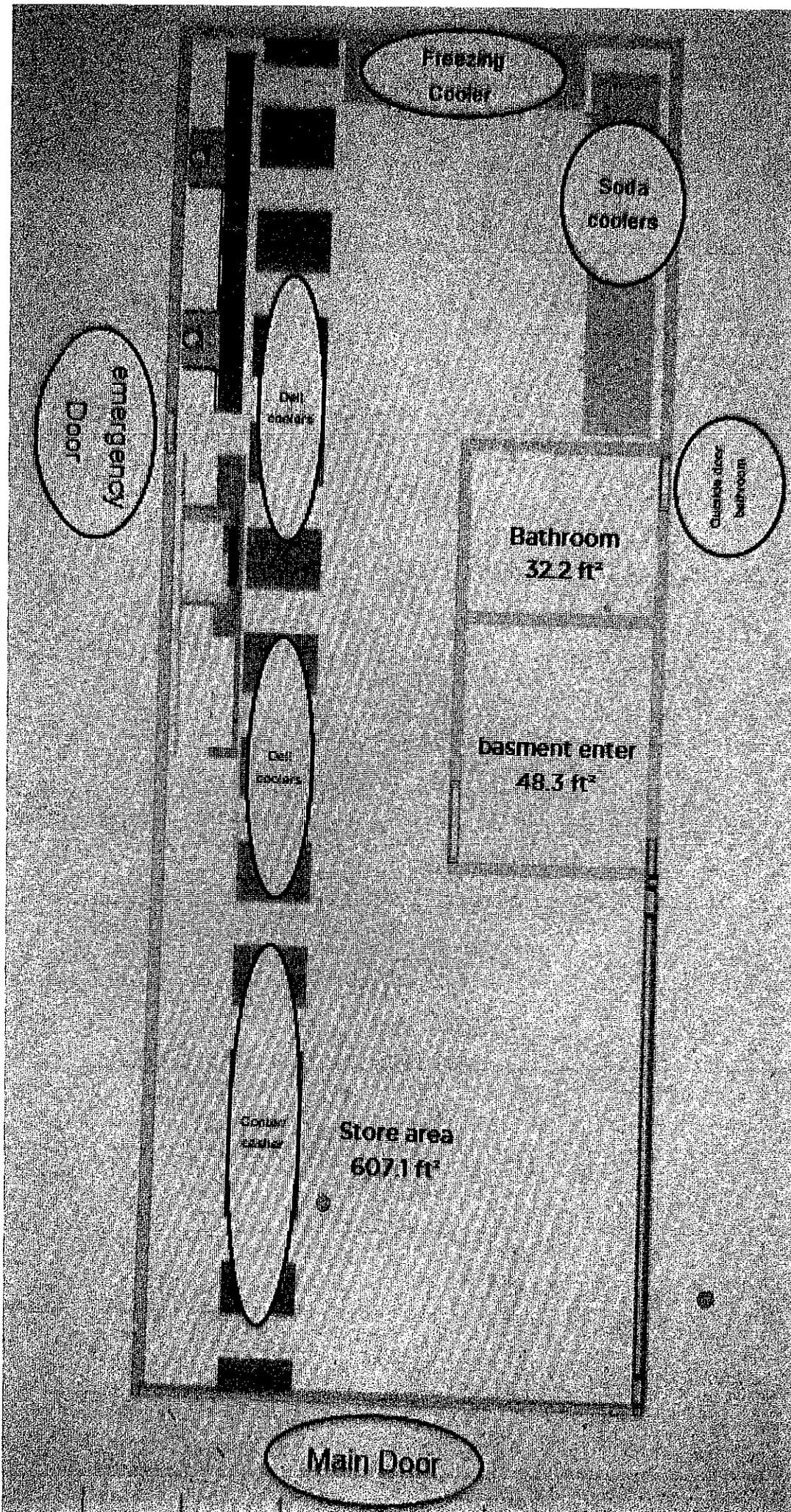
- The front store gonna be glass store
- Remove existing vinyl siding to place Full glass on front of property
- Keeping existing sign bracket
  - placing new graphics & name with LED sign

Lackawanna, New York

 Google Street View

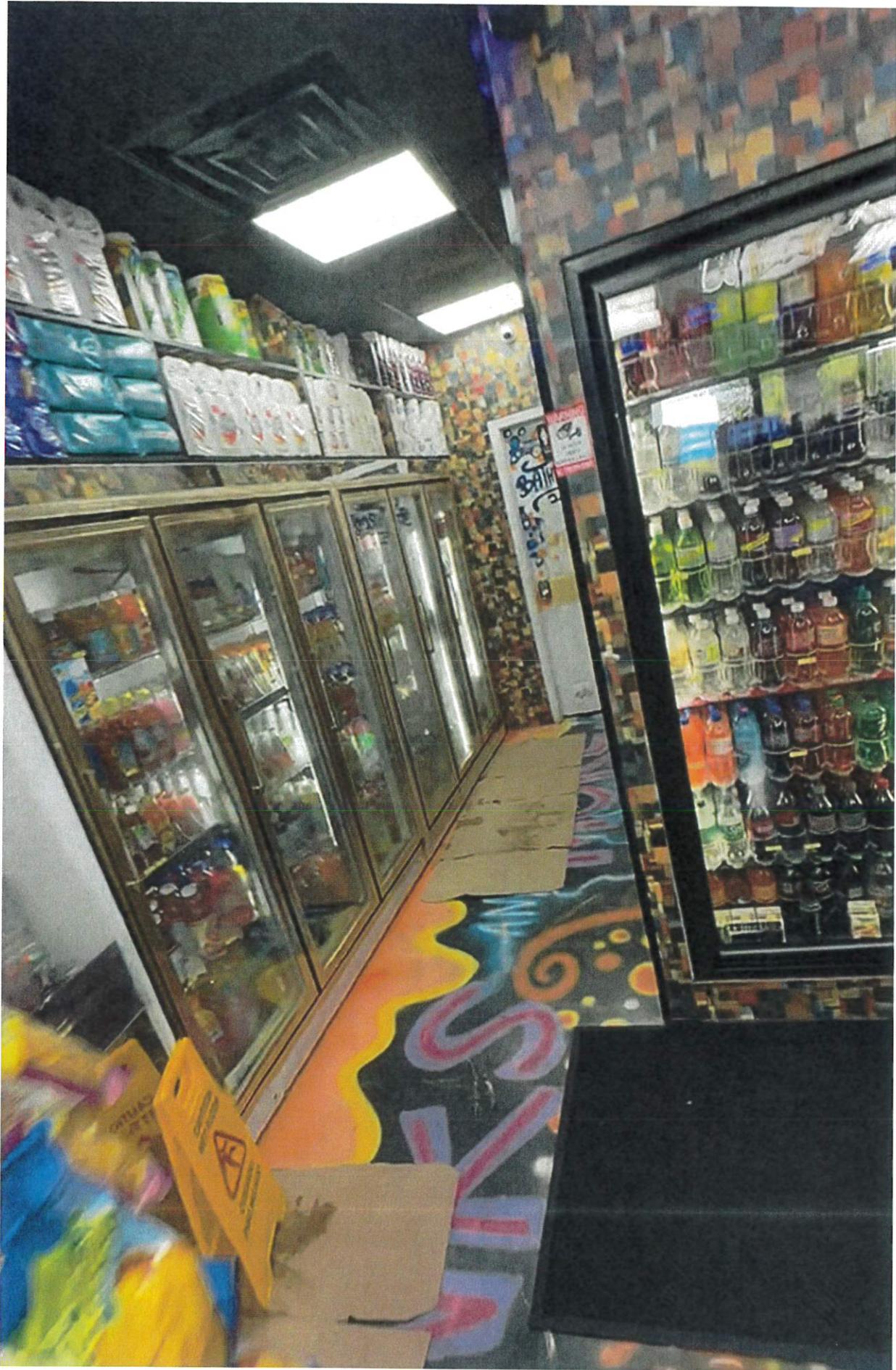
Jun 2025 [See more dates](#)

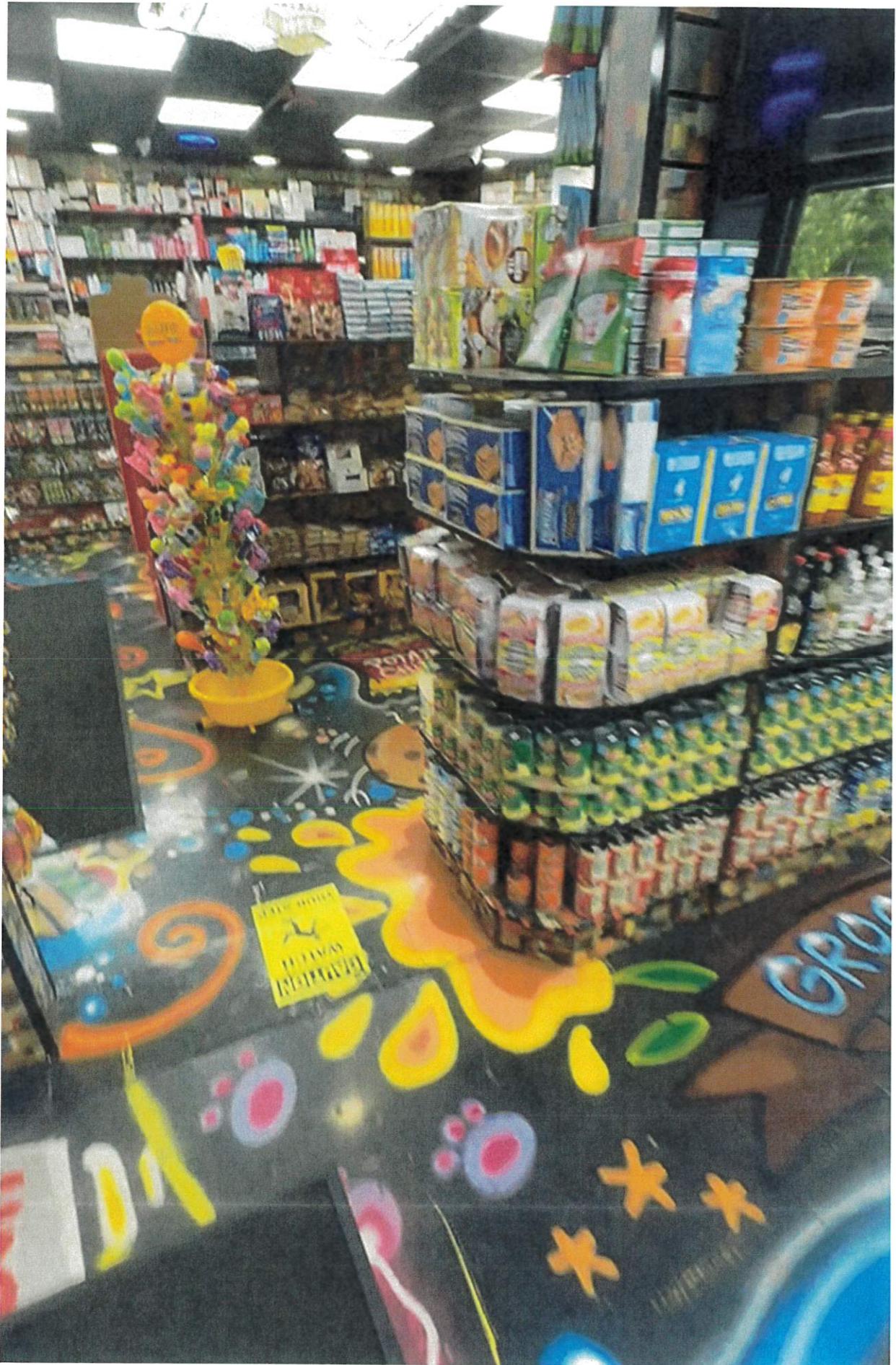




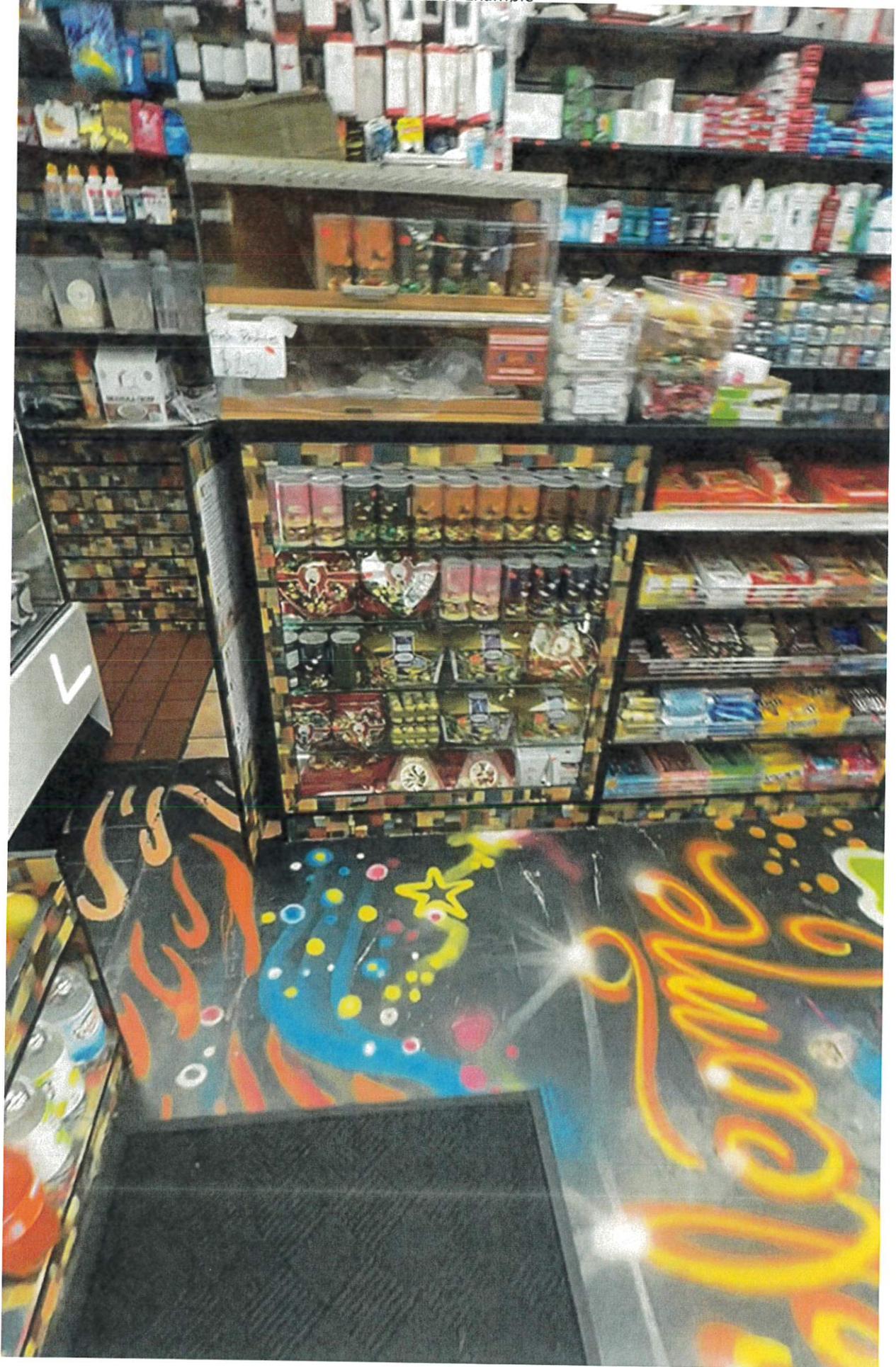














CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Akid Hamood



**Re: 1441 Electric 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: January 28, 2026**

**Date:**

**Time: 6:00pm**

**Time:**

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

If you have any questions please feel free to call (716) 827-6421.

Boarding Neighbors  
David Henneberry – 29 Peach St  
Jason Kaminski – 1435 Electric Ave  
Donald Mammoser – 1440 Electric Ave  
Christopher Grzybowski – 1447 Electric Ave



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

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

**Property owner: Faisal Hamood**

**Address: 1441 Electric Ave**

**In reference to: Requesting site plan approval to re-open store with hot/cold deli**

You are entitled to appear at the public hearing scheduled for **1/28/26@ 6:00pm** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

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

Planning & Development Board/Zoning Board  
Department of Development  
714 Ridge Road, Room 311  
Lackawanna, NY 14218

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

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



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date JAN 28 2020

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 9 GRAVEL -> ZONE N6 // 8 GRAVEL -> SITE PLAN

Reason in front of the board SITE PLAN APPROVAL / AREA VARIANCE.

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

Agenda Applicant JESSICA KEGELMUELLER.

Agenda item ONLINE STORE FOR CLOTHING AND CUSTOMER PICKUP

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...) FOREEXISTING SHED SIZE.  
OVER. 144 SQFT.

Description of agenda use? ZONING AREA VARIANCE AND SITE PLAN  
APPROVAL

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: 1/9/26

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	\$ <u>60.00</u>

<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 9 Gravel Pl. 86LAVEL <sup>SR</sup>

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

Description of Proposed Project: online clothing boutique

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Jessica KegeImyer  
Name of Applicant

[Redacted]  
Signature of Applicant

[Redacted]  
Address of Applicant

[Redacted]  
Applicant Phone No.

[Redacted]  
Applicant's Email

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

Property Owner:

NAME: John KegeImyer

Address: [Redacted]



"Jessica" Button long sleeve sweatshirt  
~~\$30.00 USD~~ \$20.00 USD



1960 Buffalo Rhinestone  
\$40.00 USD



A Dyngus Day Crewneck  
\$40.00 USD



Abbey High Waisted Distressed Jeans  
~~\$48.00 USD~~ \$30.00 USD



Aint No Mama Like The One I Got  
\$35.00 USD



**Sale**  
Arisa Tiger Slide  
~~\$15.00 USD~~ \$5.00 USD



Aunt Crewneck  
\$35.00 USD



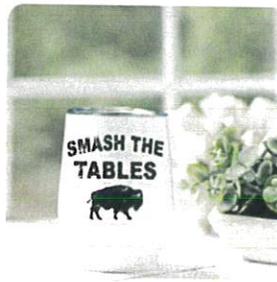
Authentic Crew  
\$35.00 USD



Be Real Not Perfect Crew  
\$35.00 USD



Billieve in The Buffalo Mafia Crew Neck  
\$25.00 USD



Bills Smash The Tables Wine Tumbler  
\$30.00 USD



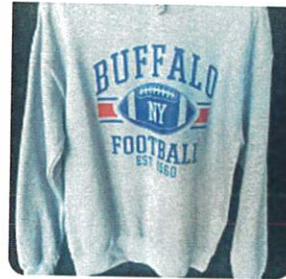
**Sale**  
Black BUF Windbreaker  
~~\$40.00 USD~~ \$35.00 USD



Black Tie Dye Long Sleeves T-shirt and Shorts Sets  
~~\$24.00 USD~~ \$18.00 USD



Blaire Earrings - Fiesta  
~~\$26.00 USD~~ \$15.00 USD



Blue Established 1960  
\$35.00 USD



Blue Haze Tie Dye Long Sleeves T-shirt and Shorts Sets  
\$24.00 USD



Braided Chain Hoop Earrings  
~~\$5.00 USD~~ \$1.00 USD



Breezy Leopard Joggers  
~~\$23.00 USD~~ \$15.00 USD



Brown Whitney Leopard Joggers  
~~\$37.00 USD~~ \$25.00 USD



Buffalo Air Freshner  
~~\$5.00 USD~~ \$3.00 USD



Buffalo Blanket  
~~\$40.00 USD~~ \$30.00 USD



Buffalo Bow Crewneck  
From \$22.00 USD

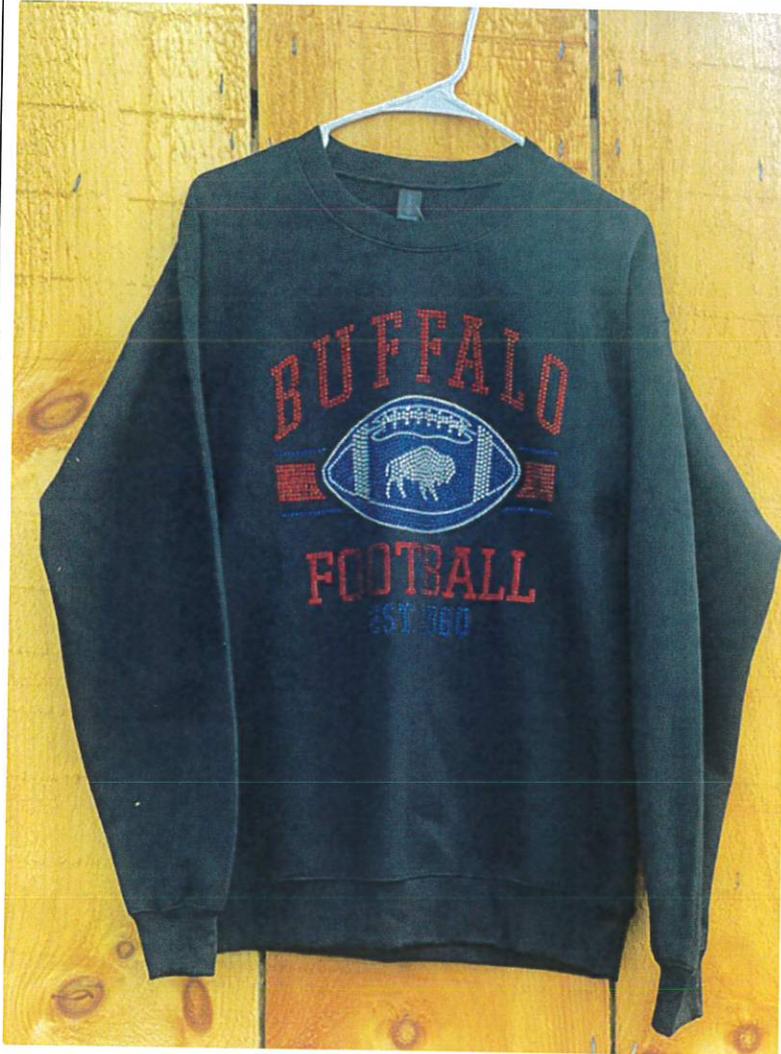


Buffalo Check Fold-over clutch  
~~\$32.00 USD~~ \$20.00 USD



Buffalo Christmas Bag  
\$15.00 USD

[View all](#)



# 1960 Buffalo Rhinestone

\$40.00 USD

Pay in 2 interest-free installments of \$20.00 with [shop Pay](#) [Learn more](#)

Color

Black

Size

Adult small

Available dropoff locations: Please **ONLY** select if you are an employee of the school  
JM Buffalo Designs will also be a pickup location (435 Abbott Rd.)

If you are choosing any location as a dropoff please **DISREGARD** the email you will receive as far as the location of the pickup.

Ex. If you choose JM Buffalo Designs once you receive the email your order will be ready for pickup on the next business day.

Also please click local pickup on the next page if you are checking any of these boxes!

- Lackawanna High School
- Lackawanna Middle School
- Truman School
- Martin Rd. Elementary
- McKinley School
- Local pickup in Lackawanna
- JM Buffalo- 435 Abbott Rd

Here you can write notes:

Quantity

- 1 +

## 1960 Buffalo Rhinestone



Quantity

Add to cart

Buy with shop

[More payment options](#)

✓ Pickup available at Local Pickup

Usually ready in 2-4 days

[View store information](#)

The perfect Buffalo Football Rhinestone design!! This design is made of full rhinestone!

Crewneck washes in regular wash not on gentle!

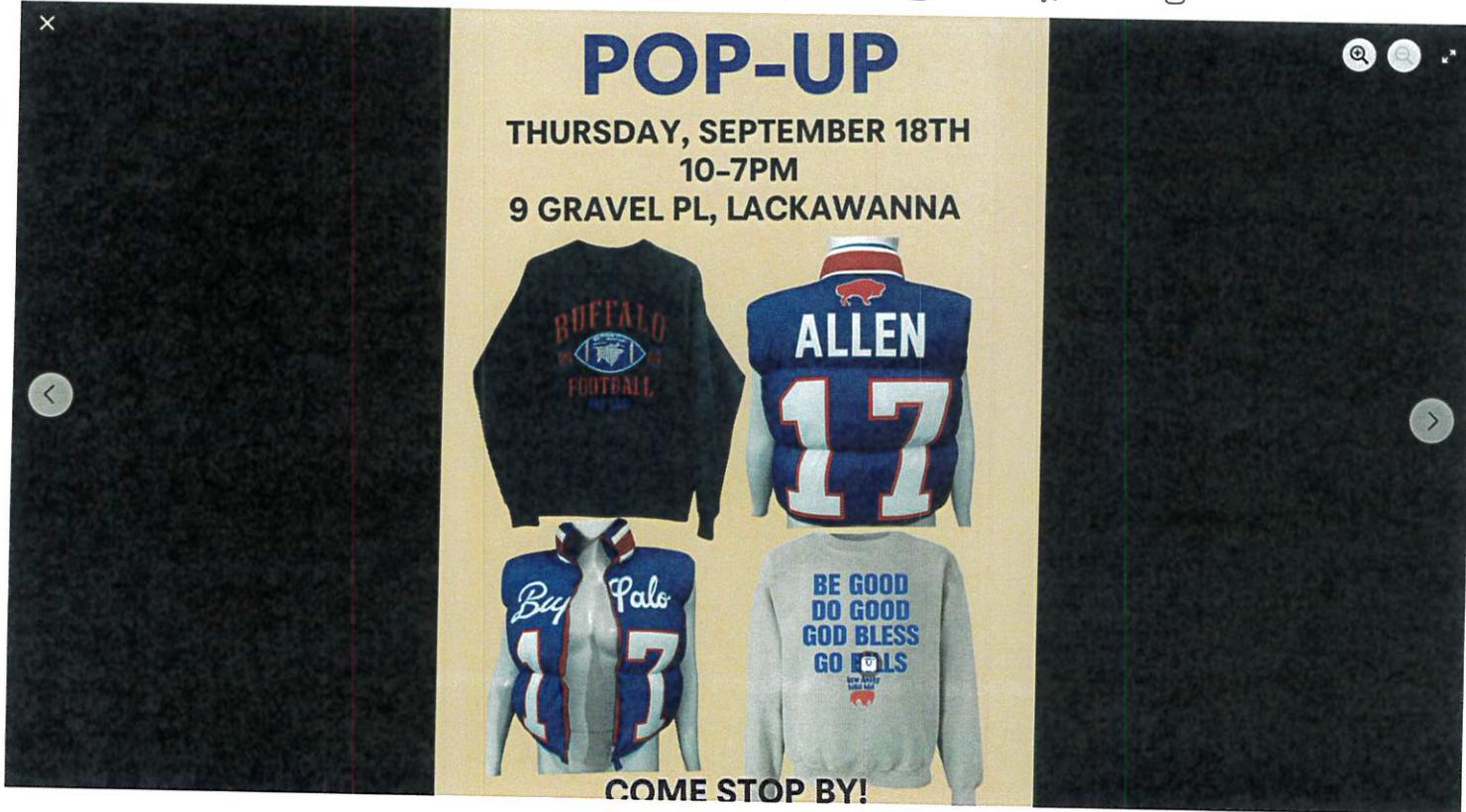
[Share](#)

Color: Black, Size: Adult Small

### Local Pickup

✓ Pickup available, usually ready in 2-4 days

8 Cravel Pl  
Lackawanna NY 14218  
United States



Ava and Carter Clothing September 18, 2025 ·

Come stop By!

Shop This Photo (1)



Josh MVP crewneck \$40.00



See all products at Ava and Carter Clothing

— in Lackawanna.

8 likes, 10 comments, 2 shares. Like, Comment, Share buttons.

Most relevant

- Johanna Dolan: Can you tell me the length difference in the cropped vest versus the regular vest? 16w Like Reply
- Ava and Carter Clothing ... - 3 Replies
- Nicole Calamita: Does the vest run true to size? 16w Like Reply
- Ava and Carter Clothing re... - 1 Reply

Comment as [redacted] with emojis and a reply arrow.



Not to Scale

NY Private Lands

# Erie

Overview Hunt Unit Content

## NY Private Lands

County  
Erie

Coordinates 42.82126, -78.8331 [Copy](#)

Elevation 594 ft

## NY Wildlife Management Unit



### Wildlife Mgmt Units

Unit  
9C

[See More Unit Info](#)

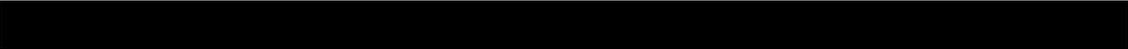


NIAGARA HOLDINGS LLC

Gravel Pit

Shed

3'



9 Gravel Place – Area variance request for a shed greater than 144sqft.

- Shed dimensions are 10 feet x 20 feet
- Shed exists 3 feet off the rear and side property lines
- Shed is approximately 20 feet away from the main housing structure
- Shed is used for storage of personal items and overflow goods from online clothing store business at 8 Gravel Place



CITY OF LACKAWANNA  
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Jessica Kegelmyer



**Re: 8 Gravel 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: January 28, 2026**

**Date:**

**Time: 6:00pm**

**Time:**

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

If you have any questions please feel free to call (716) 827-6421.

Boarding Neighbors  
John Fox – 1 Gravel St  
Yann Connan – 3 Gravel St  
Leeann Murphy – 7 Gravel St  
Stanley Moskal – 14 Gravel St  
Boncidium LLC – 11 Michaels Pl



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: John Kegelmeyer**

**Address: 8 Gravel St**

**In reference to: Requesting site plan approval to run an online clothing store where customers come to the property for pick up**

You are entitled to appear at the public hearing scheduled for **1/28/26@ 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