



CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT

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



Date 1/28/26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 2470 HAMBURG TURNPIKE.

Reason in front of the board AREA VARIANCE TO ADD SECOND SIGN

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

Agenda Applicant VYACHESLAV TOFFE

Agenda item _____

Zone MIXED COMMERCIAL INDUSTRIAL

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...) TO ADD A SECOND SIGN TO FRONT OF THE BUILDING, CANNABIS CODE ONLY ALLOWS ONE SIGN.

Description of agenda use? AREA VARIANCE TO ADD SECOND SIGN

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: 12-17-25

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
 \$ 250.00

Property Address: 2470 Hamburg Turnpike, Lackawanna NY 14218

S.B.L. No. _____

Description of Action to be Appealed: _____

Hang new sign in the middle of the
building. Picture added

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

Vyacheslav Ioffe
Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

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

Property Owner: Jim Grys

NAME: _____

Address: [Redacted]

- (1) In the event that a school existing and authorized by the State Education Department is located on property where a place of worship also exists, no such cannabis use facility shall be located within 500 feet of the school building or property onto which the building is located.
- D. No cannabis use facility shall be located in any area zoned Single-Family Residential (SFR) or Mixed Residential (MR) in any form.
- E. No cannabis use facility may be located in any historic district.
- F. No retail dispensaries, distribution centers and/or on-site consumption may operate or occur on-site between the hours of 1:00 a.m. and 7:00 a.m.

§ 93-3. Security.

Any cannabis use set forth above, regardless of its location, shall take all necessary security measures at any facility permitted by a special use permit. Unless otherwise required as a condition of the special use permit, the following requirements must be met.

- A. All facilities where a cannabis use shall be established shall provide for fencing and/or other screening or security feature acceptable to the City Zoning Board and the City Council around the perimeter of the property at the height and type established by the Planning Board.
- B. All facilities where a cannabis use shall be established shall install a fully operational 4K camera system, at a minimum, sufficient to be used at night and covering all areas on the property to be so used. The system used shall be capable for video and audio recordings and all recordings must be kept for a minimum of 30 calendar days.
- C. In any facility where a cannabis use is established where the general public and/or customers are invited shall provide for continual armed security guard presence while such facility is open to the public. Any such security presence shall be certified by the local, state, or federal government and shall provide such information as may be required by any local police agency from time to time.
- D. In any facility where a cannabis use is established where the general public and/or customers are invited shall provide for secure locations where cash is to be kept on the premises.
- E. In the event of deliveries from the cannabis use facility, provisions shall be made for adequate security consistent with these regulations which must be provided in advance to the Lackawanna Police Department and any local, state, and/or federal police agency.
- F. Home cultivation cannabis shall be screened from view from neighboring properties and shall otherwise be secured with appropriate fencing to deter removal by third parties.
 - (1) No cannabis shall be cultivated, grown, planted, and/or maintained in any front or side yard.
 - (2) Individuals cultivating, planting, growing, or maintaining any cannabis plants shall register with the Code Enforcement Office providing their name, address, and location of any plants prior to cultivating, planting, growing or maintaining any cannabis plants.
 - (3) Sufficient setbacks shall be maintained at all times of no less than 15 feet from any property line.

§ 93-4. Signage.

- A. Only one sign advertising the business shall be permitted on the building and same shall not exceed 10% of the size of the wall upon which the sign is located. No freestanding signs shall be permitted.

G nys cannabis sign laws and regulations

AI Mode All Images News Shopping Videos Short videos More ▾ Tools ▾◆ AI Overview ⋮

New York State cannabis signage laws, updated in December 2025, permit licensed retail dispensaries to display an **unlimited number of outdoor signs** affixed to their building, provided they are not billboards and adhere to strict content and location restrictions designed to prevent appeal to individuals under 21. [↗](#)

Key Signage Regulations for NYS Cannabis Licensees

- **Location of signs:** Signs must be affixed to the licensed brick-and-mortar premises. Signs are prohibited on vehicles.
- **Prohibited locations:** Advertising is banned in arenas, stadiums, and other sports venues, shopping malls (unless guiding to a dispensary inside), fairs receiving state allocations, and video game arcades. Outdoor signs are also prohibited within 1,000 feet of a school, house of worship, or public youth facility if the local municipality has enacted a relevant local law.
- **Billboard Prohibition:** Billboard advertising remains strictly prohibited statewide. Licensees currently using billboards have until February 24, 2026, to remove them.
- **Content Restrictions:** Signage content cannot be attractive to individuals under the age of 21. Prohibited elements include:
 - Commercial mascots.
 - Bright neon colors.
 - Cartoon-like fonts.
 - Similarities to products marketed toward children (e.g., candy, soda).
 - Statements that are false, deceptive, or misleading.
 - Promotion of overconsumption.
 - Depictions of cannabis use by individuals under 21.
- **Permitted Information:** Allowed sign content is limited to the licensee's name/doing business as name, address, contact information (phone number, email, website), and

the nature of the business.

- **Mandatory Signage:** Legal dispensaries are required to display the official New York State Dispensary Verification Tool (a specific decal/seal) on or near their main entrance. This helps consumers verify that the establishment is a legal, regulated seller.
- **Enforcement:** The Office of Cannabis Management (OCM) can order the immediate removal of any sign that violates regulations. Failure to comply can result in fines, license suspension, or revocation. 

For detailed guidance and the official verification seal, visit the [NYS Office of Cannabis Management website](#).

New York introduces new regulations for cannabis dispensary advertising

Dec 15, 2025 — New regulations in the works for cannabis dispensaries. The News10NBC Team details breaking News, Traffic and Weather.

 WHEC.com 



New York Cannabis Packaging and Marketing Regulations Take Effect

Dec 15, 2025 — Among the key changes are clarified rules for outdoor signage, including the removal of the previous two-sign limit, c...

 Finger Lakes Daily News 



Office of Cannabis Management

Find a Dispensary ... All regulated, licensed dispensaries must post the dispensary verification tool near their main entrance. ...

 Office of Cannabis Management (... 



Show all

Dive deeper in AI Mode

AI responses may include mistakes. For legal advice, consult a professional. [Learn more](#)



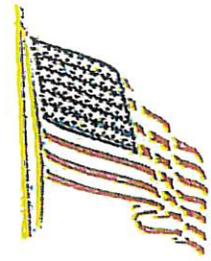


**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309

Lackawanna, NY 14218

Tel: (716) 827-6474 Fax: (716) 827-1866



City of Lackawanna Criteria for an Area Variance

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

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

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

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

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address: 2470 Hamburg Turnpike Lackawanna, NY 14218

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

No All our neighbors have similar signs.

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?

Otherwise it has to be placed next to our main Kushmart sign, if we place it there it will be obstructed by the main Kushmart sign. Also it looks much better centered on the building. Adding renderings.

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

Yes

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

No

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

N/A


Sign Above, Print Name Below

Vyacheslav Ioffe

A photograph of a dark blue commercial building. On the left side of the building, a large black sign with red text reads "30% OFF". Below this sign, white text says "Sign will be 8ft x 6ft". On the right side of the building, there is a glass door with a white frame. Above the door, the word "KUSHMAI" is written in large, bold, red and yellow letters. Above the door, the number "2470" is visible. The building has a flat roof and is set against a clear blue sky with bare trees in the background. The foreground is a paved parking lot.

30% OFF

Sign will be 8ft x 6ft

KUSHMAI

2470



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Vyacheslav Ioffe



Re: 2470 Hamburg Tpke

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: January 28, 2026

Time:

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
MLG Contracting Inc – 2424 Hamburg Tpke
Om Sai Hotels LLC – 2500 Hamburg Tpke



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: FTS Development LLC

Address: 2470 Hamburg Tpke

In reference to: Requesting area variance to add a second sign on building

You are entitled to appear at the public hearing scheduled for **1/28/26 @ 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 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 FRONTYARD 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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APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 12/10/25

Application No. _____

Application Fee:

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

Property Address: 235 Ingham, Lackawanna, NY 14218

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

Description of Action to be Appealed: Habitat for Humanity Buffalo
is requesting 2 variances for the front yards of the
corner lot that is 33' on Ingham and 100' on Holbrook.

This is to allow construction of a 1717 sqft. single family home
and a 10' wide driveway.

VARIANCE FOR MINIMUM FRONT YARD 45 FEET ON INGHAM SIDE. SH

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Director of Development

Ryan Brown (Habitat)

Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

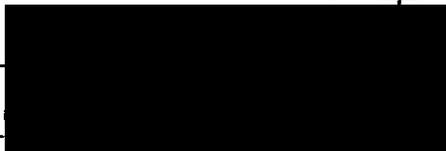
Contractor

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

Property Owner:

NAME: Habitat for Humanity Buffalo

Address:



Property Address: 235 Ingham

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, it will not create an undesirable change, this variance would allow us to match the rest of the street.

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

No, there is not enough space on the lot to allow for a Habitat for Humanity International compliant house and driveway to be constructed without the variance. This lot is a corner lot.

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

No, there is not a substantial difference.

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.

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, this difficulty is not self-created.



Sign Above, Print Name Below

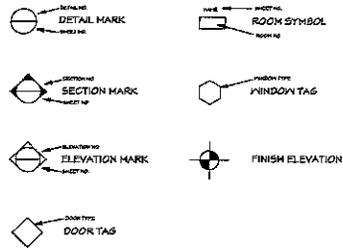
Ryan Brown

HABITAT FOR HUMANITY BUFFALO

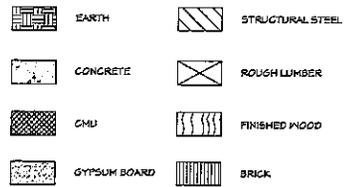
DESIGN-WAKEFIELD 5-BEDROOM

235 INGHAM AVE.
LACKAWANNA, NY 14218

SYMBOLS LEGEND



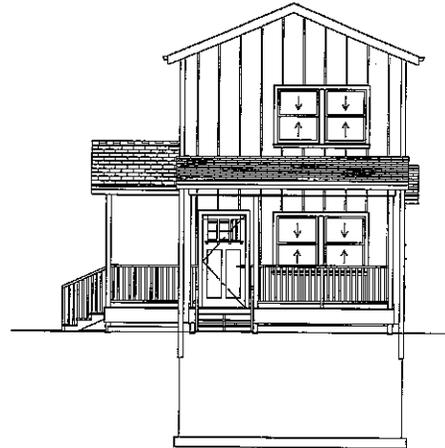
MATERIALS LEGEND



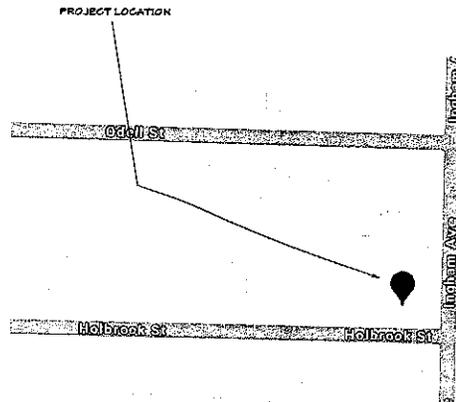
LIST OF DRAWINGS

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. = 1797



CONTRACTOR SITE NOTES



Habitat for Humanity
Buffalo

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

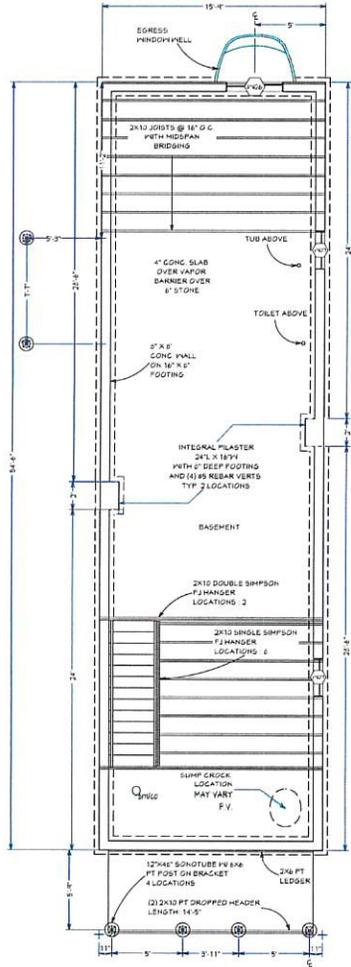
DRAWINGS PROVIDED BY:
ANGEL LASCONE
VLS ARCHITECTURE & DESIGN
VLS@VLSARCHITECTS.COM

DATE:
8/29/2025

SHEET NAME:
COVER SHEET

SHEET:
CS

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



FOUNDATION OVERVIEW:
 - PRESSURE TREATED 2x6 SILL PLATE W/ SILL SEAL, 1/2" ANCHOR BOLTS @ 4'-0" O.C.
 - MIN. 1" EMBED
 - MAX 1/2" FROM END OF PLATES
 - MIN 20 BOLTS PER PLATE
 - 1" FOUNDED CONCRETE WALL
 - #4 REBAR HORIZ @ TOP & MIDPOINT
 - WATERPROOFING FULL HEIGHT
 - 22"x40" CONCRETE FOOTING W/ #4 DOVELS 24" LONG @ MAX 40' O.C. SPACED
 - 4" DRAIN TILE FULL PERIMETER TO SUMP
 - MIN 8" CRUSHED STONE IN TRENCH AROUND FULL PERIMETER
 - #15 FACED INSULATION FULL HEIGHT @ INTERIOR
FLOOR NOTES:
 - 4" CONCRETE SLAB W/ 8" COMPACT DRAINAGE COURSE
 - 8ML VAPOR BARRIER TURNED UPWARD AT ALL EDGES

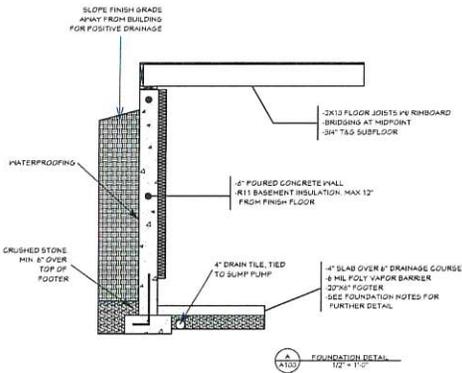
FOUNDATION NOTES:
 ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REG. DEPTH BELOW FINISH GRADE.
 CONCRETE STRENGTH 3000 PSI AT 28 DAYS FOR ALL SLABS (FOUNDATION DESIGN BASED ON 2500 PSI)
 3000 PSI AT 28 DAYS FOR ALL OTHER CONDITIONS. MAX SLAB 4".
 USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS OTHERWISE NOTED.
 CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON KEDGE. ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

GRADING NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. 3 AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED TO TOPSOIL.

CARPENTRY NOTES:
 SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION LATEST EDITION. SAWN LUMBER SHALL CONFORM THE WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE #1 OR #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU 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. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON 2 MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS OR NOT DIPPED GALVANIZED 50# NAILS. FRAMING NAILS SHALL BE PER IRC TABLE 2304.4.1 OR IRC TABLE R302.3(1).

ALL ROOF SHEATHING AND SUB FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, T&G, OR HAVE EDGES SUPPORTED BY "FL" CLIPS.
 PREMANUFACTURED WOOD JOISTS (PPWJ)
 PPWJ SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURER (PPWA) BY STATE LICENSED ENGINEER. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING 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.
 SILL, PLATES, BLAGAINS, AND BRIDGING TO BE #2 OR BETTER.
 ALL STUDS TO BE #2 OR BETTER.
 FLOOR SHEATHING SHALL BE #5 FLOORING.
 ROOF SHEATHING SHALL BE 1/2" CDX INT. A PA RATED 3216 OR S16' 050.
 WALL SHEATHING SHALL BE 1/2" INT. A PA RATED 3216 OR T16' 050.
 FLOOR SHEATHING SHALL BE 3/4" T&G INT. A PA RATED 058.



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 PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.
 WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FIELD VERIFY AND IS 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 NEEDED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.
 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACT OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND DIRECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

DESIGN CRITERIA: 2023 NYRC (2016 IRC WITH AMENDMENTS)
 ROOF: 50' WIND LOAD
 FLOOR: 40PSF LL + 10PSF DL
 SOIL: 2,000 PSF ALLOWABLE (ASSUMED) TO BE VERIFIED AT TIME OF EXCAVATION
 FROST DEPTH: 4'-0"
 SEISMIC ZONE: D
 WIND: 10MPH TO 139MPH (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, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
 INSTALL WATER PROOF OFFSHOOT BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 12" ABOVE SHOWER DRAINS.
 INSULATE PASTE LINES FOR SOUND CONTROL.
 ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE I.C. 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, FREESTANDING 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.



Habitat for Humanity
 Buffalo

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

DRAWINGS PROVIDED BY:
 ANSELIA WINTON
 VANDELAND INTERIORS & DESIGN
 695-255 HANCOCK
 WINDSOR, ONTARIO, CANADA

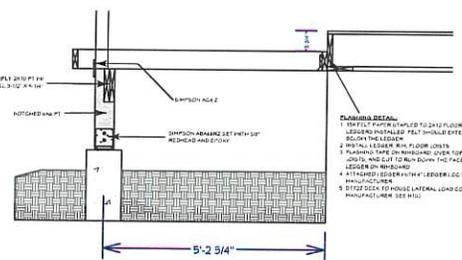
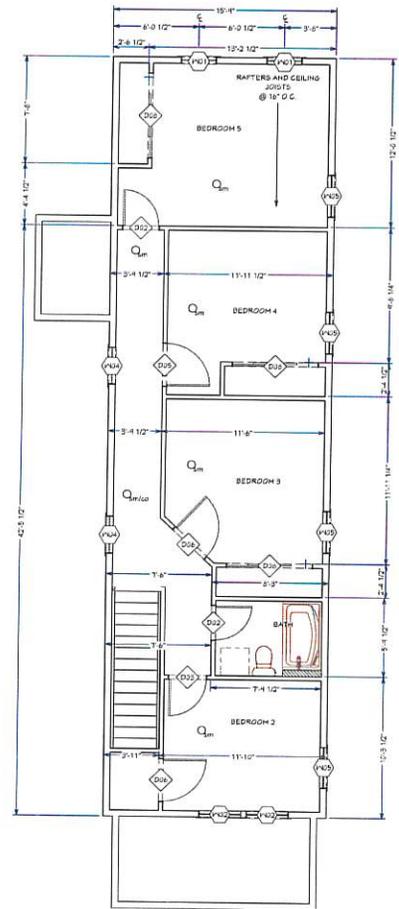
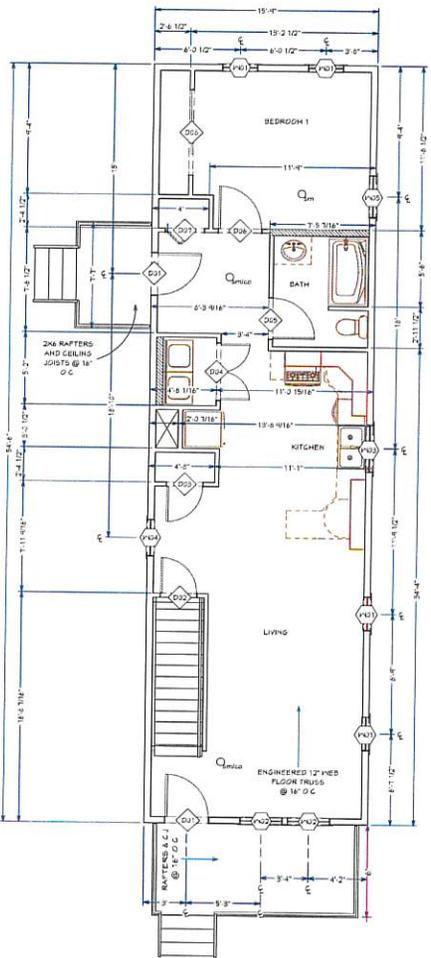
DATE:
 8/29/2025
 SHEET NAME:
 FOUNDATION & DETAILS
 SHEET:
 A100

- MECHANICAL NOTES**
- 1 2x6 PLUMBING WALL
 - 2 PAUX WALL TO KEEP PLUMBING OUT OF EXTENSION WALL

DOOR SCHEDULE					
QTY	LABEL	SIZE	SWING	JAMB	STYLE
3	D01	28x48	LEFT HAND	4-9/16"	STEEL EXTERIOR 1/2 LITE DOUBLE BORE PREFRIMED PREFINISH
3	D02	28x48	LEFT HAND	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
1	D03	28x48	RIGHT HAND	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
1	D04	48x24	DOUBLE	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
2	D05	28x48	RIGHT HAND	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
3	D06	28x48	LEFT HAND	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
1	D07	28x48	LEFT HAND	4-9/16"	HOLLOW CORE 8 PANEL SINGLE BORE PREFRIMED PREFINISH
1	D08	32x48	SLABS	N/A	HOLLOW CORE 8 PANEL 1/2 BORE SLABS, PREFRIMED

WINDOW SCHEDULE					
QTY	LABEL	RIG	STYLE	EGRESS	FINISH
3	W01	31x25	APRINS	N	WHITE
4	W02	37x44	DOUBLE HUNG	N	WHITE
1	W03	43x43	DOUBLE HUNG	N	WHITE
3	W04	33x44	DOUBLE HUNG	N	WHITE
5	W05	37x43	DOUBLE HUNG	Y	WHITE
1	W06	43x43	RIGHT SLIDER	Y	WHITE
2	W07	33x17	GLASS BLOCK	N	WHITE

ALL WINDOWS - LOYKE, ARGON GAS, DOUBLE PANE, WHITE VINYL

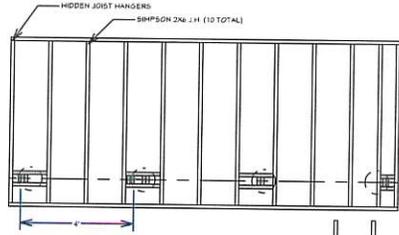


WINDOW DETAIL

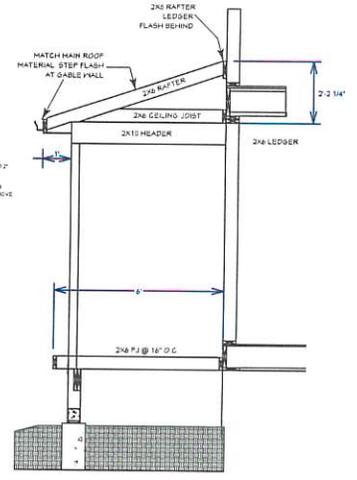
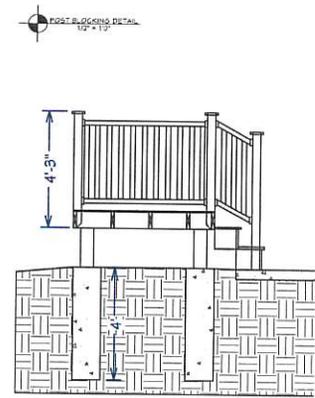
1. INSTALL FLASHING TO 2x10 FLOOR DECK WITHIN 6\"/>

PASTER DETAIL

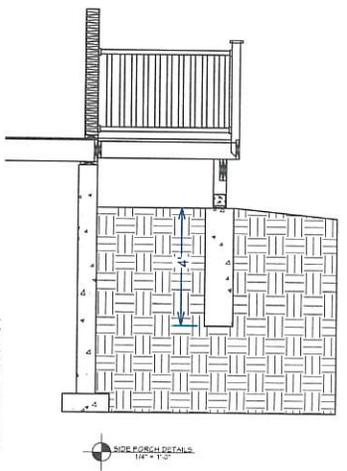
- 1/2\"/>



- KEY**
- 6x6 FT POST
 - 2x6 FT BLOCKING
 - 12\"/>



POORCH ROOF DETAIL
1/2\"/>



SIDE PORCH DETAIL
1/2\"/>

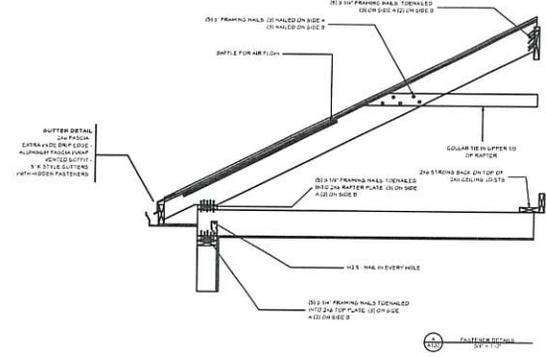
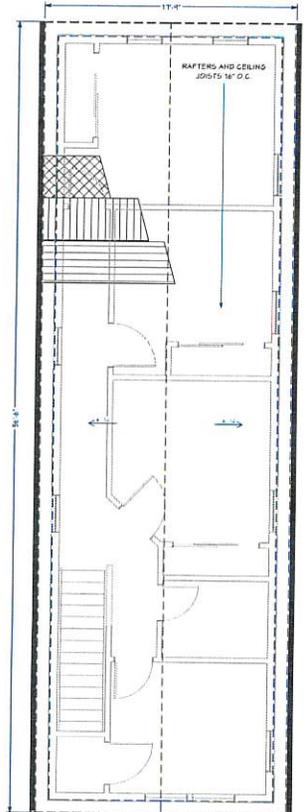


Habitat for Humanity
Buffalo

235 INGHAM AVE.
LACKAWANNA, NY 14210
THIRD STORY, SINGLE FAMILY

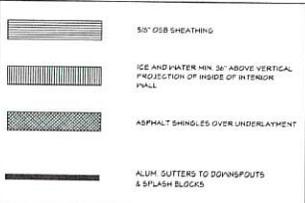
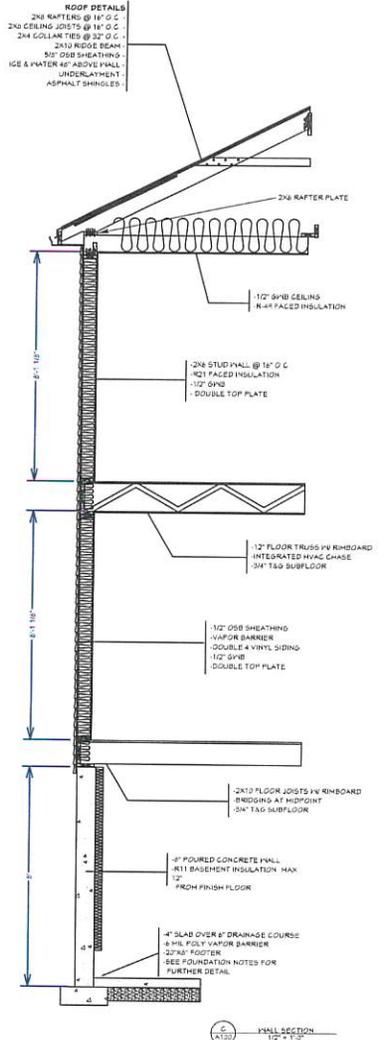
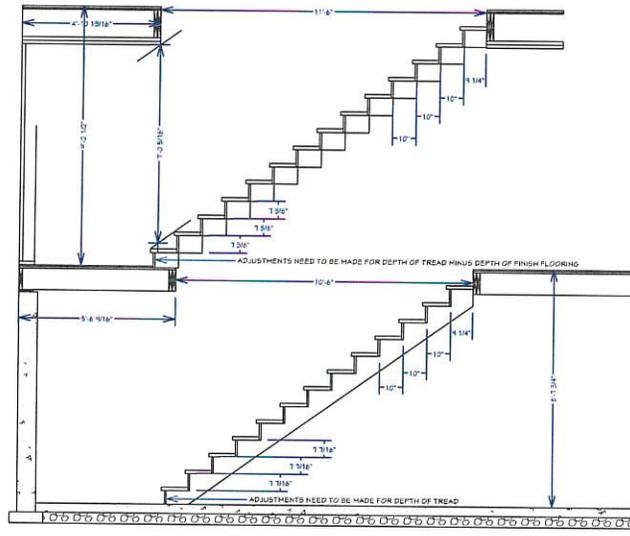
DRAWINGS PROVIDED BY:
ANGELA ANTONIO
VANESSA AND ANTHONY L. CERRA
VANESSAANDANTONIO.COM

DATE:
8/29/2025
SHEET NAME:
FLOOR PLAN & DETAILS
SHEET:
A101



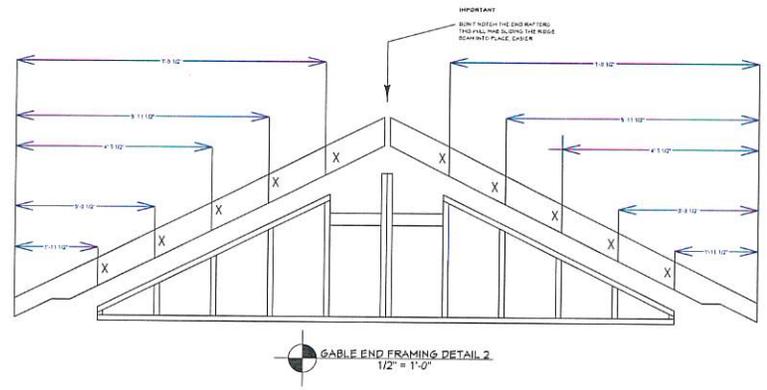
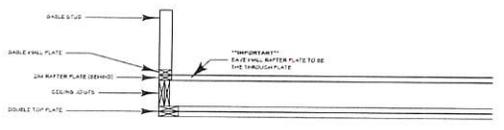
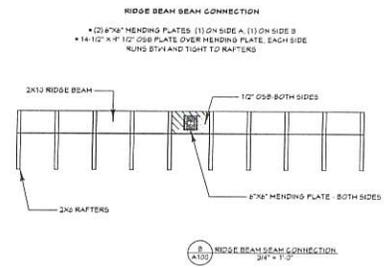
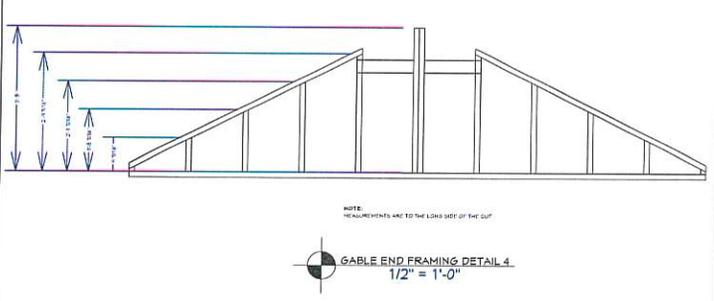
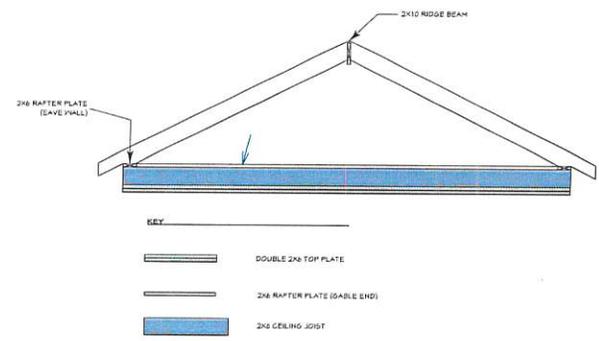
NOTES

- BASEMENT STRINGER MEASUREMENT OUTSIDE TO OUTSIDE = 35"
- 1ST FLOOR STAIR MEASUREMENT OUTSIDE TO OUTSIDE TBD BASED ON OPENING AND DRYWALL TOLERANCES
- TREADS DON'T OVERHANG ON THE STRINGERS (ON THE SIDES) ONLY A NOSE OVER HANG PER THE DRAWINGS BELOW
- ROUPEL STAIR NOSING ON REAR TREAD (TOP & BTM)
- STAIR MATERIAL IS 6\"/>



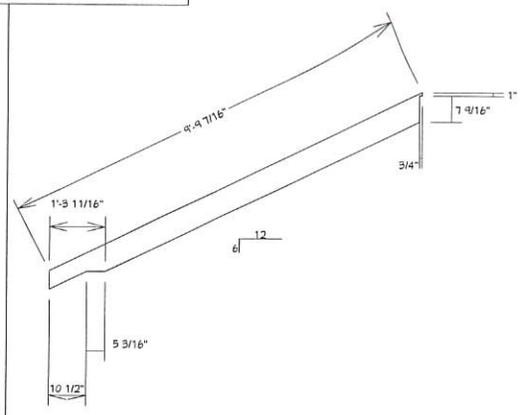
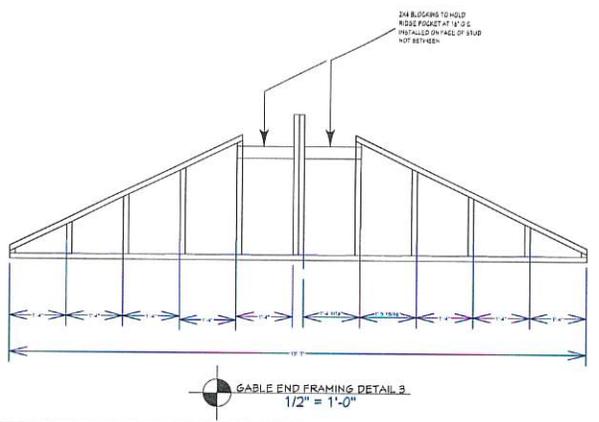
- SCOPE OF WORK**
1. PROVIDE 2x4 RAFTER WITH 2x4 TAIL
 2. PROVIDE 2x10 RIDGE BEAM
 3. PROVIDE 2x4 COLLAR TIES
 4. RAFTERS TO SIT ON 2x4 CEILING JOIST WITH 2x4 RAFTER PLATE TO ENSURE 1\"/>

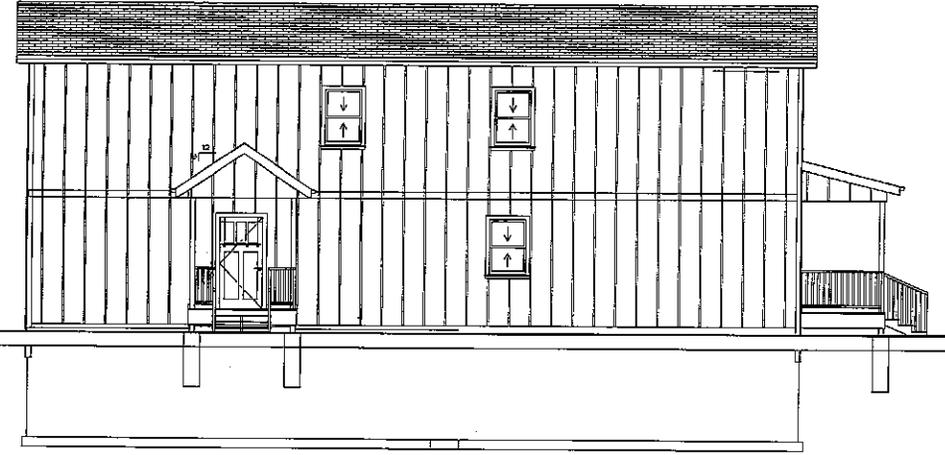
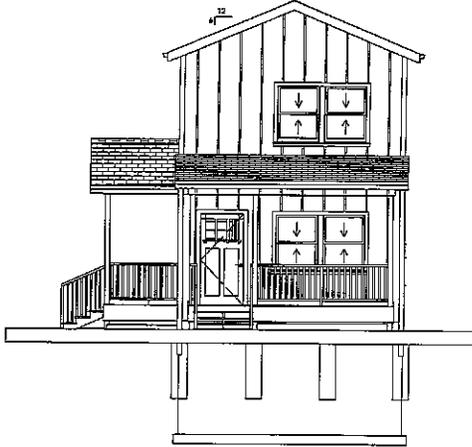
- GENERAL NOTES**
1. PREPARE ALL TOP PLATES FOR RAFTER INSTALLATION
 2. FLASH AND BRACE ALL WALLS PRIOR TO RAFTER INSTALLATION
 3. REFER TO WINDOW SCHEDULES FOR SIZING REQUIREMENTS AT NEW WINDOWS
 4. 5\"/>



- ORDER OF OPERATIONS**
- 1 SET CEILING JOISTS "DOUBLE CEILING JOIST" AT GABLE ENDS
 - 2 RUN 3/4" DOWN CENTER OF C.J.'S FOR BEAM BRACING
 - 3 RUN 2 ROWS OF OSB SHEATHING DOWN CENTER OF HOUSE ON TOP OF C.J.'S BUT TO EITHER SIDE OF THE 2x4 RAFT RUN
 - 4 SET 2x6 RAFTER PLATES
 - 5 FRAME GABLE END WALLS
 - 6 FRAME AND ATTACHED LADDER OVER HANNS, OVERALL WIDTH IS 12"
 - 7 SHEATH THE GABLE END DON'T OVER HANG SHEATHING AT BOTTOM
 - 8 STAND SHEATHED GABLE, USE DEADEN ON THE OUTSIDE OF THE HOUSE WHEN RABING THE PAIL, 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, HEMING 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 @ 18" O.C.
 - RAFTERS ARE 2x6 @ 18" O.C. WITH A 2/12 PITCH
 - COLLAR TIES ARE 2x4 @ 32" O.C.
 - COLLAR TIES ARE INSTALLED IN THE UPPER 1/3 OF THE RAFTER
 - HURRICANE TIES SHOULD BE INSTALLED ON CEILING JOISTS





ELECTRICAL FINISH NOTES:
 A PROFESSIONAL ELECTRICIAN WITH KNOWLEDGE OF THE CURRENT ELECTRICAL CODE WILL DETERMINE THE FINAL LAYOUT. ALL MINIMUM STANDARDS WILL BE MET PER NYC EC 2003

ALL SMOKE DETECTORS AND COXOXES NEED TO BE HARDWIRED AND INTERCONNECTED

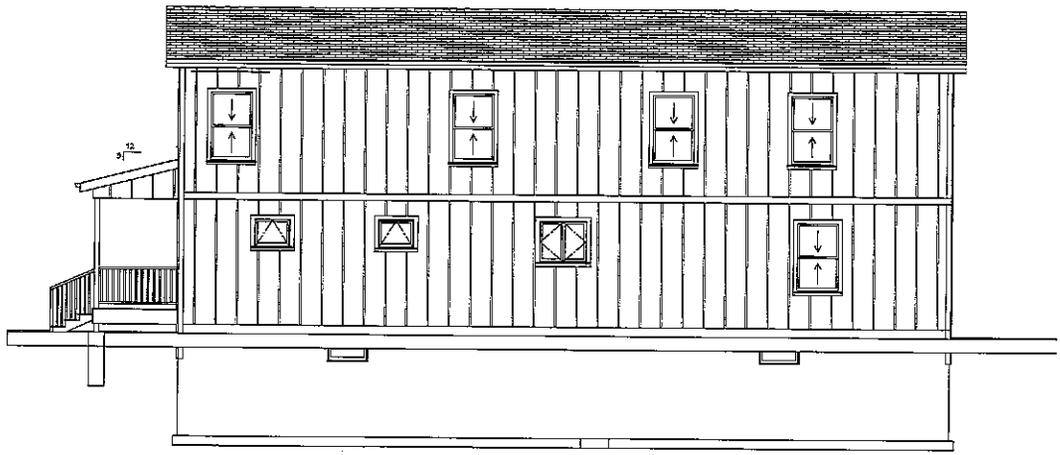
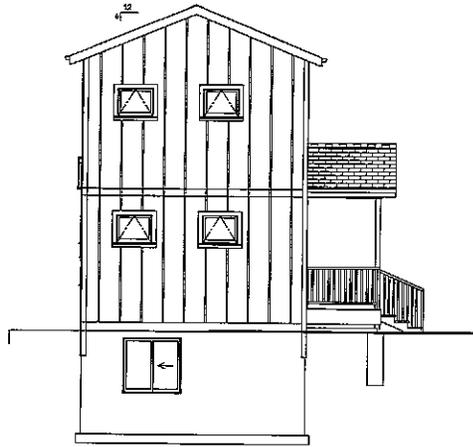
NOTION DETECTORS ON A SWITCH - AT THE PANEL BOX

15AMP SERVICE

EXCLUDES/EXEMPT:
 SAWNHEAVEN
 BATHROOM LIGHTS - SINGLE BULB
 FURNACE - GAS
 WATER HEATER - ELECTRIC
 SUMP PUMP
 ELECTRIC WASHER, DHD DRYER

FIRST & SECOND FLOOR:
 CEILING LIGHTS - 8' LED PUCK
 BATH VANITY - 120 CFT
 VANITY LIGHTS - 9 BULB SCIENCE
 TV PLUG
 STOVE - GAS
 DISHWASHER
 THERMOSTAT
 DOOR CHIME
 DOOR BELLS
 EXTERIOR LIGHTS - SCIENCE
 EXTERIOR NOTION LIGHTS
 EXTERIOR PAV OUTLETS
 CEILING FAN - PRIMARY AND LIVING
 CEILING FAN BOX - BEDROOM 1
 KITCHEN SFC. COUNTER PLUGS
 15 AMP TR. OUTLETS

ELEVATION NOTES:
 • BOARD AND BATTEN OVER 1/2" OSB
 • JAP FIRST AND SECOND FLOOR
 • HIGH CONSTRUCTION VINYL WINDOWS
 • 30YR ADH/PAINT SHINGLES
 • 1/2" SIDE PORCH ROOF FITCH
 • 8/12 FRONT PORCH ROOF FITCH
 • VINYL PURIFIED PORCH POSTS
 • VINYL PURIFIED PORCH RAILINGS
 • 3/4" X 1" RECTED PORCHES
 • CLOSED STAIR RISERS
 • CONCRETE SIDEWALK & DRIVEWAY
 • VINYL WRAPPED FASCIA
 • VINYL SOFFIT - PERFIXED ON EAVES
 • 1/2" X 1" STYLE GUTTER
 • 3/4" ALUM DOWNSPOUT





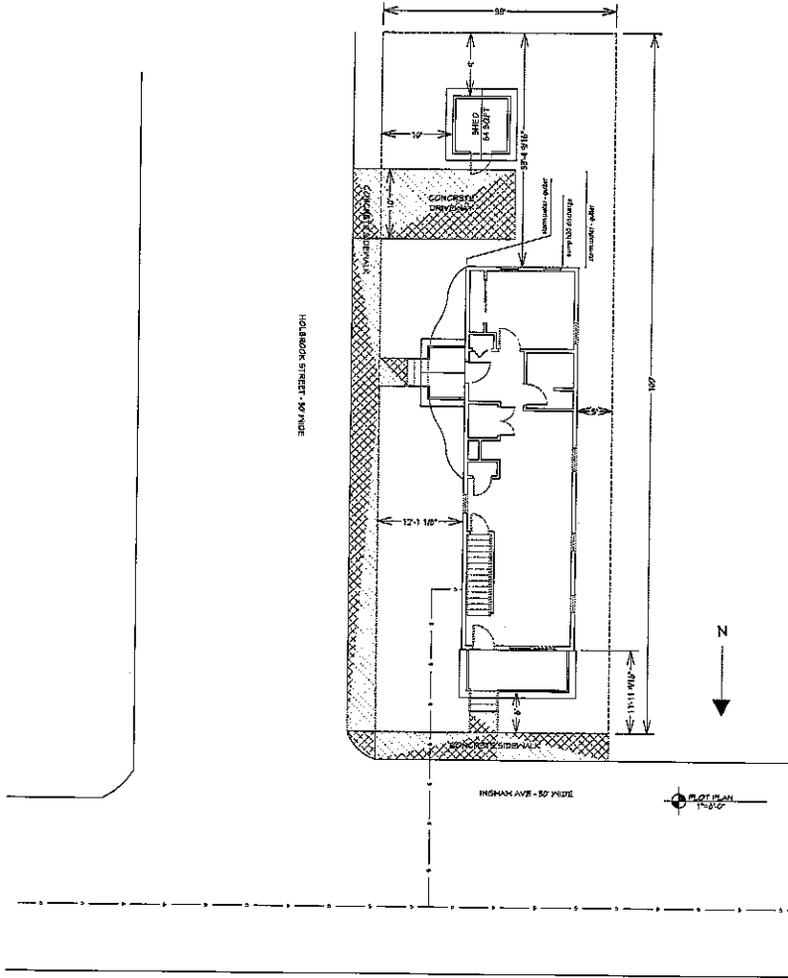
COPIES 11.10.2025

DRAWINGS PROVIDED BY:
MICHAEL J. MATSIG
LAND SURVEYING & DESIGN
5832544-4433
WWW.MJMATSIG.COM

DATE:
8/29/2025

SHEET NAME:
PLOT PLAN &
SECTION-NO

SHEET:
5100



ZONING NOTES:
SETBACK REQUIREMENTS PER CITY OF LACKAWANNA - SINGLE FAMILY DETACHED HOUSE

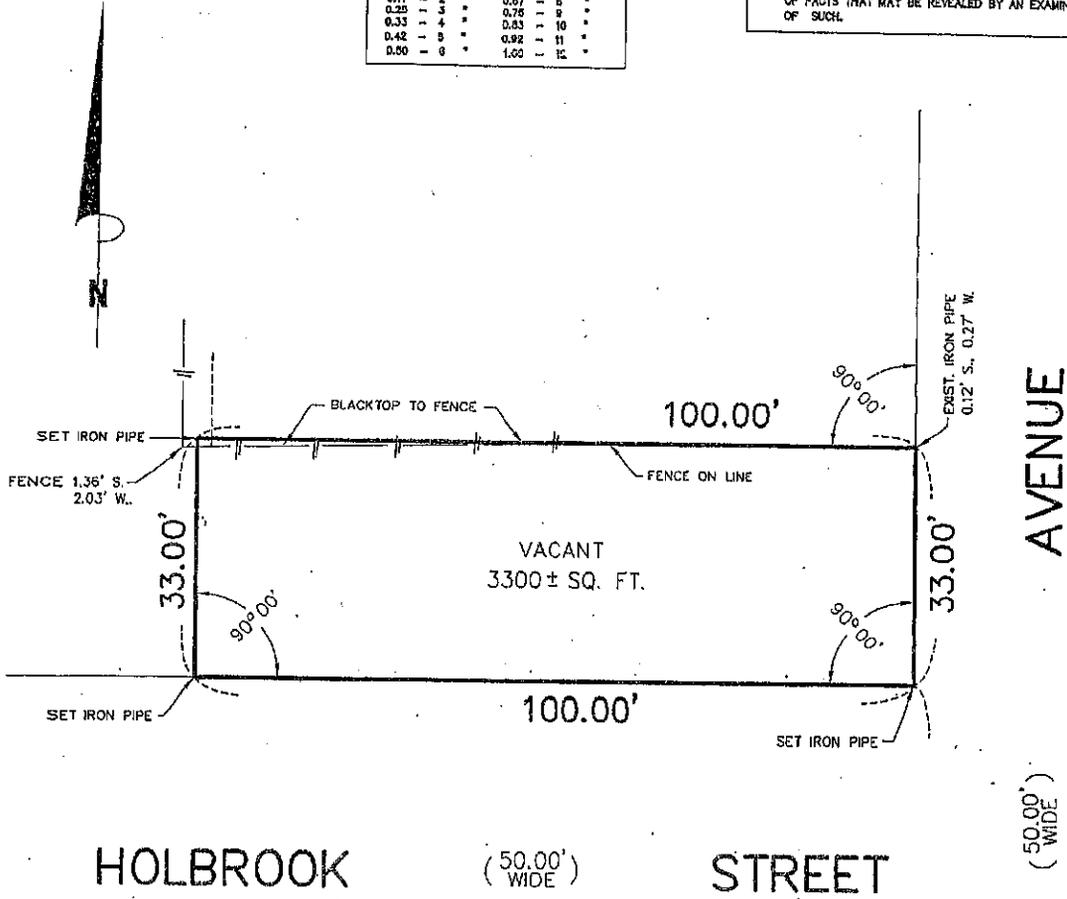
	CODE (MINIMUM)	ACTUAL
FRONT YARD	25'-0" (ESTABLISHED SETBACK IS 6'-0")	6' - ALIGNS WITH NEIGHBORS
SIDE	5'-0"	5'-0"
REAR YARD	25'-0"	25'-4"

INFORMATION OBTAINED FROM A SURVEY DATED 8.28.24
BY MICHAEL J. MATSIG SURVEYING P.C., PROJECT # 04-2117
FRONT SETBACK APPROXIMATES THE AVERAGE OF
EXISTING HOUSES ON THIS STREET

- NOTES:
1. ANY VARIANCES ARE THE RESPONSIBILITY OF THE CONTRACTOR
 2. SEE ORIGINAL SURVEY BY OTHERS
 3. CONTRACTOR TO VERIFY SETBACKS WITH LOCAL MIN. 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 WAS 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 PERIMETER - PROVIDE CLEANOUTS AT DOWNSPOUTS

FEET	INCHES	FEET	INCHES
0.08	1	0.58	7
0.17	2	0.67	8
0.25	3	0.75	9
0.33	4	0.83	10
0.42	5	0.92	11
0.50	6	1.00	12

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



ALTERING ANY ITEM ON THIS MAP IS IN VIOLATION OF THE LAW, EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 49637

SURVEY OF **SUBLOT 52, BLOCK I, COVER 685 "BRADFORD TRACT"**
 PART OF LOT 25, TOWNSHIP 10, RANGE B, BUFFALO CREEK RESERVATION

LOCATION **CITY OF LACKAWANNA, ERIE COUNTY, N.Y.**

MICHAEL J. MATESIC
 LICENSED LAND SURVEYOR
 N.Y.S.P.L.S. 49657
 156 MEADOWBROOK DRIVE
 LACKAWANNA, N.Y. 14218
 PHONE (716) 822-0480

JOB NO.	04-2777
DATE	5/23/2024
SCALE	1" = 20'
RESURVEYED	





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. X Variance
5. _____ Zoning Law Appeals

Property owner: Lackawanna Housing Development Corporation

Address: 235 Ingham Ave

In reference to: Requesting two front yard variances at 9 feet and 12 feet 1 inch for a new build closer to the curb than code states and one variance for lot frontage under 45 feet

You are entitled to appear at the public hearing scheduled for **1/28/26 @ 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 JAN 28 2026

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 28 W. ELMVIEW AVE.

Reason in front of the board REQUESTING VARIANCE TO HAVE MORE OF FRONTYARD

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

Agenda Applicant ARAF ALI

Agenda item AREA VARIANCE

Zone SINGLE FAMILY RESIDENTIAL

Use variance needed? Yes/No No

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

Area variance needed? Yes/No Yes

Description of area variances needed (Parking/ height ect...) REQUESTING AN AREA VARIANCE TO EXPAND DRIVEWAY WIDER THAN 50% OF FRONTYARD.

Description of agenda use? HAVE MORE THAN 50% OF FRONTYARD.

Code enforcement research (attached if applicable) YES

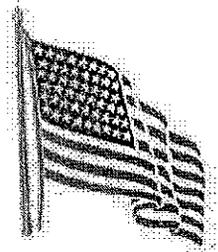
Legal opinion/ research (attached if applicable) NO

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: 1-7-25

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
 \$ 250.00

Property Address: 28 W. Elmview Ave

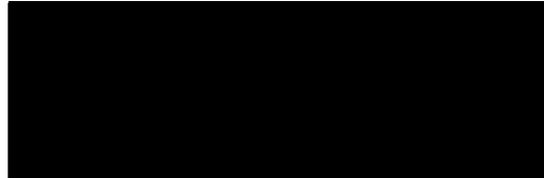
S.B.L. No. _____

Description of Action to be Appealed: Expand width of driveway and apron

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

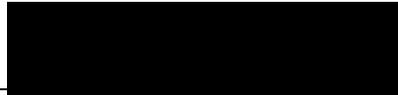
Arqif Ali
Name of Applicant



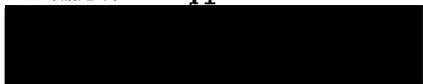
~~Signature of Applicant~~



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: Arqif Ali

Address: 

Property Address: 28 W. Elmview Ave Lackawanna, N.Y 14218

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

No, variance request is well within property line.

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, it can not because to have feasible driveway space and parking it must be done with a variance.

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

No, only requesting a additional 5 1/2 feet to what is already allowed.

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?

It is not self-created, I am requesting
5 $\frac{1}{2}$ feet well within property line.

Sign Above, Print Name Below

Arif Ali

Lackawanna, New York

 Google Street View

Jun 2025 [See more dates](#)





CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Araif Ali



Re: 28 W. Elmview Ave

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

Planning and Development Board

Zoning Board of Appeals

Date:

Date: January 28, 2026

Time:

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
Araif Ali – 20 W. Elmview Ave
Charles Cramer – 36 W. Elmview 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. X Variance
5. _____ Zoning Law Appeals

Property owner: Araif Ali

Address: 28 W. Elmview Ave

In reference to: Requesting front yard variance for paving more than fifty percent of front yard

You are entitled to appear at the public hearing scheduled for **1/28/26 @ 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 JAN 20 2026

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 34 INGHAM AVE

Reason in front of the board REQUESTING SIDELOT VARIANCE

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

Agenda Applicant LUKMAN MOHAMAD

Agenda item REQUESTING SIDELOT VARIANCE

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...) SIDE LOT VARIANCE FOR NEW ATTACHED GARAGE FOR MULTI FAMILY CODE SAYS 30' REQUESTING 5' 25' VARIANCE.

Description of agenda use? 25' SIDE LOT VARIANCE.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) _____

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: 1-7-26

Application No. _____

Application Fee:

Land Use Variance
 Zoning Law Appeal

Fee

\$ 250.00
\$ 250.00

Property Address: 34 INGHAM.

S.B.L. No. _____

Description of Action to be Appealed: I Have 30 Feet by 140 Feet
Yard Space need to build garage. (attached)
off of my house. There was a house
then before

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

Lukman mohamad

Lukman Mohamad.

Name of Applicant

[Redacted]

Address of Applicant

[Redacted]

Applicant's Email

[Redacted]

Signature of Applicant

[Redacted]

Applicant Phone No.

self

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

Property Owner:

NAME: Lukman Mohamad.

Address [Redacted]

Director of Development

Property Address: 34 Ingham ave Lackawanna NY 14218

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

No undesirable change to the character of the neighborhood or detriment to nearby properties will be created by granting the requested area variance. The proposed attached garage addition is consistent with the scale, design, and residential use of surrounding homes in the neighborhood. The structure will be attached to the existing dwelling, will not introduce a new or different use, and will not create increased noise, traffic, or activity. Similar garages and accessory structures exist on nearby properties, and the addition will maintain the residential character of the area.

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 ?

The benefit sought by the applicant cannot be achieved by a feasible alternative other than an area variance. Due to the existing lot width, placement of the existing house, and required setbacks, there is no reasonable location on the property where an attached garage can be constructed in full compliance with zoning without eliminating functional access, encroaching on required yard areas, or requiring extensive and impractical alterations to the existing structure. A detached garage or a smaller structure would not meet the intended functional needs or would still require similar dimensional relief.

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

While the requested area variance involves a dimensional deviation from the adopted zoning regulations, it is not substantial when considered in context. The variance is limited to what is necessary to allow construction of an attached garage, does not exceed what is required for reasonable use of the property, and does not result in overcrowding or overdevelopment of the lot. The proposed addition remains proportionate to the existing dwelling and lot size.

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

The proposed area variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The addition will not affect drainage, light, air, or emergency access, and will be constructed in compliance with

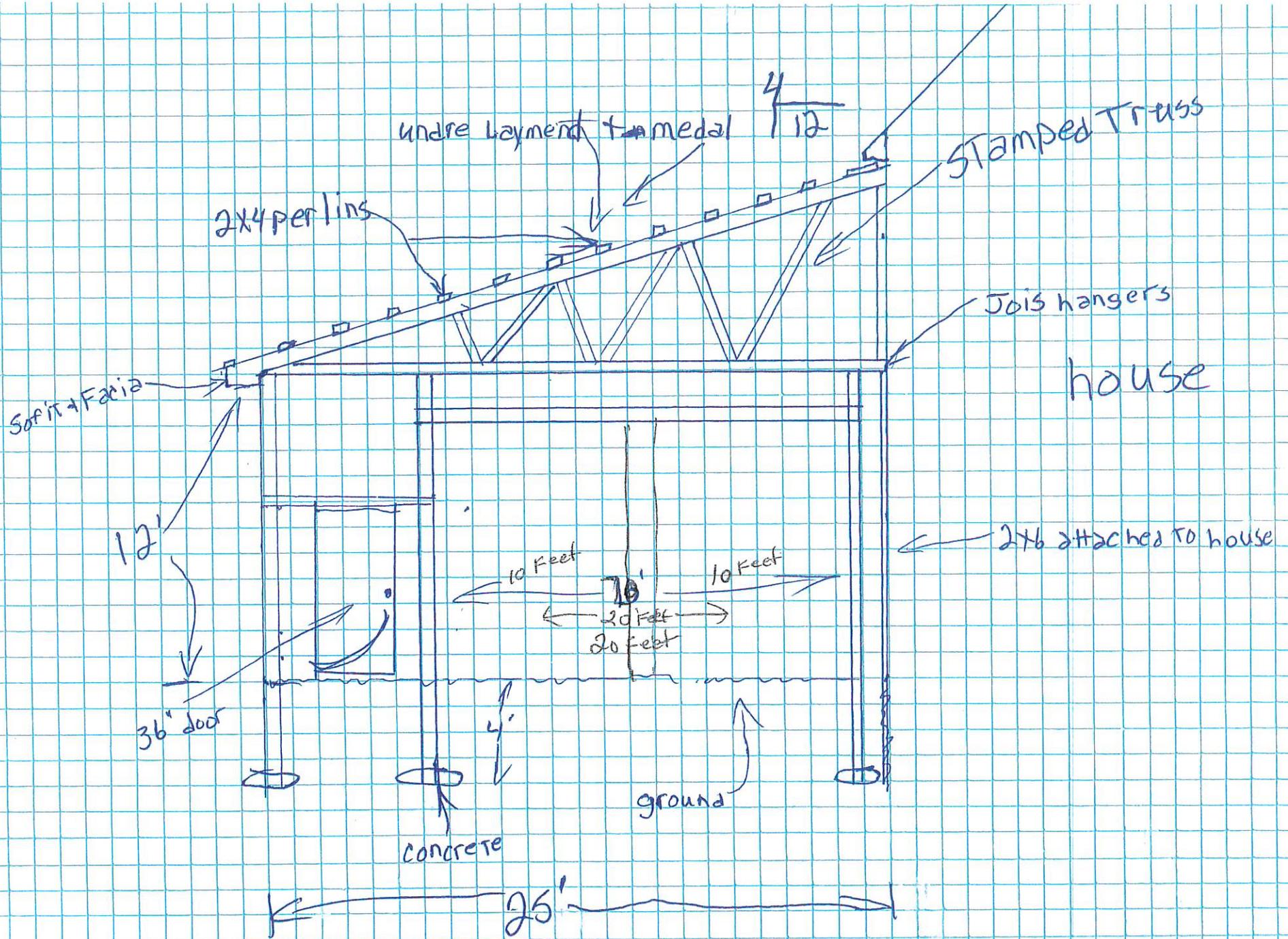
applicable building codes. There will be no environmental disturbance, and all construction will remain confined to the existing residential lot.

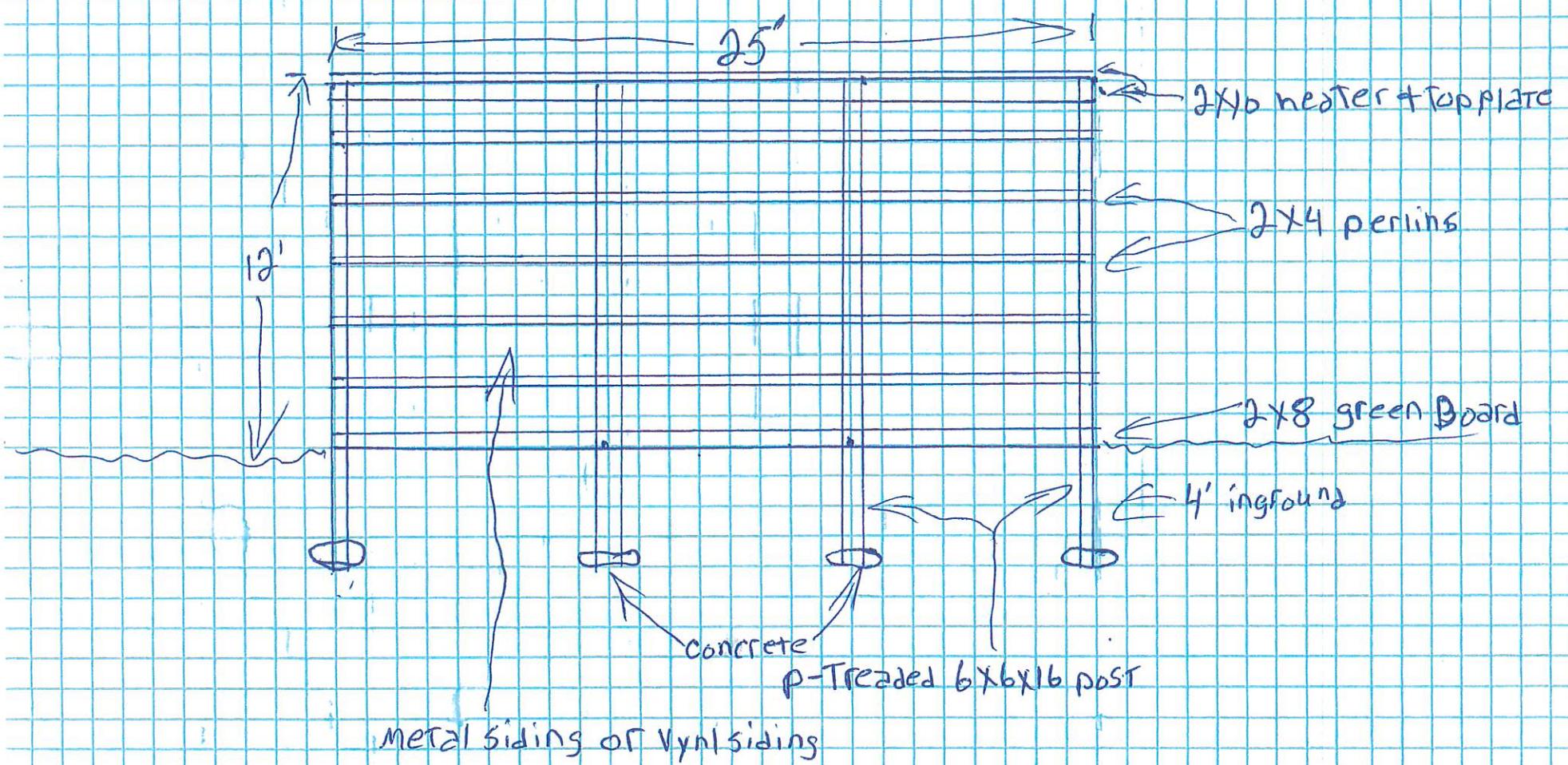
5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

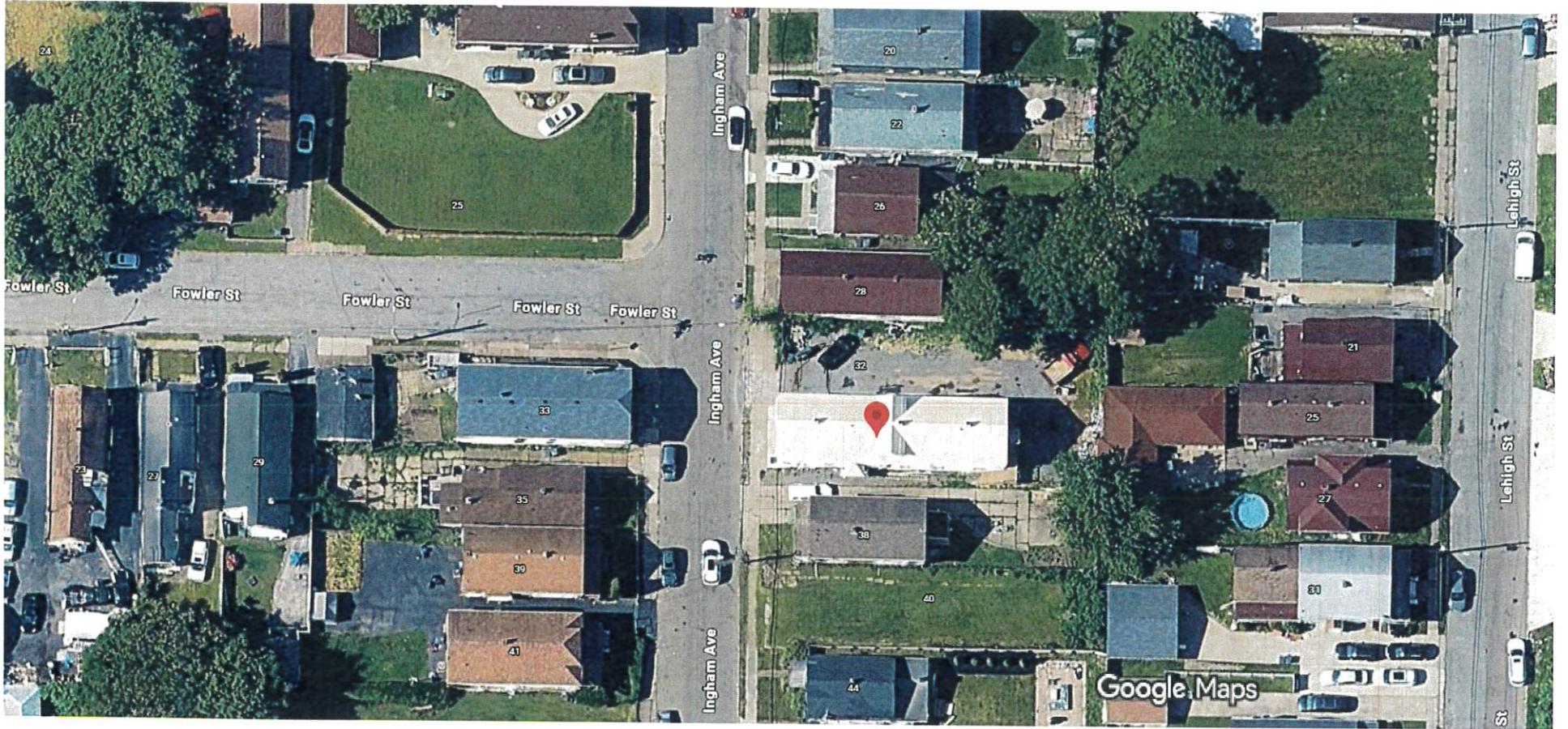
While the need for the area variance arises from the existing lot configuration and placement of the house, the difficulty was not self-created. The lot dimensions and building placement predate the proposed project and limit where an attached garage can reasonably be located. Even if considered partially self-created, this factor should not preclude the granting of the area variance, as the request is modest, reasonable, and consistent with neighborhood conditions.

Sign Above, Print Name Below

L. A. Korman









CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Lukman Mohamad



Re: 34 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:

Date: January 28, 2026

Time:

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
WNY360 LLC – 28 Ingham Ave
Hosn Yahya – 38 Ingham Ave
Izzadin Alderwish – 25 Lehigh St
Izzadin Alderwish – 27 Lehigh 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: Amani Hasan

Address: 34 Ingham Ave

In reference to: Requesting side yard variance for new garage attached to multifamily residence

You are entitled to appear at the public hearing scheduled for **1/28/26 @ 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 JAN 28 2026

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 9 GRAVEL -> ZONING 11 8 GRAVEL -> PLANNING

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 REBELMYER

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 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
ZONING BOARD OF APPEALS

Date: 1/9/26

Application No. _____

Application Fee:

Fee

 Land Use Variance

\$ 250.00

 Zoning Law Appeal

\$ 250.00

Property Address: 9 Gravel Pl.

S.B.L. No. _____

Description of Action to be Appealed: _____

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

Jessica Kegetmyer
Name of Applicant

[Redacted]
Signature of Applicant

8 Gravel Pl.
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 Kegetmyer

Address: [Redacted]



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309
Lackawanna, NY 14218
Tel: (716) 827-6474 Fax: (716) 827-1866



City of Lackawanna Criteria for an Area Variance

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

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

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

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

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address: _____

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?

N/A

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?

N/A

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

N/A

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

N/A - No doesn't affect anyone else

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

Sign Above, Print Name Below

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



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

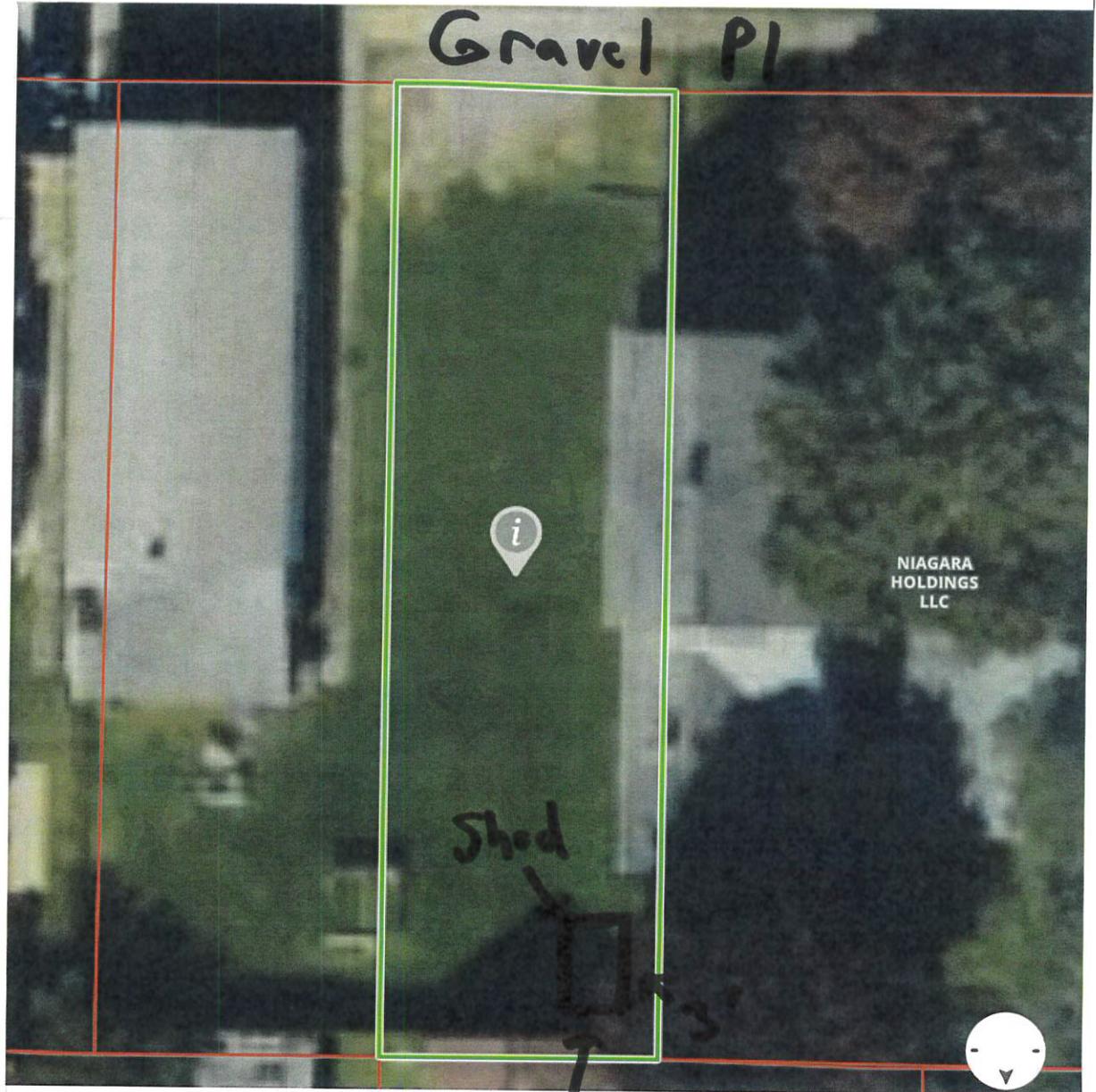
NY Wildlife Management Unit



Wildlife Mgmt Units

Unit
9C

[See More Unit Info](#)



3'





"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
~~\$43.00 USD~~ \$30.00 USD



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



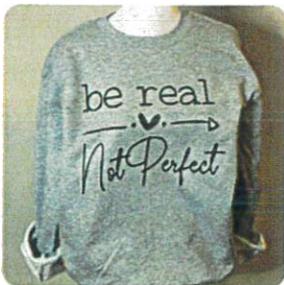
Arissa Tiger Slide
~~\$15.00 USD~~ \$5.00 USD



Aunt Crewneck
\$35.00 USD



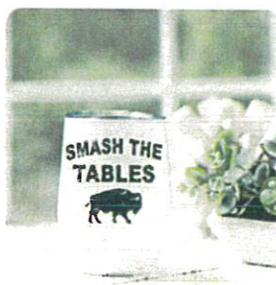
Authentic Crew
\$35.00 USD



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



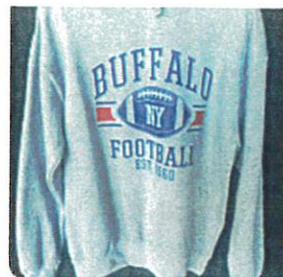
Black BUF Windbreaker
~~\$43.00 USD~~ \$35.00 USD



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



Blair Earrings - Fiesta
~~\$25.00 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



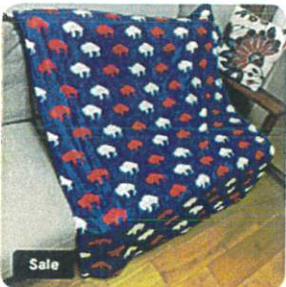
Breezy Leopard Joggers
~~\$23.00 USD~~ \$15.00 USD



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



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



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



Buffalo Bow Crewneck
From \$22.00 USD

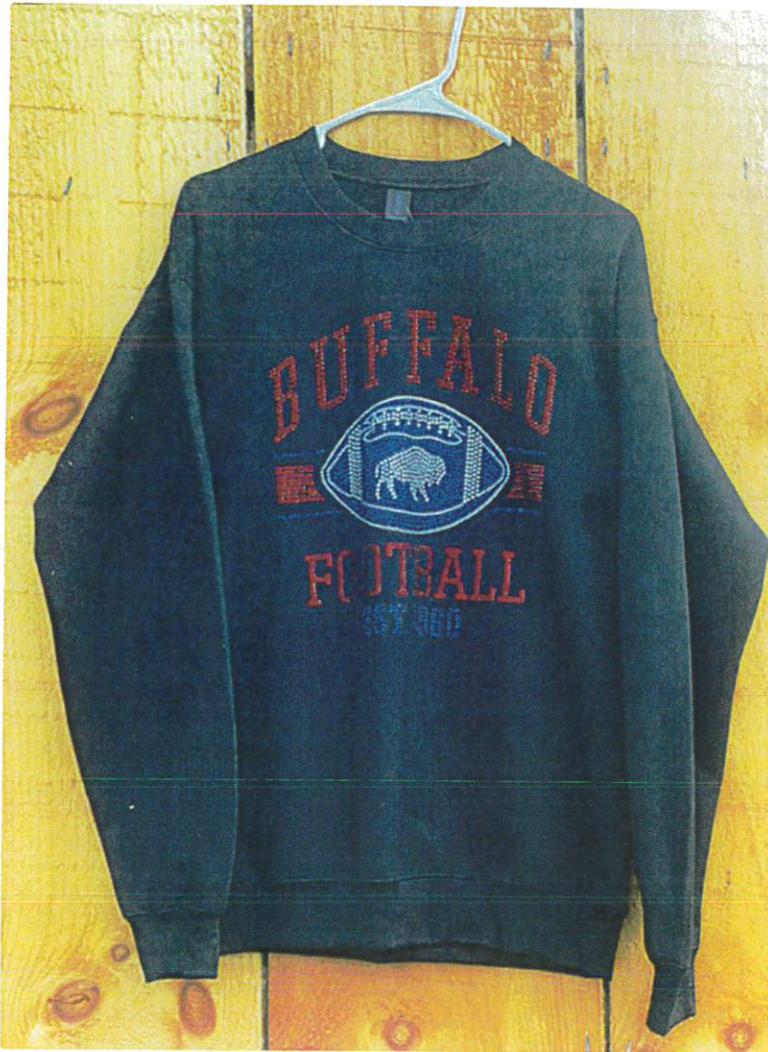


Buffalo Check Fold-over clutch
~~\$32.00 USD~~ \$20.00 USD



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](#) [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

- 1 +

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!

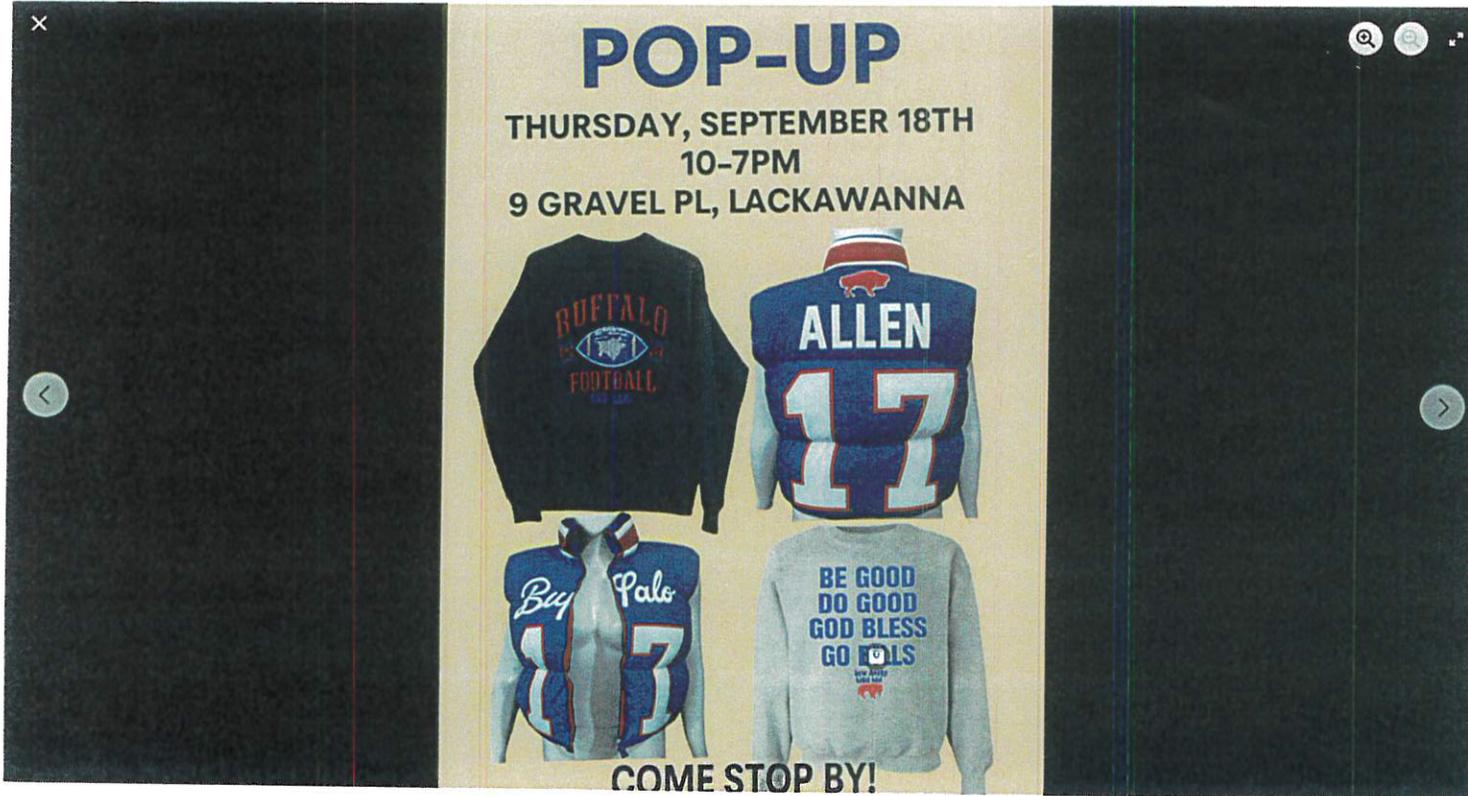
[Share](#)

Color: Black, Size: Adult Small

Local Pickup

✓ Pickup available, usually ready in 2-4 days

8 Gravel Pt
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

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]



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

January 20, 2026

Jessica Kegelmyer



Re: 9 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:

Date: January 28, 2026

Time:

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
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

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: Antoinette Kegelmeyer

Address: 9 Gravel St

In reference to: Requesting area variance for a shed larger than 144 sqft in the rear and side of the property

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