



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 3/25/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 1255, 1265, 1269, 1271 ABBOTT ROAD.

Reason in front of the board VARIOUS AREA VARIANCES / SITE PLAN APPROVAL

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

Agenda Applicant ELYSIA JOSON / SAMUEL J. BURDEN

Agenda item TO OPEN A NEW OREILLY AUTO PARTS STORE.

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...) VARIOUS VARIANCES LISTED IN ATTACHED PACKET

Description of agenda use? TO OPEN A NEW OREILLY AUTO PARTS RETAIL STORE, TO BUILD A NEW BUILDING

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor
Rochester, NY 14625
585.866.1100

Via Electronic & FedEx Delivery

March 5th, 2026

Lackawanna City Hall
714 Ridge Road
Lackawanna, NY, 14218

Attention: Kimberly Smith - Planning & Development Board Chair
& Daniel Geercken – Zoning Board Chair

**Re: Site Plan Review & Zoning Board of Appeals Submissions.
Proposed O’Reilly Auto Parts Store
1255,1265,1269,1271 Abbott Road
Lackawanna, New York**

Dear Chairperson Smith & Geercken,

On behalf of our client, O’Reilly Auto Enterprises, LLC., we are pleased to submit the following materials to the City of Lackawanna for the proposed new ±7,650 SF O’Reilly Auto Parts Store. This application package includes a Site Plan Submission to the Planning Board and an Area Variance submission package to Zoning Board of Appeals. With this application we request to be placed on the March 25th Zoning Board of Appeals and Planning & Development Boards agenda to introduce the project to the City. Please see included with this letter the materials below in support of this application:

Site Plan Review Application to the Planning & Development Board:

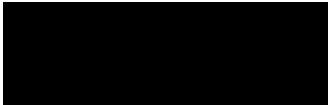
- A. Thirteen (13) copies of this Cover Letter & Project Narrative including Stormwater Narrative, dated March 5th, 2026, prepared by Bohler Engineering NY, PLLC.
- B. Thirteen (13) copies the “Letter of Authorization”, signed by the current property owner, dated March 4, 2026
- C. Thirteen (13) copies of the signed “Application to the City of Lackawanna Planning & Development Board”, dated February 27, 2026.
- D. Thirteen (13) copies of the signed “Short Environmental Assessment Form”, dated March 4, 2026.
- E. Thirteen (13) copies of the “Architectural Elevations & Preliminary Floor Plan, prepared by O’Reilly Auto Enterprises, LLC, dated March 4, 2026.
- F. Thirteen (13) copies of the “Site Development Plans” that includes a Site and Landscape Plan, Grading and Drainage and Utility Plan, Prepared by Bohler Engineering NY, PLLC, dated February 26, 2026.
- G. Thirteen (13) copies of the “ALTA/NPS Land Title Survey of the lands of 1255 Abbott Road”, prepared by Control Point Associates PC, dated November 25, 2025.
- H. A Check #581 in the amount \$450.00 to the City of Lackawanna for Site Plan & Development Plan Review.

Area Variance Application to the Zoning Board of Appeals:

- A. Nine (9) copies of this Cover Letter & Project Narrative including Stormwater Narrative, dated March 5th, 2026, prepared by Bohler Engineering NY, PLLC.
- B. Nine (9) copies of the "Area Variance Criteria Narrative" dated March 5th, prepared by Bohler Engineering NY, PLLC.
- C. Nine (9) copies the "Letter of Authorization", signed by the current property owner, dated March 4, 2026.
- D. Nine (9) copies of the signed "Application to the City of Lackawanna Zoning Board of Appeals", dated February 27, 2026.
- E. Nine (9) copies of the signed "City of Lackawanna Criteria for an Area Variance" February 27, 2026.
- F. Nine (9) copies of the signed "Short Environmental Assessment Form", dated March 4, 2026.
- G. Thirteen (13) copies of the "Architectural Elevations & Preliminary Floor Plan, prepared by O'Reilly Auto Enterprises, LLC, dated March 4, 2026.
- H. Nine (9) copies of the "Lackawanna, NY (LK1) Sign Plan", prepared by O'Reilly Auto Enterprises, LLC, dated February 26, 2026.
- I. Nine (9) copies of the "Lackawanna, NY (LK1) Pole Sign Rendering", prepared by O'Reilly Auto Enterprises, LLC, dated March 4, 2026.
- J. Nine (9) copies of the "Lackawanna, NY (LK1) Building Sign Cut Sheet", prepared by O'Reilly Auto Enterprises, LLC, dated September 2022.
- K. Nine (9) copies of the "ALTA/NPS Land Title Survey of the lands of 1255 Abbott Road", prepared by Control Point Associates PC, dated November 25, 2025.
- L. A Check #582 in the amount \$250.00 to the City of Lackawanna for Area Variance Application.

We look forward to introducing this new development to the City. If you have any questions, or need additional materials, please do not hesitate to contact our office.

Sincerely,
BOHLER ENGINEERING NY, PLLC



Samuel J. Burden

Enclosures:
Freya Sagvold: O'Reilly Auto Parts via Email

Proposed O'Reilly Auto Parts Project Narrative

Dated: March 4th, 2026

Existing Conditions

The ±1.19-acre project site currently consists of four (4) parcels (SBL 142.07-3-8,9,10,11) and is located at 1255,1265,1269 & 1271 Abbott Road in the City of Lackawanna, New York. The site is currently developed with an existing Auto Body Shop, associated curb cuts to Julian Ave and Abbott Road (3 curb cuts to Abbott and 1 to Julian), parking, storage and other site appurtenances. The remainder of the site is maintained grass area. The project site is located adjacent other commercial uses and borders residential to the west. The site appears to be serviced by municipal utilities based on a project survey.

Proposed Project

The proposed development involves the construction of a new ±7,650 SF O'Reilly Auto Parts Store. The site is proposed to include forty one (41) onsite parking spaces (including 2 ADA - van accessible spaces on site). Two access drives are proposed to be constructed. One (1) minor commercial driveway from Abbott Road (City Jurisdiction) that will services patrons and one (1) open curb cut to Julian Ave (City Jurisdiction) that will service patrons and delivery vehicles. Two (2) curb cuts on Abbott Road will be closed as part of the project and new curb and sidewalk installed. Truck circulation will be from Abbott Road to Julian Ave where the truck will stage and then circulate out to Ridge Road. Other site features will include new utility services, stormwater mitigation features, asphalt parking and drive lanes, concrete curbing and sidewalk, a dumpster enclosure, LED dark sky compliant site lighting fixtures, landscaping, and signage.

Operations

Below is a summary of the anticipated operations of the proposed auto parts store:

- Open 7-days a week, with typical hours of 7:30am to 9pm Monday – Saturday and 9am to 7pm on Sundays. (Store times will vary by region)
- No tire sales or on-site service.
- Typically, employees +/- 12 people with 3-8 employees in the store always. Multiple shifts per day.
- Deliveries typically occur a few times a week (off hours). Trash is collected once a week.

Zoning

The parcel is zoned, NC – Neighborhood Commercial where the retail sales of automobile parts are considered Retail and subject to Site Plan Review by the Planning & Development Board. The proposed layout and signage plans require area variances. The area variances proposed are as follows:

- Parking in Front Yard (Julian Ave)
- Loading in the Front Yard (Julian Ave)

- 10' Building Yard Maximum Setback (Julian Ave)
- Total Sign Area totaling greater than 100 SF.
- More than one (1) internally lit sign per building.
- Attached Signs exceeding 1SF/1LF of building frontage.

O'Reilly Auto Enterprises will be seeking relief from the City of Lackawanna Zoning Board of Appeals for the above-mentioned area variances.

Stormwater

This project proposes to disturb less than 1-acre of land; therefore, a Stormwater Pollution Prevention plan (SWPPP) is not required. The O'Reilly development proposes to increase impervious on the site by $\pm 6,500$ SF. and therefore requires quantity mitigation (peak rate) as required by NYSDEC. Stormwater from the existing site generally flows northwest across the property where it eventually infiltrates in the maintained lawn area. The remaining portion of the site flows into a network of catch basins along Julian Ave and Abbott Road.

The proposed development will capture stormwater onsite in a network of catch basins as well as capturing building runoff within a minor $\pm 2'$ deep depression along the western portion of the building. A pipe connecting the depression and catch basins is proposed to help drain the depression. A new stormwater connection to the Abbott Road system is proposed. A manhole with an outlet control device (weir) is proposed to help maintain discharge at less than predevelopment flow condition as required by NYSDEC. The remaining portion of site (loading and parking area) on the South side (Julian Ave) is proposed to be captured in an existing catch basin similar to existing condition. If the depression is to overtop, the lowest part of the depression will drain towards the catch basin within Julian Ave.

All stormwater requirements and design practices have been met and designed within strict accordance of the New York State Department of Environmental Conservation Stormwater Design Manual

Water Service

Currently, water service is located within the property; the applicant proposes to reuse the existing service onsite to the extent possible. The proposed water service reuse will be reviewed and approved by the water authority having jurisdiction. The backflow prevention device will be located within the building and reviewed and approved by the County Department of Health.

Fire Suppression

A municipal fire hydrant is located at the corner of Abbott Road and Julian Ave for fire suppression. Access to the proposed development has been designed to provide ingress/egress for fire trucks as needed. The building is not proposed to be sprinklered.

Sanitary Sewer

A new 4" SDR-21 PVC sanitary sewer lateral is proposed from the O'Reilly Auto Parts to tie into the existing municipal sanitary sewer main that is located on the property. A new manhole is proposed for this connection. The proposed sanitary sewer lateral connection will be reviewed and coordinated with the sewer authority.

Landscaping

New plantings as well as areas of sod & hydroseed are proposed throughout the site with careful attention to the City of Lackawanna landscaping requirements and the overall character of the surrounding neighborhood. A plan with detailed design of landscape features is included with this submission.

Lighting

New pole mounted dark sky compliant LED site lighting fixtures are proposed to illuminate the site and provide consistent lighting levels within the parking and drive lanes. Adherence to the City's lighting code is proposed and no waivers or variances are proposed at this time. The lighting has been designed to minimize light spill at the property lines.

Signage

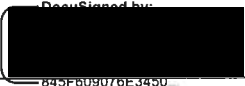
O'Reilly Auto Parts standard signage is proposed which consists of a refacing of the existing digital display sign cabinet, as well as Two (2) building mounted signs on the northern (main entrance) face and eastern face (Abbott Roadside). Color elevations depicting signage are being submitted as part of this submission.

To:

The City of Lackawanna, NY
Planning and Development Board
Lackawanna, NY 14218
(716)827-6421

Project:

O'Reilly Auto Parts
1263 Abbot Rd
Lackawanna, NY, 14218

I,  *Daniel Zielinski* (Owner) as Owner of the subject property located at 1263 Abbot Road hereby authorize O'Reilly Auto Parts (tenant), BOHLER ENGINEERING and Kinetic Design and Development (tenant's consultant) to act as an agent on my/our behalf in all matters related to obtaining a building permit for the above mentioned property.



3/4/2026

Signature of Property Owner

Date



**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: 02-27-2026

Application No. _____

Site Plan Review	Filing Fee \$10.00
<input type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input checked="" 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 checked="" type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 1255,1265,1269,1271 Abbott Road, Lackawanna, NY, Erie County

S.B.L. No. 142.07-2-8,9,10&11

Description of Proposed Project: Applicant proposes to redevelop an existing

Automotive facility with a new ±7,650 SF. O'Reilly Auto Parts Retail Store.

The proposal includes a new building, parking, landscaping, site pavement
and other site appurtenances.

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.

Elysia Joslin
Name of Applicant

[Redacted Signature]
Signature of Applicant

[Redacted Address]
Address of Applicant

[Redacted Phone No.]
Applicant Phone No.

[Redacted Email]
Applicant's Email

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

Property Owner:
NAME: Daniel Zielinski
Address: _____

Short Environmental Assessment Form

Part 1 - Project Information

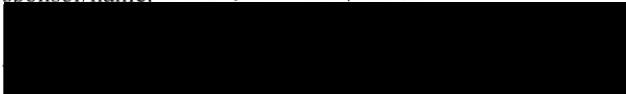
Instructions for Completing

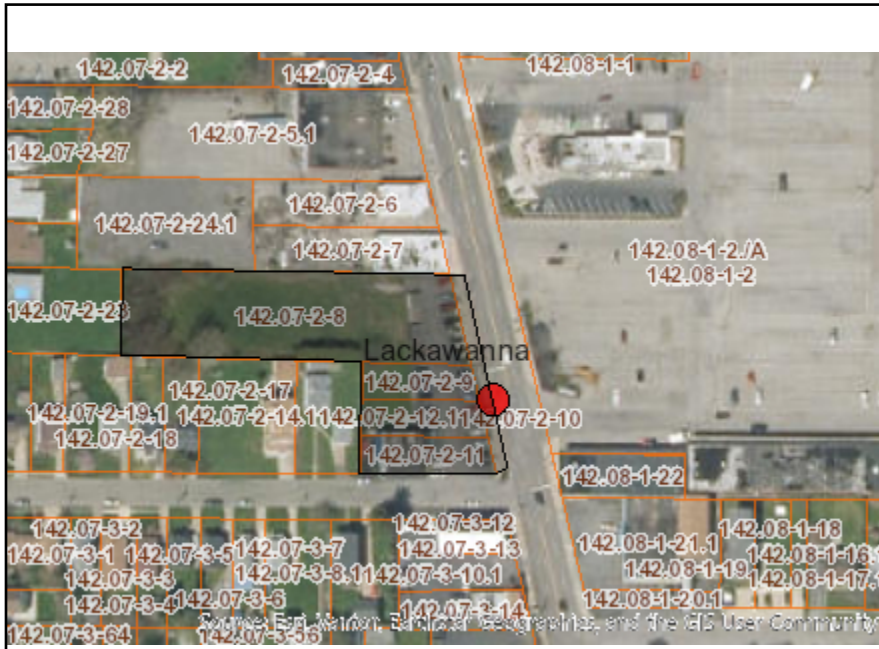
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address:			
[REDACTED]			
City/PO:		State:	Zip Code:
[REDACTED]		[REDACTED]	[REDACTED]
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: City of Lackawanna: Planning Board-Site Plan Approval, Zoning Board-Area Variance, Building Permit, DPW Permits- Driveway, Erie County Water/Sewer Permit		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
	<input 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 type="checkbox"/>	<input type="checkbox"/>	
	<input 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Stormwater will be captured and detained onsite and released at an equal or less rate than existing conditions. Existing tributary flowpaths are to remain.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<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: <u>O'Reilly Auto Enterprises, LLC</u> Date: <u>3/4/2024</u> Signature:  Title: <u>Design Manager</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



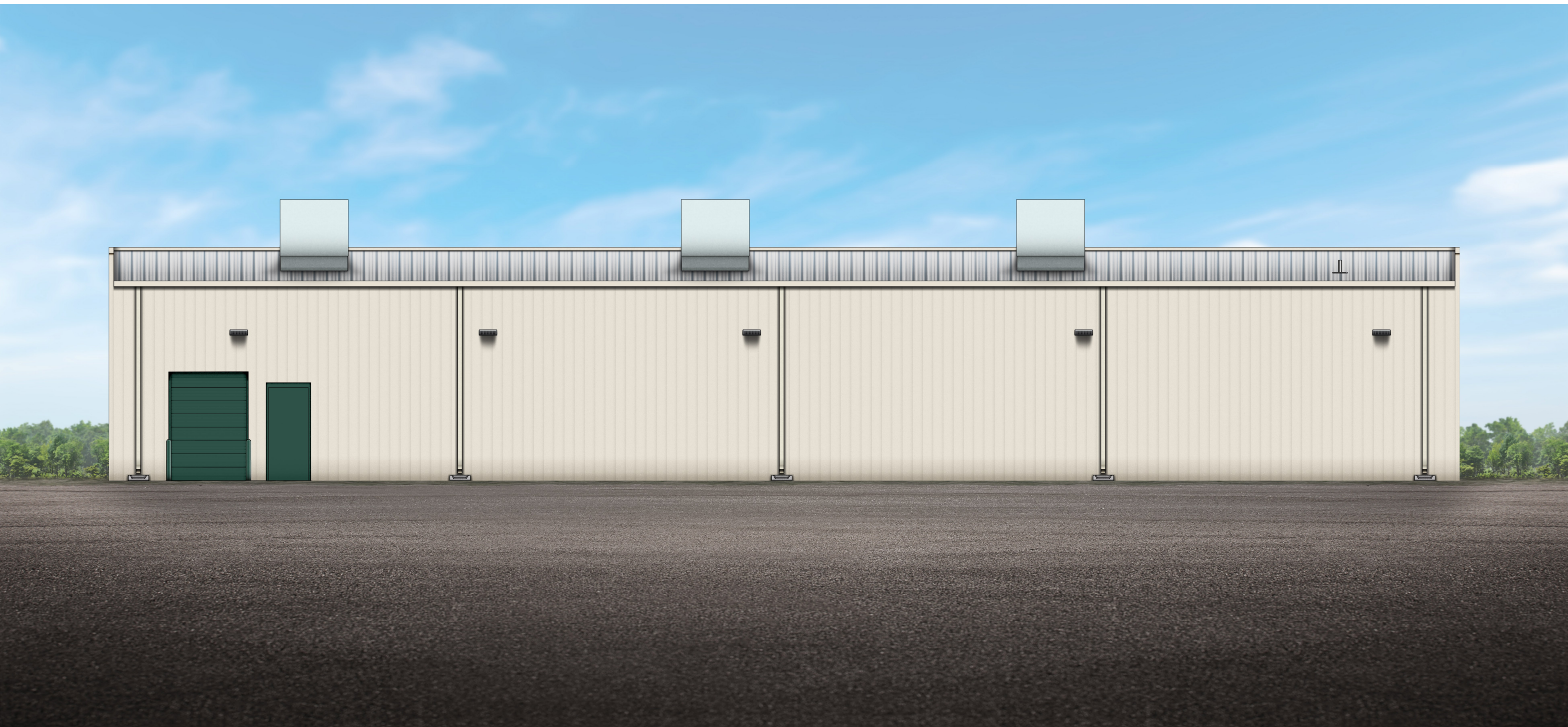
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

O'Reilly AUTO PARTS

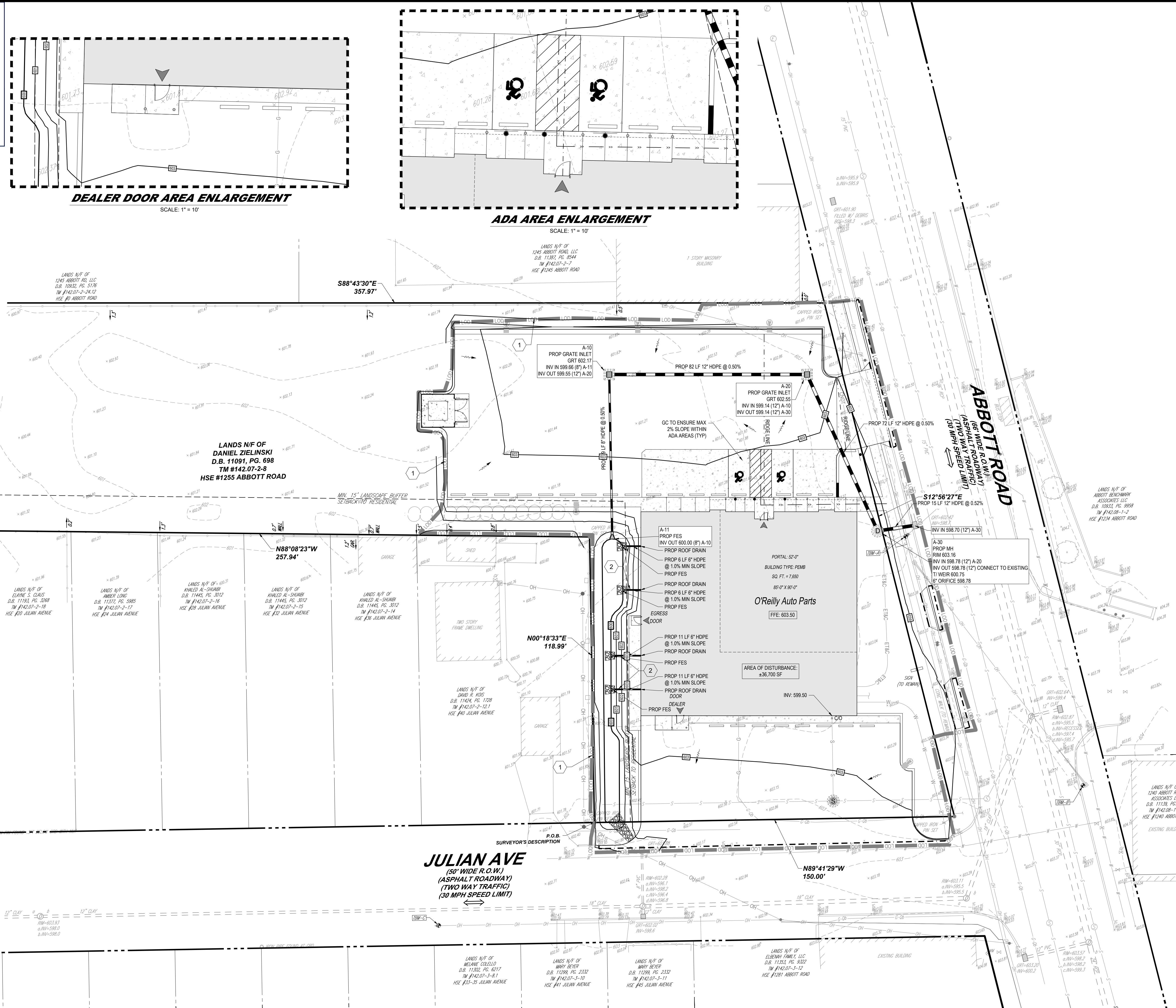


A large, single-story commercial building with a light beige corrugated metal exterior. A prominent red horizontal band runs across the upper portion of the building's facade. On this red band, the O'Reilly Auto Parts logo is displayed. The logo consists of a green circular emblem containing a white shamrock, followed by the word "O'Reilly" in a stylized green font with a white outline, and the words "AUTO PARTS" in a bold, white, sans-serif font. The building is situated on a dark asphalt parking lot. In the background, there is a line of green trees under a clear blue sky with a few wispy white clouds.

O'Reilly AUTO PARTS







DEALER DOOR AREA ENLARGEMENT
SCALE: 1" = 10'

ADA AREA ENLARGEMENT
SCALE: 1" = 10'

1 SITE GRADING DRAINAGE PLAN
SCALE: 1" = 20'-0"

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- C FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. NOTIFY ENGINEER IF EXISTING CONDITIONS REQUIRE REVISED FINISH FLOOR ELEVATION TO PROVIDE PROPER DRAINAGE.
- D ACCESSIBLE PARKING AREAS TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. DESIGNATED ACCESSIBLE ROUTE TO SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE.

KEY NOTES

- 1 LIMITS OF TEMPORARY EROSION CONTROL FENCE, REFER TO DETAIL.
- 2 DOWN SPOUT COLLECTION SYSTEM, REFER TO DETAIL AND ARCHITECTURAL DRAWINGS.

SITE EXCAVATION REQUIREMENTS

- A A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- B FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
- C REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

CONSTRUCTION EGRESS NOTES

1. CONSTRUCTION EGRESS SHALL BE 25' MINIMUM WIDTH AND 30' MINIMUM LENGTH AND 6" MIN THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER CITY OR STATE REQUIREMENTS.

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- EXISTING CONTOUR LINE
 - NEW CONTOUR LINE
 - NEW SPOT ELEVATION
- NOTE: REFER TO TYPICAL ABBREVIATIONS ON GENERAL NOTES SHEET FOR TYPICAL ABBREVIATIONS
- BENCHMARK SYMBOL LOCATIONS:**
SQUARE CUT IN TOP OF CURB AT EAST CURB RETURN AT SOUTHEAST QUADRANT INTERSECTION FRONT STREET AND SIDE STREET.
ELEVATION: XXXX.XX FEET (NGVD XXX). (REFER SHEET SV1).

SPECIAL NOTE

PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES
- THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

BOHLER
BOHLER PLANNING, LANDSCAPE ARCHITECTURE, ENGINEERING AND SURVEYING NY, PLLC
17 COMPUTER DRIVE WEST, ALBANY, NY 12205
Phone: (518) 438-9900 Fax: (518) 438-0900
www.BohlerEngineering.com

PROJECT NO: NYB250127-00-0A
DRAWN BY / CHECKED BY: KLR/TCF
SCALE: 1" = 20'
CAD I.D.: P-CIVL-PROP

PROJECT:
NEW O'REILLY AUTO PARTS STORE
1255, 1265, 1269, 1271 ABBOTT ROAD
LACKAWANNA, NY
SITE GRADING DRAINAGE PLAN

O'Reilly
 AUTO PARTS
 CORPORATE OFFICES

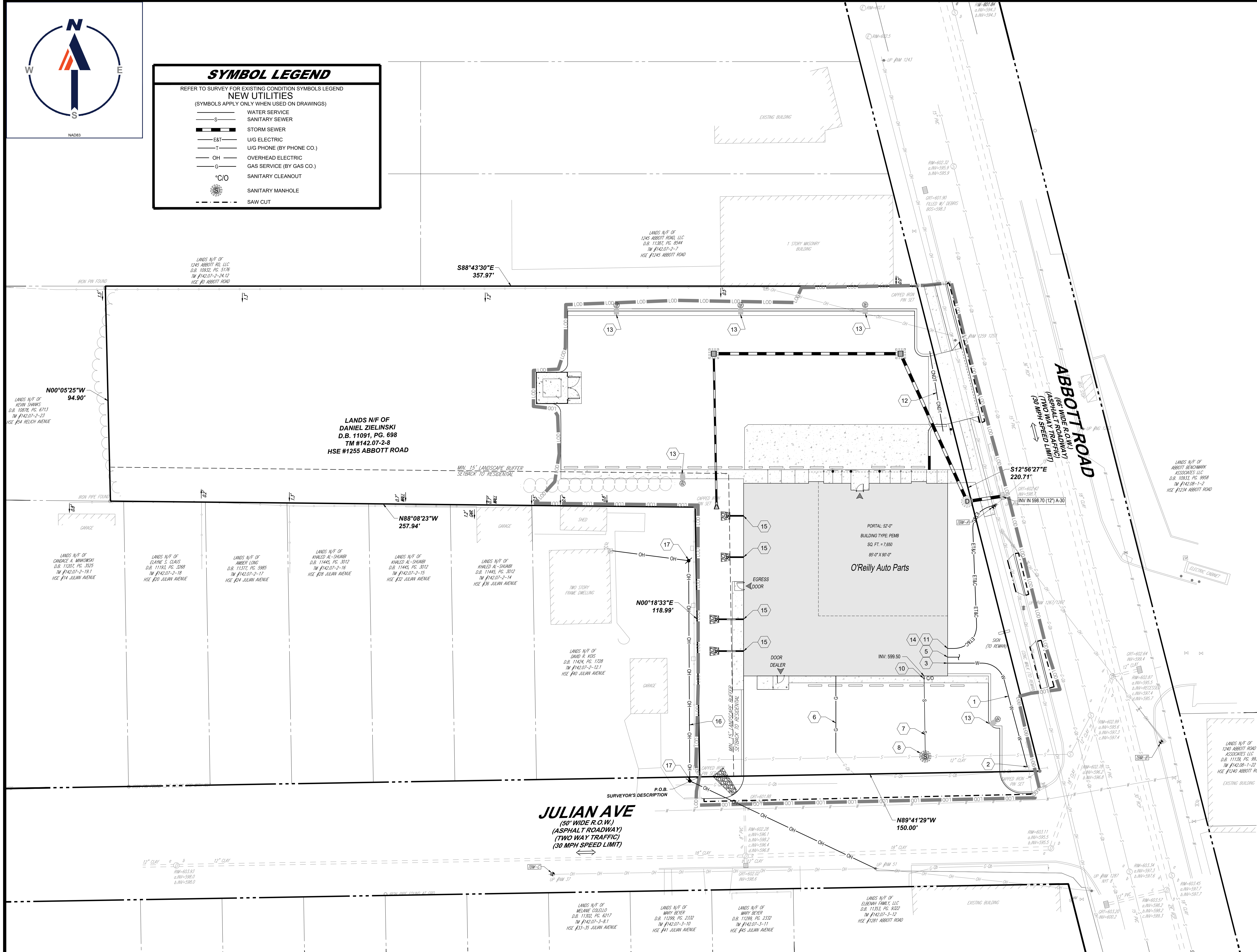
COMM # XXXX
 DATE: 02/24/2026
 REVISION DATE:

C1.1

1/11/2025 10:25:00 AM SITE PLAN (P-CIVL-PROP) NYB250127-00-0A-LAYOUT: C1.1 GRAD



SYMBOL LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
NEW UTILITIES	
(SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS)	
	WATER SERVICE
	SANITARY SEWER
	STORM SEWER
	U/G ELECTRIC
	U/G PHONE (BY PHONE CO.)
	OVERHEAD ELECTRIC
	GAS SERVICE (BY GAS CO.)
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SAW CUT



GENERAL NOTES

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - B. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HERE.
- ### KEY NOTES
1. WATER: PROPOSED ± 70 LF OF 2-INCH "TYPE K" COPPER POTABLE WATER SERVICE IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE FINAL PENETRATION LOCATIONS & SIZE WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. GC TO COORDINATE WATER CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 2. EXISTING WATER SHUT OFF VALVE TO REMAIN
 3. PROPOSED BACKFLOW PREVENTION AND RPZ LOCATED WITH IN BUILDING. REFER TO ARCHITECT/MEP PLANS BY OTHERS FOR SPECIFICATIONS AND REQUIREMENTS.
 4. EXISTING WATER MAIN (TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION) **NOT USED**
 5. PROPOSED 1" IRRIGATION LINE. GC TO COORDINATE FINAL PENETRATION LOCATION & SIZE WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. APPROXIMATE LOCATION OF SEPARATE BACKFLOW/METERING TO BE CONFIRMED WITH MEP PLANS. GC TO ENSURE AT LEAST (1) 4" PVC CONDUIT IS AVAILABLE UNDER ALL ACCESS DRIVES AND PARKING LOTS FOR IRRIGATION INSTALLATION.
 6. GAS: PROPOSED GAS SERVICE LINE AND VALVE CONNECTION IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE FINAL PENETRATION CONNECTION POINTS AND SIZE WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. GC TO COORDINATE GAS SERVICE CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 7. SEWER: PROPOSED ± 35 LF OF 4" SDR-21 PVC @ 2.0% AND 5' MIN DEPTH IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE FINAL PENETRATION LOCATIONS, SIZE, AND DEPTH WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. GC TO COORDINATE SEWER CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 8. PROPOSED CONNECTION TO EXISTING MUNICIPAL SEWER +598.80 IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE SEWER CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 9. PROPOSED UTILITY CROSSING. GC TO ENSURE MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER & SEWER SERVICE LATERALS. **NOT USED**
 10. PROPOSED SANITARY SEWER CLEANOUT
 11. ELECTRIC: PROPOSED ELECTRIC SERVICE CONNECTION TO THE BUILDING IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE FINAL EQUIPMENT LOCATIONS AND SERVICE CONNECTION POINT WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. GC TO COORDINATE ELECTRIC SERVICE CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 12. PROPOSED (2) 4" CONDUIT SLEEVES FOR SITE LIGHTING OR SIGNAGE ELECTRICAL NEEDS. REFER TO ARCHITECT/MEP PLANS FOR ADDITIONAL SITE ELECTRICAL REQUIREMENTS TO LIGHT POLES, SIGNAGE, OR OTHER SITE FEATURES.
 13. PROPOSED LIGHT POLE. GC TO COORDINATE WITH MEP PLAN FOR FINAL POLE LOCATIONS, FIXTURE SPECIFICATIONS, FOUNDATION DETAILS, AND ELECTRICAL ROUTING AND REQUIREMENTS.
 14. COMMUNICATIONS: PROPOSED TELEPHONE/COMMUNICATION SERVICE CONNECTION TO THE BUILDING IN ACCORDANCE WITH UTILITY PROVIDER SPECIFICATIONS. GC TO COORDINATE FINAL EQUIPMENT LOCATIONS AND SERVICE CONNECTION POINTS WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION. GC TO COORDINATE SERVICE CONNECTION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION FOR ANY SPECIAL CONTRACTOR PERMITS, INSPECTIONS, RESPONSIBILITIES, OR SUBMITTAL REQUIREMENTS.
 15. STORMWATER: PROPOSED ROOF DRAINAGE DOWNSPOUT. GC TO COORDINATE FINAL LOCATIONS AND SIZE WITH ARCHITECT/MEP PLANS PRIOR TO CONSTRUCTION.
 16. PROPOSED OVERHEAD WIRE INSTALLED BY ELECTRIC SERVICE PROVIDER
 17. PROPOSED UTILITY POLE INSTALLED BY ELECTRIC SERVICE PROVIDER

ENVIRONMENTAL GENERAL NOTES

- A. AN ENVIRONMENTAL ANALYSIS HAS BEEN PERFORMED ON THE EXISTING SITE. REFER TO PROJECT MANUAL.
- B. IF THIS PROJECT CONTAINS HAZARDOUS MATERIALS, CONTRACTOR TO PROVIDE WORK REQUIRED FOR PROPER REMOVAL, HANDLING, AND DISPOSAL PER ENVIRONMENTAL ANALYSIS RECOMMENDATIONS.

PLAN REFERENCES

- REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES
- THIS PLAN TO BE UTILIZED OR UTILITIES PURPOSES ONLY

BOHLER
 BOHLER PLANNING, LANDSCAPE ARCHITECTURE, ENGINEERING AND SURVEYING NY, PLLC
 17 COMPUTER DRIVE WEST, ALBANY, NY 12205
 Phone: (518) 438-9900 Fax: (518) 438-0900
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PROJECT NO: NYB250127-00-0A SCALE: 1" = 20'
 DRAWN BY / CHECKED BY: KLR/TCF CAD I.D.: P-CIVIL-PROP

GENERAL NOTES

KEY NOTES

ENVIRONMENTAL GENERAL NOTES

PLAN REFERENCES

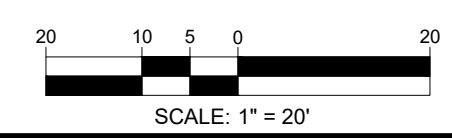
PROJECT:
NEW O'REILLY AUTO PARTS STORE
 1255, 1265, 1269, 1271 ABBOTT ROAD
 LACKAWANNA, NY

O'Reilly
 AUTO PARTS
 CORPORATE OFFICES

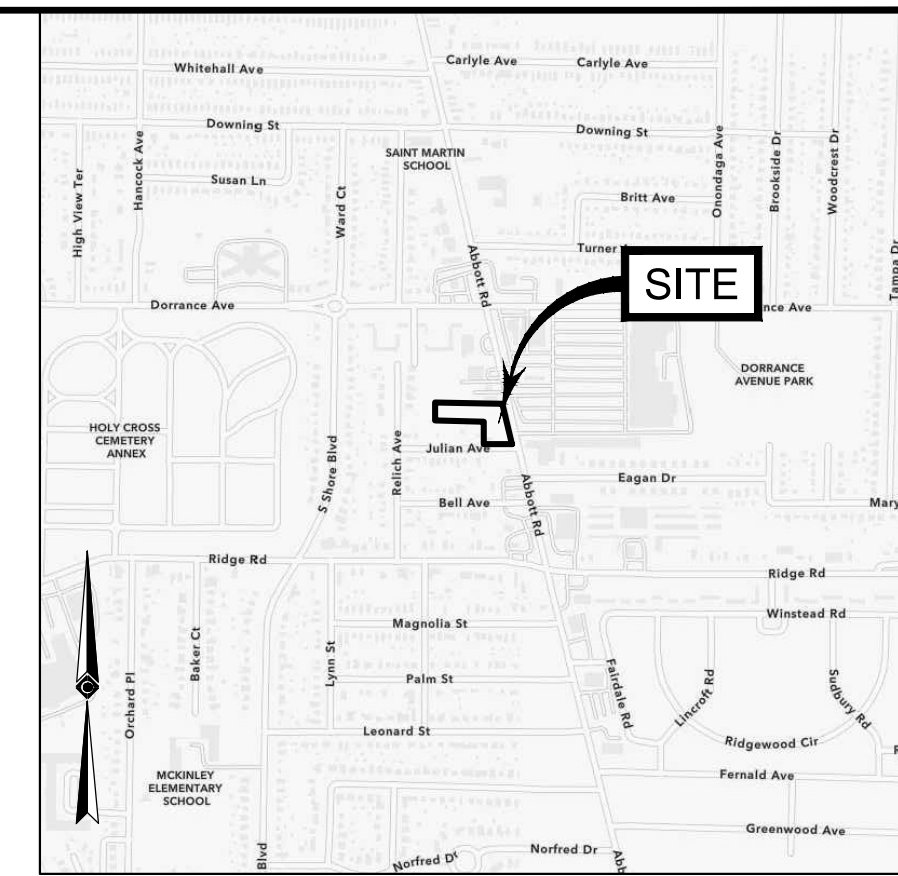
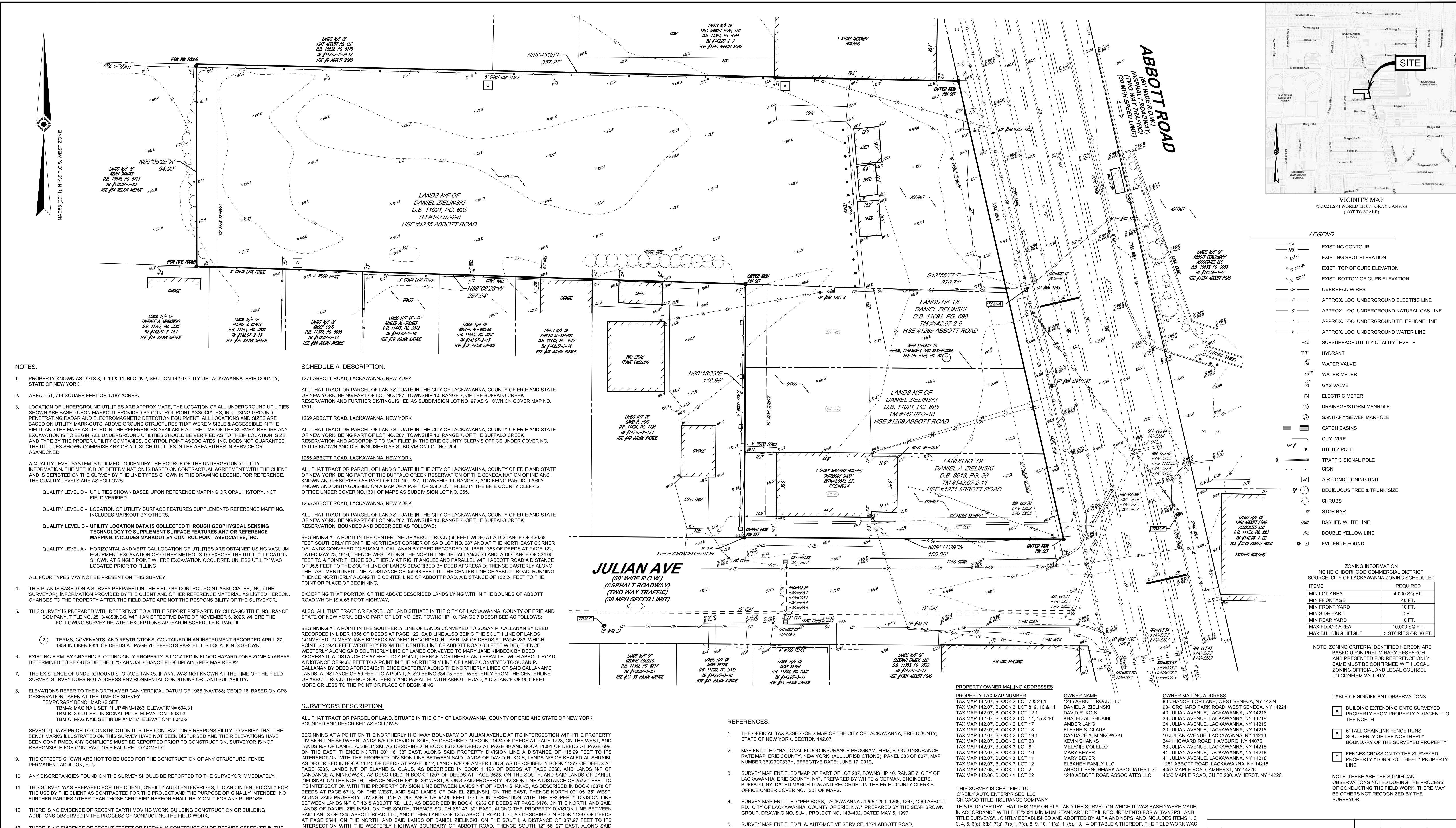
COMM # XXXX
 DATE: 02/24/2026
 REVISION DATE:

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

1 SITE UTILITY PLAN
 C4.1 SCALE: 1"=20'-0"



Mar 05, 2026
 M:\MAY2025\NYB250127-00\CADD\DRAWINGS\PLAN SET\SCHEMATIC SITE PLAN\SP-CIVIL-PROP-NYB250127-00-0A-C4.1-UTL



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

LEGEND

- 124' EXISTING CONTOUR
- 122' EXISTING SPOT ELEVATION
- 123.45' EXIST. TOP OF CURB ELEVATION
- 122.95' EXIST. BOTTOM OF CURB ELEVATION
- OHV OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- APPROX. LOC. UNDERGROUND TELEPHONE LINE
- APPROX. LOC. UNDERGROUND WATER LINE
- SUBSURFACE UTILITY QUALITY LEVEL B
- HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- ELECTRIC METER
- DRAINAGE/STORM MANHOLE
- SANITARY/SEWER MANHOLE
- CATCH BASINS
- GUY WIRE
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- SIGN
- AIR CONDITIONING UNIT
- DECIDUOUS TREE & TRUNK SIZE
- SHRUBS
- STOP BAR
- DASHED WHITE LINE
- DOUBLE YELLOW LINE
- EVIDENCE FOUND

ZONING INFORMATION
NC NEIGHBORHOOD COMMERCIAL DISTRICT
SOURCE: CITY OF LACKAWANNA ZONING SCHEDULE 1

ITEMS	REQUIRED
MIN LOT AREA	4,000 SQ.FT.
MIN FRONT YARD	40 FT.
MIN FRONT YARD	10 FT.
MIN SIDE YARD	0 FT.
MIN REAR YARD	10 FT.
MAX FLOOR AREA	10,000 SQ.FT.
MAX BUILDING HEIGHT	3 STORIES OR 30 FT.

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

TABLE OF SIGNIFICANT OBSERVATIONS

- A BUILDING EXTENDING ONTO SURVEYED PROPERTY FROM PROPERTY ADJACENT TO THE NORTH
- B 6' TALL CHAINLINK FENCE RUNS SOUTHERLY OF THE NORTHERLY BOUNDARY OF THE SURVEYED PROPERTY
- C FENCES CROSS ON TO THE SURVEYED PROPERTY ALONG SOUTHERLY PROPERTY LINE

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

NOTES:

- PROPERTY KNOWN AS LOTS 8, 9, 10 & 11, BLOCK 2, SECTION 142.07, CITY OF LACKAWANNA, ERIE COUNTY, STATE OF NEW YORK.
- AREA = 51,714 SQUARE FEET OR 1.187 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE, THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND, FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
 - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY, LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
- THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 2513-ABSENCE, WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2025, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - TERMS, COVENANTS, AND RESTRICTIONS, CONTAINED IN AN INSTRUMENT RECORDED APRIL 27, 1984 IN LIBER 9326 OF DEEDS AT PAGE 70, EFFECTS PARCEL, ITS LOCATION IS SHOWN.
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER MAP REF #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) GEOID 18, BASED ON GPS OBSERVATION TAKEN AT THE TIME OF SURVEY.
 - TEMPORARY BENCHMARKS SET:
 - TBM-A: MAG NAIL SET IN UP #MM-1263, ELEVATION= 604.31'
 - TBM-B: X CUT SET IN SIGNAL POLE, ELEVATION= 603.93'
 - TBM-C: MAG NAIL SET IN UP #MM-37, ELEVATION= 604.62'

SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.

- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- THIS SURVEY WAS PREPARED FOR THE CLIENT, O'REILLY AUTO ENTERPRISES, LLC AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED, NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, ENTITIES CONTACTED: WWW.DOT.NY.GOV/PROJECTS.N.Y.S. DEPARTMENT OF TRANSPORTATION PROJECT SEARCH INTERACTIVE WEBSITE.
- THIS SITE HAS DIRECT ACCESS TO ABBOTT ROAD AND JULIAN AVENUE.
- THE CURRENT ZONING CLASSIFICATION TABLE A ITEM 6(a), 6(b) WAS NOT PROVIDED BY THE CLIENT, IN THE FORM OF A ZONING REPORT OR ZONING LETTER AS REQUIRED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS.
- THERE WERE NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF SURVEY.
- THERE WERE NO COMMON WALLS WITH BUILDINGS ON ADJOINING PROPERTIES OBSERVED AT TIME OF SURVEY.

SCHEDULE A DESCRIPTION:

1271 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION AND FURTHER DISTINGUISHED AS SUBDIVISION LOT NO. 97 AS SHOWN ON COVER MAP NO. 1301.

1269 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION AND ACCORDING TO MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1301 IS KNOWN AND DISTINGUISHED AS SUBDIVISION LOT NO. 264.

1265 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF THE BUFFALO CREEK RESERVATION OF THE SENECA NATION OF INDIANS, KNOWN AND DESCRIBED AS PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, AND BEING PARTICULARLY KNOWN AND DISTINGUISHED ON A MAP OF A PART OF SAID LOT, FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1301 OF MAPS AS SUBDIVISION LOT NO. 265.

1255 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBOTT ROAD (66 FEET WIDE) AT A DISTANCE OF 430.68 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT NO. 287 AND AT THE NORTHEAST CORNER OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED RECORDED IN LIBER 1356 OF DEEDS AT PAGE 122, DATED MAY 23, 1916, THENCE WEST ALONG THE NORTH LINE OF CALLANAN'S LAND, A DISTANCE OF 334.05 FEET TO A POINT, THENCE SOUTHERLY AT RIGHT ANGLES AND PARALLEL WITH ABBOTT ROAD A DISTANCE OF 95.5 FEET TO THE SOUTH LINE OF LANDS DESCRIBED BY DEED AFORESAID, THENCE EASTERLY ALONG THE LAST MENTIONED LINE, A DISTANCE OF 359.48 FEET TO THE CENTER LINE OF ABBOTT ROAD, RUNNING THENCE NORTHERLY ALONG THE CENTER LINE OF ABBOTT ROAD, A DISTANCE OF 102.24 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF ABBOTT ROAD WHICH IS A 66 FOOT HIGHWAY.

ALSO, ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED RECORDED IN LIBER 1356 OF DEEDS AT PAGE 122, SAID LINE ALSO BEING THE SOUTH LINE OF LANDS CONVEYED TO MARY JANE KIMBECK BY DEED RECORDED IN LIBER 138 OF DEEDS AT PAGE 293, WHICH POINT IS 359.48 FEET WESTERLY FROM THE CENTER LINE OF ABBOTT ROAD (66 FEET WIDE), THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LANDS CONVEYED TO MARY JANE KIMBECK BY DEED AFORESAID, A DISTANCE OF 57 FEET WESTERLY AND PARALLEL WITH ABBOTT ROAD, A DISTANCE OF 94.86 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED AFORESAID, THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID CALLANAN'S LANDS, A DISTANCE OF 59 FEET TO A POINT, ALSO BEING 334.05 FEET WESTERLY FROM THE CENTERLINE OF ABBOTT ROAD, THENCE PARALLEL WITH ABBOTT ROAD, A DISTANCE OF 95.5 FEET MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY HIGHWAY BOUNDARY OF JULIAN AVENUE AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF DAVID R. KOIS, AS DESCRIBED IN BOOK 11424 OF DEEDS AT PAGE 1728, ON THE WEST, AND LANDS N/F OF DANIEL A. ZIELINSKI, AS DESCRIBED IN BOOK 8613 OF DEEDS AT PAGE 39 AND BOOK 11091 OF DEEDS AT PAGE 698, ON THE EAST, THENCE NORTH 00° 16' 33" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 118.89 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF DAVID R. KOIS, LANDS N/F OF KHALED AL-SHUAIBI, AS DESCRIBED IN BOOK 11445 OF DEEDS AT PAGE 3012, LANDS N/F OF AMBER LONG, AS DESCRIBED IN BOOK 11377 OF DEEDS AT PAGE 5985, LANDS N/F OF ELAYNE S. CLAUS, AS DESCRIBED IN BOOK 11193 OF DEEDS AT PAGE 3088, AND LANDS N/F OF CANDACE A. MIKOWSKI, AS DESCRIBED IN BOOK 11407 OF DEEDS AT PAGE 8526, ON THE SOUTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE NORTH, THENCE NORTH 88° 08' 23" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 257.94 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF KEVIN SHANKS, AS DESCRIBED IN BOOK 10878 OF DEEDS AT PAGE 6713, ON THE WEST, AND LANDS OF DANIEL ZIELINSKI, ON THE EAST, THENCE NORTH 00° 09' 25" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 94.30 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF 1245 ABBOTT RD, LLC, AS DESCRIBED IN BOOK 10932 OF DEEDS AT PAGE 5176, ON THE NORTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE SOUTH, THENCE SOUTH 88° 43' 30" EAST, ALONG THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF 1245 ABBOTT ROAD, LLC, AND OTHER LANDS OF 1245 ABBOTT ROAD, LLC, AS DESCRIBED IN BOOK 11387 OF DEEDS AT PAGE 8544, ON THE NORTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE SOUTH, A DISTANCE OF 357.97 FEET TO ITS INTERSECTION WITH THE WESTERLY HIGHWAY BOUNDARY OF ABBOTT ROAD, THENCE SOUTH 12° 56' 27" EAST, ALONG SAID HIGHWAY BOUNDARY LINE A DISTANCE OF 220.71 FEET TO ITS INTERSECTION WITH THE FIRST MENTIONED NORTHERLY HIGHWAY BOUNDARY OF JULIAN AVENUE, THENCE NORTH 89° 41' 29" WEST, ALONG SAID HIGHWAY BOUNDARY LINE A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 10125-000-073-00

UTILITY COMPANY	PHONE NUMBER
CHARTER COM NORTHEAST WESTERN NY	720-482-4449
ERIE COUNTY DIVISION OF SEWER MANAGEMENT	716-858-8760
ERIE COUNTY WATER AUTHORITY	716-858-8207
KIANTONE PIPELINE CORPORATION	814-888-4340
LIGHTOWER FIBER TECHNOLOGIES	800-654-3110
NATIONAL FUEL GAS BUFFALO/REGINA	716-857-7431
NATIONAL GRID / WEST / ELECTRIC	680-244-2036
VERIZON / BUFFALO	315-937-2515

SCHEDULE A DESCRIPTION:

1271 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION AND FURTHER DISTINGUISHED AS SUBDIVISION LOT NO. 97 AS SHOWN ON COVER MAP NO. 1301.

1269 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION AND ACCORDING TO MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1301 IS KNOWN AND DISTINGUISHED AS SUBDIVISION LOT NO. 264.

1265 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF THE BUFFALO CREEK RESERVATION OF THE SENECA NATION OF INDIANS, KNOWN AND DESCRIBED AS PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, AND BEING PARTICULARLY KNOWN AND DISTINGUISHED ON A MAP OF A PART OF SAID LOT, FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1301 OF MAPS AS SUBDIVISION LOT NO. 265.

1255 ABBOTT ROAD, LACKAWANNA, NEW YORK
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7, OF THE BUFFALO CREEK RESERVATION, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBOTT ROAD (66 FEET WIDE) AT A DISTANCE OF 430.68 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT NO. 287 AND AT THE NORTHEAST CORNER OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED RECORDED IN LIBER 1356 OF DEEDS AT PAGE 122, DATED MAY 23, 1916, THENCE WEST ALONG THE NORTH LINE OF CALLANAN'S LAND, A DISTANCE OF 334.05 FEET TO A POINT, THENCE SOUTHERLY AT RIGHT ANGLES AND PARALLEL WITH ABBOTT ROAD A DISTANCE OF 95.5 FEET TO THE SOUTH LINE OF LANDS DESCRIBED BY DEED AFORESAID, THENCE EASTERLY ALONG THE LAST MENTIONED LINE, A DISTANCE OF 359.48 FEET TO THE CENTER LINE OF ABBOTT ROAD, RUNNING THENCE NORTHERLY ALONG THE CENTER LINE OF ABBOTT ROAD, A DISTANCE OF 102.24 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE BOUNDS OF ABBOTT ROAD WHICH IS A 66 FOOT HIGHWAY.

ALSO, ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 287, TOWNSHIP 10, RANGE 7 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED RECORDED IN LIBER 1356 OF DEEDS AT PAGE 122, SAID LINE ALSO BEING THE SOUTH LINE OF LANDS CONVEYED TO MARY JANE KIMBECK BY DEED RECORDED IN LIBER 138 OF DEEDS AT PAGE 293, WHICH POINT IS 359.48 FEET WESTERLY FROM THE CENTER LINE OF ABBOTT ROAD (66 FEET WIDE), THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LANDS CONVEYED TO MARY JANE KIMBECK BY DEED AFORESAID, A DISTANCE OF 57 FEET WESTERLY AND PARALLEL WITH ABBOTT ROAD, A DISTANCE OF 94.86 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS CONVEYED TO SUSAN P. CALLANAN BY DEED AFORESAID, THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID CALLANAN'S LANDS, A DISTANCE OF 59 FEET TO A POINT, ALSO BEING 334.05 FEET WESTERLY FROM THE CENTERLINE OF ABBOTT ROAD, THENCE PARALLEL WITH ABBOTT ROAD, A DISTANCE OF 95.5 FEET MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

SURVEYOR'S DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY HIGHWAY BOUNDARY OF JULIAN AVENUE AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF DAVID R. KOIS, AS DESCRIBED IN BOOK 11424 OF DEEDS AT PAGE 1728, ON THE WEST, AND LANDS N/F OF DANIEL A. ZIELINSKI, AS DESCRIBED IN BOOK 8613 OF DEEDS AT PAGE 39 AND BOOK 11091 OF DEEDS AT PAGE 698, ON THE EAST, THENCE NORTH 00° 16' 33" EAST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 118.89 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF DAVID R. KOIS, LANDS N/F OF KHALED AL-SHUAIBI, AS DESCRIBED IN BOOK 11445 OF DEEDS AT PAGE 3012, LANDS N/F OF AMBER LONG, AS DESCRIBED IN BOOK 11377 OF DEEDS AT PAGE 5985, LANDS N/F OF ELAYNE S. CLAUS, AS DESCRIBED IN BOOK 11193 OF DEEDS AT PAGE 3088, AND LANDS N/F OF CANDACE A. MIKOWSKI, AS DESCRIBED IN BOOK 11407 OF DEEDS AT PAGE 8526, ON THE SOUTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE NORTH, THENCE NORTH 88° 08' 23" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 257.94 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF KEVIN SHANKS, AS DESCRIBED IN BOOK 10878 OF DEEDS AT PAGE 6713, ON THE WEST, AND LANDS OF DANIEL ZIELINSKI, ON THE EAST, THENCE NORTH 00° 09' 25" WEST, ALONG SAID PROPERTY DIVISION LINE A DISTANCE OF 94.30 FEET TO ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS N/F OF 1245 ABBOTT RD, LLC, AS DESCRIBED IN BOOK 10932 OF DEEDS AT PAGE 5176, ON THE NORTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE SOUTH, THENCE SOUTH 88° 43' 30" EAST, ALONG THE PROPERTY DIVISION LINE BETWEEN SAID LANDS OF 1245 ABBOTT ROAD, LLC, AND OTHER LANDS OF 1245 ABBOTT ROAD, LLC, AS DESCRIBED IN BOOK 11387 OF DEEDS AT PAGE 8544, ON THE NORTH, AND SAID LANDS OF DANIEL ZIELINSKI, ON THE SOUTH, A DISTANCE OF 357.97 FEET TO ITS INTERSECTION WITH THE WESTERLY HIGHWAY BOUNDARY OF ABBOTT ROAD, THENCE SOUTH 12° 56' 27" EAST, ALONG SAID HIGHWAY BOUNDARY LINE A DISTANCE OF 220.71 FEET TO ITS INTERSECTION WITH THE FIRST MENTIONED NORTHERLY HIGHWAY BOUNDARY OF JULIAN AVENUE, THENCE NORTH 89° 41' 29" WEST, ALONG SAID HIGHWAY BOUNDARY LINE A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK DIG SAFELY (1-800-272-1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 10125-000-073-00

UTILITY COMPANY	PHONE NUMBER
CHARTER COM NORTHEAST WESTERN NY	720-482-4449
ERIE COUNTY DIVISION OF SEWER MANAGEMENT	716-858-8760
ERIE COUNTY WATER AUTHORITY	716-858-8207
KIANTONE PIPELINE CORPORATION	814-888-4340
LIGHTOWER FIBER TECHNOLOGIES	800-654-3110
NATIONAL FUEL GAS BUFFALO/REGINA	716-857-7431
NATIONAL GRID / WEST / ELECTRIC	680-244-2036
VERIZON / BUFFALO	315-937-2515

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF LACKAWANNA, ERIE COUNTY, STATE OF NEW YORK, SECTION 142.07.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ERIE COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 333 OF 807", MAP NUMBER 360290033H, EFFECTIVE DATE: JUNE 17, 2019.
- SURVEY MAP ENTITLED "MAP OF PART OF LOT 287, TOWNSHIP 10, RANGE 7, CITY OF LACKAWANNA, ERIE COUNTY, NY", PREPARED BY WHITE & GETTMAN, ENGINEERS, BUFFALO, NY, DATED MARCH 1925 AND RECORDED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 1301 OF MAPS.
- SURVEY MAP ENTITLED "PEP BOYS, LACKAWANNA #1265, 1269, 1267, 1269 ABBOTT RD, CITY OF LACKAWANNA, COUNTY OF ERIE, N.Y.", PREPARED BY THE SEAR-BROWN GROUP, DRAWING NO. SU-1, PROJECT NO. 1434402, DATED MAY 6, 1997.
- SURVEY MAP ENTITLED "L.A. AUTOMOTIVE SERVICE, 1271 ABBOTT ROAD, LACKAWANNA, N.Y.", DATED APRIL 25, 1991, DRAWN BY: RBT

PROPERTY OWNER MAILING ADDRESSES

PROPERTY TAX MAP NUMBER	OWNER NAME	OWNER MAILING ADDRESS
1245 ABBOTT, BLOCK 2, LOT 7 & 24.1	DANIEL A. ZIELINSKI	934 ORCHARD PARK ROAD, WEST SENeca, NY 14224
TAX MAP 142.07, BLOCK 2, LOT 8, 9, 10 & 11	DAVID R. KOIS	40 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 2, LOT 12.1	KHALED AL-SHUAIBI	36 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 2, LOT 14, 15 & 16	AMBER LONG	24 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 2, LOT 17	ELAYNE S. CLAUS	20 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 2, LOT 18	CANDACE A. MIKOWSKI	10 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 2, LOT 19.1	KEVIN SHANKS	3441 HOWARD ROAD, HAMBURG, NY 14075
TAX MAP 142.07, BLOCK 2, LOT 23	MELANIE COLELLO	33 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 3, LOT 8.1	MARY BEYER	41 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 3, LOT 10	MARY BEYER	41 JULIAN AVENUE, LACKAWANNA, NY 14218
TAX MAP 142.07, BLOCK 3, LOT 11	ELBANEH FAMILY LLC	1281 ABBOTT ROAD, LACKAWANNA, NY 14218
TAX MAP 142.08, BLOCK 1, LOT 1	ABBOTT BENCHMARK ASSOCIATES LLC	4053 MAPLE ROAD, AMHERST, NY 14226
TAX MAP 142.08, BLOCK 1, LOT 2	1245 ABBOTT ROAD ASSOCIATES LLC	4053 MAPLE ROAD, SUITE 200, AMHERST, NY 14226

THIS SURVEY IS CERTIFIED TO O'REILLY AUTO ENTERPRISES, LLC CHICAGO TITLE INSURANCE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2025.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY APPLICABLE ACCURACY STANDARDS.

NOT WITH LESS EMBOSSED D WITH BLUE INK

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

JODY J. LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #050715

NOVEMBER 25, 2025
DATE

NO. DESCRIPTION OF REVISION FIELD CREW DRAWN APPROVED DATE

FIELD DATE: 10-15-2025
FIELD BOOK NO: 25-15
FIELD BOOK PG: 63

ALTA/NSPS LAND TITLE SURVEY
1255 ABBOTT ROAD
TM #142.07-2-8, 9, 10 & 11
CITY OF LACKAWANNA
ERIE COUNTY, STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC P C
360 CANAL VIEW BLVD, SUITE 700
ROCHESTER, NY 14623
WWW.CPASURVEY.COM

APPROVED: J.J.L. DATE: 11-25-2025 SCALE: 1" = 20' FILE NO: 09-230063 SHEET: 1 OF 1

CONTROL POINT ASSOCIATES, INC. PC ALL RIGHTS RESERVED. THIS PRODUCT OR SERVICE IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS PRODUCT OR SERVICE.

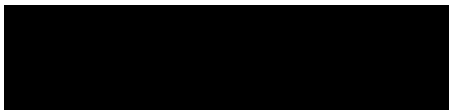


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Elysia Joslin//O' Reilly Auto Enterprises



Re: 1255, 1265, 1269 & 1271 Abbott Road

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

Planning and Development Board

Zoning Board of Appeals

Date: March 25, 2026

Date: March 25, 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
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Joseph Petronsky – 42 Relich Ave
James Lasota – 48 Relich Ave
Jessica Cervoni – 52 Relich Ave

Kevin Shanks – 54 Relich Ave
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Vincent Swaydis – 7 Julian Ave
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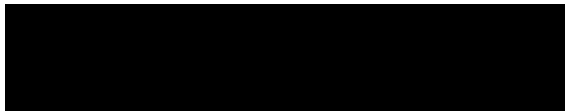


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Samuel Burden//Bohler Engineering



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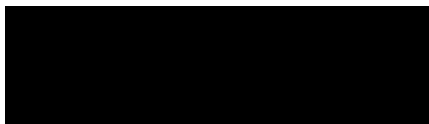


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Samuel Burden//Bohler Engineering



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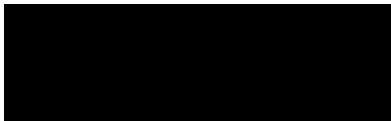


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Daniel Zielinski



Re: 1255, 1265, 1269 & 1271 Abbott Road

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Planning and Development Board

Zoning Board of Appeals

Date: March 25, 2026

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CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Review | 2. <input type="checkbox"/> Special Use Permit |
| 3. <input type="checkbox"/> Development Plan Review | 4. <input type="checkbox"/> Variance |
| 5. <input type="checkbox"/> Zoning Law Appeals | 6. <input checked="" type="checkbox"/> SEQR Negative Declaration |

Property owner: Daniel Zielinski

Applicant: Elysia Joslin (O'Reilly Auto Enterprises) & Samuel J. Burden (Bohler Engineering)

Address: 1255, 1265, 1269 & 1271 Abbott Road

In reference to: Requesting to build a new \pm 7,650 SF. O'Reilly Auto Parts retail store to include a new building, parking, landscaping, pavement, and related site accessories

You are entitled to appear at the public hearing scheduled for **3/25/26 @ 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 3/25/26.

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 188 MARTIN ROAD.

Reason in front of the board TO CONVERT GROUP HOME TO SCHOOL.

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

Agenda Applicant BRITTANY NOWICKI

Agenda item CONVERT GROUP HOME TO SCHOOL

Zone MIXED RESIDENTIAL

Use variance needed? Yes/No No

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

Area variance needed? Yes/No No

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

Description of agenda use? TO CONVERT AN EXISTING GROUP HOME TO A PRIVATELY OWNED, NEW YORK STATE SPONSORED SCHOOL FOR 30-36 CHILDREN, ADDITION OF 5 PARKING SPACES.

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: 2-11-26

Application No. _____

Site Plan Review	Filing Fee \$10.00
_____ Less than 0.5 acres	\$ 50.00
_____ 0.5 to 1.0 acres	\$ 200.00
_____ 1.0 to 2.0 acres	\$ 400.00
<u>X</u> 2.0 to 5.0 acres	\$ 400.00
_____ Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
_____ Special Use Permit	\$ 500.00
<u>X</u> Development Plan Review	\$ 50.00
APP FEE	\$ 10.00
	<u>\$160.00</u>

Property Address: 188 Martin Rd., Lackawanna, NY 14218

S.B.L. No. 142.14-1-5.212

Description of Proposed Project: _____

Conversion of an existing group home to a privately owned, New York State sponsored school for 30-36 children. ADD ASPHALT TO PARKING

LOT ADDING 5 ADDITIONAL PARKING SPOTS. ADD CONCRETE SIDEWALK AND WASTE DUMPTER PAD.

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.

Brittany Nowicki

Name of Applicant

Address of Applicant

Applicant's Email

Signature of Applicant

Applicant Phone No.

Architect

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

Property Owner:

NAME: OLV Human Services

Address: _____

Director of Development

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	NO	YES <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: _____	<input checked="" type="checkbox"/>	NO	YES <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?	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	NO	YES <input type="checkbox"/> <input checked="" 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: _____ _____	<input type="checkbox"/>	NO	YES <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: _____	<input type="checkbox"/>	NO	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	NO	YES <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? Area adjacent to the site. No impact. 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?	<input checked="" type="checkbox"/> <input type="checkbox"/>	NO	YES <input type="checkbox"/> <input checked="" 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: NWI Freshwater Forested/Shrub wetland (Class Pfo1s) in adjacent property to the north. No Impact.	<input type="checkbox"/> <input checked="" type="checkbox"/>	NO	YES <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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Rain leaders discharge to grassy areas	<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"/>

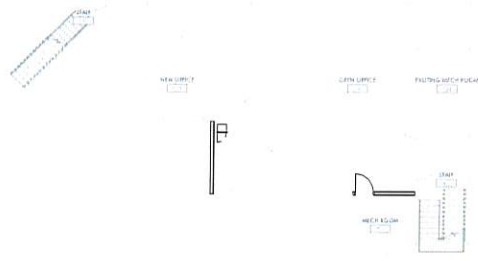
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Brittany Nowicki Date: 2-11-26

Signature: [Redacted] Title: Architect



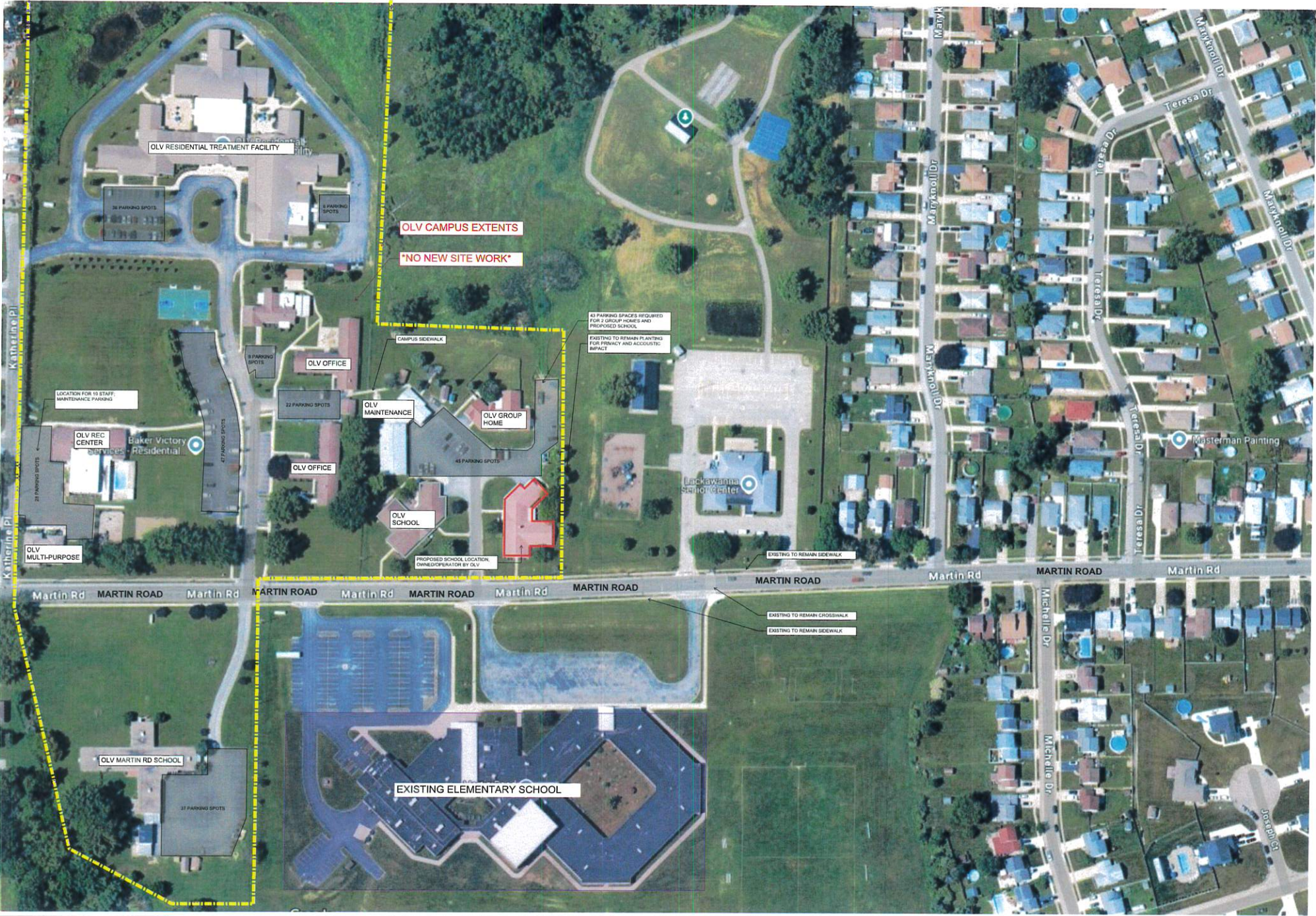
**OLV BUILDING
188 MARTIN RD
PROPOSED 4
CLASSROOM
RENO**



1 BASEMENT PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



AMBERLYNE
BVS

EXISTING SITE



Red Dot- Bus turnaround

Yellow shade line- Concrete sidewalk

Yellow shade triangle- Concrete pad for combined roll-off and daily waste dumpster
(Enclosed on (2) public sides by chain-link w/ privacy slats)

Black shade #1- Bus pull off to allow 3 "lanes" and widen travel way adjacent to #3 in existing lawn

Black shade #2- Create 2-3 Handicap spaces in existing lawn

Black shade #3- Square off existing lawn to widen travel way adjacent to #2, creating and additional 3 parking spaces.

-Restripe to configure lot

- Added asphalt space would equal 5-6 parking spots + bus pull off lane

- I can provide a square foot of the actual area that will be changed from grass to asphalt



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Brittany Nowicki//CPL Architecture, Engineering & Planning



Re: 188 Martin Road

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

Planning and Development Board

Zoning Board of Appeals

Date: March 25, 2026

Date: N/A

Time: 6:00pm

Time: N/A

City Council Chambers Room 241
Lackawanna City Hall

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

Boarding Neighbors
Baker Victory Services – 125 Martin Rd
Lackawanna City School District – 135 Martin Rd
Baker Hall – 150 Martin Rd



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

OLV Infant Home Inc.



Re: 188 Martin Road

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

Planning and Development Board

Zoning Board of Appeals

Date: March 25, 2026

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Boarding Neighbors
Baker Victory Services – 125 Martin Rd
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Baker Hall – 150 Martin 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 follows;

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

Property owner: OLV Infant Home Inc.

Applicant: Brittany Nowicki (CPL: Architecture, Engineering & Planning)

Address: 188 Martin Road

In reference to: Requesting to convert an existing group home to a privately owned, New York State sponsored school for approximately 30 to 36 children, and to add five parking spaces

You are entitled to appear at the public hearing scheduled for **3/25/26 @ 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 3/25/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 106 INGHAM

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant HANNAH AZIZ

Agenda item MOVING AN EXISTING DAY CARE FROM 89 LEHIGH

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...) ✓

Description of agenda use? MOVING AN EXISTING DAYCARE
FROM 89 LEHIGH TO 106 INGHAM

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: Feb. 7, 2020

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 checked="" type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 106 Ingham Ave. Lackawanna NY 14218

S.B.L. No. _____

Description of Proposed Project: Proposal to operate a New York state licensed Group Family Daycare in an existing residential dwelling. The facility will provide childcare services for children in a safe home-based environment in compliance with NYS Office of children and family services regulations. The daycare will provide supervised childcare for children Monday-Friday from 10am-6pm. No structural changes to the property are proposed. Parking will utilize the existing driveway.

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.

Baligha Aziz

Name of Applicant

[REDACTED]

Signature of Applicant

[REDACTED]

Address of Applicant

[REDACTED]

Applicant Phone No.

[REDACTED]

Applicant's Email

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

Property Owner:

NAME: Baligha + Gamal Aziz

Address

[REDACTED]

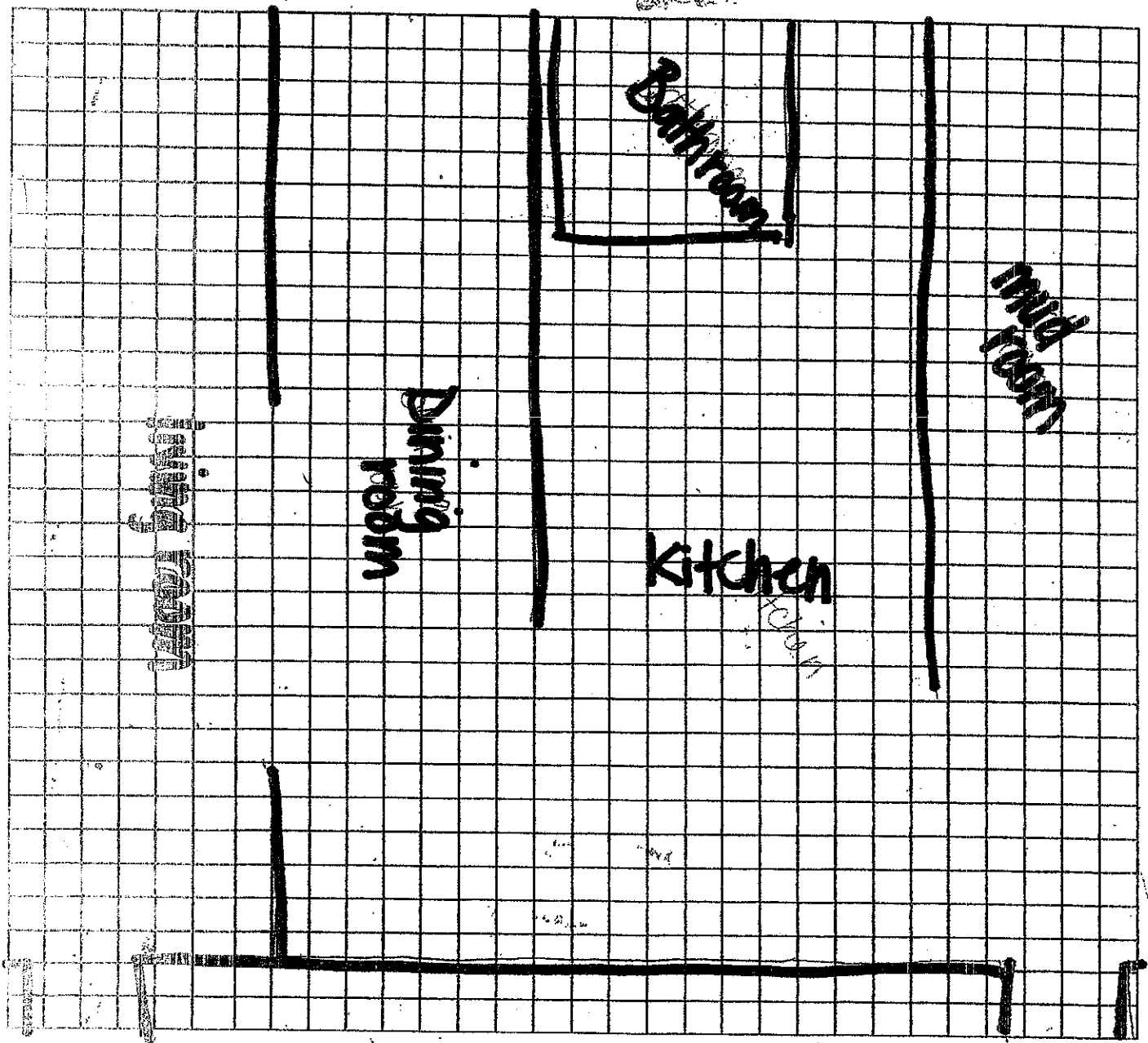
INSTRUCTIONS

- Use the instructions on the previous sheet to assist you with your diagram
- The Emergency Evacuation Diagram, as approved by the Office, must be posted in a conspicuous place in every room.
- Arrange the paper so that the diagram is oriented as it would be as you leave the room.
- Make additional blank copies as needed.

Program Name:
LITTLE ANGELS DAYCARE OF WNY INC

Facility ID Number:
[REDACTED]

Room:

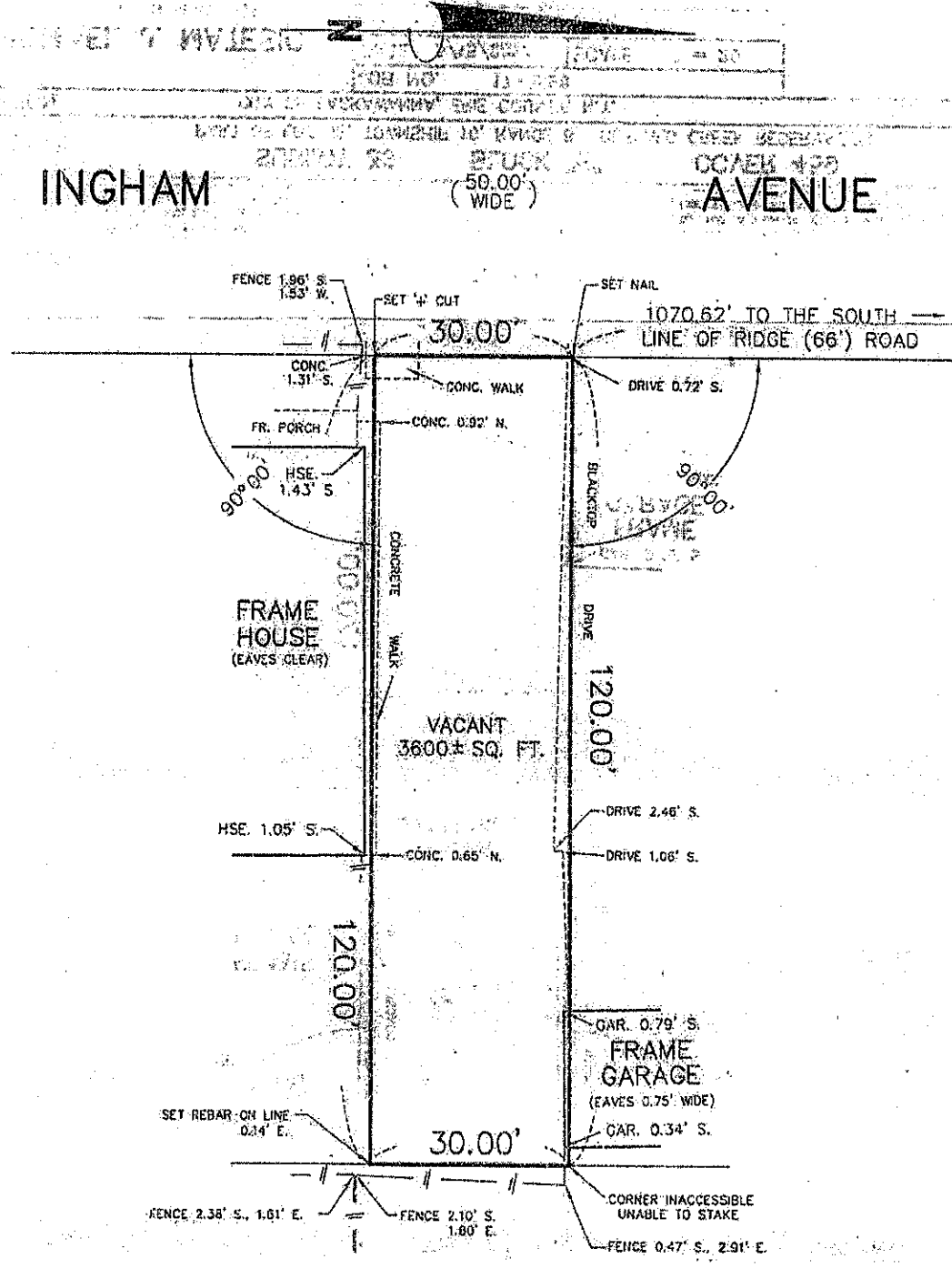


FRONT DOOR

MAIN ENTRANCE

FEET	INCHES	FEET	INCHES
0.06	1	0.50	6
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. 49657

SURVEY OF **SUBLOT 36 BLOCK "E" COVER 459**
 PART OF LOT 32, TOWNSHIP 10, RANGE 8, 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/FAX (716) 822-0480

JOB NO.	17-2898
DATE	5/15/2017
SCALE	1" = 20'
RESURVEYED	

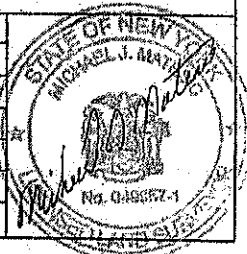
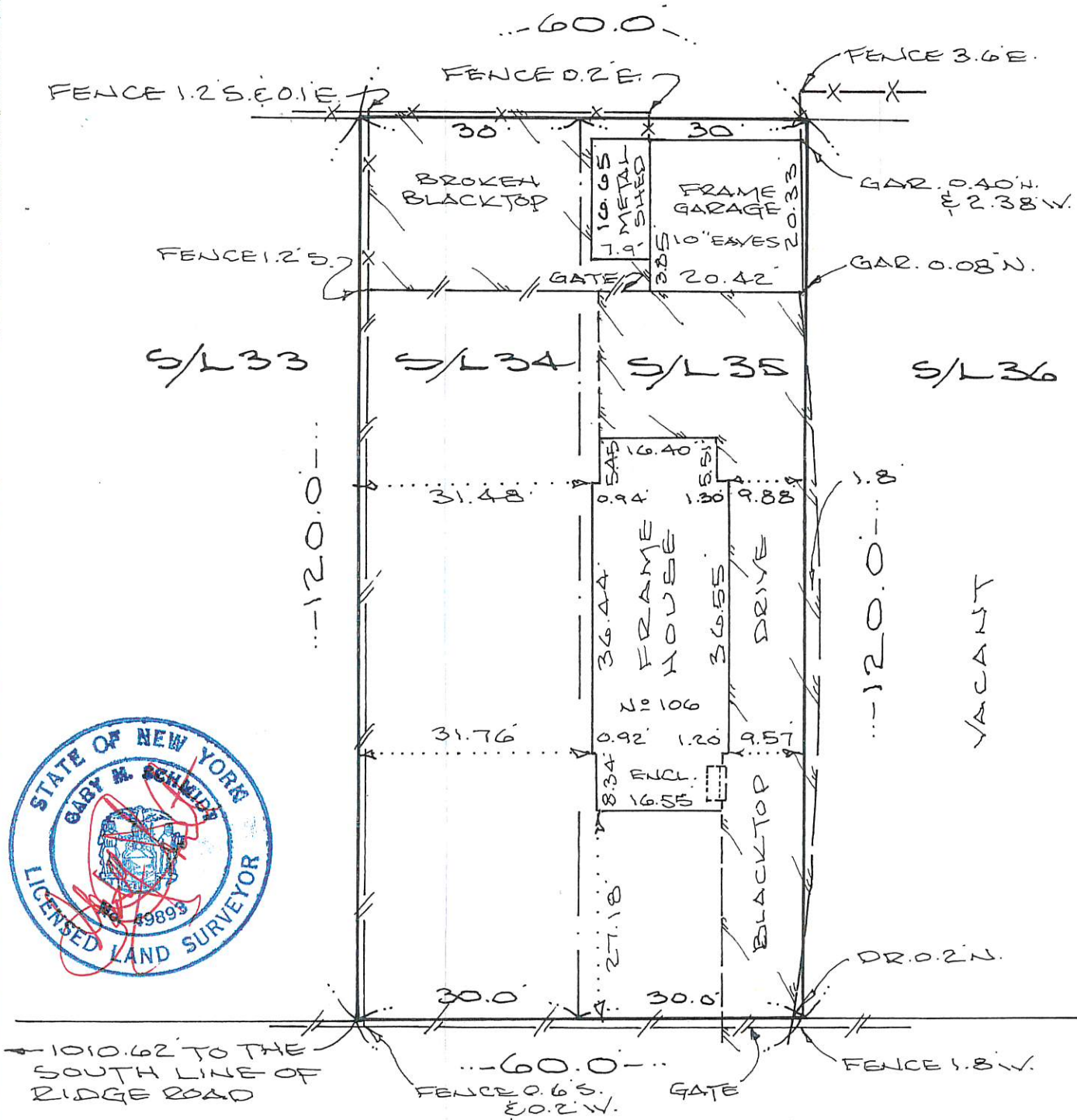


EXHIBIT A

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



INGHAM (50' WIDE) AVENUE

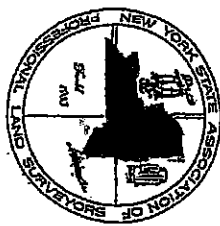
SURVEY OF: SUB LOTS 34 & 35, BLOCK "E", MAP COVER 459

PART OF LOT <u>32</u> SECT. <u>7</u> TWP. <u>10</u> RANGE <u>8</u> BUFFALO CREEK RESERVATION CITY OF <u>LACKAWANNA</u> <u>ERIE</u> CO., N.Y.	RESURVEYED	Gary M. Schmidt PROFESSIONAL LAND SURVEYOR DATE <u>9.5.24</u> JOB NO. <u>24-624A</u> <u>S.B.L.</u> <u>141.52-2-65E66</u> SCALE 1" = <u>20'</u>

NOTE: IT IS A VIOLATION OF SECTION 7200, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER, IN ANY WAY, ANY PLANS, SPECIFICATIONS, PLATS OR REPORTS TO WHICH THE SEAL OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR HAS BEEN APPLIED.

SURVEY

MEMBER OF



GARY M. SCHMIDT
PROFESSIONAL LAND SURVEYOR

25 PARK LANE COURT
WILLAMSVILLE, NY 14221
716-633-6459

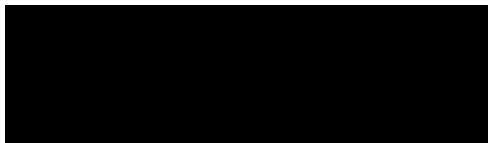


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

March 18, 2026

Baligha Aziz



Re: 106 Ingham Avenue

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: March 25, 2026

Date: N/A

Time: 6:00pm

Time: N/A

City Council Chambers Room 241
Lackawanna City Hall

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

Boarding Neighbors

Abdulwahab Ahmed – 94 Ingham Ave

Gloria Buchanan – 96 Ingham Ave

Musaed Abdullah Ahmed – 112 Ingham Ave

Baligha Aziz – 116 Ingham Ave

Taha Mohamed – 95 Lehigh Ave

Gamila Abdulmalik – 97 Lehigh Ave



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
6. SEQR Negative Declaration

Property owner: Gamal Aziz.

Applicant: Baligha Aziz

Address: 106 Ingham Avenue

In reference to: Requesting to move an existing daycare from 89 Lehigh Street to 106 Ingham Avenue

You are entitled to appear at the public hearing scheduled for **3/25/26 @ 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