



2. Ryan Brown//Habitat for Humanity Buffalo – Land Use Variance/Area Variance – 235 Ingham Avenue – Requests the Board approve application for 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 in Mixed Residential Zone. The Board was briefed by a representative of Habitat for Humanity (Pete A.) who stated the house is a five (5) bedroom home built on a corner lot. There were no questions from the Board for the applicant.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Sobaszek; seconded by Geercken to approve variances as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

3. Lukman Mohamad – Land Use Variance/Area Variance – 34 Ingham Avenue – Requests the Board approve application for a side yard variance to build a new lean-to addition on a multifamily residence in Mixed Residential Zone. Applicant was not in attendance and did not respond to Code Enforcement outreach.

Motion by Stampone; seconded by Geercken to table agenda item.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

4. Jessica Kegelmyer – Land Use Variance/Area Variance – 9 Gravel Place – Requests the Board approve application for an area variance for a shed larger than 144 sqft in the rear and side of the property in Mixed Residential Zone. Applicant states the shed is used to store business goods. Code Enforcement clarified to the Board that the applicant was not aware of Zoning approval and permitting at the time of the build. Code Enforcement advised the applicant of the parcel combination requirement. There were no questions from the Board for the applicant.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Sobaszek; seconded by Kogut to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

5. Araif Ali – Land Use Variance/Area Variance – 28 W. Elmview Avenue – Requests the Board approve application for an area variance to pave more than fifty percent of front yard in Single Family Residential Zone. Applicant states they want to expand the width of the existing driveway and apron to include a 5-foot-wide curb cut, and an additional 5 and a half feet of concrete over fifty percent of the yard coverage. Board questions included the following: location of new concrete in relation to existing porch and stairs, and the soil and seeding of the remaining front yard.

Charles Cramer, property owner and resident at 36 W. Elmview Avenue expressed interest in the project and commented about the new concrete location and curb cutting, stating no opposition.

Motion by Sobaszek; seconded by Kogut to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

**Tabled Items:** N/A

**Old Business:** N/A

**Adjournment:**

Motion by Sobaszek; seconded by Kogut to adjourn meeting.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

The full audio recording of this meeting is available upon request. Please email the Development office at: [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com) to request a copy.