



CITY OF LACKAWANNA  
OFFICE OF CODE ENFORCEMENT

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



Date 4/29/26

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 2540 HAMBURG TURNPIKE

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant MALEID TAHER.

Agenda item TO OPEN COLD + HOT DELI IN SUITE 2

Zone MIXED COMMERCIAL INDUSTRIAL.

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? SITE PLAN APPROVAL TO OPEN  
BIG WILL'S KITCHEN HOT + COLD DELI

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: 3-17-26

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

Site Plan Review

- \_\_\_\_\_ Less than 0.5 acres
- \_\_\_\_\_ 0.5 to 1.0 acres
- \_\_\_\_\_ 1.0 to 2.0 acres
- \_\_\_\_\_ 2.0 to 5.0 acres
- \_\_\_\_\_ Greater than 5 acres
- \$ 400.00 plus \$100.00 per acres

Filing Fee \$10.00

- \$ 50.00
- \$ 200.00
- \$ 400.00
- \$ 400.00

\$ \_\_\_\_\_

- \_\_\_\_\_ Special Use Permit
- \_\_\_\_\_ Development Plan Review

- \$ 500.00
- \$ 50.00

Property Address: 2540 Hamburg Turnpike

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

Description of Proposed Project: Suite 2 Cold & Hot deli  
services to public

Director of Development

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*waleid taber*  
WALEID TABER  
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: JIM CASEY

Address: 2540 Hamburg Turnpike  
Lackawanna NY 14288

# BIG WILL'S KITCHEN - Business Name

Hot & cold deli is what I am doing

Sign just the Business name

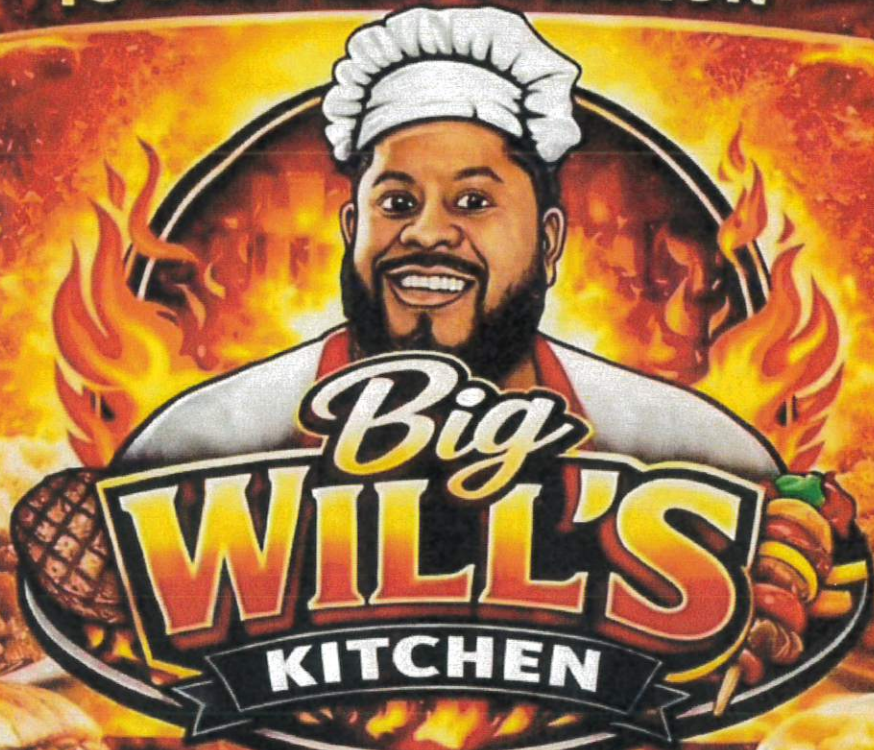
and will be a little up of just the name

HS 7 days

7am to 9pm

2 employees

**BIG NEWS** from **BIG WILL'S KITCHEN!**  
**COMING SOON**  
TO OUR NEW LOCATION



2540 HAMBURG TURNPIKE,  
LACKAWANNA, NEW YORK 14218

**SAME LEGENDARY FLAVOR—  
EVEN BIGGER & BETTER!**

- 🔥 Famous Oxtail Dinners
- 🔥 Jerk Chicken & Curry Goat
- 🔥 Loaded Steak Hoagies & Subs
- 🔥 Crispy Whole Wings
- 🔥 Fish Fry Fridays
- 🔥 Juicy BBQ Ribs
- 🔥 Homemade Mac & Cheese,
- 🔥 Collard Greens & Candied Yams
- 🔥 Peach Cobbler Banana Pudding

.....and more!

**GET READY LACKAWANNA!**

GRAND OPENING DETAILS COMING SOON!



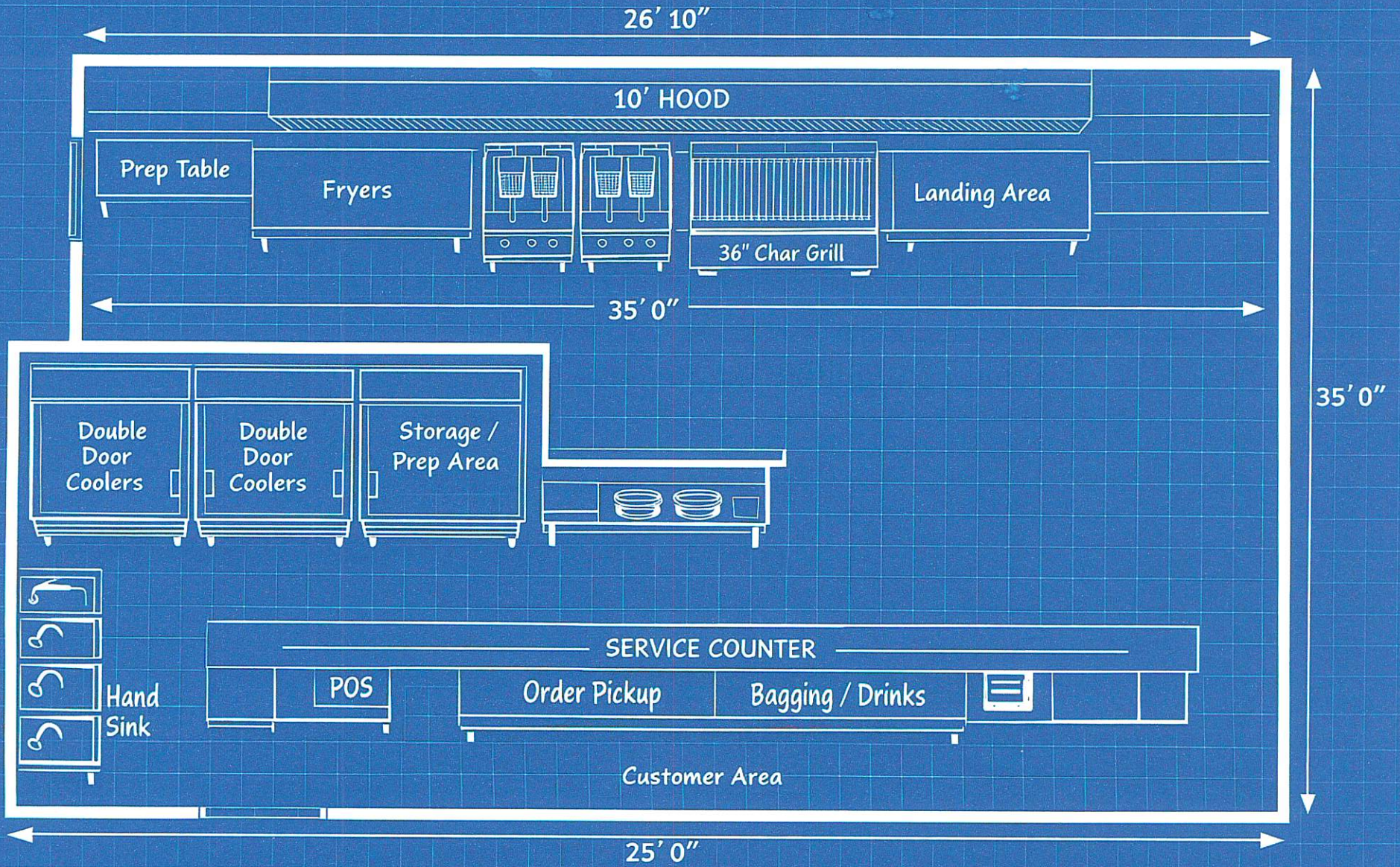
#BigWillsKitchen #ComingSoon #LackawannaNY #SoulFood





Google Maps

2540 Hamburg Turnpike Lackawanna NY 14218 Suite 2





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Date 4/29/20

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 13 MITCHELL PL

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant MICHAEL EGANIA

Agenda item GOLF CART REPAIR HOBBY

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? MANY GOLF CARTS ON PROPERTY FOR REPAIR TO SELL.

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



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APPLICATION  
 TO THE CITY OF LACKAWANNA  
 PLANNING AND DEVELOPMENT BOARD

Date: 4-6-26

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

Site Plan Review

Filing Fee \$10.00

<input checked="" type="checkbox"/> Less than 0.5 acres	\$ 50.00
<input type="checkbox"/> 0.5 to 1.0 acres	\$ 200.00
<input type="checkbox"/> 1.0 to 2.0 acres	\$ 400.00
<input type="checkbox"/> 2.0 to 5.0 acres	\$ 400.00
<input type="checkbox"/> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
<input type="checkbox"/> Special Use Permit	\$ 500.00
<input type="checkbox"/> Development Plan Review	\$ 50.00

Property Address: 13 Mitchell Pl Lackawanna NY

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

Description of Proposed Project: To work on golf carts  
on the side as a hobby + side gig, also store  
golf carts on my property

Director of Development

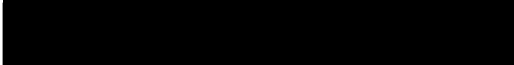
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Michael S EGANA  
Name of Applicant

  
Signature of Applicant

  
Address of Applicant

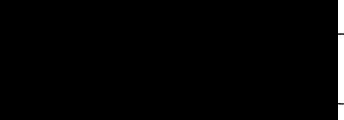
  
Applicant Phone No.

  
Applicant's Email

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

Property Owner:

NAME: Michael S EGANA

Address: 

---

Director of Development



Google Maps

Image capture: Jun 2025 © 2026 Google



Lackawanna/Blasdell/West S... Samantha Denman · 1h ·

2016 EZGO TXT Gas Golf Cart
This cart is ready to go to your home or
campground.

- It features
Dual USB Ports
LED headlights and tailgates
Flip down back seat
New Chrome SS Hubcaps
\*\*\*\*FREE DELIVERY\*\*\*\*

I have other carts, electric and gas available.
I'm located in Lackawanna.
NO TRADES.
CASH OR CHECK.





Mar 24, 2026 at 1:18:46 PM  
45 Myrtle Ave  
Lackawanna NY 14218



Myrtle Avenue

34	34	1	1-3
38	38	5	
		5	
44	42	13	
50	50	13	
58	58 1-2	21	
		21	
0	62		
06		35	
		35 1	
70	70		
72	72	0	41
		0	45
80		40	
		49	
84			

Mitchell Place

Milnor Avenue

35										1783	1783
35	39	41	47	55	55	59	59	71	71		
										1787	1787 1-2;4
										1793	1793
6	14	20	22	30	30	34	34	42	46	1797	1797
6	14	20	22	30	30	34	34	42	46	1801	1801 1-3

Keever Avenue

288										1809	1809
32	32	13	13	21	25	29	33	37	41	45	
						29					1813
36	36										1817
		14	18	22	30	34	38	42	46		1817
10		18	22	30	34	38	42	46	46		1825
											1825 1-2

Cleveland Avenue

0	0	17	25	29	29	37	41	45		1833	1833
		17	25	29	29	37	41	45			
										1837	1837

Milnor

1784	1
1786	
1784	7
70	

Electric Avenue

1820	7
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1834	1834
1838	1838



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Date 4/29/20

Agenda Checklist  
Zoning Board of Appeals  
Planning and Development Board

Property address 50 LEO

Reason in front of the board EXPANDING EXISTING GARAGE

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

Agenda Applicant BRIAN FITZPATRICK

Agenda item SIDEYARD VARIANCE / SITE PLAN

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...) EXISTING GARAGE  
EXPANSION ON PROPERTY LINE. 10 FOOT FRONT  
EXPANSION OF BUILDING AND RAISE ROOF FOR 14 FOOT  
GARAGE DOOR

Description of agenda use? SAME

Code enforcement research (attached if applicable) YES

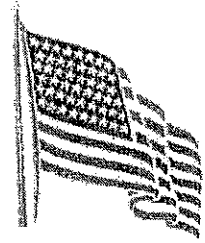
Legal opinion/ research (attached if applicable) NO

Scott Hayes  
Code Enforcement Officer



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Date: 4/10/26

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
_____ 2.0 to 5.0 acres	\$ 400.00
_____ Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____
_____ Special Use Permit	\$ 500.00
_____ Development Plan Review	\$ 50.00

Property Address: 50 Leo Pl

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

Description of Proposed Project: Adding 10' to front  
of existing building & raising roof up 4'  
but not to exceed an overall height of  
30' from ground to top of peak.

Director of Development

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Brian Fitzpatrick  
Name of Applicant

[Redacted]  
Signature of Applicant

[Redacted]  
Address of Applicant

[Redacted]  
Applicant Phone No.

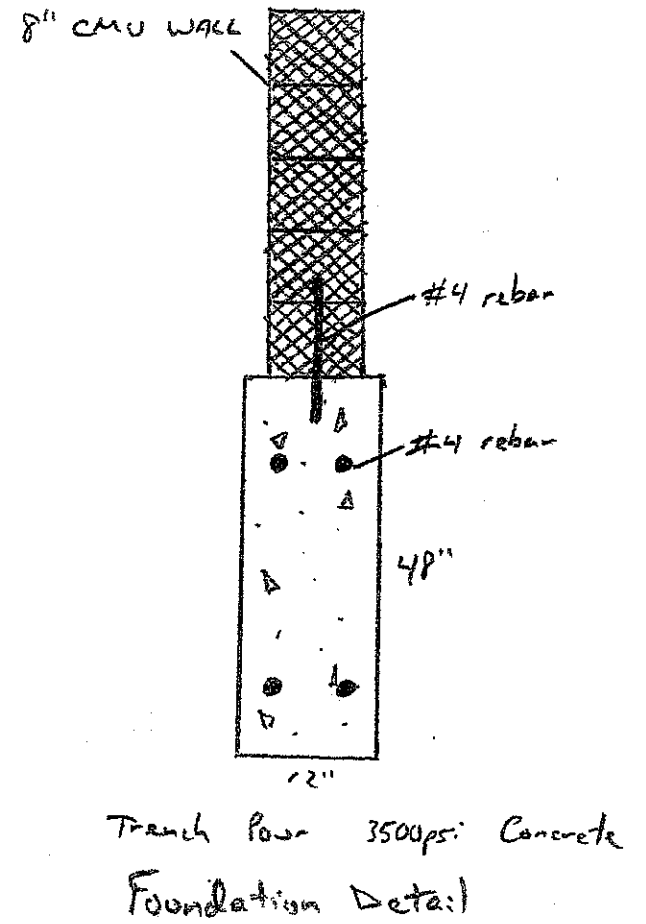
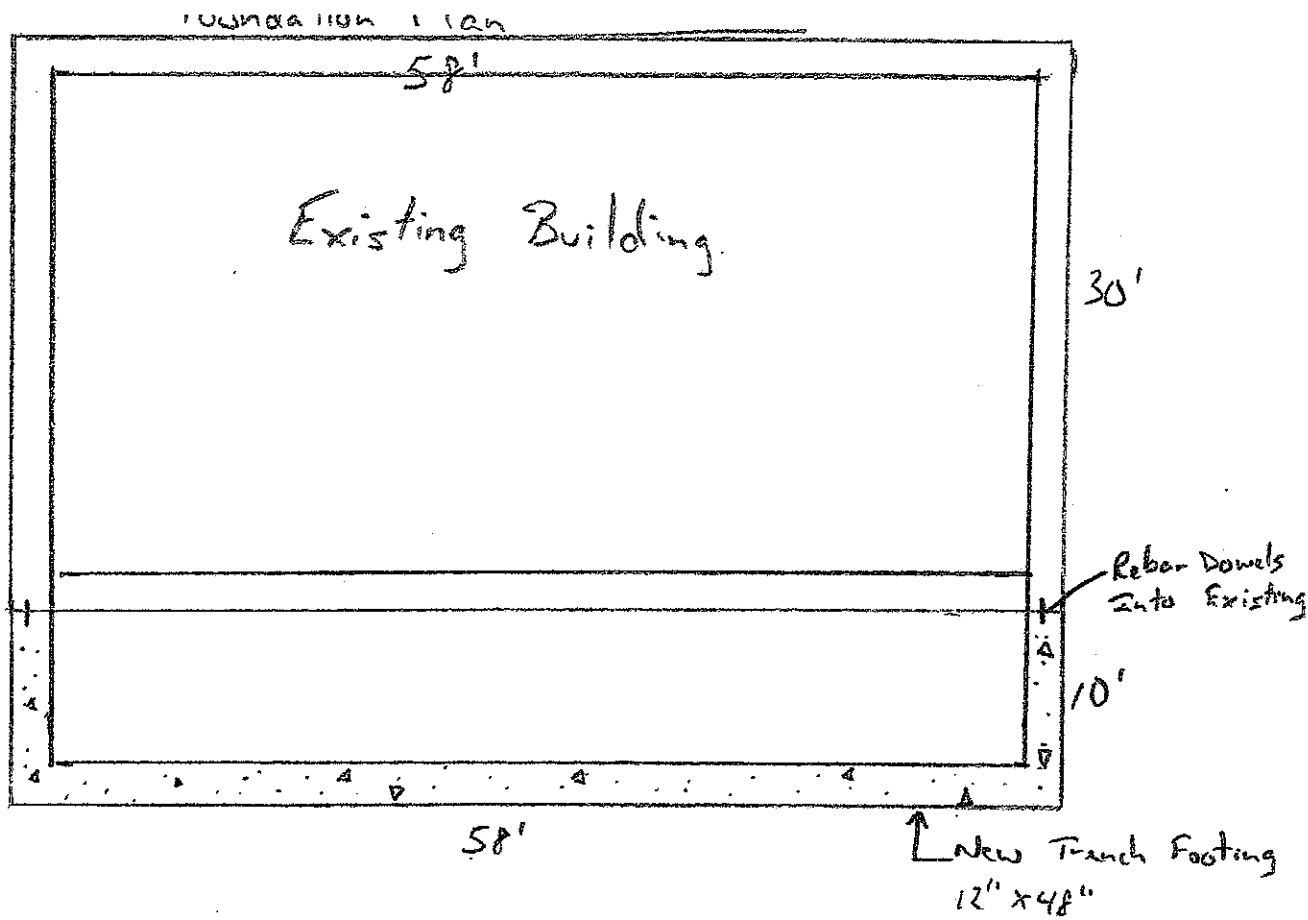
[Redacted]  
Applicant's Email

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

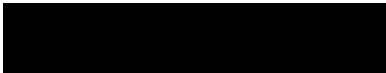
Property Owner:

NAME: Brian Fitzpatrick

Address: [Redacted]



\* Proposed Addition for  
 50 Leo Place, Lackawanna, NY 14218  
 Brian Fitzpatrick



58'

Existing Building

10'

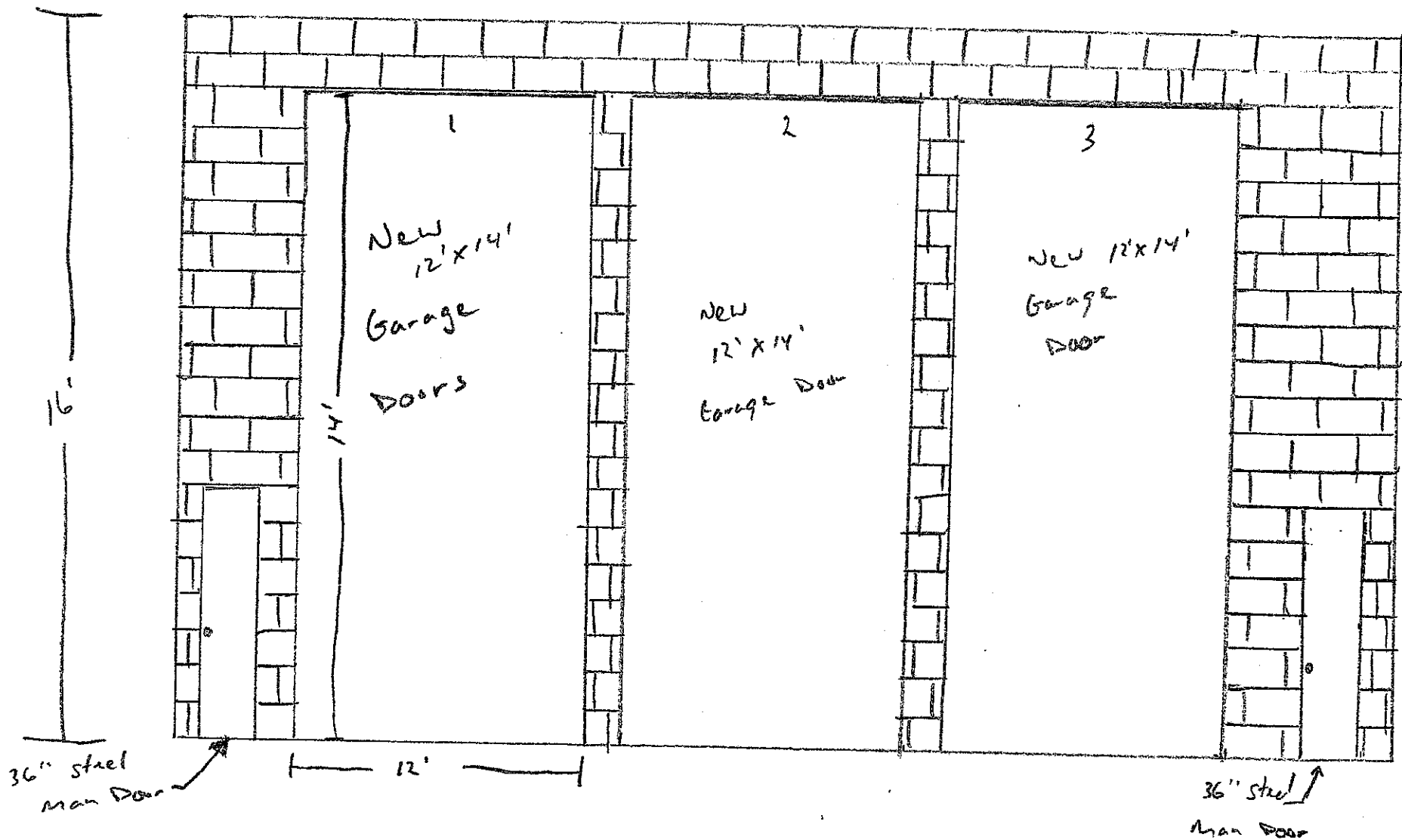
NEW ADDITION

Parking For Employees  
Trailers & Equipment

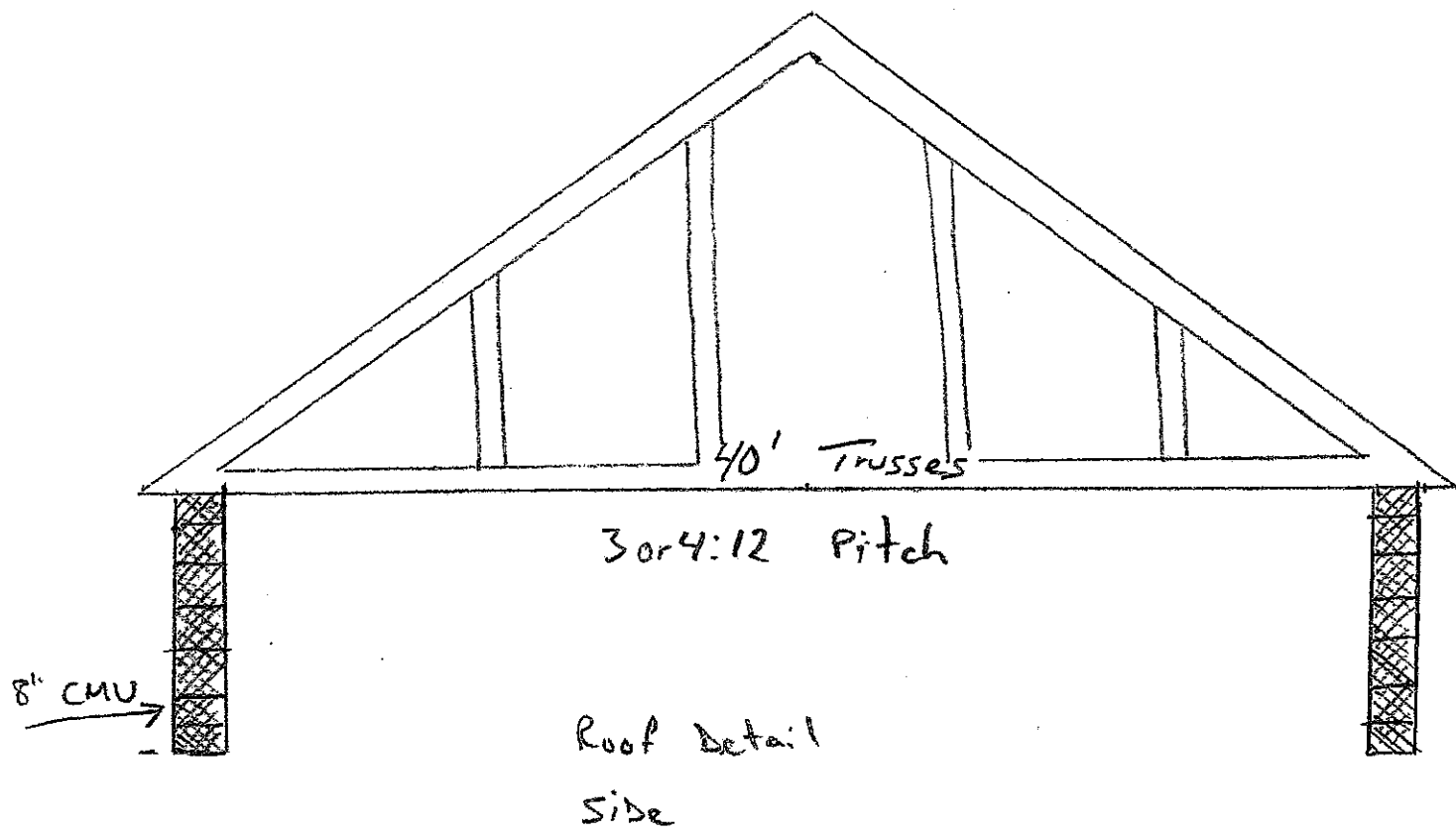
Public Walk

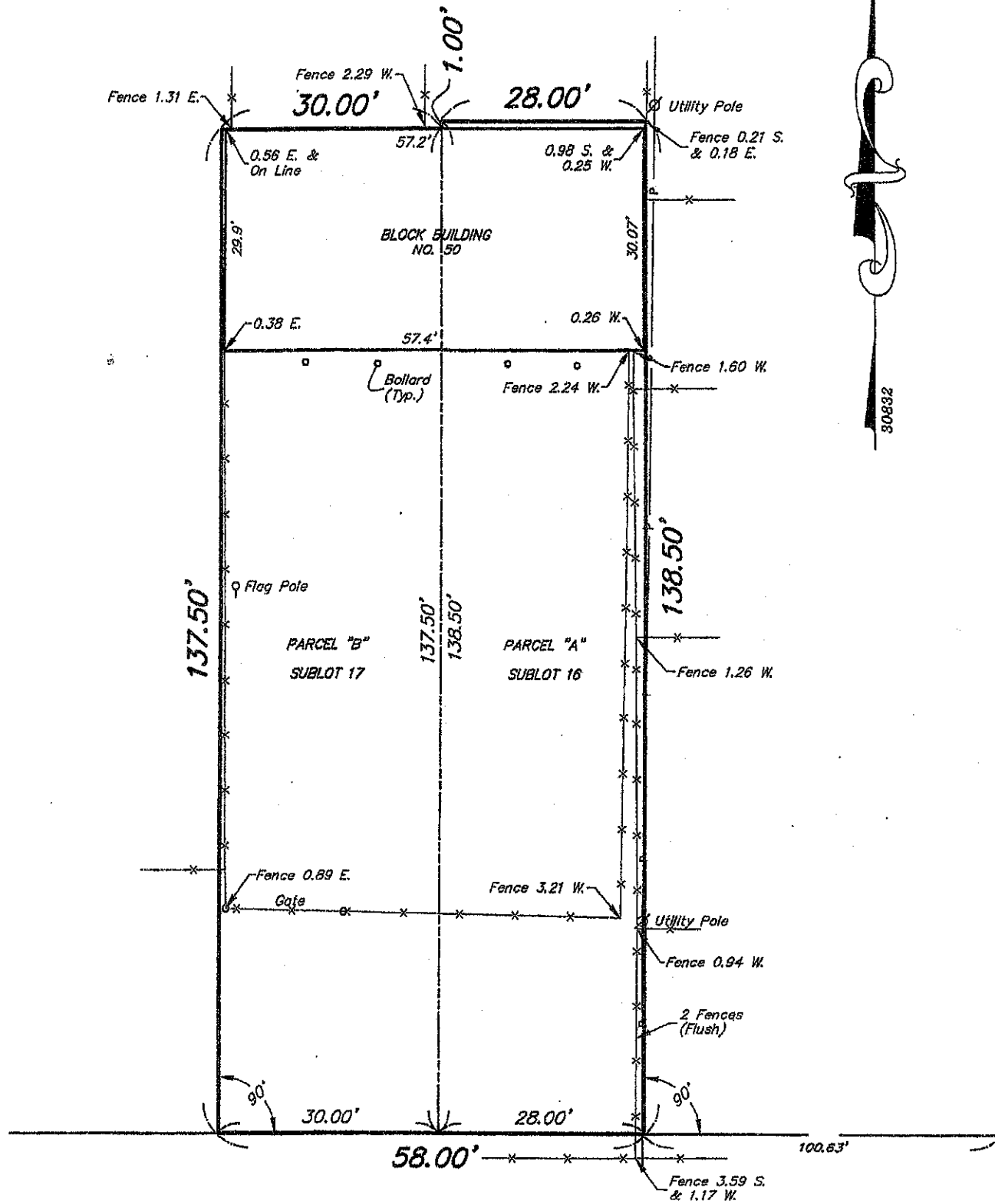
APRON

LEO PL



- (3) - W12 x 22 Galvanized I-Beam x 13'4" for over new garage doors  
 - 4" x 3" x 5/16" Galvanized Angle over man doors





**SOUTH PARK (66' WIDE) AVENUE**

**LEO (50' WIDE) PLACE**