



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 5-27-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 2059 SOUTH PARK AVE.

Reason in front of the board SITEPLAN APPROVAL / FENCE HEIGHT VARIANCE

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

Agenda Applicant IZZU MOHAMED / PROPERTY MANAGER.

Agenda item SITEPLAN REPAIR SHOP/TOWING 8' FOOT TALL WOODEN FENCING.

Zone CENTRAL BUSINESS DISTRICT

Use variance needed? Yes/No No

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

Area variance needed? Yes/No Yes

Description of area variances needed (Parking/ height ect...) FENCE HEIGHT VARIANCE 8' TALL WOODEN FENCING IN REAR OF THE

Description of agenda use? SITEPLAN EXISTING AUTO REPAIR SHOP TO OPEN A TOWING BUSINESS AND REAR IMPOUND YARD. NORTHERN PART OF BUILDING TO BUILD SEPARATE OFFICE

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: 5/5/26

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 | |
| <input type="checkbox"/> \$ 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: 2839 South Park Ave.

S.B.L. No. 142.46.8.14.1

Description of Proposed Project: proposing to maintain the southside of the building as a mechanic shop and the north side of buildy as an office/Retail space. w/a propose towing canopy & storage yard.

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.

Iryy Mohamed, PM
Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

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

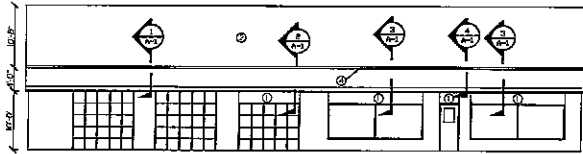
Property Owner:

NAME: 2839 South Park Avenue, LLC

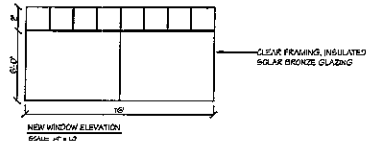
Address



Director of Development

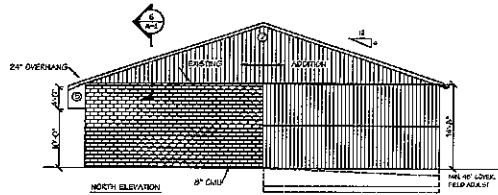


EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

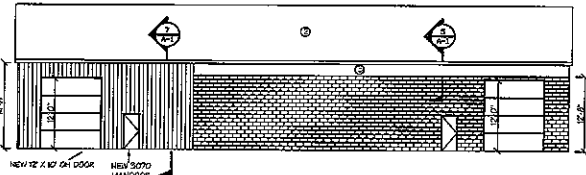


NEW WINDOW ELEVATION
SCALE: 1/8" = 1'-0"

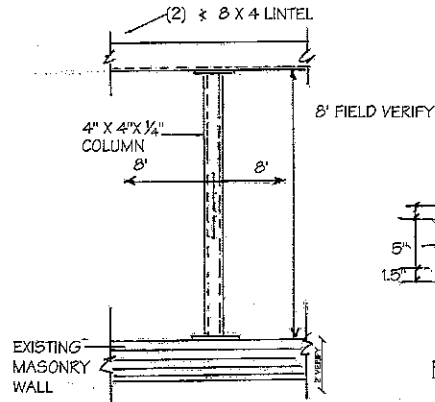
- PLAN NOTES:
1. INSTALL NEW LINTELS FOR 12" AFF FOR O.H. DOOR, WINDOWS, MAIN DOOR
 2. NEW ENGINEERED ROOF TRUSSES @ 4/12 PITCH
 3. ADD KNEE WALLS TO MATCH EXISTING ELEVATION
 4. REMOVE GYPSUM CAPS, INSTALL 2x6 P.T. PLATE (SEE DETAIL ON SHEET A-1)
 5. BUILD 4" SOFFIT ON 2" TRUSS TAB. EXTENSION



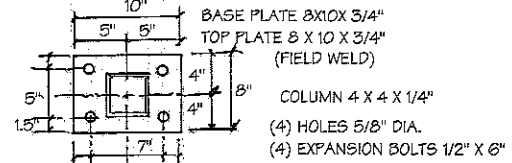
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



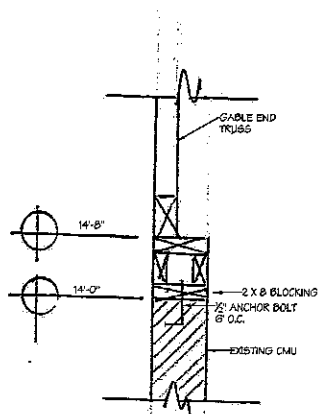
WEST ELEVATION
SCALE: 1/8" = 1'-0"



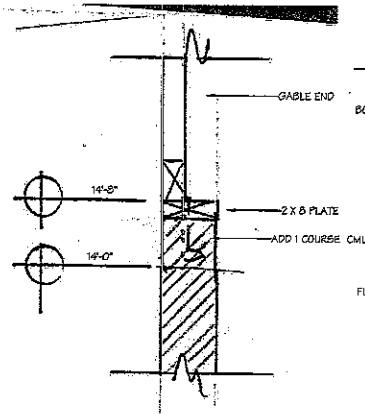
WINDOW COLUMN ELEVATION
SCALE: NTS



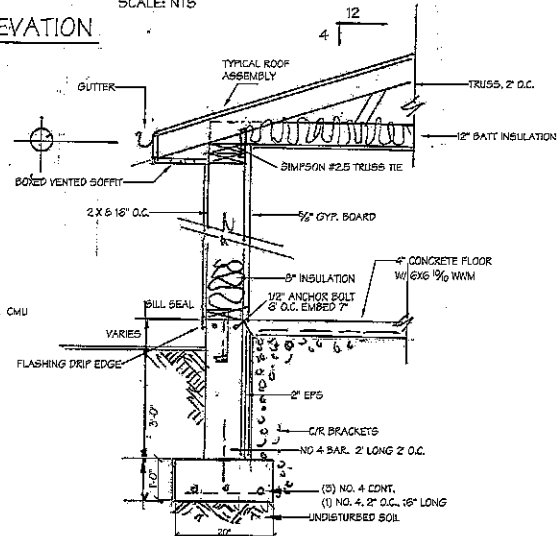
BASE & TOP PLATE
SCALE: NTS



SECTION
A-1
SCALE: NTS



ALTERNATE SECTION
A-1
SCALE: NTS



SECTION
A-1
SCALE: NTS

| | |
|-----|----------|
| NO. | REVISION |
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

2839 SOUTH PARK PROJECT

2839 SOUTH PARK
LACKAWANNA, NY

JAMES ALLEN RUMSEY
ARCHITECT
5724 EAST RIVER ROAD
GRAND ISLAND, NY 14072

JAMES ALLEN RUMSEY, ARCHITECT
5724 EAST RIVER ROAD
GRAND ISLAND, NY 14072

**ELEVATIONS
DETAILS**

| | |
|-------------|-----------|
| Project No. | 0000 |
| Drawn by | |
| Date | 7/15/2020 |

A-2



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Izzy Mohamed



Re: 2839 South Park 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: May 27, 2026

Date: May 27, 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
Zahra Abdo – 2825 South Park Avenue
Costa Realty LLC – 2829 South Park Avenue
Tyler Horton – 2831 South Park Avenue
Carlton Byrum – 2835 South Park Avenue

Hastreiter Enterprises LLC – 2847 South Park Avenue
Speedway LLC – 2861 South Park Avenue
Glen Kern – 43 Leo Place
Kristof Lovas – 81-83 Maple Grove Avenue
Laura Balcarczyk – 106 Victory Avenue
Lisa Serio – 110 Victory Avenue
Larry Gilliam – 114 Victory Avenue
James Ozark – 116 Victory Avenue
Jay Alessi – 126 Victory Avenue
Ibrahima Sow – 128 Victory Avenue



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Business Services Unlimited



Re: 2839 South Park 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: May 27, 2026

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City Council Chambers Room 241
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Carlton Byrum – 2835 South Park Avenue

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James Ozark – 116 Victory Avenue
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Ibrahima Sow – 128 Victory Avenue



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

Property owner: 2839 South Park LLC

Applicant: Izzy Mohamed

Address: 2839 South Park Avenue

Request:

- **Fence height variance from 6 feet to 8 feet**
- **Site plan approval for operating as a mechanic shop**
- **Site plan approval to establish a towing company component on the property**
- **Site plan approval to use the rear property as a storage yard**
- **Site plan approval to construct an approximate 888.3 square foot addition to the north side of the building for office use**

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 5:00PM and 5/27/26 @ 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 5-27-20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 119 WILKES BARRÉ

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant MANSOOR SALEH

Agenda item WANTS TO ADD TABLES, CHAIRS FOR OUTSIDE

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? WANTS TO ADD OUTDOOR SEATING
ON SIDE OF BUSINESS, TABLE W/UMBRELLAS,
CHAIR'S AND FLOWER POT BORDERS.

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: 5-1-26

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: 119 Wilkesbarre St Lackawanna

S.B.L. No. _____

Description of Proposed Project: I want to add seating to the side of my building for Barake Eats and Treats. I would Also like to put a awning or canopy and flower planters.

Director of Development

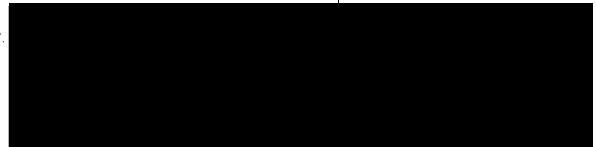
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APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

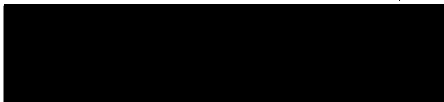
Mansoor Saleh

MANSOOR SALEH

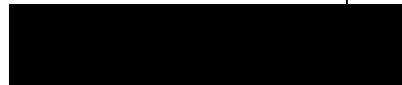
Name of Applicant



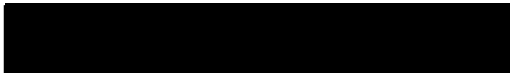
Signature of Applicant



Address of Applicant



Applicant Phone No.




Applicant's Email

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

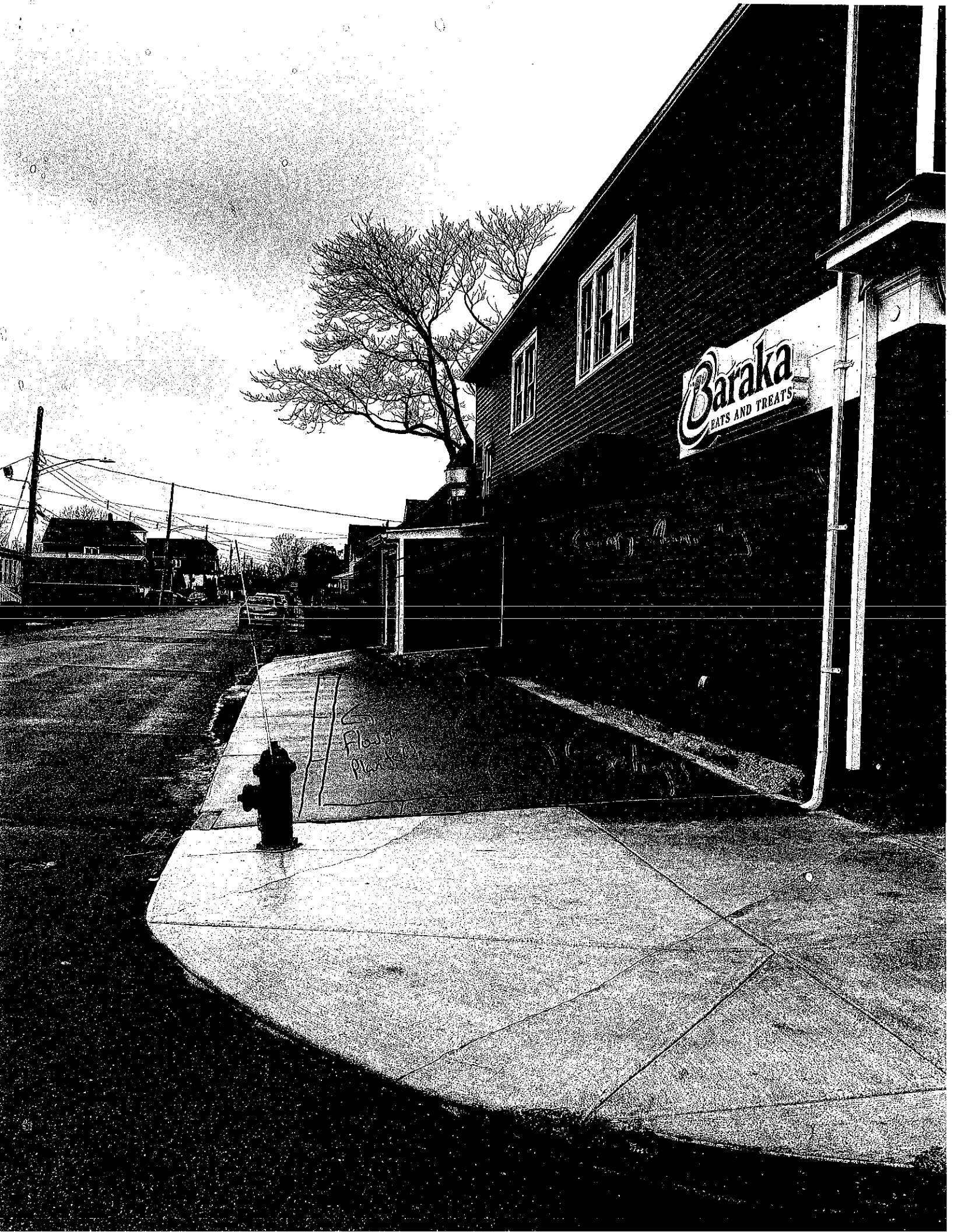
Property Owner:

NAME: MANSOOR SALEH

Address



Director of Development



Baraka
EATS AND TREATS

Aloha
Plaza

Baraka

EATS AND TREATS

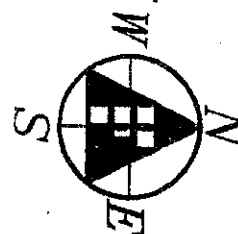


119 Wilkesbarre Street – Baraka Easts And Treats

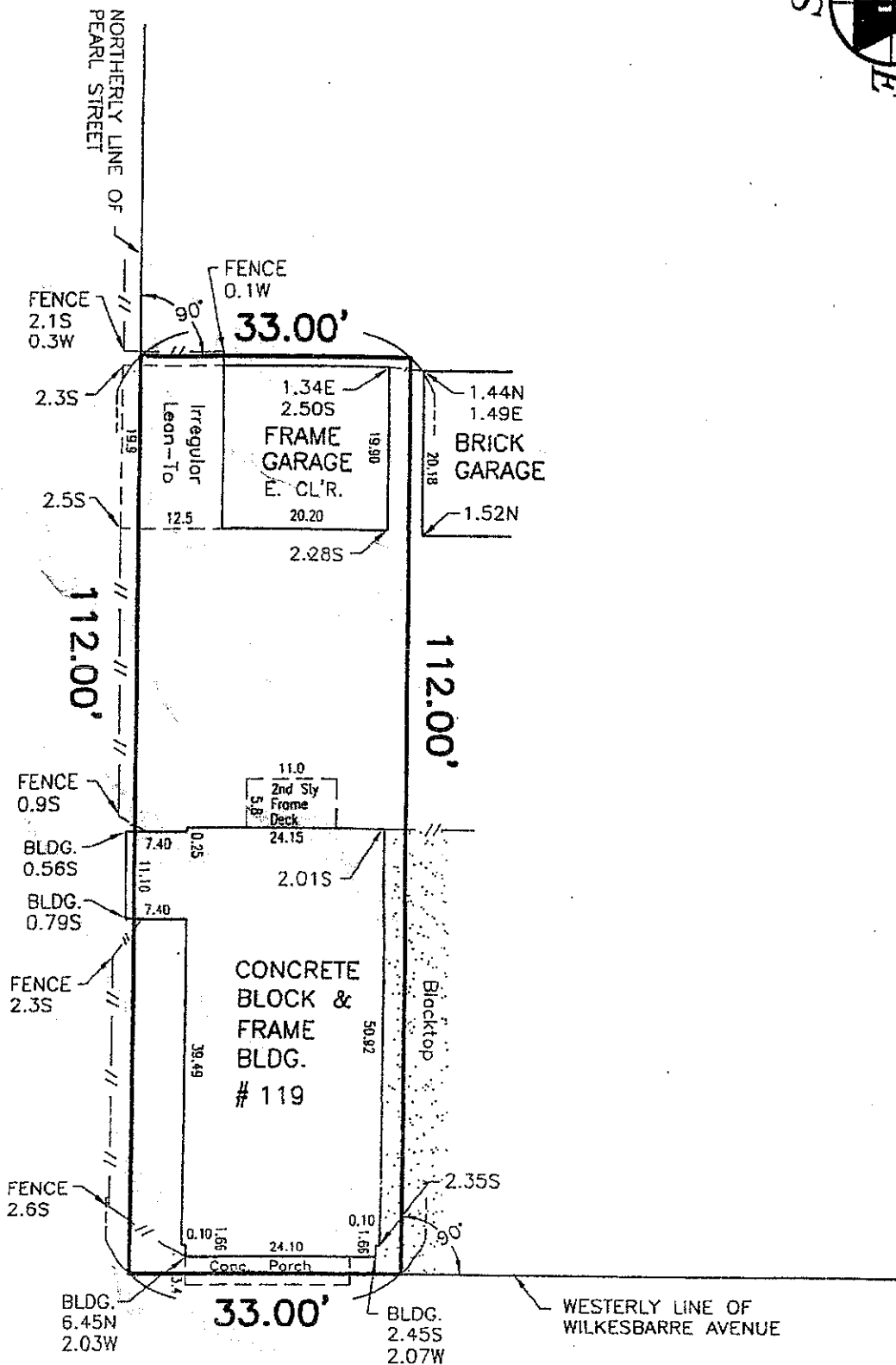
- **Seating:** Place multiple outdoor patio umbrella tables.
- **Chairs:** Place approximately twenty (20) chairs with back rests; unknown if freestanding or attached to the table(s) (i.e. picnic bench seating).
- **Flower Planters:** Place approximately six (6) metal flower planter boxes on the existing sidewalk, running both perpendicular and parallel to the curb (see attached schematic for layout and store front for planter style).
- **Canopy Awning:**
 - 1 MAY 2026: Applicant is planning to place a canopy awning approximately 10 feet out from the side of the building; placement approximately 1 foot underneath the existing ductwork.
 - Update 4 MAY 2026: Applicant is no longer planning to add a canopy awning to the side of the building.

| Feet | Inches |
|------|--------|
| 0.08 | 1 inch |
| 0.17 | 2" |
| 0.25 | 3" |
| 0.33 | 4" |
| 0.42 | 5" |
| 0.50 | 6" |
| 0.58 | 7" |
| 0.67 | 8" |
| 0.75 | 9" |
| 0.83 | 10" |
| 0.92 | 11" |
| 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



PEARL STREET
(50' WIDE)



WILKESBARRE (50' WIDE) **AVE.**

(A.K.A. WILKESBARRE STREET)



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Mansoor Saleh



Re: 119 Wilkesbarre Street

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: May 27, 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

Mansoor Saleh – 117 Wilkesbarre Street

Jesus Espinoza – 128 Wilkesbarre Street

Ali Sharian – 62 Pearl Avenue

Shokey Albaneh – 63 Pearl Avenue

Janeen Vines – 66 Pearl Avenue



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 | |

Property owner: Mansoor Saleh

Applicant: Mansoor Saleh

Address: 119 Wilkesbarre Street

In reference to: Requesting site plan approval to create an outdoor dining area with tables, chairs, and flower planters

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 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
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Tel: (716) 827-6474 Fax: (716) 827-1866



Date 5-27-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 1440/1446 ABBOTT

Reason in front of the board SITE PLAN APPROVAL

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

Agenda Applicant TAHA OMAR / ANWAR ALKALI

Agenda item SITE PLAN TO ADD SHOE ROOM / MUD ROOM

Zone NEIGHBORHOOD COMMERCIAL

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? SITE PLAN APPROVAL TO ADD A
5'x20' SHOE ROOM / MUD ROOM

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: 4/27/2026

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 \$ 500.00
- Development Plan Review \$ 50.00

Property Address: 1440/1446 Abbett Rd Lackawanna NY 1448

S.B.L. No. _____

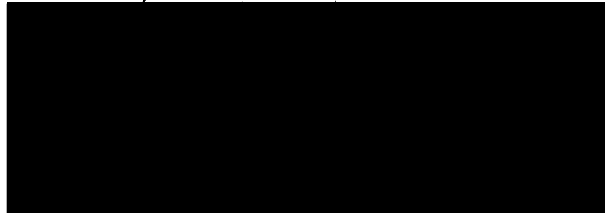
Description of Proposed Project: mudroom / shoe area
requesting Vestibule addition, approx 5 feet wide by 20 feet.
5 ft out from building, 20 ft across, 9 ft tall

Director of Development

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Itcha Omar
Anwar Akali

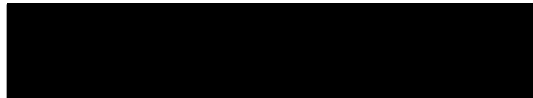
Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

Board Member / Project oversight

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

Property Owner:

NAME: *Lackawanna Islamic Mosque*



)
)

)
)

Director of Development

)
)

1. PRE-CONSTRUCTION:

A. Applicable code requirements may vary with construction standards and techniques. This house to be built in accordance with the 2020 BUILDING CODE OF NEW YORK STATE. These drawings have been prepared to apply to the construction of a frame residence by personnel sufficiently qualified to read and interpret this design. All building trades shall be knowledgeable of codes, standards and regularly accepted construction practices. Construction of design alterations shall be approved by the architect prior to construction.

B. This site plan was generated with a site plan provided by the client.

C. Views, all setbacks and grade elevations with building location and bearing land survey and before beginning any work.

D. Contractor to verify all dimensions and conditions prior to construction. Hidden dimensions have precedence over stated dimensions. Contractor is responsible to check the plan and to notify the Architect of any discrepancies or omissions prior to the start of construction. No modifications can be made without approval of the Architect. Do not scale the drawings.

E. These notes are intended to be minimum standards. Contractor's written specifications and/or Agreement between Owner/Contractor may exceed these standards.

F. The Contractor shall provide all necessary temporary support for walls, floors, ceilings and roofs during construction. Unless provided for by project agreement, the Architect will NOT provide construction progress and/or job supervision.

G. All work shall be in strict compliance with the following:

1 Building Code of New York State 2 Energy Conservation Construction Code of New York State 3 ACI Code, ASCE Code

4 Generally accepted trades and industry standards

2. MATERIALS:

A. Concrete shall conform with ACI 308 or ASTM C 1191

B. Basement walls and all exterior walls on grade shall be 3,000 P.S.I. concrete. Exterior concrete porches, carport slabs, steps and garage floor slabs shall be 3,500 P.S.I. concrete. All slabs shall be placed on 4" crushed gravel minimum with 3,500 P.S.I. concrete. All slabs shall be placed on 4" crushed gravel minimum. Interior slabs shall be placed on 6" subgrade with polyethylene vapor barrier. All concrete shall be air entrained (5-11).

C. Provide 1/2" expansion joint material between all concrete slabs and abutting concrete or masonry walls according to exterior or unheated interior areas.

D. Soil pressure is based on soil plates to the foundation wall with 1/2" diameter rod anchor bolts 12" long at 6'-0" O.C. max. Install one bolt every 12" of each wall corner and at both ends of openings. Install minimum 2 bolts per corner. Contractor to be responsible for size, location & installation of required steel reinforcing in footings & wall per local codes or specific soil conditions whenever it is more restrictive.

E. Footing slabs must be only 12" thick. Footings to be sized for stated soil pressures & combined compression whichever is more restrictive. Contractor to verify footing and soil test results with geotechnical engineer prior to more restrictive.

F. Place and cure as per ACI Code. Provide crack control joints in slabs at 20 foot spacing, each way.

G. All foundations shall rest on native soils with a minimum soil bearing capacity of 1,500 psf.

H. All concrete reinforcing steel (rebar) shall be spaced a maximum of 48" bar diameters, unless otherwise noted.

I. Provide formwork protection as required by local codes.

3. STRUCTURAL STEEL:

A. All structural steel shall conform with ASTM specification A-36

B. Unless otherwise noted, minimum framing lumber shall be Douglas Fir Lamin #2 or better grade. Beams, headers & floor joists shall have a minimum allowable bending stress of 1,200 P.S.I. All headers shall be free from splits, cracks and shakes

C. Unless otherwise noted provide:

- 1 Double header joist & trimmers at all floor openings.
- 2 Double end joist under parallel partitions.
- 3 (2) 2 x 8 Headers of 1/2" spaced spacers between for all exterior openings & those in load bearing walls.
- 4 Install one row of 1 x 3 cross bracing or metal bracing per joint over exceeding 6' in length.
- 5 Floor construction shall be 3/4" CDX plywood, tongue & groove.

D. Provide solid blocking between joists and rafters at bearing walls. Install cross bracing at all floor joists. Install solid blocking bearing below all concentrated loads such as posts, columns, masonry support bearing walls.

E. All joists shall have a minimum of 2 inch bracing or supports.

F. Bolt joists and headers shall be glued and nailed with minimum 3/8" x 10" lag bolts at 12" O.C.

G. Steel floor girders shall be bolted through their webbed members with 3/4" dia diameter high strength bolts, nuts, washers at 2 foot spacing top and bottom in web staggered ends.

H. GASKETS and WICKER-LAM members shall be Fire-Lam (FSL) beams and shall be installed according to the manufacturer's requirements including nailing, bracing and end bracing, etc.

I. Cutting or notching joists, rafters, studs and other structural members shall conform to the New York State Building Construction Code Manual and shall NOT compromise structural integrity.

J. Over stairs, framing shall provide 6" minimum (6" in basement).

K. Provide framing members of size and spacing shown, and frame opening as shown, or if not shown, complying with recommendations of "Manual for House Framing" (N.P.A.). Do not utilize structural members between supports.

L. Anchor and nail as necessary and in compliance with "Recommended Nailing Schedule" of "Manual for House Framing" and "National Design Specifications for Wood Construction" published by N.P.A.

M. Fasteners and Anchorage: Provide size, type, material and finish as indicated and as recommended by applicable Federal Specifications for nails, spikes, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails.

N. Framing studs to that side face of the stud is perpendicular to direction of wall or partition and remain face to parallel. Provide single bottom plate and double top plate using 2" thick members with width equaling that of the studs, except single top plate may be used for non-load bearing partitions. Nail or anchor plates to supporting construction.

O. Roof & floor truss layout where shown is schematic only. Truss design including spacing, shall be determined by truss manufacturer's engineer.

P. Special connections as indicated at cantilevered joists and at roof truss/rafters are to be Simpson Strong-Tie anchors or approved equal. Contractor to provide the blocking in concealed spaces every 12" long, and vert. at top and vert. intersections such as walls, stop and curve ceilings and at concealed space under stairs at top and bottom of stringers.

Q. Contractor to provide drift stopping in concealed spaces between usable spaces so that the area of the concealed space does not exceed 1,000 S.F. Drift stopping shall also be installed in hatched ceiling under floor framing.

4. FINISHES:

A. All exterior insulation is to have a flame spread rating of less than 25 and smoke density rating of less than 450.

B. Exterior joints, penetrations and openings in the exterior shall be caulked, gasketed, weather stopped or otherwise protected to meet as per manufacturer's instructions for preventing water and moisture from entry. (E.g. Doors, windows, soffits, framing joints between walls and floors and foundations) Install window sill pans as per window or air barrier manufacturer recommendations.

C. The maximum infiltration rate of doors and windows shall not be greater than 50 CFM and 31 CFM respectively.

D. An air infiltration barrier is required through ventilated or loose fitting slabs. Insulation details shall produce a "drifting effect" for moisture.

E. Insulate all floor space above unconditioned areas (R-30). Insulating building envelope as required by details.

F. All insulation materials that could absorb moisture must have a vapor barrier on the warm side face.

G. Heat ducts shall be insulated and sealed if installed in unconditioned space.

H. Provide 3" R-19 fiberglass insulation in BASEMENT walls. R-13 REQUIRED FROM TOP OF WALL TO BASEMENT FLOOR.

5. SINGLE-FAMILY:

A. Provide lighting at all hallways and hallways and in each habitable space as per local governing codes and regulations.

B. Provide & install interconnecting smoke detectors in all bedrooms and on each floor (including basement) as per local governing codes and regulations. Smoke detectors to be hard-wired.

C. Contractor to install CO2 detectors as per local governing codes and regulations.

D. The mechanical system is a gas, forced, hot air system and shall be installed by the contractor as per local governing codes and regulations.

E. Contractor to install all electrical outlets, switches and equipment as per local governing codes and regulations.

F. Contractor to install all plumbing lines and equipment as per local governing codes and regulations.

G. Bathrooms and utility rooms are to be vented to the outside with the minimum of 40 CFM fan.

H. The air shower enclosure is to have moisture resistant gypsum board.

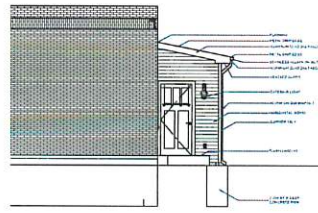
I. Install roof and soffit ventilation equal to 1% of abs. floor area minimum.

J. Eductor/venting to be correctly installed at all conditions between roofs, walls, replace & projections or penetrations as required by good common construction practices.

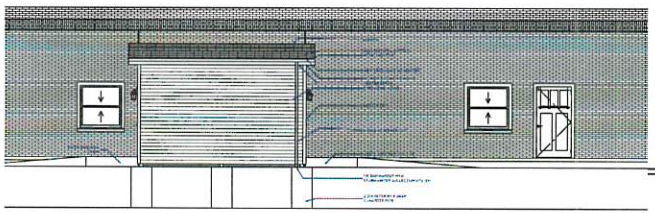
K. Install rain gutters and downspouts as per local codes.

L. Show site to drain away from the foundation.

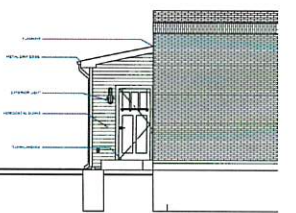
M. Install door sill guards during construction on all exterior doors.



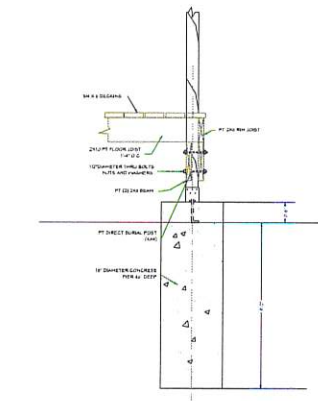
6 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



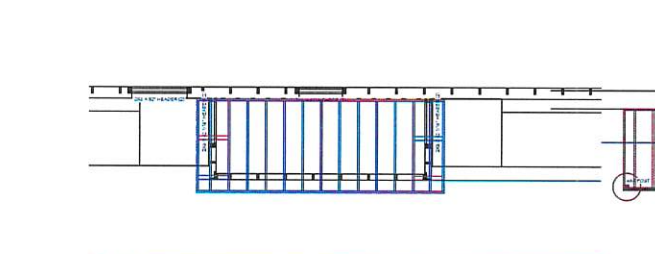
7 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



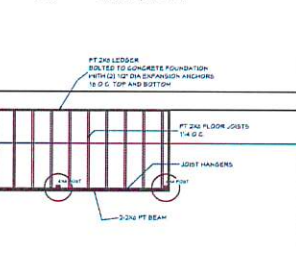
8 REAR ELEVATION
SCALE: 3/16" = 1'-0"



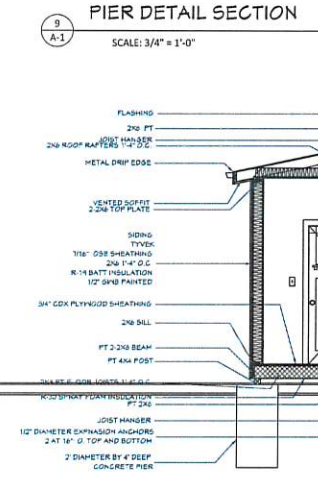
9 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



5 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



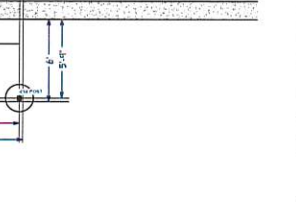
3 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



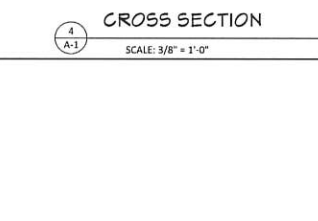
9 PIER DETAIL SECTION
SCALE: 3/4" = 1'-0"



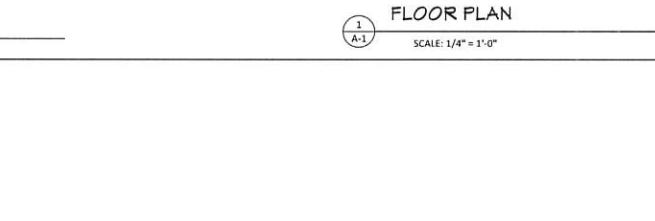
2 PIER PLAN
SCALE: 1/4" = 1'-0"



2 PIER PLAN
SCALE: 1/4" = 1'-0"



4 CROSS SECTION
SCALE: 3/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WARNING:
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David Gustiana, AIA
I am hereby certified for recalculation of building permits shall be signed, sealed & dated.

Member of
The American
Institute
of Architects

DAVID GUSTIANA, AIA
1446 ABBOTT ROAD
LACKAWANNA, NY 14456
NEW YORK, NY 14456
david.gustiana@aia.com | 716.534.2922
www.davidgustiana.com

| DATE | REVISIONS | NO. | DESCRIPTION |
|-------------|-----------|-----|-------------|
| 11 NOV 2025 | | | |

ISSUE DATE: 11 NOV 2025
JOB NO. DGG-24
PROJECT# 2025 1446 ABBOTT
LACK.

ENTRY ADDITION
1446 ABBOTT ROAD
LACKAWANNA, NY
C:\PROJECTS\2025\1446 ABBOTT_LACK\1446 ABBOTT
LACK_1 NOV 2025.dwg

Drawn By: DGG
Checked By: JGG

SHEET NO.
A1

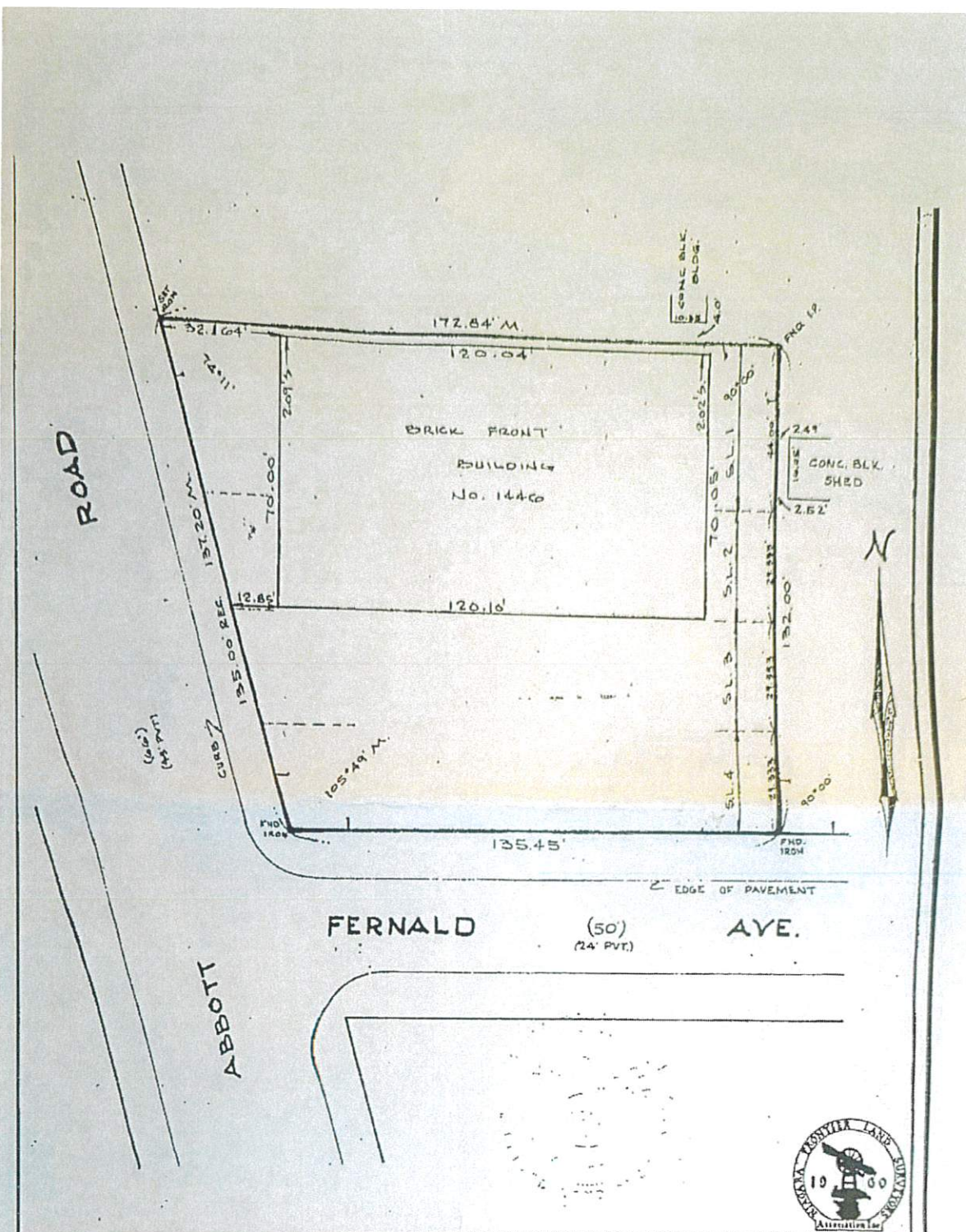


Google Maps



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|---|----------------|
| SURVEY OF SUBLOTS 1, 2, 3 & 4 | |
| LOCATION CITY OF LACKAWANNA, ERIE CO., N.Y. | |
| DATE 12-12-73 | SCALE 1" = 30' |
| RESURVEYED | |
| 10-9-74 | |
| BLPS. LOC. 11-11-74 | |

COVER 559

DAVID J. MILLARD
 Land Surveyor
 WEST SENECA, NEW YORK 14224
 N. Y. S. P. L. S. 46559

City of Lackawanna, NY
Tuesday, April 28, 2026

Chapter 230. Zoning

Article VIII. Permit and Site Plan Procedures; Enforcement and Penalties

§ 230-71. Site plan review.

- A. Authorization. The Planning and Development Board is authorized to review and approve, approve with modifications or conditions or disapprove site plans in accordance with the standards outlined in this chapter.
- B. Application. Site plan review and site plan approval by the City of Lackawanna Planning and Development Board shall be required for all uses, buildings and structures that require site plan approval as outlined in this chapter. Fees outlined and adopted by the City of Lackawanna will apply to all site plan reviews.
- C. Procedure.
 - (1) Preapplication conference. A preapplication conference may be held between the Zoning Officer and the applicant prior to the submission of a detailed site plan to review the basic site design concept, advise the applicant as to potential problems and determine the information to be required on the site plan. Applicants shall provide the following materials at the preapplication conference:
 - (a) A statement and rough draft showing the locations and dimensions of existing natural features, principal and accessory structures, parking areas, access roads, signs, proposed landscaping, measures necessary to comply with flood hazard and flood insurance regulations, proposed topographic changes and other planned features.
 - (b) A sketch or map of the area which shows the site location with respect to nearby streets, rights-of-way, properties, easements and other pertinent features.
 - (c) A topographic map of adequate scale and detail to show site topography.
 - (2) Application. Copies of the final site plan and supplementary information along with the application and appropriate fees for site plan review shall be submitted to the City Zoning Officer in a quantity to be determined by the City Zoning Officer for distribution to the City Engineer, Fire Department, Police Department, Planning and Development Board and other review agencies as required (ex. County Planning Department, New York State Department of Transportation where project is on or affects state highways).
 - (3) Review. Staff and other review agencies shall review and notify the Planning and Development Board in writing of its comments or recommendations at least seven calendar days prior to the scheduled Planning and Development Board meeting regarding the application. The Planning and Development Board shall review the application, site plan and supporting data. In unique or large-scale cases, the Planning and Development Board may retain private, expert consultants to assist in the review.
 - (4) Public hearing.

- (a) If a public hearing is considered desirable by the majority of the Planning and Development Board, such hearing shall be conducted within 62 days of the receipt of the application. The Board shall mail notice of said hearing to the applicant at least 10 days before said hearing and shall give public notice to said hearing in the official newspaper of the City at least five days prior to the date thereof. Where required under General Municipal Law § 239-m the Board shall mail notice of the hearing to the County Planning Board at least 10 days prior to the hearing. Within 62 days of the public hearing, or receipt of the application if no public hearing is held, the Board shall, at a regular or special meeting:
- [1] Approve upon a finding that:
 - [a] The proposed site plan is consistent with the development plan, if one is required.
 - [b] The proposed site plan is consistent with the intent, objectives and specific requirements of this chapter.
 - [c] Adequate services and utilities will be available prior to occupancy.
 - [d] The site plan is consistent with all applicable laws.
 - [e] If a stormwater pollution prevention plan (SWPPP) was submitted in accordance with § 230-71D(35), the site plan and SWPPP comply with the requirements of Article XII of this chapter.
[Added 2-5-2008]
 - [2] Approve with modifications or conditions limiting the use and occupancy of the land or proposed buildings consistent with the intent or purposes of this chapter; or
 - [3] Disapprove the site plan.
- (b) The Planning and Development Board shall file a full written record of its minutes and decision with all documents pertaining to the case with the City Clerk, with a copy to the Zoning Officer, and shall mail a copy to the applicant. Where a site plan is denied approval, the Planning and Development Board shall state its reasons for disapproval in writing.
- (c) Costs incurred by the Planning and Development Board for consultation fees or other extraordinary expenses in connection with the review of a proposed site plan shall be charged to the applicant. The Board shall notify the applicant prior to it incurring any extraordinary expenses and provide an opportunity for the applicant to remove its application to avoid the expenses.
- (5) Expiration. Site plan approvals shall expire after 12 months unless a successful application for a building permit has been made within that period. One six-month extension may be granted to obtain the building permit.
- (6) Alterations. Property owners wishing to make any changes in an approved site plan shall submit a revised site plan to the Planning and Development Board for review and approval.
- (7) Appeal. Any person aggrieved by any decision of the Planning and Development Board may apply to the Supreme Court for a review under Article 78 of the Civil Practice Law and Rules in accordance with General City Law § 27-a, Subdivision 11. Such proceedings shall be instituted within 30 days after the filing of a decision in the office of the City Clerk.
- D. Site plan contents. The site plan should include or be accompanied by the following information, as deemed appropriate by the Planning and Development Board. The Planning and Development Board may waive requirements set forth in this section as deemed appropriate, but may not waive the requirement that a stormwater pollution prevention plan be submitted where required. The plan shall be prepared by a licensed engineer, architect, landscape architect or surveyor as appropriate.

[Amended 2-5-2008]

- (1) Application form, notes and other required information.
- (2) Title of drawings, including name of the development, name, telephone number and address of applicant and the name of the person who prepared the drawing.
- (3) Key plan, north point, professional stamp, scale (1 inch = 20 feet or other appropriate scale) and date.
- (4) Zoning, land use and ownership of surrounding and adjacent properties, including all structures on adjacent and surrounding properties.
- (5) A boundary survey of the proposed development plotted to scale and including its acreage, a legal description thereof and detailing existing topographic features, including contours, spot elevations, large trees, buildings, structures, streets, property lines, utility easements, rights-of-way and land use.
- (6) Layout and number of lots.
- (7) All lot dimensions, including, but not limited to, lot frontage, lot area, building coverage, lot coverage, front yard, side yard, rear yard, and building heights.
- (8) All improvement dimensions, including, but not limited to, access roads, streets, street names, snow removal/storage areas, parking area, sidewalks, buildings, drains, culverts, retaining walls, fences, etc.
- (9) Existing roadways, driveways, sidewalks and pedestrian paths immediately adjoining and opposite from the proposed site, including names.
- (10) Location and dimensions of all parking, loading and stacking areas.
- (11) Paving, including typical cross sections and profiles of proposed streets, crosswalks, pedestrian walkways and bikeways.
- (12) Location, proposed use, height, building elevations, floor plans and finished elevations of all structures.
- (13) Colors, materials, dimensions, access and roof top plans of all structures.
- (14) Location and proposed development of all open spaces, including parks and playgrounds.
- (15) Existing and proposed watercourses, direction of flow and impact on the watershed.
- (16) Drainage plan showing existing and finished grades, stormwater management plan, impact of the watershed and any slopes greater than 5%. The best management practices employed to mitigate the impacts of stormwater management shall be set forth in detail. A copy of the storm drainage analysis shall be submitted for review when required by the City Engineer.
- (17) Water supply plan, including existing and proposed location of fire hydrants, fire lanes, size of service line and a note indicating backflow preventor.
- (18) A description of the method of securing public water and location, design and construction materials of such facilities.
- (19) Sewage disposal method and location, design and construction materials of such facilities.
- (20) Landscape plan indicating location, type and size of existing trees and vegetation and those to be preserved or removed as well as location, type and size of trees, vegetation, amenities to be provided, tree staking, plant installation, soil preparation details and all other applicable installation details and calculation of the total landscaped area.
- (21) Location and proposed development of all buffer areas, including existing vegetative cover.

- (22) Location, design and illumination field of all pools, ponds, water features, lighting fixtures, fences and walls.
 - (23) Location, dimension, design and construction type of all signs.
 - (24) Required screening and enclosures.
 - (25) Provisions for barrier-free access.
 - (26) Applicable pollution controls.
 - (27) Size and location of hazardous materials storage areas.
 - (28) Location of public transit stops and shelters.
 - (29) Proposed easements, restrictions, covenants and provisions for homeowners' associations and common ownerships.
 - (30) Estimated construction schedule and phasing plan for buildings, earth work and landscaping.
 - (31) Location, design and construction of all energy distribution facilities, including electrical, gas, solar and wind energy.
 - (32) Tentative budgeting and financing sources.
 - (33) Identification of any state or county permits required for the project's execution and documentation of application for and approval status of all necessary permits from state and county officials.
 - (34) Additional supporting data or plans deemed necessary and relevant to carry out the Planning and Development Board's responsibility for site plan review upon notification to the proposed developer and their decision to proceed with the application.
 - (35) A stormwater pollution prevention plan (SWPPP), if required for the proposed development under Article XII of this chapter, together with the recommendation of the Stormwater Management Officer to approve, approve with modifications, or disapprove the SWPPP pursuant to § 230-93B of this chapter.
- E. Security as condition of approval. As an alternative to the installation of required infrastructure and improvements, the Planning and Development Board may require, as a condition of site plan approval, the property owner to furnish cash, an irrevocable letter of credit, a performance bond or other security sufficient to cover the full cost of the same.
- F. Criteria for review and recommendations. In considering and acting upon site plan reviews and approvals, the Planning and Development Board shall consider and may prescribe conditions as necessary to ensure:
- (1) The development complies with all applicable regulations of this chapter and all other applicable laws.
 - (2) The use is designed, located and proposed to be operated so the public health, safety, welfare and convenience will be protected.
 - (3) The use will not cause substantial injury to the value of the other property in the neighborhood where it is located.
 - (4) The use will be compatible with adjoining development and the character of the neighborhood where it is located.
- G. Waiver of requirements. The Planning and Development Board may, when reasonable, waive any requirements for the approval, approval with modifications or conditions, or disapproval of site plans submitted for approval. Any such waiver may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or

inappropriate to a particular site plan. The specific reasons for waiving the application shall be documented with the Board's decision.

OCT 2 2025 INSIDE PICTURES OF 1440 ABBOTT







Aesthetic appeal from Route 5 and Furhman Blvd? – Presenter explains drawing

Dan Hawrylczak – asks about wages? – 30,000.00 – 50,000.00 dependant on job duty and overtime

- Asks about waste water – Answer is most of it is from facility employees
- Can sewer Authority handle water load? – Answer is Yes from Mr. Forbes

Ask about estimate of Truck Traffic/car traffic – approximately 7 trucks incoming and going daily

Is part of the land still owned by Tecumseh – (see tape)

Taxes to be paid right away? – Looking for tax exemption – tax pilot (not a 0 number)

Part of building taxes will be paid

What chemicals involved – Answer – many but Formaldehyde

JULY 10TH 2019

ITEM #3 LACKAWANNA ISLAMIC MOSQUE OWNER

1440 Abbott Rd – Requesting site plan review to use building as the Lackawanna Islamic Community Center

Architect Frank Wailand to Present

- Landscaping to be added , ISO sprinkler to be added

Kathy Galanti – asks about lighting (answer – exterior security lighting around building)

Fran W – asks about greenspace percentage – 23 Percent

X Activities including ping pong, several youth activities

Mr. Spahn asks about difficulty getting out of parking spaces

Rich Stanton – talk regarding semi-public use vs public use (affecting the 1 for 250 sf and 1 for 200 sf)
Interpretation may be needed as to what type of use as it would change parking requirements

Rob Spahn – asks about reason why Sprinkler is required – if because of Assembly space requirement?

Scott Moretti ask about snow removal ? where would it be placed and if it would take away from required parking spaces.

Robert Spahn asks about existing ballard and if it is going to be removed? As the concern would be for parking. (answer from Anwar is that its not in a spot interfering with parking)

Dan H – asks about fencing around property (Answer – existing neighbors fence to remain)

Robert S. – asks about sidewalks to entrances – concern people will need to traverse through spots and green space

Dan H - Hours of operation ? Anwar says it is undertermined Possibly 9am -9pm

Discussion on eliminating sections of building for public use to

Public Questions

- Traffic increase and problems? Answer
- Tax roll? – currently tax exempt

X Use of building? Youth activities – ping pong, cards, video games etc.

Statement of support – gentlemen remembers when it used to be used for card games, ping pong, billiards etc. – didn't negatively effect traffic as per his statement

Another question ? Will ID be required for access? Noise? Concern is that if its free that there would be increased traffic

Kathy G – schedule of organized activities? (Anwar says when open it will have supervision)

Stressed it is place for younger non driver aged children

Statement of Support – states community centers are not a new concept – places like this are needed since City doesn't 'have a place for kids –

To be code compliant it would need to be 6800 sqft used and 1600 sqft not accessible to public

Rob Spahn – is a new plan needed regarding new square footage plan for public use?

Kathy G – wants updated plans regarding handicap entrances

Dan H – is a dumpster being used (Anwar says little waste to be generated)

TABLED FOR NOW Moti

Motion to adjorn by Fran



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Taha Omar



Re: 1440 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: May 27, 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

1404 Abbott LLC – 1404 Abbott Road

1407 Abbott Road LLC – 1411 Abbott Road

1407 Abbott Road LLC – 1419 Abbott Road

LNS Property Holdings Inc – 1425 Abbott Road

Macamley 1953 LLC – 1437 Abbott Road

SamanthaJohn LLC – 1449 Abbott Road

1453 Abbott Road LLC – 1453 Abbott Road
Eli Mirolovich – 1470 Abbott Road
Mucci Collision Service Inc – 1471 Abbott Road
Isaac Sullivan & Co LLC – 1474 Abbott Road
1478 Abbott Road LLC – 1478 Abbott Road
Karen Bienko – 17 Fernald Avenue
Bushraa Kaid – 25 Fernald Avenue
Cheryl Zablonki – 31 Fernald Avenue
Peter Gemmati – 81-83 Fairdale Road
Rita Whalen – 85-87 Fairdale Road
Rare Earth Investments LLC – 89 Fairdale Road
Beatrice Francois – 165 Lincroft Road



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Anwar Alkalai



Re: 1440 Abbott Road

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Date: May 27, 2026

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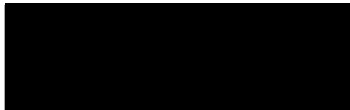


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Lackawanna Islamic Mosque



Re: 1440 Abbott Road

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Zoning Board of Appeals

Date: May 27, 2026

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Beatrice Francois – 165 Lincroft Road



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

Property owner: Lackawanna Islamic Mosque

Applicant: Taha Omar / Anwar Alkalai

Address: 1440 Abbott Road

In reference to: Requesting site plan approval to construct an approximate 100-square-foot vestibule addition to serve as a mudroom/shoe area

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 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 4/29/20 ^{TABLED}

Agenda Checklist

NEW 5/27/26 ^{SA}

Zoning Board of Appeals

Planning and Development Board

Property address 13 MITCHELL PL / 21 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

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



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: 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

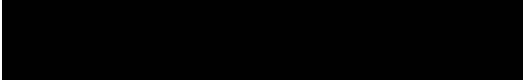
APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Michael S EGANA
Name of Applicant


Signature of Applicant


Address of Applicant

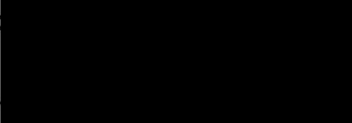

Applicant Phone No.


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



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.



Home



Reels



Friends



Marketplace



Notifications



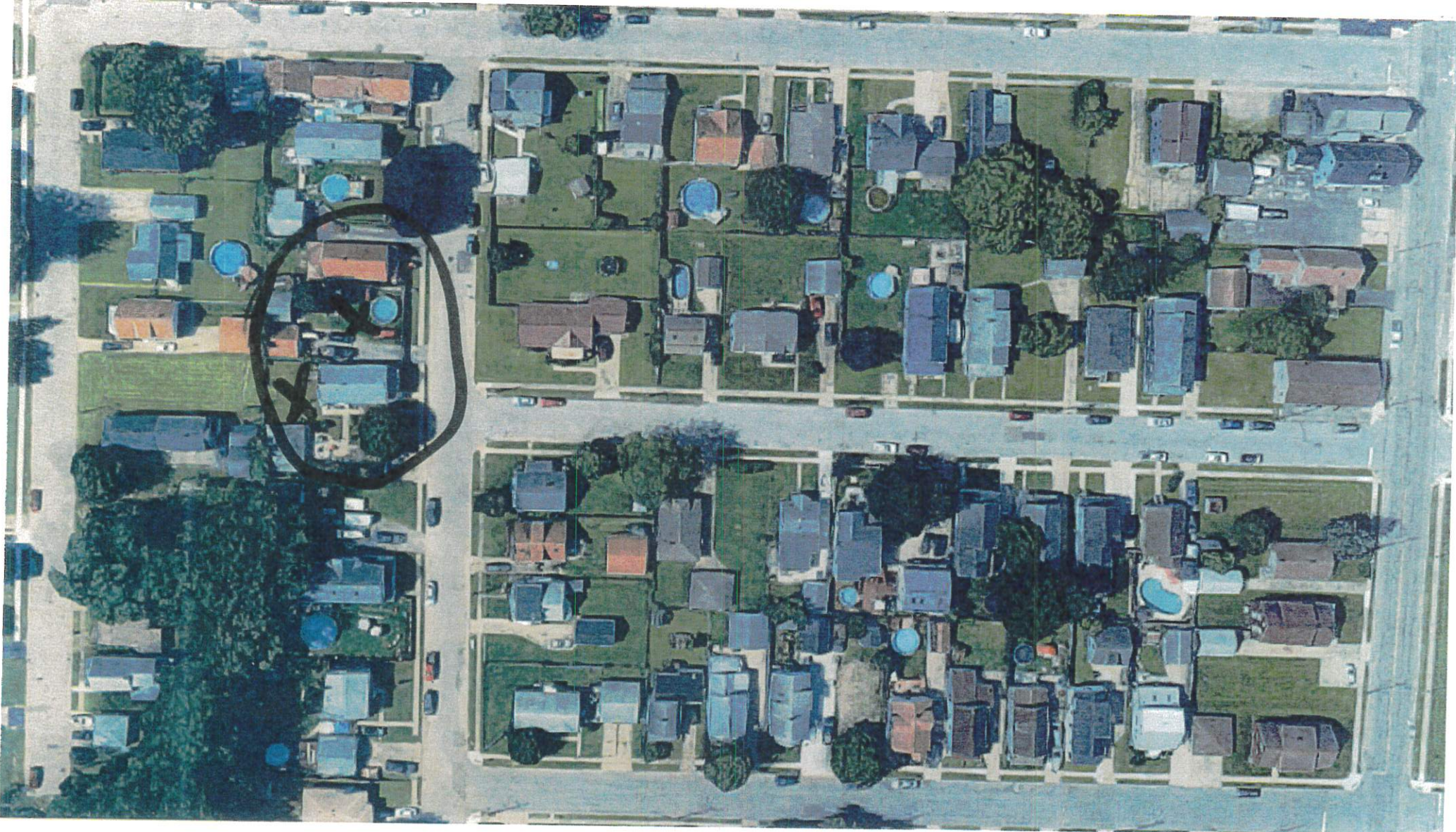
Profile



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 | | 13 | |
| 58 | 58 1-2 | 21 | |
| | | 21 | |
| 62 | | | |
| 66 | | 35 | 35 1 |
| 70 | 70 | | |
| 72 | 72 | 0 | 41 |
| | | 0 | 45 |
| 80 | | 49 | 49 |
| 84 | | | |

Mitchell Place

Milnor Avenue

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

Keever Avenue

| | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|------|----------|
| 28 | | | | | | | | | | 1809 | 1809 |
| 32 | 13 | 13 | 21 | 25 | 29 | 33 | 37 | 41 | 45 | 1818 | 1813 |
| 36 | | | | | 29 | | | | | 1817 | 1817 |
| 40 | 14 | 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 | |
| 1794 | 7 |
| 70 | |

Electric Avenue

| | |
|------|---|
| 1820 | 7 |
|------|---|

| | |
|------|------|
| 1834 | 1834 |
| 1838 | 1838 |