



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 2839 SOUTH PARK AVE

Reason in front of the board SITE PLAN APPROVAL / FENCE HEIGHT VARIANCE

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

Agenda Applicant IZZU MOHAMED / PROPERTY MANAGER

Agenda item SITE PLAN REPAIR SHOP / TOWING 8' FOOT TALL WOODEN FENCING

Zone CENTRAL BUSINESS DISTRICT

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...) FENCE HEIGHT VARIANCE 8' TALL WOODEN FENCING IN REAR OF THE

Description of agenda use? SITE PLAN 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
ZONING BOARD OF APPEALS

Date: 5/5/26 Application No. _____

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

Property Address: 2839 South Park Avenue

S.B.L. No. 142.46-8.14.1

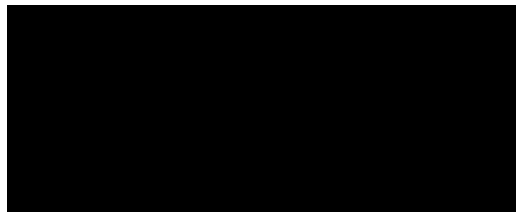
Description of Action to be Appealed: Replace existing fence w/ a 8' fence

~~SIDEYARD VARIANCE FOR REAR ADDITIONAL~~ *20*

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

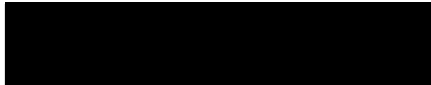
Izzy Mohamed, pm
Name of Applicant



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:

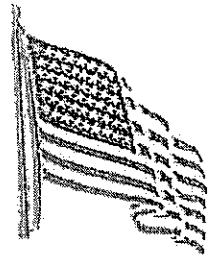
NAME: 2839 South Park Avenue, LLC





**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

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



City of Lackawanna Criteria for an Area Variance

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

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

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
 - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
 - (3) whether the requested area variance is substantial;
 - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address: 2839 South PARK Ave.

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

NO Replacing ~~so far~~ the current fence w/ a newer fence that is more attractive than what's currently there..

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

NO other way to block access to rear of property.

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

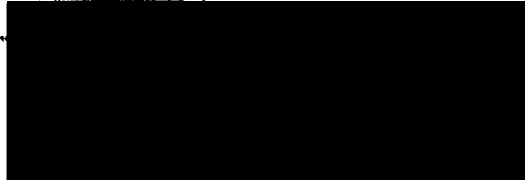
NO

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

NO

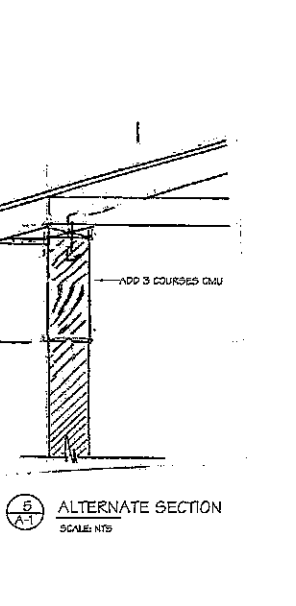
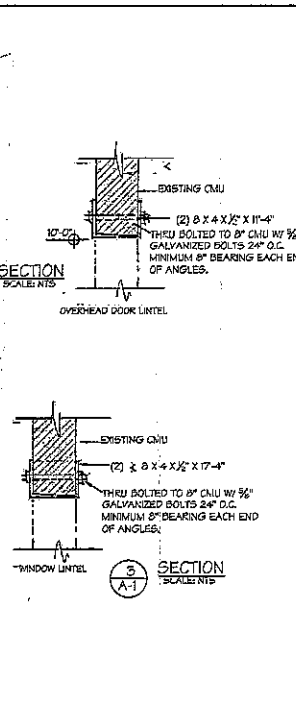
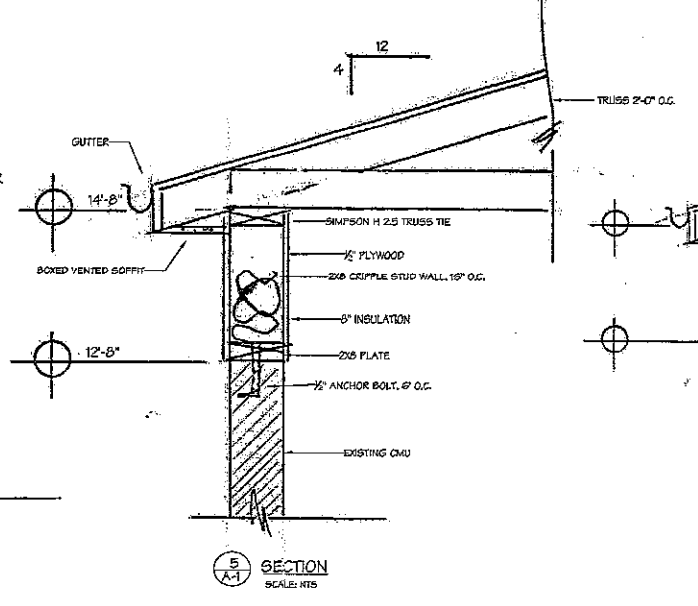
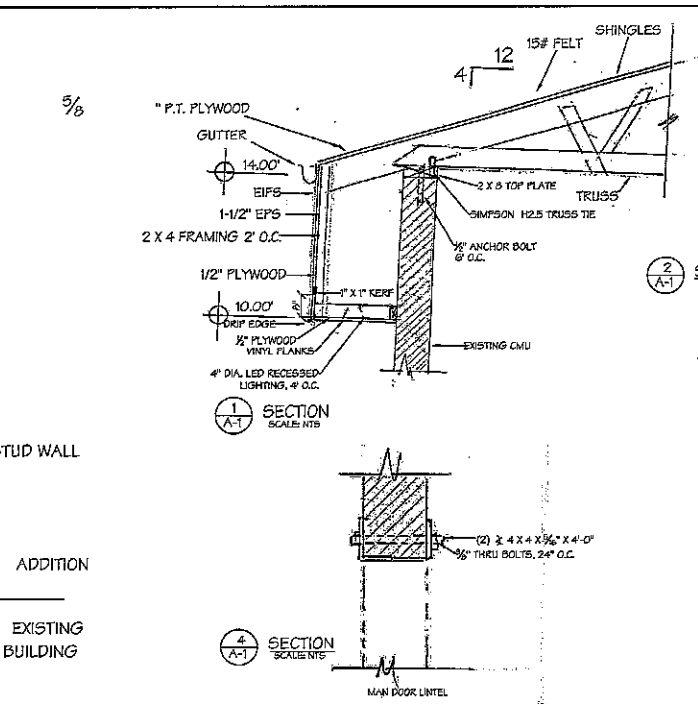
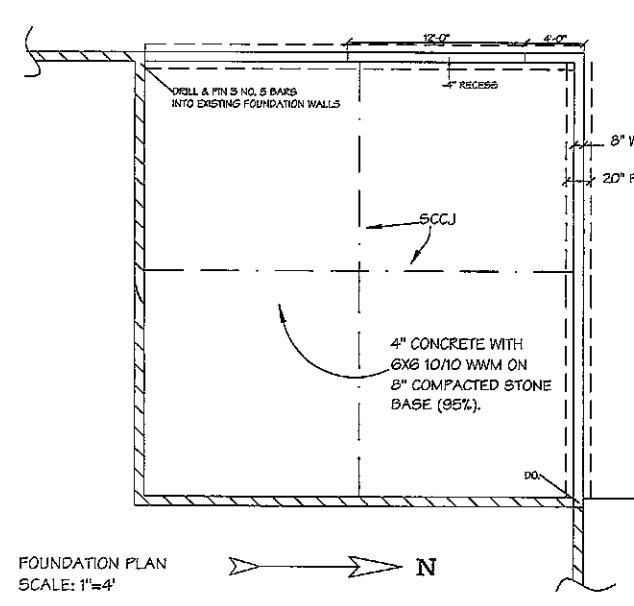
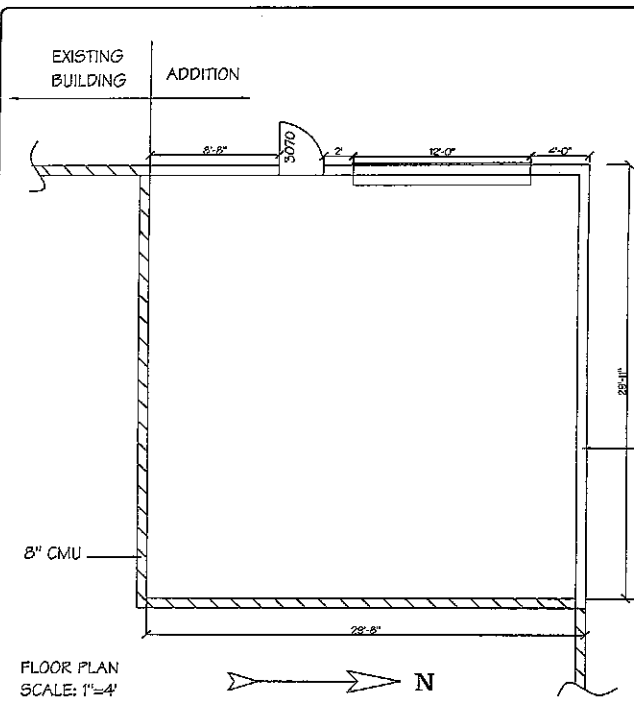
5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

NO

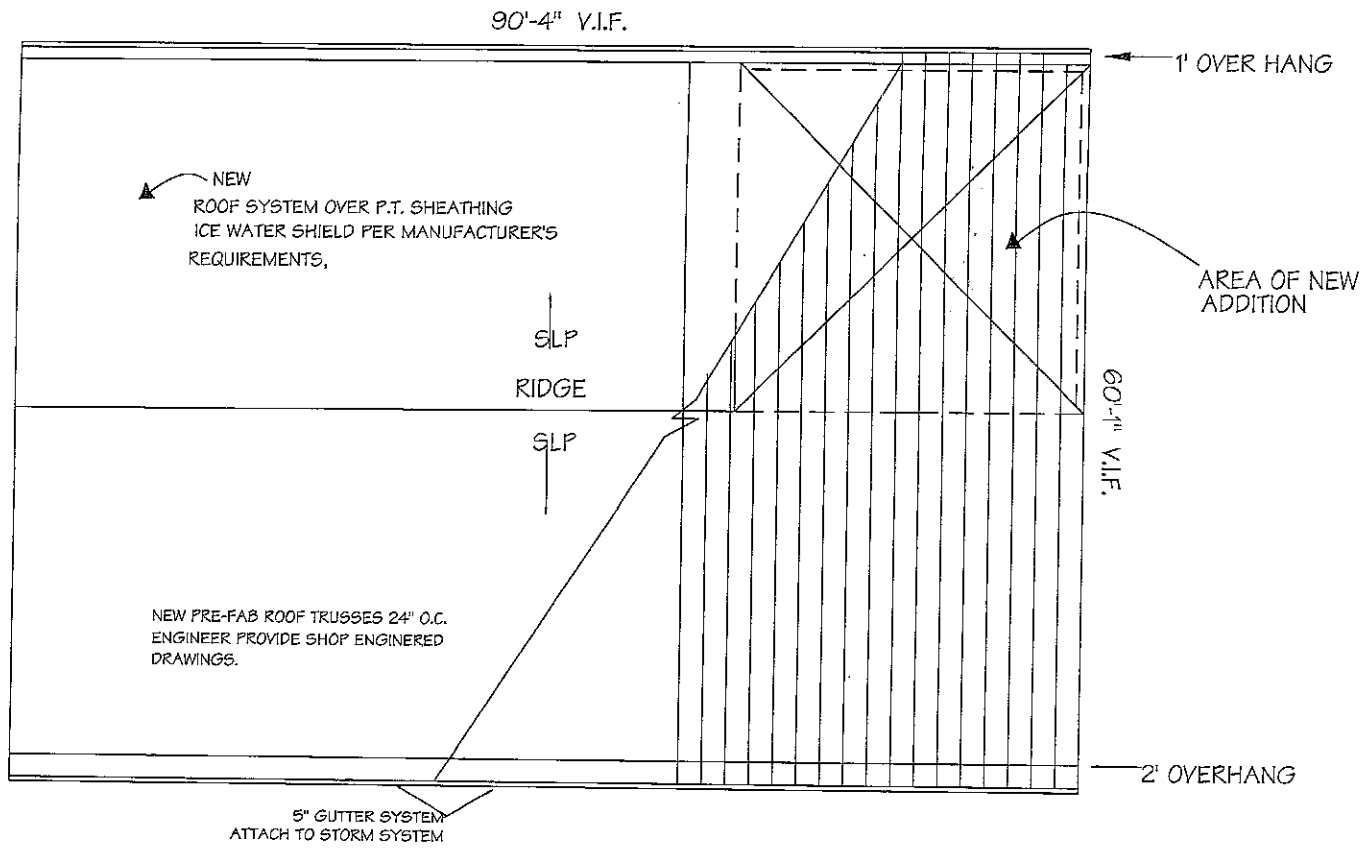


Sign Above, Print Name Below

Izzy Mohamed, PM

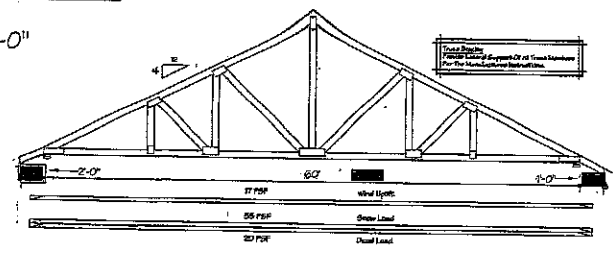


<p>2839 SOUTH PARK PROJECT</p> <p>2839 SOUTH PARK LACKAWANNA, NY</p>	
<p>JAMES ALLEN RUNSEY ARCHITECT & ENGINEERS 5725 EAST RIVER ROAD GRAND ISLAND, NY 14457</p>	
<p>PLANS & DETAILS</p>	
<p>Product No.</p> <p>0000</p>	<p>Revision No.</p> <p>0000</p>
<p>A-1</p>	



ROOF PLAN

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



TRUSS DETAIL
SCALE: N.T.S.

- WOOD TRUSSES:**
1. THE WOOD TRUSSES SHALL BE DESIGNED UNDER THE DIRECT P.E. IN THE DESIGN OF THIS WORK AND LICENSED BY THE STATE OF NEW YORK.
 2. THE TRUSSES SHALL BE DESIGNED, FABRICATED AND INSTALLED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE PUBLICATIONS DW7-76, DW7-80, TR 283, AND DW7-89 AS APPLICABLE, AND IN ACCORDANCE WITH THE STATE OF NY STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
 3. ALL TRUSSES MUST BE BRACED DURING AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH "BRACING WOOD TRUSSES, COMMENTARY & RECOMMENDATIONS" (DW72) BY THE TRUSS INSTITUTE. ALL ERECTION & PERMANENT BRACING SHALL BE INSTALLED & ALL TRUSSES PERMANENTLY FASTENED BEFORE APPLICATION OF ANY LOADS.

Project Name	2839 SOUTH PARK PROJECT		
Sheet No.	A-3	Rev.	1
Date	10/10/2024	Drawn By	MM
Checked By	MM	Scale	AS SHOWN

2839 SOUTH PARK PROJECT
2839 SOUTH PARK
LACKAWANNA, NY

JAMES ALLEN RUSKEY
ARCHITECT
1729 EAST RIVER ROAD
GRAND BLVD, NY 14072

JAMES ALLEN RUSKEY, ARCHITECT
1729 EAST RIVER ROAD
GRAND BLVD, NY 14072

ROOFING PLAN

Project No.	2839	Drawing No.	A-3
Sheet No.	A-3	Scale	AS SHOWN
Date	10/10/2024	Drawn By	MM

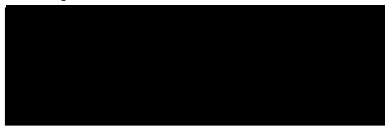


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

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

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 checked="" type="checkbox"/> Variance |
| 5. <input type="checkbox"/> 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 3071 SOUTH PARK

Reason in front of the board ADDITIONAL SIGN VARIANCE

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

Agenda Applicant MOHAMED SHARIAN

Agenda item AREA VARIANCE ADDITIONAL SIGNAGE

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...) SIGN VARIANCE FOR MORE THAN CODE ALLOWS.

Description of agenda use? SAME

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 5/7/26

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
 \$ 250.00

Property Address: 3071 South Park Avenue

S.B.L. No. _____

Description of Action to be Appealed: To allow installation of an additional wall sign.

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

Mohamed Sharion
Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

Owner

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

Property Owner:

NAME: Mohamed Sharion

Address:

[Redacted Address]

Property Address 3071 South Park Avenue

1. What facts support that the applicant cannot realize a reasonable return?

The applicant wishes to advertise to a broader audience by using a sign that is written in Arabic. The current allowed area for signage does not provide a big enough space to install the aforementioned sign.

2. Why should the ZBA determine the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood?

The alleged hardship in question is unique as the property in question is the biggest commercial building in a primarily residential area. Potential customers will more easily be able to recognize the business from the main entrance to the lot.

3. Will the use variance, if granted, alter the essential character of the neighborhood?

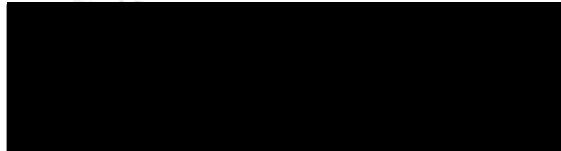
If the area variance is granted, it will not alter the essential character of the neighborhood.

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

The proposed area variance will not have an adverse effect on the physical environmental conditions of the neighborhood.

5. Is the alleged hardship self-created?

The alleged hardship is not created.



Sign Application and Print Name Below

SAED SHAFIE

ELECTRICAL:

HOOK UP TO EXISTING ELECTRIC FROM PREVIOUS SIGN

CUSTOMER WILL HIRE LICENSED ELECTRICIAN TO SUPPLY POWER FOR SIGN

SPECIFICATIONS:

ILLUMINATED CHANNEL LETTERS
FLUSH MOUNTED FACADE.

"LULU": 36"H X 127.5"W
FACES: POLYCARBONATE W/ DIGITALLY PRINTED TRANSLUCENT VINYL APPLIED - GRADIENT RED LETTERS
TRIM & RETURNS: WHITE

"HYPER MARKET": 14"H X 172.5"W
FACES: POLYCARBONATE W/ GREEN TRANSLUCENT VINYL APPLIED
TRIM & RETURNS: WHITE

"LOGO": 43.75"H X 60"W
FACES: POLYCARBONATE W/ DIGITALLY PRINTED TRANSLUCENT VINYL APPLIED
TRIM & RETURNS: WHITE

COLORS:

ORACAL 8500 *062 LIGHT GREEN

ORACAL 8500 *031 RED

66.5 TOTAL SF

PROPERTY DETAILS:
ASSESSED ADDRESS: 3071 SOUTH PARK AVE
LACKAWANA, NY 14218
MAILING ADDRESS: 3071 SOUTH PARK AVE
LACKAWANA, NY 14218
GREEN ZONING CODE: NC
DESCRIPTION: NEIGHBORHOOD COMMERCIAL
MAXIMUM AREA ALLOWED TOTAL: 100 SF
PROPOSED SIGN TOTAL: 66.5 SF

NOTE: DESIGN WIND LOAD = 115 MPH/3 SECOND PEAK GUST
DESIGN SNOW LOAD = 50 PSF

NOTES ON ELECTRICAL:
ALL POWER SUPPLIED TO UL RATED, EXTERIOR USE
JUNCTION BOX WITH DESIGNATED TIME CLOCK CIRCUITING
WILL BE SUPPLIED BY OWNER THROUGH A CITY-OF-LAKAWANA
-LICENSED ELECTRICAL CONTRACTOR. APPROPRIATE PERMITS
AND INSPECTIONS SHALL BE COMPLETED AS PART OF
REQUIRED INSTALLATION BY LICENSED ELECTRICIAN (NIC)

66.5 TOTAL SF



DESIGN PROPOSAL

DATE:
5/1/26

CUSTOMER:
LULU HYPER MARKET

JOB LOCATION:
3071 SOUTH PARK AVE
LACKAWANA, NY 14218



1130 Sheridan Drive
Tonawanda, NY 14150
(716) 240-9740

PHONE #:



DESIGNER: ES

*Property of Buffalo Signmakers©[2026]all rights reserved

DESIGN PROOF &
APPROVAL FORM

APPROVED: PROCEED TO PRODUCTION
SIGNED: _____

DATE: _____

CHANGES TO ARTWORK.
SEE NOTES AND REVISE.

ELECTRICAL:

HOOK UP TO EXISTING ELECTRIC FROM PREVIOUS SIGN

CUSTOMER WILL HIRE LICENSED ELECTRICIAN TO SUPPLY POWER FOR SIGN

SPECIFICATIONS:

ILLUMINATED CHANNEL LETTERS
FLUSH MOUNTED TO FACADE.

"LULU": 36"H X 127.5"W
FACES: POLYCARBONATE W/ DIGITALLY PRINTED TRANSLUCENT VINYL APPLIED - GRADIENT RED LETTERS
TRIM & RETURNS: WHITE

"HYPER MARKET": 14"H X 172.5"W
FACES: POLYCARBONATE W/ GREEN TRANSLUCENT VINYL APPLIED
TRIM & RETURNS: WHITE

"LOGO": 43.75"H X 60"W
FACES: POLYCARBONATE W/ DIGITALLY PRINTED TRANSLUCENT VINYL APPLIED
TRIM & RETURNS: WHITE

COLORS:

ORACAL 8500 *062 LIGHT GREEN

ORACAL 8500 *031 RED

66.5 TOTAL SF

PROPERTY DETAILS:
ASSESSED ADDRESS: 3071 SOUTH PARK AVE
LACKAWANA, NY 14218
MAILING ADDRESS: 3071 SOUTH PARK AVE
LACKAWANA, NY 14218
GREEN ZONING CODE: NC
DESCRIPTION: NEIGHBORHOOD COMMERCIAL
MAXIMUM AREA ALLOWED TOTAL: 100 SF
PROPOSED SIGN TOTAL: 66.5 SF

NOTE: DESIGN WIND LOAD = 115 MPH/3 SECOND PEAK GUST
DESIGN SNOW LOAD = 50 PSF

NOTES ON ELECTRICAL:
ALL POWER SUPPLIED TO UL RATED, EXTERIOR USE
JUNCTION BOX WITH DESIGNATED TIME CLOCK CIRCUITING
WILL BE SUPPLIED BY OWNER THROUGH A CITY-OF-LAKAWANA
-LICENSED ELECTRICAL CONTRACTOR. APPROPRIATE PERMITS
AND INSPECTIONS SHALL BE COMPLETED AS PART OF
REQUIRED INSTALLATION BY LICENSED ELECTRICIAN (NIC)

66.5 TOTAL SF



BEFORE



AFTER

DESIGN PROPOSAL



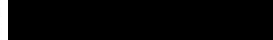
HANSEN ID: 5421

DATE:
5/1/26

1130 Sheridan Drive
Tonawanda, NY 14150
(716) 240-9740

CUSTOMER:
LULU HYPER MARKET

PHONE #:



JOB LOCATION:
3071 SOUTH PARK AVE
LACKAWANA, NY 14218

DESIGNER: ES

*Property of Buffalo Signmakers©(2026)all rights reserved

DESIGN PROOF &
APPROVAL FORM

APPROVED: PROCEED TO PRODUCTION
SIGNED: _____

DATE: _____

CHANGES TO ARTWORK.
SEE NOTES AND REVISE.

SPECIFICATIONS:

ILLUMINATED CHANNEL LETTERS MOUNTED TO RACEWAYS PAINTED TO MATCH FACADE.

"LULU": 48"H X 170"W
 FACES: POLYCARBONATE W/ TRANSLUCENT VINYL APPLIED
 TRIM & RETURNS: WHITE

"HYPER MARKET": 36"H X 376"W
 FACES: POLYCARBONATE W/ GREEN TRANSLUCENT VINYL APPLIED
 TRIM & RETURNS: WHITE

"أسواق لولو": 42"H X 189"W
 FACES: POLYCARBONATE W/ GREEN TRANSLUCENT VINYL APPLIED
 TRIM & RETURNS: WHITE

COLORS:

ORACAL 8500 *062 LIGHT GREEN

ORACAL 8500 *031 RED

193.75 TOTAL SF

ELECTRICAL:

HOOK UP TO EXISTING ELECTRIC FROM PREVIOUS SIGN

CUSTOMER WILL HIRE LICENSED ELECTRICIAN TO SUPPLY POWER FOR SIGN

PROPERTY DETAILS:
 ASSESSED ADDRESS: 3071 SOUTH PARK AVE LACKAWANA, NY 14218
 MAILING ADDRESS: 3071 SOUTH PARK AVE LACKAWANA, NY 14218
 GREEN ZONING CODE: NC
 DESCRIPTION: NEIGHBORHOOD COMMERCIAL
 MAXIMUM AREA ALLOWED TOTAL: 100 SF
 PROPOSED SIGN TOTAL: 196 SF

NOTE: DESIGN WIND LOAD = 115 MPH/3 SECOND PEAK GUST
 DESIGN SNOW LOAD = 50 PSF

NOTES ON ELECTRICAL:
 ALL POWER SUPPLIED TO UL RATED, EXTERIOR USE JUNCTION BOX WITH DESIGNATED TIME CLOCK CIRCUITING WILL BE SUPPLIED BY OWNER THROUGH A CITY-OF-LAKAWANA -LICENSED ELECTRICAL CONTRACTOR. APPROPRIATE PERMITS AND INSPECTIONS SHALL BE COMPLETED AS PART OF REQUIRED INSTALLATION BY LICENSED ELECTRICIAN (NIC)

193.75 TOTAL SF



DESIGN PROPOSAL



HANSEN ID: 5421

DATE:
5/11/26

1130 Sheridan Drive
 Tonawanda, NY 14150
 (716) 240-9740

CUSTOMER:
LULU HYPER MARKET

PHONE #:
[REDACTED]

JOB LOCATION:
3071 SOUTH PARK AVE
LACKAWANA, NY 14218

DESIGNER: ES

*Property of Buffalo Signmakers©(2026)all rights reserved

DESIGN PROOF & APPROVAL FORM

APPROVED: PROCEED TO PRODUCTION
 SIGNED: _____

DATE: _____

CHANGES TO ARTWORK,
 SEE NOTES AND REVISE.

SPECIFICATIONS:

QTY: (2) 84"H X 84" LEXAN FACES
 W/ DIGITALLY PRINTED
 TRANSLUCENT VINYL APPLIED.

COLORS:

DIGITALLY PRINTED ON
 TRANSLUCENT VINYL & UV
 LAMINATED

49 TOTAL SF

MAX H 8'
 MAX S/F 25 PER SIDE

PROPERTY DETAILS:
 ASSESSED ADDRESS: 3071 SOUTH PARK AVE
 LACKAWANA, NY 14218
 MAILING ADDRESS: 3071 SOUTH PARK AVE
 LACKAWANA, NY 14218
 GREEN ZONING CODE: NC
 DESCRIPTION: NEIGHBORHOOD COMMERCIAL
 MAXIMUM AREA ALLOWED TOTAL: 100 SF
 PROPOSED SIGN TOTAL: 56 SF



BEFORE



AFTER



NOTE: DESIGN WIND LOAD = 115 MPH/3 SECOND PEAK GUST
 DESIGN SNOW LOAD = 50 PSF

NOTES ON ELECTRICAL:
 ALL POWER SUPPLIED TO UL RATED, EXTERIOR USE
 JUNCTION BOX WITH DESIGNATED TIME CLOCK CIRCUITING
 WILL BE SUPPLIED BY OWNER THROUGH A CITY-OF-LAKAWANA
 -LICENSED ELECTRICAL CONTRACTOR. APPROPRIATE PERMITS
 AND INSPECTIONS SHALL BE COMPLETED AS PART OF
 REQUIRED INSTALLATION BY LICENSED ELECTRICIAN (NIC)

ELECTRICAL:

- HOOK UP TO EXISTING ELECTRIC FROM PREVIOUS SIGN
- CUSTOMER WILL HIRE LICENSED ELECTRICIAN TO SUPPLY POWER FOR SIGN

DESIGN PROPOSAL



HANSEN ID: 5421

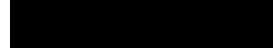
DATE:

5/4/26

1130 Sheridan Drive
 Tonawanda, NY 14150
 (716) 240-9740

CUSTOMER:
 LULU HYPER MARKET

PHONE #:



JOB LOCATION:
 3071 SOUTH PARK AVE
 LACKAWANA, NY 14218

DESIGNER: ES

*Property of Buffalo Signmakers © [2026] all rights reserved

DESIGN PROOF &
 APPROVAL FORM

APPROVED: PROCEED TO PRODUCTION
 SIGNED: _____

DATE: _____

CHANGES TO ARTWORK.
 SEE NOTES AND REVISE.

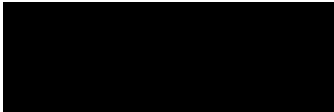


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

LA HYPER INC



Re: 3071 – 3085 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: N/A

Date: May 27, 2026

Time: N/A

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
Michael Gawlak – 150 Elkhart Street
Jason Roche – 156 Elkhart Street
4 Saint James LLC – 4 St James Pl
Charles Tusso – 10 St James Pl
Charles Tusso – 16 St James Pl

Anthony Agnello – 213 Kirby Ave
William Atwill – 214-216 Kirby Ave
Fair Rentals LLC – 217 Kirby Ave
220 Kirby Ave LLC – 220 Kirby Ave
Michael Wils – 221 Kirby Ave
Diariou Bah – 222 Kirby Ave
Mariam Alabadi – 226 Kirby Ave
Jeffrey Sullivan – 3052 South Park Ave
Grace Vesneske – 3055 South Park Ave
Steamsters Carpet Cleaning – 3056 South Park Ave
Gamal Harhara – 3061 South Park Ave
Robert Wolff – 3064 South Park Ave
David Snyder – 3068 South Park Ave
Paul Bapst – 3070 South Park Ave
Allan Krytus – 3080 South Park Ave
Mohammed Alam – 3090 South Park Ave
Brad Colts – 3095 South Park Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Zachary Alabadi



Re: 3071 – 3085 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: N/A

Date: May 27, 2026

Time: N/A

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
Michael Gawlak – 150 Elkhart Street
Jason Roche – 156 Elkhart Street
4 Saint James LLC – 4 St James Pl
Charles Tusso – 10 St James Pl
Charles Tusso – 16 St James Pl

Anthony Agnello – 213 Kirby Ave
William Atwill – 214-216 Kirby Ave
Fair Rentals LLC – 217 Kirby Ave
220 Kirby Ave LLC – 220 Kirby Ave
Michael Wils – 221 Kirby Ave
Diariou Bah – 222 Kirby Ave
Mariam Alabadi – 226 Kirby Ave
Jeffrey Sullivan – 3052 South Park Ave
Grace Vesneske – 3055 South Park Ave
Steamsters Carpet Cleaning – 3056 South Park Ave
Gamal Harhara – 3061 South Park Ave
Robert Wolff – 3064 South Park Ave
David Snyder – 3068 South Park Ave
Paul Bapst – 3070 South Park Ave
Allan Krytus – 3080 South Park Ave
Mohammed Alam – 3090 South Park Ave
Brad Colts – 3095 South Park Ave



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Bordering Property Notice

Dear Sir or Madam:

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

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

Property owner: LA HYPER INC

Applicant: Mohamed Sharion / Saed Shafie

Address: 3071 – 3085 South Park Avenue

In reference to: Requesting sign variance for additional signage

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 5:00PM** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 311
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT

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



Date 5/27/24

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 400 INGHAM

Reason in front of the board AREA VARIANCE FOR 72 FOOT FLAG POLE

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

Agenda Applicant CHARLES B. MORGAN

Agenda item FRONT YARD HEIGHT VARIANCE

Zone MIXED COMMERCIAL INDUSTRIAL ZONE

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...) FRONT YARD HEIGHT VARIANCE FOR 72 FOOT TALL FLAG POLE

Description of agenda use? _____

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

714 Ridge Road – Room 309
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: 4/28/20

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00 ✓
\$ 250.00

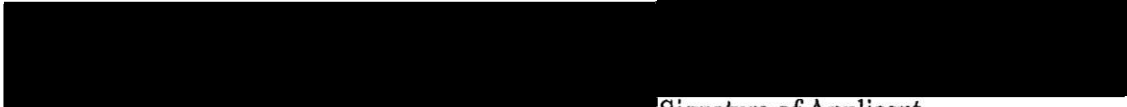
Property Address: 400 Ingham Ave., Lackawanna, NY 14218

S.B.L. No. _____

Description of Action to be Appealed: Request for a height
variance and potential front yard variance
to construct a 72 foot flagpole.
(SEE ATTACHMENT FOR LOCATION)

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development



Name of Applicant

Signature of Applicant



Address of Applicant



Applicant Phone No.



Applicant's Email

Coo

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

Property Owner:

NAME: SAME AS ABOVE

Address: _____

)
)

)
)

)
)

Director of Development

Property Address: 400 Ingham Ave., Lackawanna, NY 14218

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

Granting this variance will not create an undesirable change. The flagpole is a single slender vertical structure that will not increase density, traffic, noise, or congestion. Its appearance will be maintained and is visually appealing. Many communities have flagpoles of similar or greater height, none of which reduce property values. In fact, they can become a point of pride and identity for the area.

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

No. We have acquired a 72 foot flagpole and hope to display an 8x10 flag. The purpose of the flagpole is to allow the flag to be clearly seen from a distance, which would not be possible in other means.

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

No. While 72 feet is taller than a typical structure, it is a single vertical element that has a small footprint. The request is proportional to the intended use, a flagpole must be taller than surrounding obstructions to serve its purpose. Similar flagpoles exist in many commercial and municipal settings, showing that this height is reasonable.

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

No. The flagpole will have a small concrete foundation, resulting in minimal land disturbance. It will not affect drainage, traffic patterns or light and air access. It will

be installed properly to ensure it is safely anchored and meets safety standards.

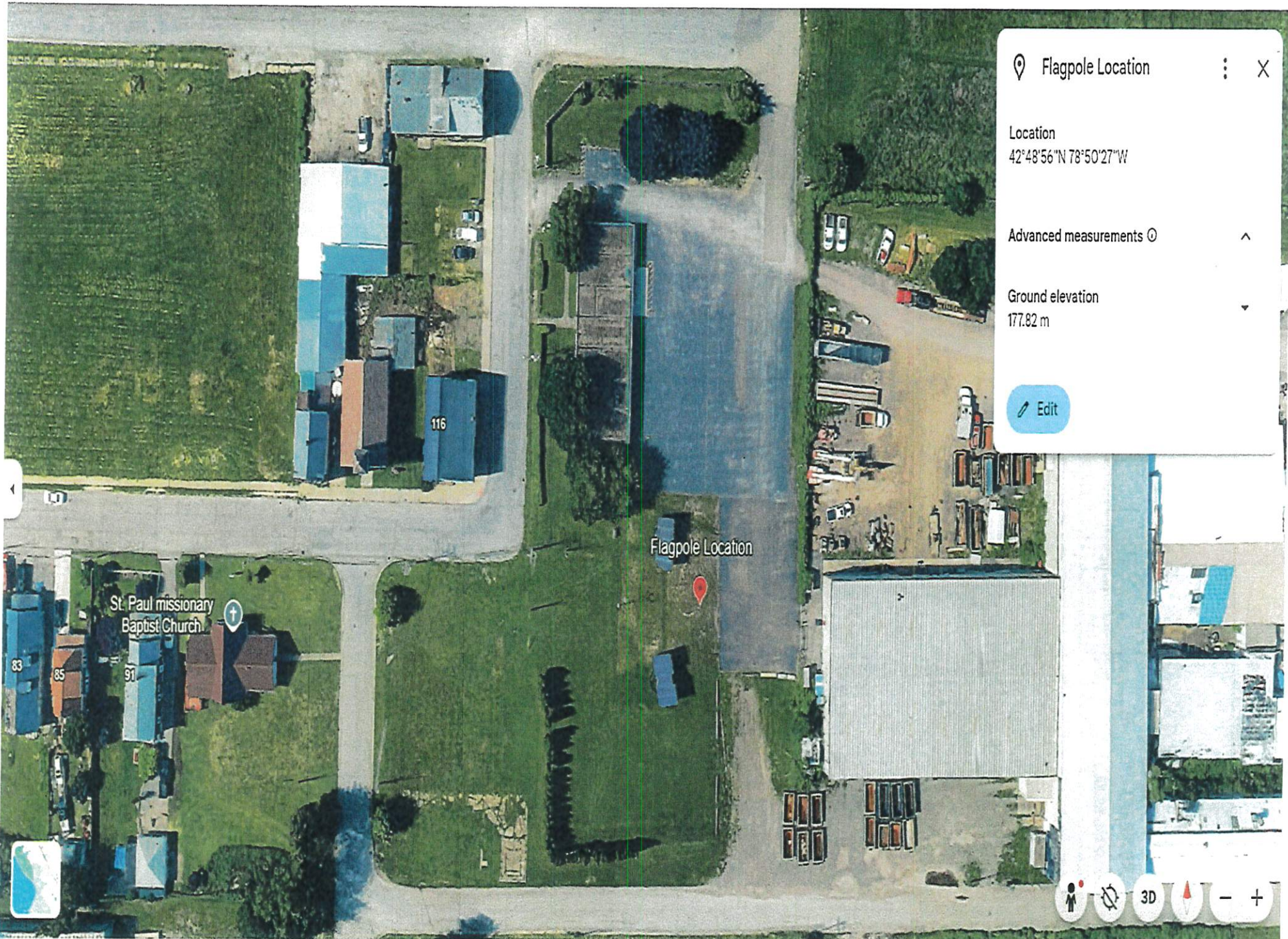
5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

The need for variance is elective but should not prevent approval as the project serves a public facing and community-enhancing purpose.



Sign Above, Print Name Below

CHARLES B. MORGAN



📍 Flagpole Location ⋮ ✕

Location
42°48'56"N 78°50'27"W

Advanced measurements ⓘ ⤴

Ground elevation
177.82 m ⤵

[✎ Edit](#)



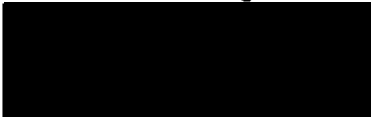
CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Empire Building Diagnostics

Attn: Charles Morgan



Re: 400 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: N/A

Date: May 27, 2026

Time: N/A

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

Joel Kendrick – 83 Dona Street

Givez Properties LLC – 85 Dona Street

Mary Cellini – 91 Dona Street

Mark Radominski – 106 Dona Street

Union Fouta of Buffalo Inc – 108 Dona Street

116 Dona Street LLC – 116 Dona Street



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. X Variance
5. _____ Zoning Law Appeals

Property owner: Empire Building Diagnostics

Applicant: Charles Morgan

Address: 400 Ingham Avenue

In reference to: Requesting height variance to install a 72-foot flagpole on the property

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 5:00PM** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 311
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA



CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT

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



Date 4/29/26 ^{TABLED}

NEW 5/27/26 SM

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 19 MONROE

Reason in front of the board SIDE YARD VARIANCE

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

Agenda Applicant RICHARD MAXWELL

Agenda item SIDEYARD VARIANCE

Zone MIXED RESIDENTIAL

Use variance needed? Yes/ No

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

Area variance needed? Yes / No

Description of area variances needed (Parking/ height ect...) WANTS TO BUILD A
3 CAR GARAGE 2 FEET FROM PROPERTY LINE.
CODE IN MR. ZONE NEEDS 5 FEET /

Description of agenda use? 3 FT VARIANCE

Code enforcement research (attached if applicable) YES

Legal opinion/ research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road – Room 309
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
 TO THE CITY OF LACKAWANNA
 ZONING BOARD OF APPEALS

Date: 4-10-26

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
 \$ 250.00

Property Address: 19 MONROE ST

S.B.L. No. _____

Description of Action to be Appealed: BUILDING (2) CAR-
GARAGE 2' OFF NEIGHBORS FENCE
LINE

APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

RICHARD MAXWELL

Name of Applicant

[Redacted]

Address of Applicant

[Redacted]

Applicant's Email

[Redacted]

Signature of Applicant

[Redacted]

Applicant Phone No.

OWNER

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

Property Owner:

NAME: RICHARD MAXWELL

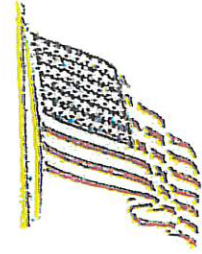
Address:

[Redacted]



**CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT**

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



City of Lackawanna Criteria for an Area Variance

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

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

- (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
 - (2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
 - (3) whether the requested area variance is substantial;
 - (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
 - (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address: 19

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

NO IT SETS 35' OFF SIDEWALK
AND THERE IS ALREADY A STRUCTURE TO BE
REMOVED

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

NO PROPERTY IS ONLY SO BIG

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

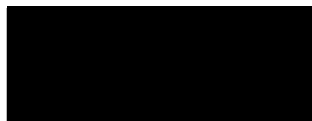
NO

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

NO

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

NO



Sign Above, Print Name Below

RICHARD MAXWELL

Not to Scale

< Back ×

Address

19 Monroe Street, Buffalo, New York 14218, United States

Overview **Hunt Unit** Content >

Address

Name

19 Monroe Street, Buffalo, New York 14218, United States

Coordinates 42.81609, -78.82647 Copy





City of Lackawanna
Department of Development / Code Enforcement
 714 Ridge Road – Room 309 / Room 311
 Lackawanna, NY 14218
 Tel: (716) 827-6421 Fax: (716) 827-1866



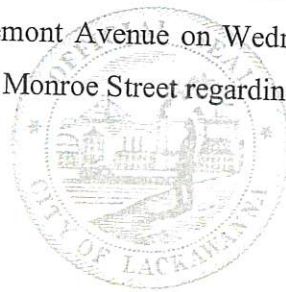
April 29, 2026

Dear Zoning Board of Appeals,

Please be advised the Department of Development received the following letter (attached) from Kathleen Polak, property owner of 20 Fremont Avenue on Wednesday, April 29, 2026. The property owner received their boarding notice regarding 19 Monroe Street regarding the applicant's request.

Thank you,

Department of Development



))
))

4-26-2026

Planning + Development Board,

I am responding to the Zoning variance letter sent to me because I am a neighbor to the property at 19 Monroe Street - Richard Maxwell

I am not against the 3 car garage 2 feet from the property line but I would like the shed he own's which is directly behind me, demolished because it is half down anyway and an eye sore

If he can invest in a 3 car garage he can remove the dangerous broken down shed to approve the neighborhood landscape appeal.

Thank you,

Kathleen Polak
(Fremont Ave)



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

May 19, 2026

Richard Maxwell



Re: 19 Monroe 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: N/A

Date: May 27, 2026

Time: N/A

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

Gary Miller – 15 Monroe Street

Thomas Gambino – 27 Monroe Street

Kathleen Polak – 20 Fremont Avenue

Ronald Rogacki – 26 Fremont 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. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Richard Maxwell

Applicant: Richard Maxwell

Address: 19 Monroe Street

In reference to: Requesting side yard variance to build a 3-car garage 2ft from the property line

You are entitled to appear at the public hearing scheduled for **5/27/26 @ 5:00PM** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

Communications, relating to the application, may be filed with the appropriate Board before the meeting by writing to:

Planning & Development Board/Zoning Board
Department of Development
714 Ridge Road, Room 311
Lackawanna, NY 14218

If you have any questions regarding the meeting, please call 716-827-6421

PLANNING AND DEVELOPMENT BOARD, CITY OF LACKAWANNA
ZONING BOARD OF APPEALS, CITY OF LACKAWANNA