



CITY OF LACKAWANNA OFFICE OF CODE ENFORCEMENT

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



Date 6-24-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 28 WELMVIEW

Reason in front of the board ASKING FOR A SECOND VARIANCE FOR APRON.

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

Agenda Applicant ARAF ALI

Agenda item AREA VARIANCE FOR 7 FOOT CURB CUT

Zone SINGLE FAMILY 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...) PREVIOUS VARIANCE GRANTED FOR OVER 50% OF FRONT YARD AND 5' CURB CUT, ASKING FOR ANOTHER ADDITIONAL 7' CURB CUT

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: 5/20/12

Application No. _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 28 W. Elmview Ave.

S.B.L. No. _____

Description of Action to be Appealed: Additional 7FT
apron/curb cut extension

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

Araif Ali
Name of Applicant

[Redacted]
Signature of Applicant

[Redacted]
Address of Applicant

[Redacted]
Applicant Phone No.

[Redacted]
Applicant's Email

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

Property Owner:

NAME: Araif Ali

Address: [Redacted]

Property Address: 28 W. Elmview 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, ~~some~~ amount you could still park 4 cars or more on street. Additionally there is not a huge desire for street parking on that street.

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, because could be a trip hazard walking down driveway then transitioning to grass

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

while the request is unique it will not hinder the look of the neighborhood given it is a mostly single family neighborhood & most people use there driveway for parking.

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

No there will not be adverse impact

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 difficulty is part of a larger project that will help prevent congestion of parked vehicles on the road.

Sign Above, Print Name Below

Araif Ali



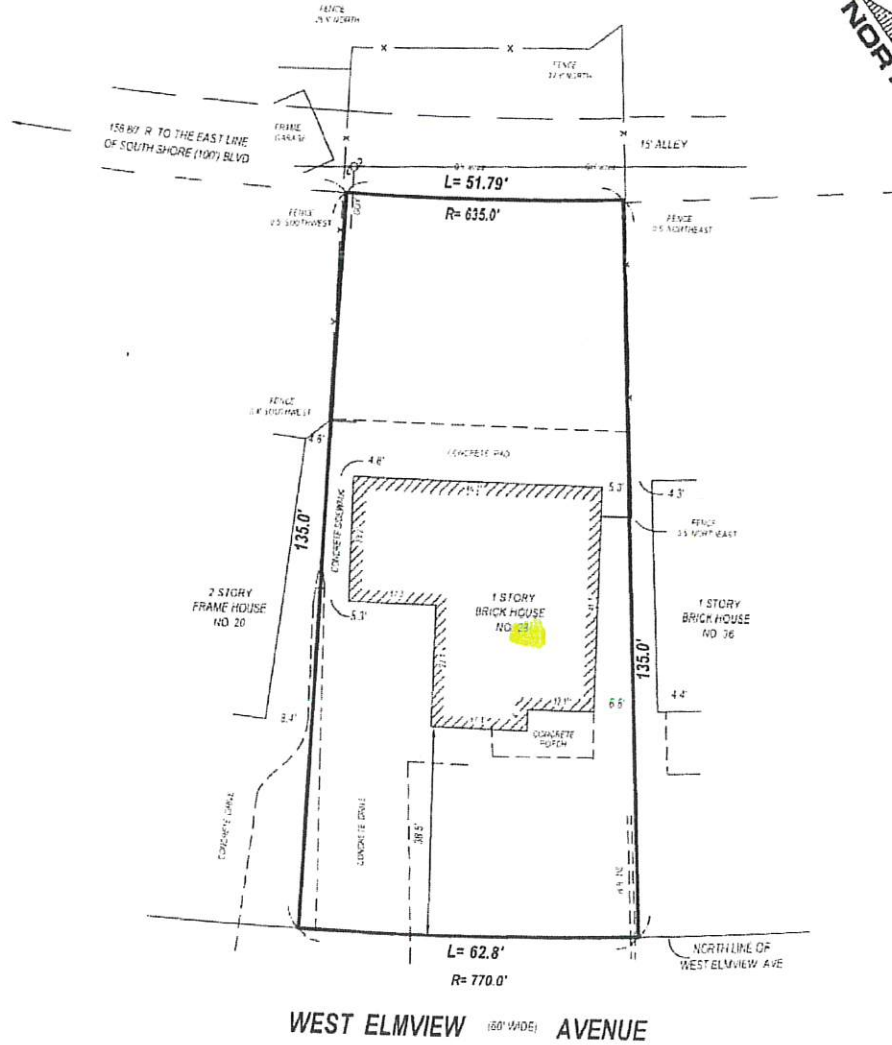
38 FEET CURB TO CURB





"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2 of the New York State Education Law." "Only copies from the original of this survey, marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

JOB NO. 2022064



SURVEY OF:
 PART OF LOT 344, T.10 - R.7, B.C.I.R.
 SUBLot 3, MAP COVER 1886
 CITY OF LACKAWANNA, ERIE COUNTY, N.Y.
 SCALE: 1" = 20' DATE: MAY 24, 2022

RICHARD J. ARONICA
 LAND SURVEYOR NYS 49799
 10559 ROCKY MOUNTAIN ROAD
 P.O. BOX 333
 NORTH COLLINS, NEW YORK 14111
 PHONE: 716-337-3420

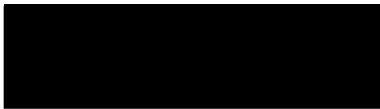


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Araif Ali



Re: 28 West Elmview 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: June 24, 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
Norman Lucarelli – 1 Goodrich Road
208 Ingham Ave Inc – 6 West Elmview Avenue
June Marie Kij – 23 West Elmview Avenue
Dorothy Legeza – 29 West Elmview Avenue
Charles Cramer – 36 West Elmview Avenue
Clifton Beacham – 42 West Elmview 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. X Variance
5. _____ Zoning Law Appeals

Property owner: Araif Ali

Applicant: Araif Ali

Address: 28 West Elmview Avenue

In reference to: Requesting a driveway approach variance for an additional 7-foot apron and curb cut extension in connection with a prior approved variance to pave more than 50 percent of the front yard within the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for 6/24/26 @ 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 6-24-20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 56 MADISON AVE.

Reason in front of the board AREA VARIANCE

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

Agenda Applicant GAIL NICHOLSON

Agenda item TEMPORARY POOL TO PROPERTY LINE VARIANCE.

Zone SINGLE FAMILY RESIDENTIAL

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...) CORNER LOT VARIANCE FOR FENCING RECEIVED LAST YEAR, NOW NEEDS PROPERTY LINE TO POOL VARIANCE UNDER 10' FROM LINE

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: 6-8-26

Application No. _____

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

Property Address: 56 Madison

S.B.L. No. _____

Description of Action to be Appealed: need pool
permit based on new state
Regulations - 10 ft ~~of~~ from
property lines

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

GAIL Nicholson

Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

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

Property Owner:

NAME: TRAIL WEST PROPERTIES LLC

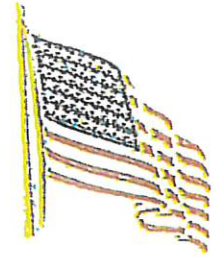
Address

[Redacted Address]



**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: 56 MADISON

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

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

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?

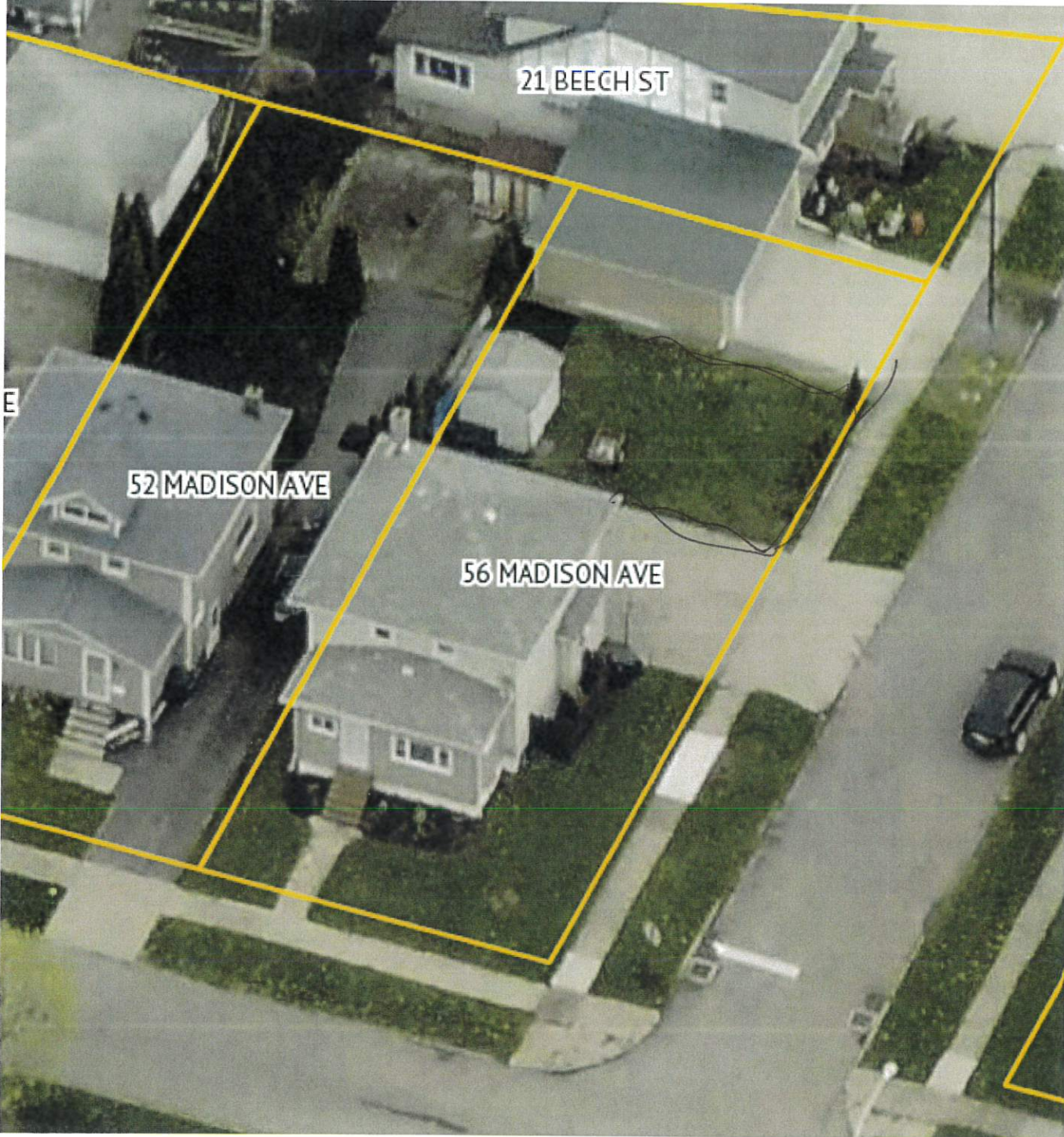
NO

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 NEW STATE REGULATIONS

Sign Above, Print Name Below

GAIL Nicholson



21 BEECH ST

52 MADISON AVE

56 MADISON AVE

E



City of Lackawanna Office of Code Enforcement

714 Ridge Rd Rm 311
Lackawanna, NY 14218
Ph: 716-827-6421



2026 Pool Regulations

Any pool deeper than 24 inches

In accordance with **2025 New York State Codes**, all pools and hot tubs that are designed to contain or are capable of containing water more than **24 inches deep at any point**, whether in-ground, above-ground, or temporary, must comply with all state and city rules and regulations. Permit procedures will remain the same as in the past with the addition of temporary pools requiring a permit upon installation and anytime they are disassembled or moved. Relevant codes including, but not limited to, the below listed items apply to **all pools deeper than 24 inches** whether new or existing.



New York State Code Requirements (2025 RCNYS Section 328)

- Permanent barrier at a minimum height of 48 inches tall (R328.4.2.1)
- Self-closing and self-latching gate that can be locked with a key (R328.4.2.7)
- Door alarms when a structure is used as a pool enclosure (R328.4.2.8)
- Pool alarm for pools built or substantially modified after 12/14/06 (R328.6)

City of Lackawanna Code Requirements (Chapter 198)

- 10 feet from property lines (198-13)
- No more than 10% of total area of premises (198-13)
- May not be erected in front yards, including either front yard of a corner lot (198-13)
- *Homeowners may apply for variances regarding all of the above items*

National Electrical Code Requirements (2020 NEC Section 680)

- Outlets supplying all pool motors on branch circuits rated 150 volts or less to ground and 60 amperes or less, single- or 3-phase, shall be provided with Class A ground-fault circuit-interrupter (GFCI) protection (680.21(C))

Items Needed to Obtain a Permit

- Plans, sketches, or specifications that include pool dimensions and depths
- Complete set of plot plans (survey) showing all lot lines, existing structures and yard measurements, drawn accurately to scale
- Fence permit and plans to build if no existing fence 48 inches or taller
- Code Enforcement inspection of site before permit can be issued
- All applicable fees



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Trails West Properties LLC



Re: 56 Madison 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: June 24, 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
Joan Masocco – 52 Madison Avenue
Trails West Properties LLC – 21 Beech Street

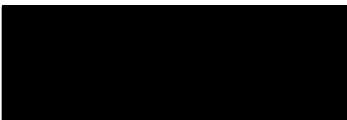


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Gail Nicholson



Re: 56 Madison 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: June 24, 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
Joan Masocco – 52 Madison Avenue
Trails West Properties LLC – 21 Beech 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: Trails West Properties LLC

Applicant: Gail Nicholson

Address: 56 Madison Avenue

In reference to: Requesting a property line variance to permit installation of a temporary swimming pool within 10-feet of the property lines in the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for 6/24/26 @ 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 07-24-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 80 HIGHVIEW

Reason in front of the board AREA VARIANCES

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

Agenda Applicant MATTHEW AND SERENA WALLACE

Agenda item REQUESTING FENCE HEIGHT AND LOCATION VARIANCES

Zone SINGLE FAMILY RESIDENTIAL

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...) AREA VARIANCES FOR 6' TALL FENCING IN FRONT YARD AND 6" FROM INSIDE OF SIDEWALK. (CORNER LOT)

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: 6/3/2026

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 80 HIGHVIEW CIRCLE, BUFFALO NY 14219

S.B.L. No. 151.06 - 6 - 21

Description of Action to be Appealed: REQUEST FOR AN AREA VARIANCE

TO INSTALL A 6 FT PRIVACY FENCE WITHIN 6 IN OF

A SIDEWALK, ALONG WHAT IS CONSIDERED A FRONT YARD,

BUT FUNCTIONS AS A BACKYARD.

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

MATTHEW + SERENA
WALLACE
Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



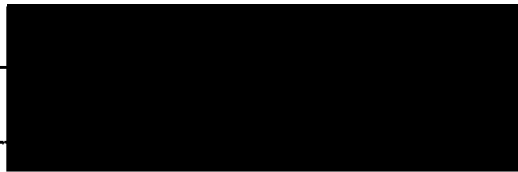
Applicant's Email

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

Property Owner:

NAME: MATTHEW + SERENA WALLACE

Address:



Property Address: 80 HIGHVIEW CIR, BUFFALO NY 14219

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 UNDESIRABLE CHANGE WILL BE PRODUCED AND WILL NOT BE A DETRIMENT TO ANY ADJACENT PROPERTIES. THIS IS TO REPLACE AN UNSIGHTLY + RUSSING CHAIN LINK FENCE THAT IS DIFFICULT TO KEEP FREE OF WEEDS. A NEW WOODEN FENCE, IN THE EXACT SAME PLACE, WILL ADD VISUAL VALUE TO BOTH OUR AND NEARBY PROPERTIES. IT WILL BE EASIER TO MAINTAIN AND MATCH MANY EXISTING FENCES IN NEIGHBORHOOD.

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?

THE BENEFIT SOUGHT IS NOT ONLY APPEARANCE, BUT ALSO SECURITY FOR OUR CHILDREN, AND PRIVACY. THIS IS NOT POSSIBLE WITH CURRENT HEIGHT. KEEPING THE FENCE LINE AT ITS CURRENT PLACEMENT ALLOWS GREATER UTILIZATION OF OUR YARD. WHILE DEFINED AS A FRONT YARD, IT IS FUNCTIONALLY UTILIZED AS A BACKYARD. IF WE MOVE THE FENCE LINE INWARD BY 3 FEET, WE WILL LOSE MUCH OF OUR USABLE SPACE.

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

IT IS NOT CONSIDERED SUBSTANTIAL.

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

THIS WILL HAVE NO IMPACT, ENVIRONMENTALLY OR PHYSICALLY, AS ITS REPLACING AN EXISTING STRUCTURE.

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 DIFFICULTY IS NOT SELF-CREATED, BUT A CHARACTERISTIC OF THE PROPERTIES LOCATION, CURRENT BY-LAWS AND PRESENT STRUCTURE



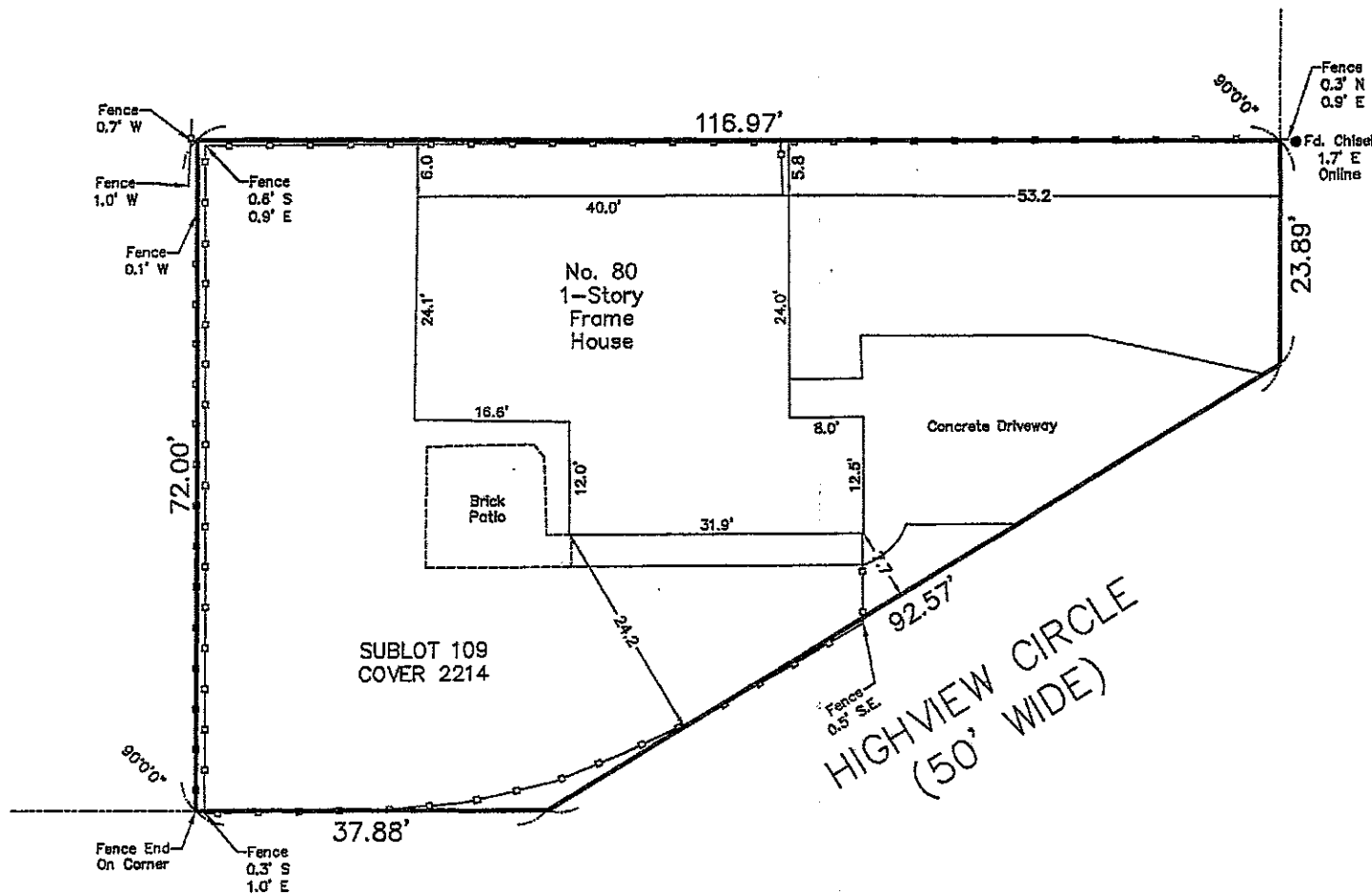
Sign Above, Print Name Below

SERENA WALLACE

MATTHEW WALLACE

SURVEY

80 HIGHVIEW CIRCLE
LACKAWANNA, NEW YORK



HIGHVIEW CIRCLE
(50' WIDE)

SUBLOT 109
COVER 2214

Authentization
Matthew R Wallace 12/09/24

Authentization
Serena B Bielecki 12/06/24



1" = 20'

ADDRESS: 80 HIGHVIEW CIRCLE, LACKAWANNA NEW YORK
DATE OF SURVEY: 10/25/24 DATE OF MAP: 11/01/24
SURVEY REFERENCE: COVER 2214

LEGAL: PART OF LOT-435, T-10, R-7 OF THE BUFFALO CREEK
RESERVATION DISTINGUISHED AS SUBLOT 109 UNDER MAP COVER 2214,
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

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

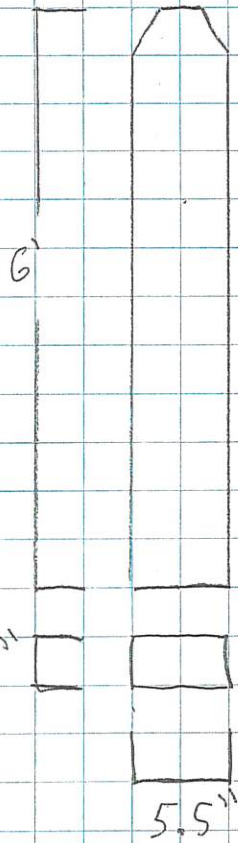
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION
LAW

GENZEL LAND SURVEYING, P.C. ©2024
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 10458 DATE: 11/01/24 DWN. BY: DJK

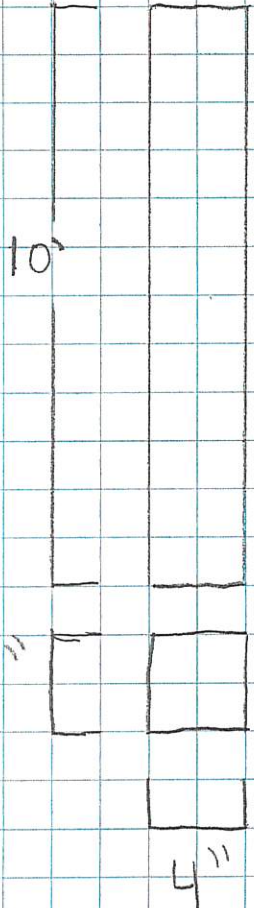
THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL NO 050503

Fence 80 High View Circle (NOT to Scale)

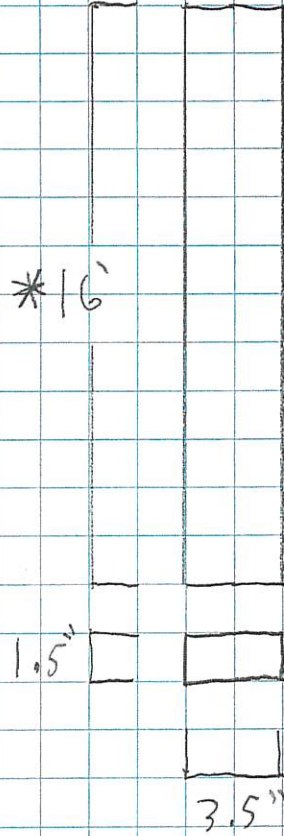
Picket



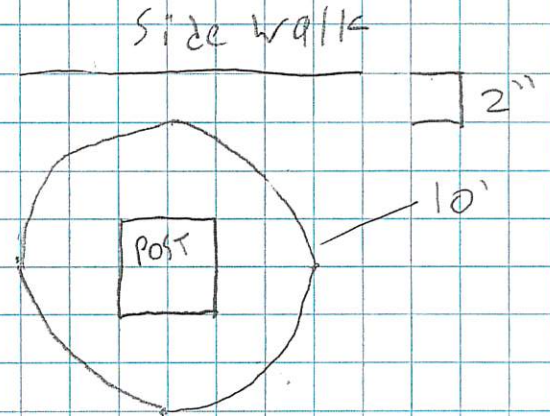
POST



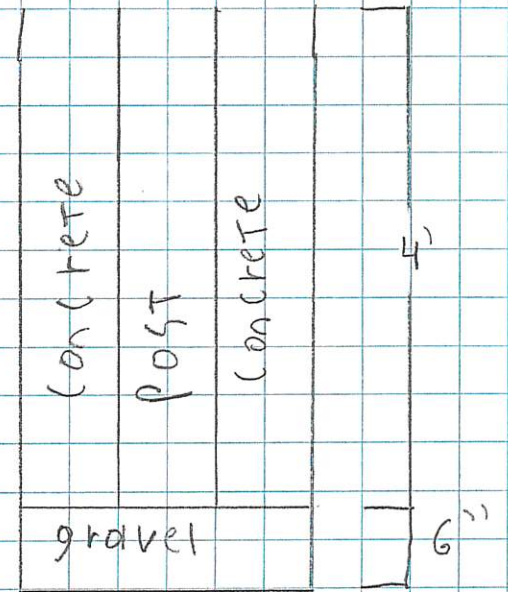
Stringer



POST Hole Top View

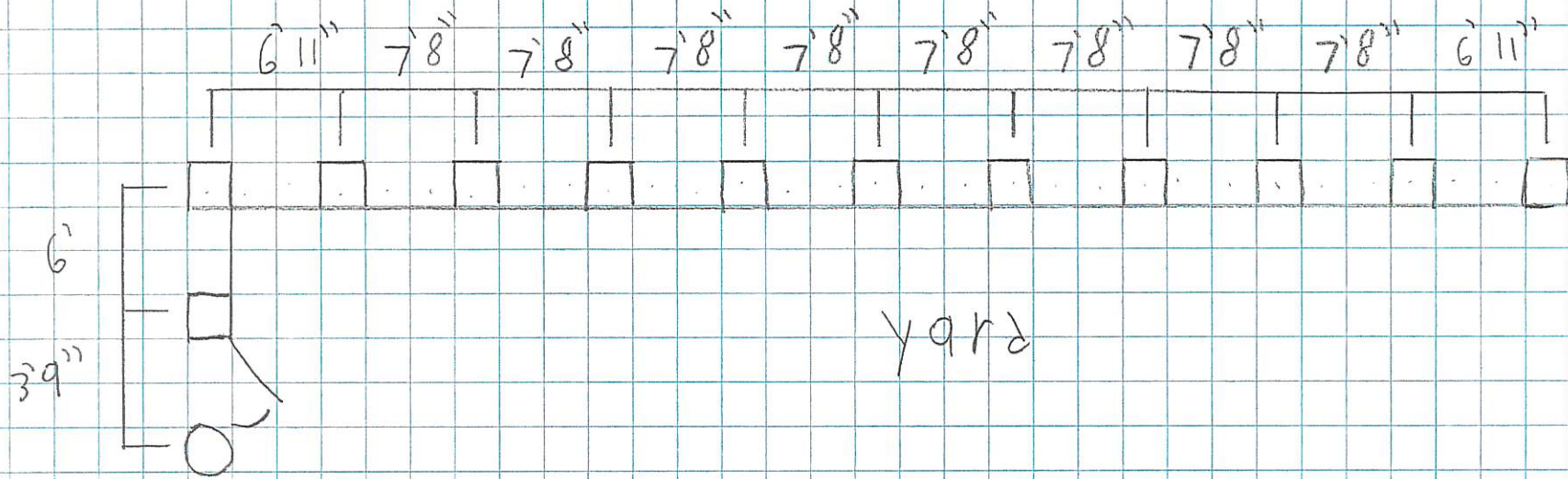


POST Hole Side View



* 16' Stringers will be purchased
Then CUT down TO size

Fence 80 High View Circle (not to scale) Sidewalk

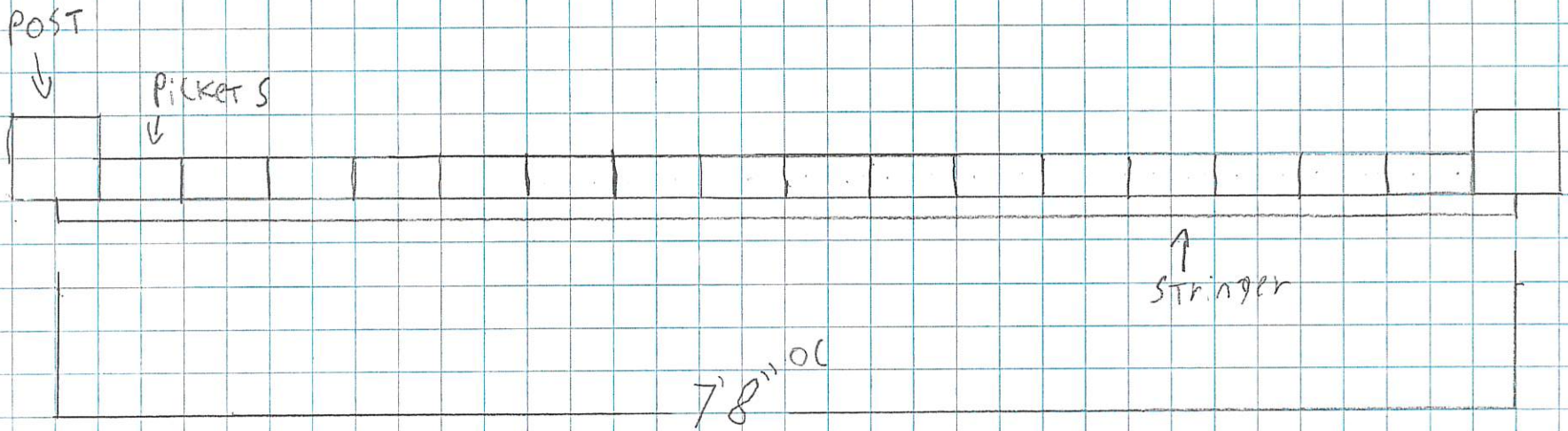


* The fence will follow The Curve of The Sidewalk
and will NOT be Perfectly Straight

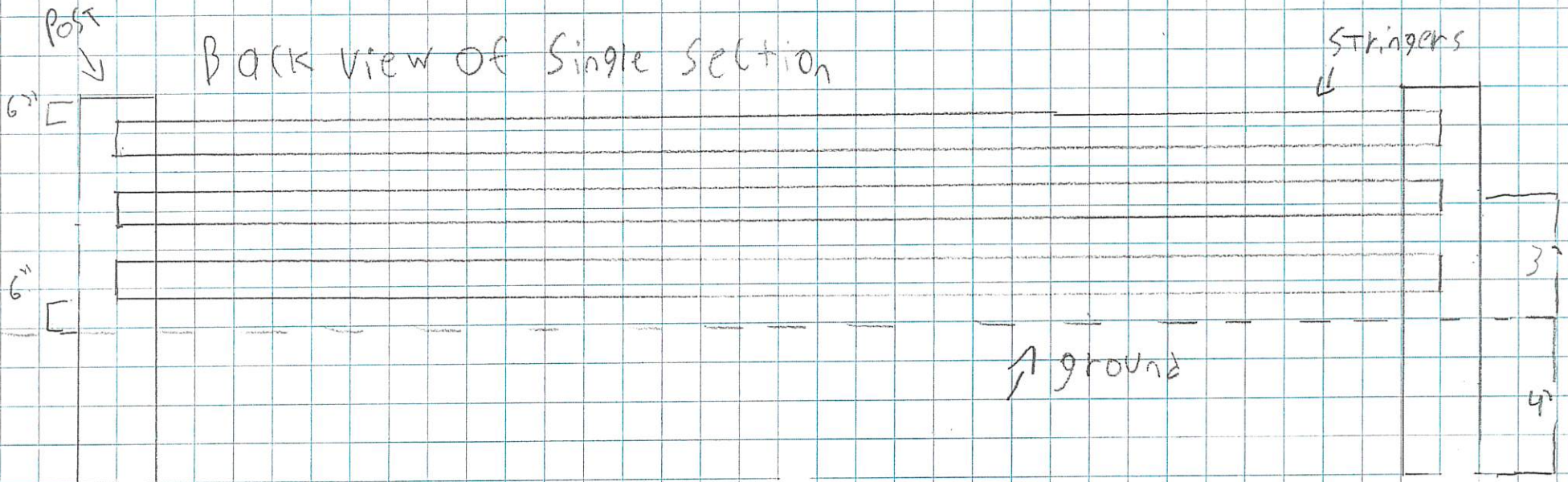
Fence 80 High View Circle

(not drawn to scale)

Top view of single section



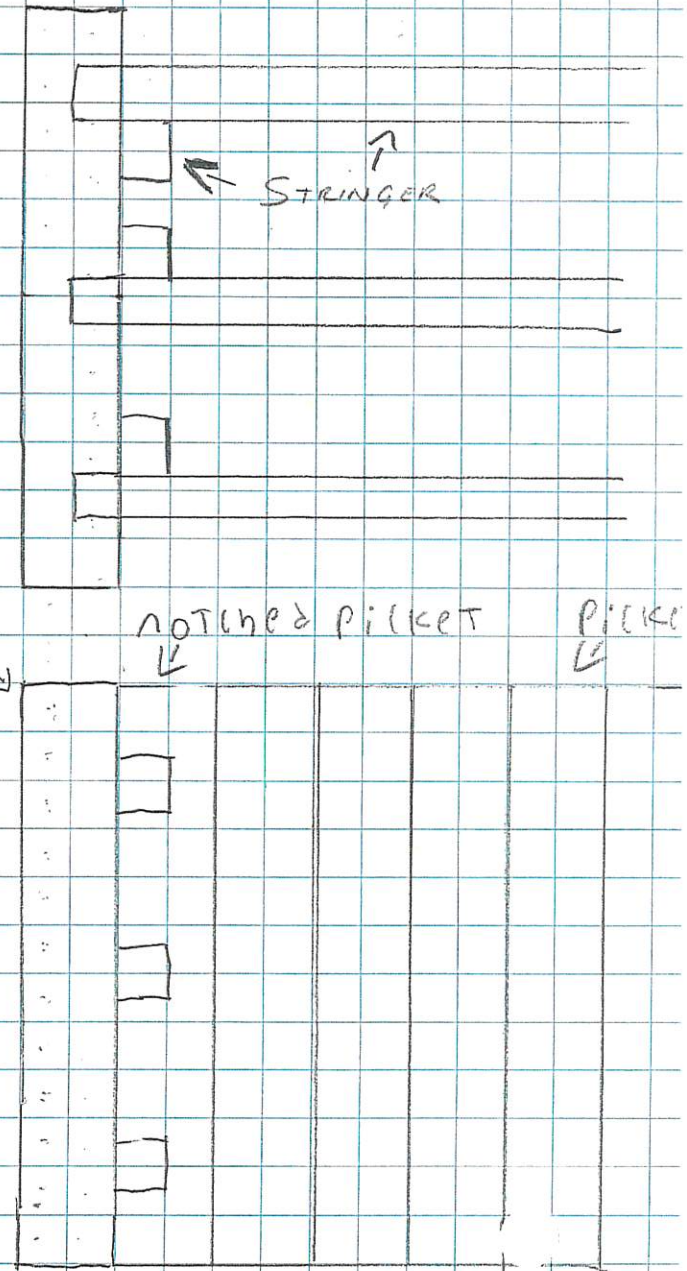
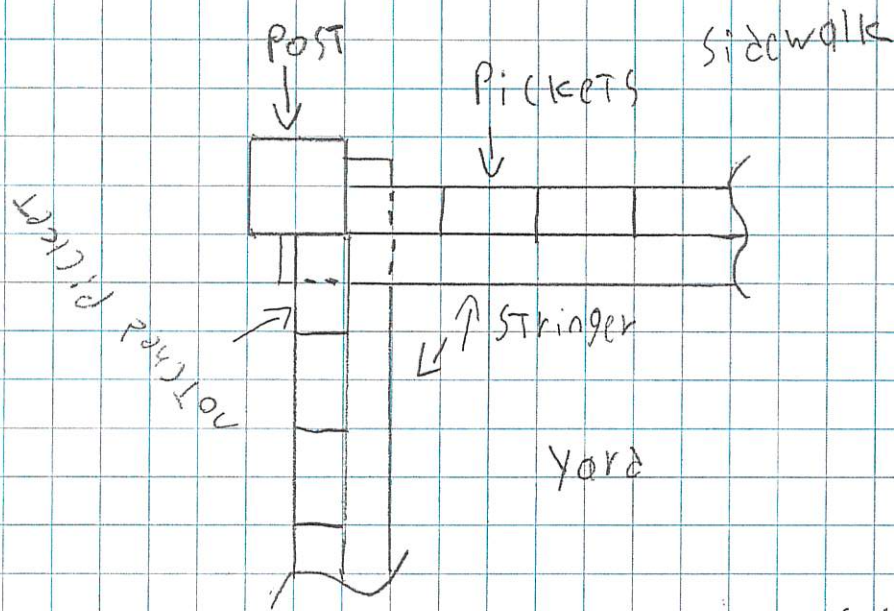
Back view of single section



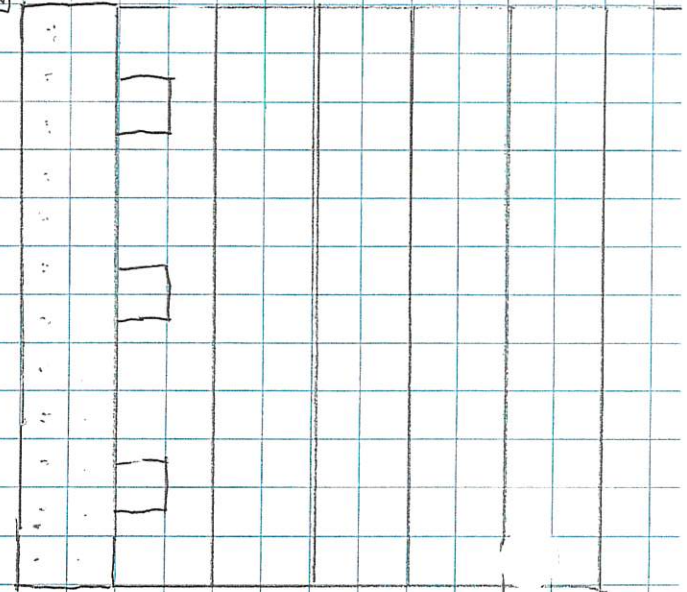
Fence 80 High Viw Circle (not to scale)

Corner Back View

Corner Top Down



Corner Front View



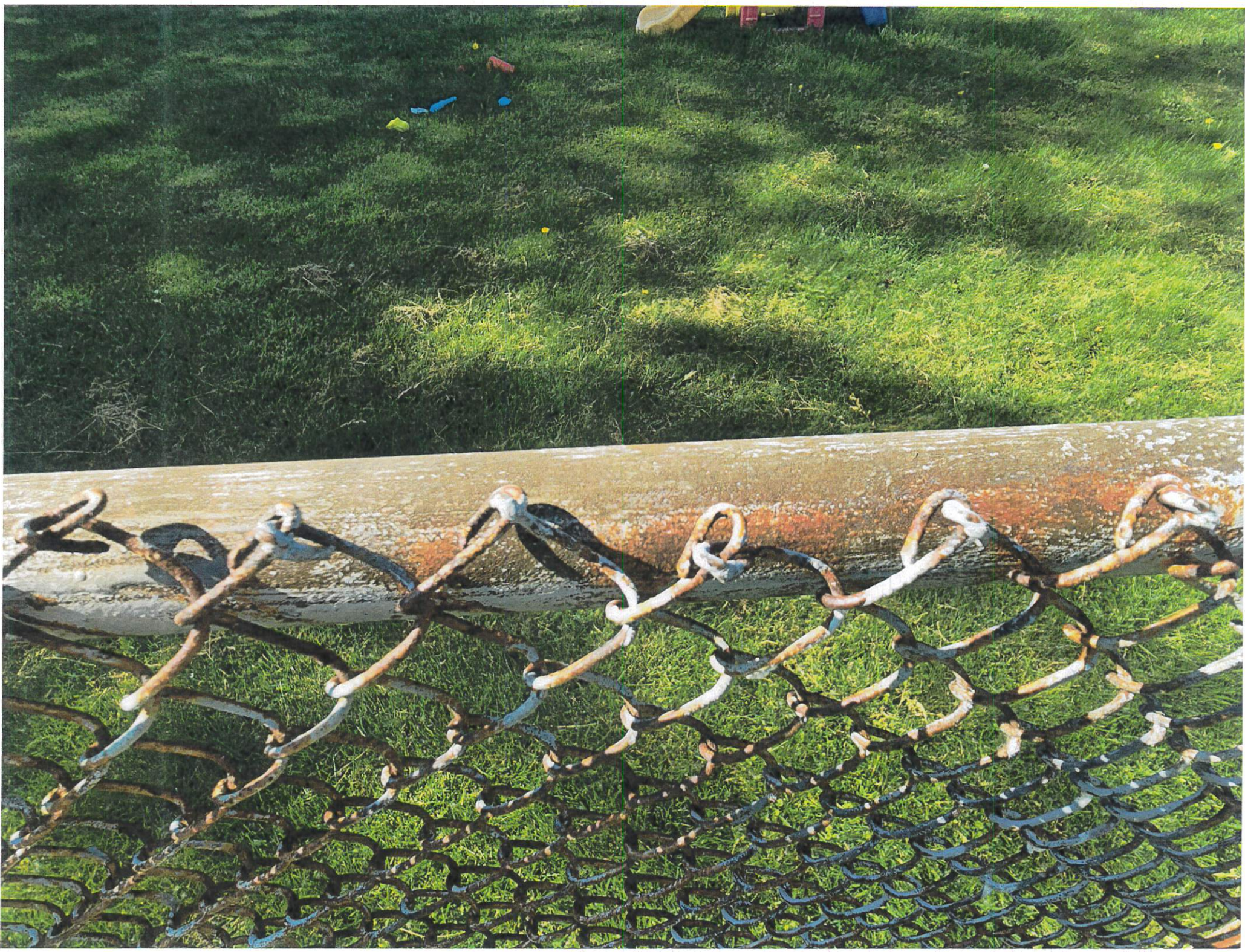














CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Matthew Wallace & Serena Wallace



Re: 80 Highview Circle

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: June 24, 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

Helen Kuszniaj – 73 Highview Circle

Scott Papierz – 79 Highview Circle

Esfoor Musa – 83 Highview Circle

Rebecca Alvira – 87 Highview Circle

Nancy Fortunato – 94 Highview Circle

Paul Sorrentino – 58 Sunrise Drive



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: Matthew Wallace & Serena Wallace

Applicant: Matthew Wallace & Serena Wallace

Address: 80 Highview Circle

In reference to: Requesting a fence variance to permit installation of a 6-foot tall privacy fence in the front yard within 6-inches of a sidewalk located in the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for 6/24/26 @ 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 6-24-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 116 WEBER ROAD

Reason in front of the board AREA VARIANCE FOR SIDEYARD

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

Agenda Applicant MIKE LUKASZEWSKI / DANIEL KENSINGER

Agenda item REQUESTING A SIDEYARD VARIANCE

Zone SINGLE FAMILY 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...) REQUESTING A SIDEYARD VARIANCE FROM 10' TO 4'6" FROM PROPERTY LINE TO BUILD A 20' BY 14' GARAGE ADDITION

Description of agenda use? SAME

Code enforcement research (attached if applicable) YES

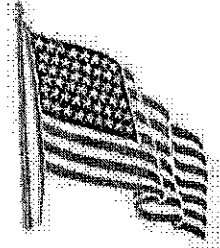
Legal opinion/ research (attached if applicable) NO

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: 6/5/26

Application No. _____

Application Fee:

Land Use Variance
 Zoning Law Appeal

Fee

\$ 250.00
\$ 250.00

Property Address: 116 WEBER ROAD

S.B.L. No. _____

Description of Action to be Appealed: NEW 20' x 14' ADDITION, 13'-1" HEIGHT.

REQUEST REDUCTION IN SIDE YARD SETBACK

4'-6" INSTEAD OF 10'-0" MINIMUM REQUIRED

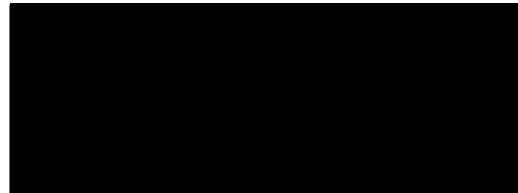
NEW WALL TO ALIGN WITH EXISTING HOUSE

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.

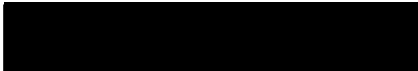
Director of Development

MIKE LUKASZEWSKI, RA

Name of Applicant



Signature of Applicant



Address of Applicant



Applicant Phone No.



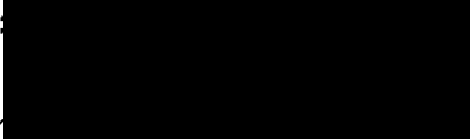
Applicant's Email

ARCHITECT

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

Property Owner:

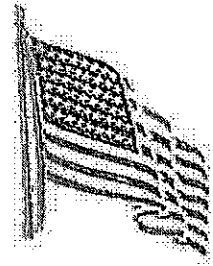
NAME: DAN KENSINGER

Address: 



**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: 116 WEBER

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, NEW ADDITION TO MATCH EXISTING HOUSE. NO UNDESIRABLE CHANGES ANTICIPATED.

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, ALL OTHER OPTIONS HAVE BEEN CONSIDERED AND THIS IS THE MOST PRACTICAL SOLUTION.

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

YES, IT IS SUBSTANTIAL, BUT THE NEW ADDITION ALIGNS WITH EXISTING HOUSE WALL.

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

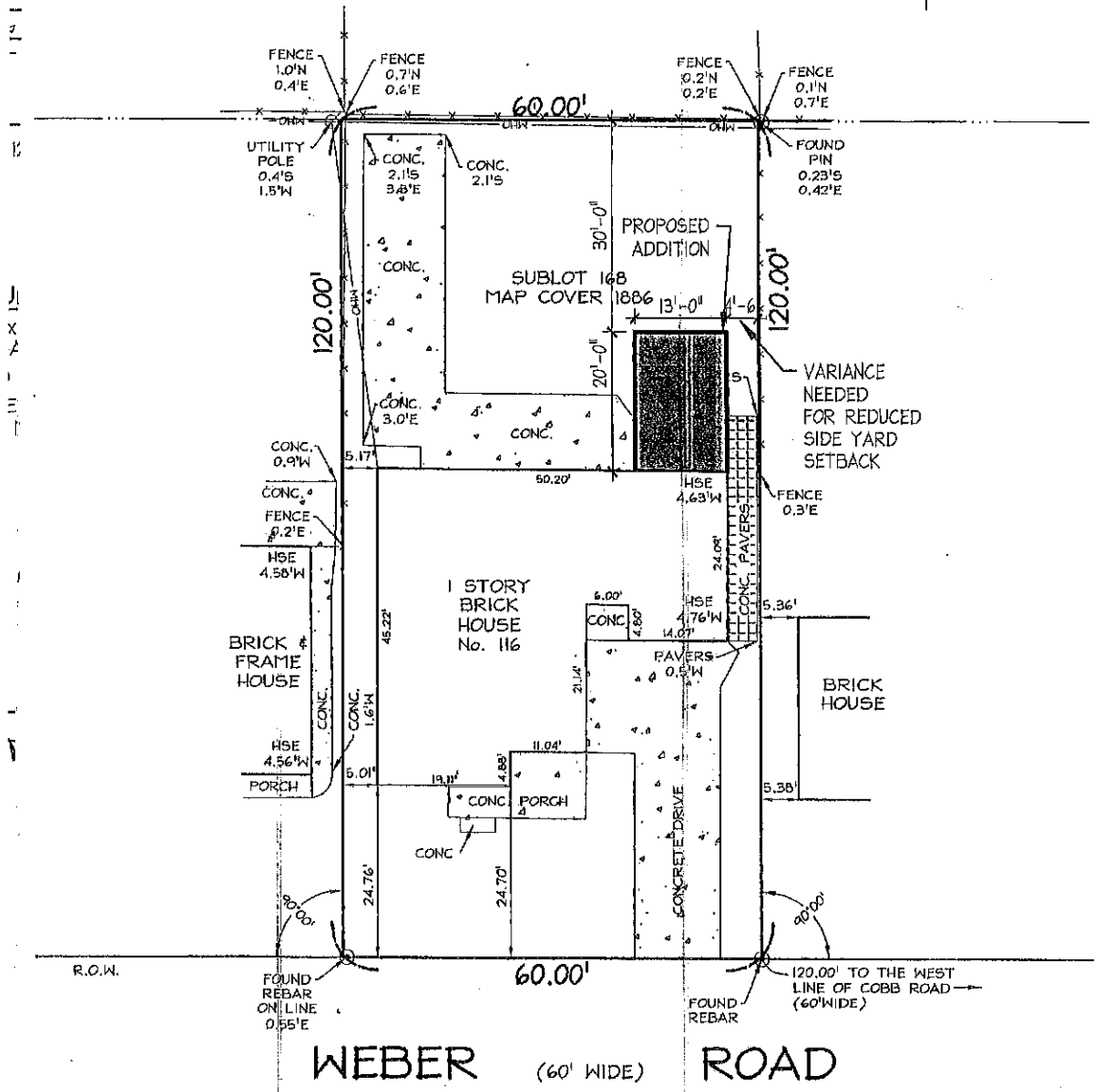
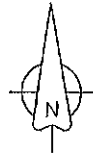
NO, IT WILL NOT BE AN ADVERSE IMPACT ON THE PROPERTY

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?

IT WAS NOT SELF-CREATED BECAUSE I AM MATCHING EXISTING CONDITIONS

Sign Above, Print Name Below

DAN KENSINGER

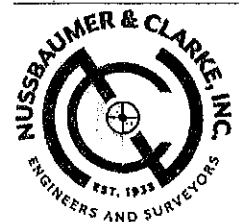


NO IRONS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREO

509 Main Street, P.O. Box 516, East Aurora, NY 14052
 p (716) 655-1058 f (716) 655-1964 www.nussclarke.com

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.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Law.



BOUNDARY SURVEY
116 WEBER ROAD
 Part of Lot 344, Township 10, Range 7
 Buffalo Creek Reservation
 City of Lackawanna
 County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 04/11/18 Scale: 1" = 20' Project No.: 18J3-0145

Successors to the records of Graf Land Surveyors Successors to the records of James L. Shister, Land Survey

1 SURVEY
 1"=20'-0"

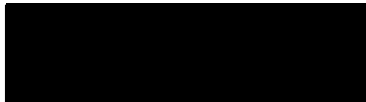


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Mike Lukaszewski



Re: 116 Weber 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: N/A

Date: June 24, 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
Susan Lichota – 110 Weber Road
Daniel Trzaska – 122 Weber Road
Cheryl Larkin – 91 Goodrich Road
Christopher Julian – 97 Goodrich Road
Patrick Hanley – 103 Goodrich Road

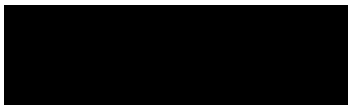


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Daniel Kensinger



Re: 116 Weber 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: N/A

Date: June 24, 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
Susan Lichota – 110 Weber Road
Daniel Trzaska – 122 Weber Road
Cheryl Larkin – 91 Goodrich Road
Christopher Julian – 97 Goodrich Road
Patrick Hanley – 103 Goodrich 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. X Variance
5. _____ Zoning Law Appeals

Property owner: Daniel Kensinger

Applicant: Daniel Kensinger & Mike Lukaszewski

Address: 116 Weber Road

In reference to: Requesting a side yard variance from 10-feet to 4-feet-6-inches to permit installation of a 20-foot by 14-foot garage addition on the back of the property within the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for 6/24/26 @ 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 6-24-26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 408 SOUTH SHORE BLVD.

Reason in front of the board REQUESTING A SIDE YARD VARIANCE

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

Agenda Applicant MOHAMED JAHMI

Agenda item AREA VARIANCE REQUEST.

Zone SINGLE FAMILY RESIDENTIAL.

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...) SIDE YARD VARIANCE TO INSTALL A 18' BY 34' INGROUND POOL FROM 10' TO 9'3" REQUESTING.

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: 6-9-26

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 4108 S Shore Blvd.

S.B.L. No. _____

Description of Action to be Appealed: side yard variance
From 10' to 9.3' inc from
property

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 Jahmi
Name of Applicant

[Redacted]
Signature of Applicant

[Redacted]
Address of Applicant

[Redacted]
Applicant Phone No.

[Redacted]
Applicant's Email

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

Property Owner:

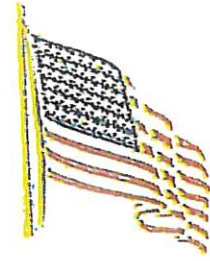
NAME: Mohamed Jahmi

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: 408 S Shore Blvd.

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 will not be undesirable
change cause it would be
fenced in

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?

it can not be sought by another
method because of the overhead
wires on the other side of
property

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

it is not substantial
because the contractor needs
9.3 inc

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

No

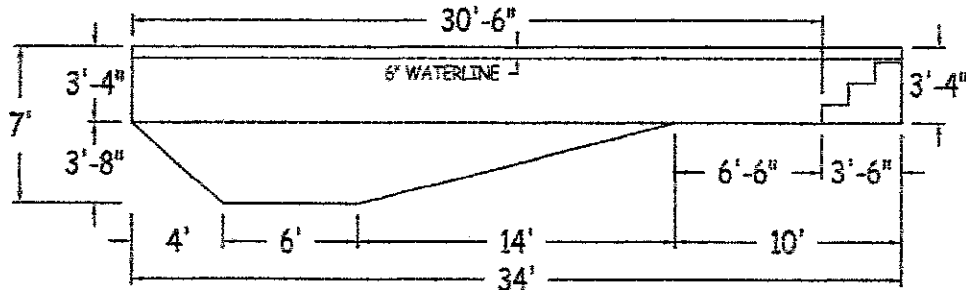
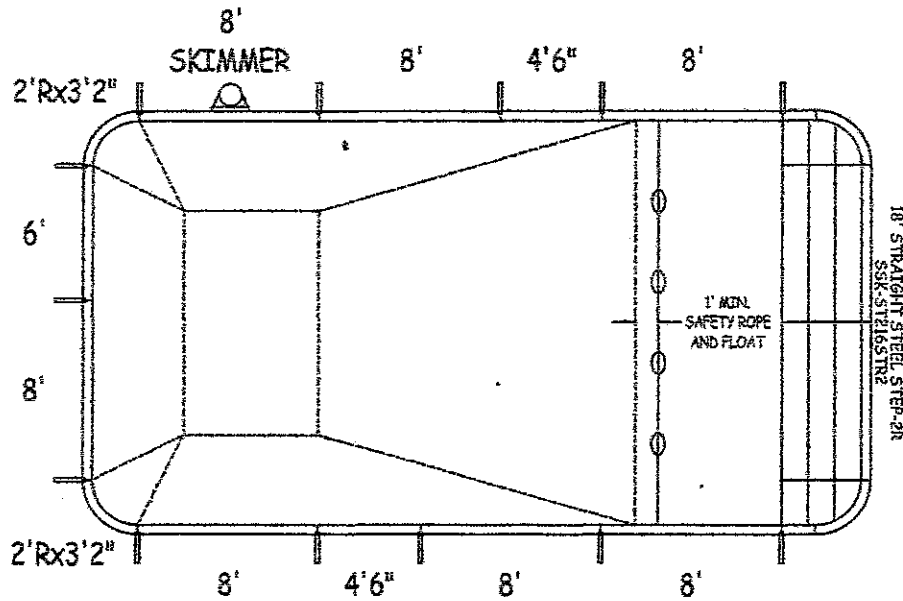
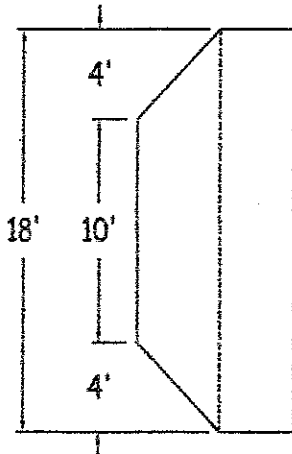
5. Is the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance?

IT IS NOT SELF created because
The contractor IS working
with Bandy constraints and
over head wages

Sign Above, Print Name Below

Mohamed Jahmi

IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



M. S. Jahmi



Radius Panel Length: 6 FT 4 IN
 Straight Panel Length: 71 FT 0 IN

LATHAM STEEL		RECTANGLE 2FT RAD 18-0 x 34-0			NON-DIVING POOL USE OF DIVING EQUIPMENT IS PROHIBITED	CUSTOMER: COLLEYS POOL SALES INC. JOB NAME: JAHMI
42" STEEL PANELS	PERIMETER: 102'-3"	VOLUME (US Gal): 18500				
DWG#: 2026-SPL-27042	SURFACE (sq ft): 610	VOLUME (Liters): 70000				
KIT#: CUSTOMKIT	LINER (sq ft): 549	DATE: 5/4/2026	DSR:			
	COVER (sq ft): 720	SCALE: 1/8" = 1'-0"				

RECTANGLE

ALL ASPECTS OF THIS DRAWING COMPLIES WITH ANSI/APSP/ICC-5 2011 AND ISPSC EDITIONS 2018, 2021, & 2024

SHEET: 1 OF 2

Nasseem D Jahmi

Re: Swimming Pool Installation at 408 S Shore Rd, Lackawanna NY 14218 Work Request # 31308531

April 1, 2026

Dear Nasseem D Jahmi:

Per your request, National Grid has reviewed your proposed area for swimming pool installation at the above-referenced address.

Pool must be 10 feet horizontal from rear service conductors and 10 feet horizontal from customer service wire. This will ensure that your pool installation meets the required clearance from all power lines.

If you have any questions, please feel free to contact me at [REDACTED]

Thank you for being a valued customer.

Deborah Correa
Customer Electric Connections NY
National Grid

This is an important notice. Please have it translated.
Este é um aviso importante. Quiera mandá-lo traduzir.
Este es un aviso importante. Sirvase mandarlo traducir.
Avis important. Veuillez traduire immédiatement.
Questa è un'informazione importante, si prega di tradurla.
Это очень важное сообщение. Пожалуйста, попросите чтобы вам его перевели.

Đây là một thông báo quan trọng. Xin vui lòng dịch thông báo này.
這是一個重要的通知。請翻譯一下。
ہتمجرت سوزت مهم رابطہ اذہ
এটি একটি গুরুত্বপূর্ণ বিজ্ঞপ্তি। অনুগ্রহ করে এটি অনুবাদ করে নিন। Sa a se
yon avî enpòtan. Tanpri, fè li tradwi.
טצערעביא עטיב גאזנא עקיסכיווא דיא דאד

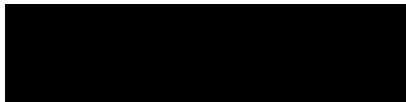


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Mohamed Jahmi



Re: 408 South Shore Boulevard

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: June 24, 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
Raymond Burke – 402 South Shore Boulevard
Mohamed Habir – 414 South Shore Boulevard



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: Mohamed Jahmi

Applicant: Mohamed Jahmi

Address: 408 South Shore Boulevard

In reference to: Requesting a side yard variance from 10-feet to 9-feet-3-inches to permit installation of an 18-foot by 34-foot swimming pool in the back of the property within the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for **6/24/26 @ 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 6-24-20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 2030 SOUTH PARK AVE. (NEW CITY HALL)

Reason in front of the board AREA VARIANCE

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

Agenda Applicant DANIEL GEERCKEN SENIOR FOREMAN

Agenda item 8' TALL FENCING ON NORTHERN PART OF PROPERTY

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...) REQUESTING A 8' TALL FENCE VARIANCE PLUS FENCING PAST PROPERTY FRONT FOUNDATION

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: 6/3/26

Application No. _____

Application Fee:

Fee

Land Use Variance
 Zoning Law Appeal

\$ 250.00
 \$ 250.00

Property Address: 2838 South Park Ave

S.B.L. No. _____

Description of Action to be Appealed: 8FT Privacy fence
Past the front of the Building and
Around the rear of Property

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

Dan Geelken
Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone No.]

Applicant Phone No.

[Redacted Email]

Applicant's Email

Foreman

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

Property Owner:

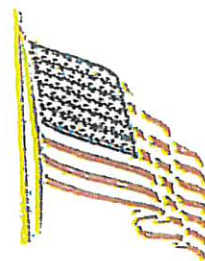
NAME: City of Lachawana

Address: 714 Ridg id



**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: 2838 S. 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. 8 FT Fence will be on City Property Blocking the View of the new City Hall Parking lot from neighboring Properties

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?

The fence needs to be 8 FT high Past the Building to match the Perimeter fence NO.

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?

N/A



Sign Above, Print Name Below



ERIE COUNTY, NEW YORK

Interactive Mapping Viewer

Tools Find Data Draw Graphics Measure



2838 SOUTH PARK AVE

Description

SBL: <https://paytax.erie.gov> 142.10-1-1.1
 Municipality: City of Lackawanna
 Owner: CITY OF LACKAWANNA
 Dimensions: 382x333
 Acreage: 3.3571 acres
 Property Class: C - Govt bldgs

Hyperlinks

- [Real Property Tax System 142.10-1-1.1](#)
- [Google Maps: 2838 SOUTH PARK AVE](#)

Details

SWIS
140900

PIN
1409001421000001001100

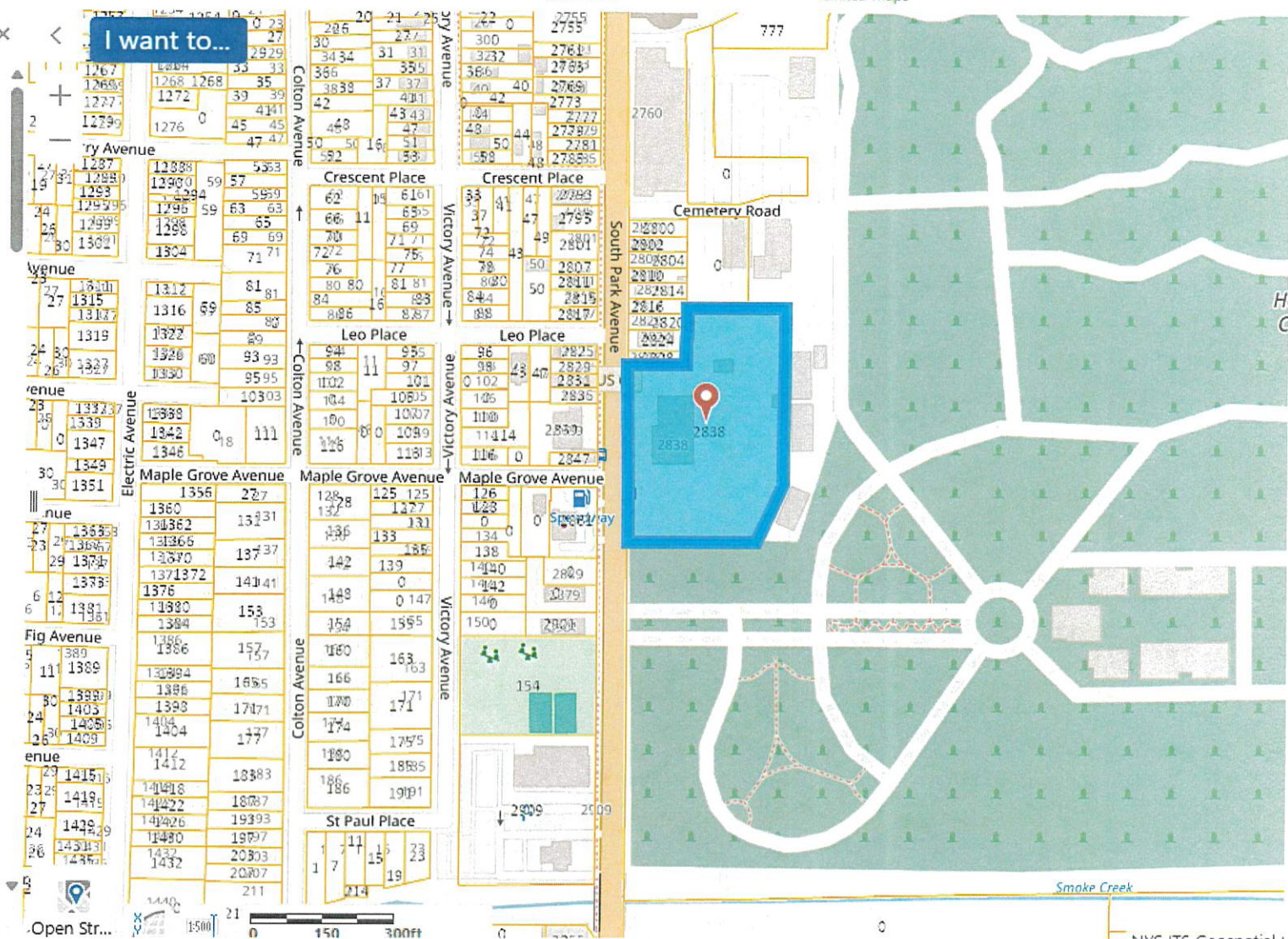
SBL
142.10-1-1.1

ADDNAME
SOUTH PARK AVE

NARR1
E4 ALSO PARCEL:

Home Layers 2838 SOUT...

Navigation

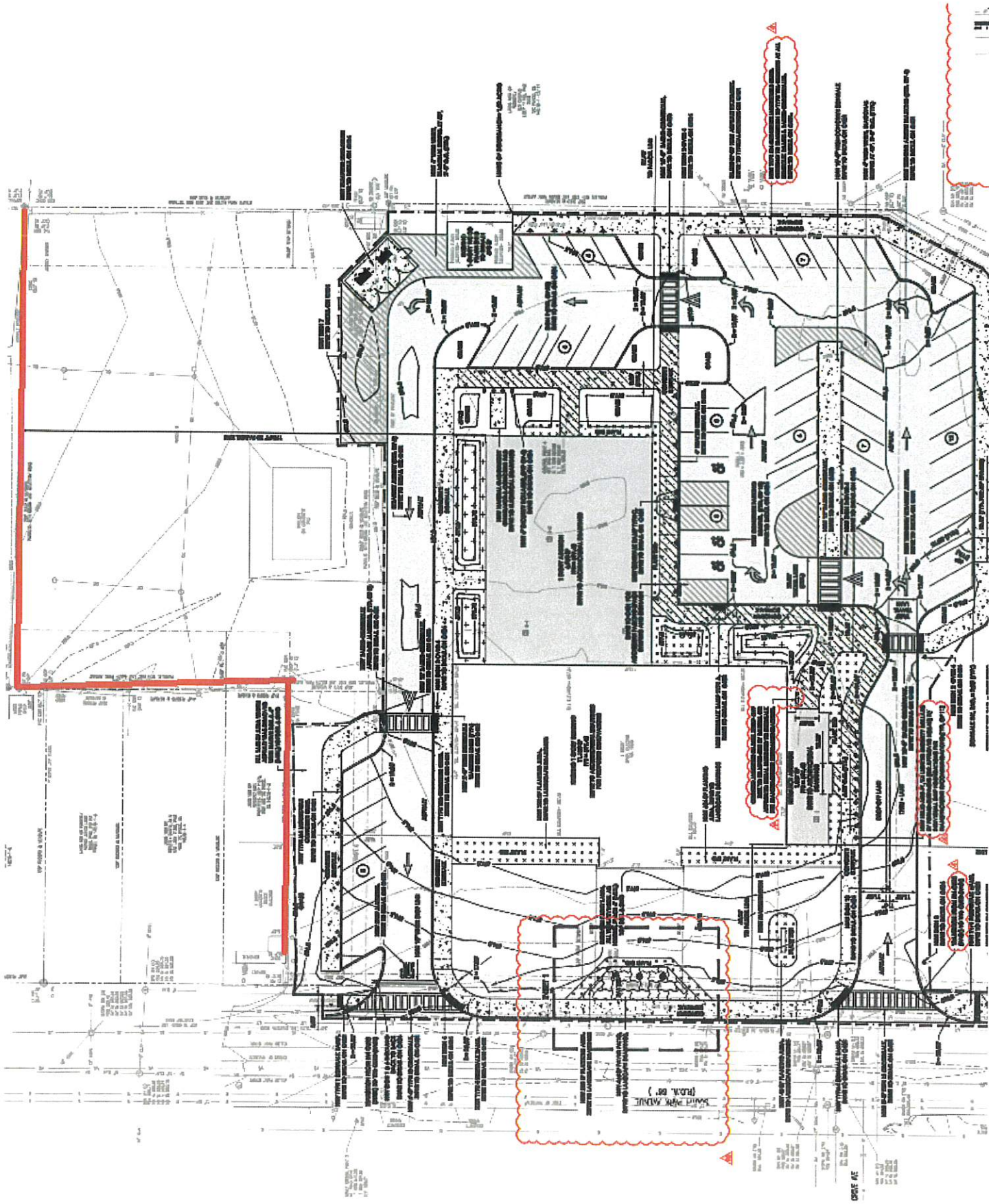


Basic Tools

Linked Maps







SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.

SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.

SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.

SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.

SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.

SEE PLAN FOR LOCATION OF ALL
EXISTING UTILITIES AND
STRUCTURAL ELEMENTS.



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

June 18, 2026

Daniel Geercken, City of Lackawanna – Senior Foreman
Department of Public Works
714 Ridge Road
Lackawanna, NY 14218

Re: 2838 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: June 24, 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
Sam's Property Management – 2814 South Park Avenue
Satisfaction Property Management Inc – 2816 South Park Avenue
Sabina Machimango – 2820 South Park Avenue
2824 Park LLC – 2824 South Park Avenue
Adam Abdo – 2828 South Park 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. X Variance
5. _____ Zoning Law Appeals

Property owner: City of Lackawanna, NY

**Applicant: Daniel Geercken, City of Lackawanna, NY – Senior Foreman,
Department of Public Works**

Address: 2838 South Park Avenue

In reference to: Requesting a fence variance to permit installation of an 8-foot tall privacy fence to be placed in the side and front yards, including past the front foundation of the building, within the Central Business District (CBD) Zone.

You are entitled to appear at the public hearing scheduled for **6/24/26 @ 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