



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 7/9/26

Application No. _____

Site Plan Review

Filing Fee \$10.00

<u> </u> Less than 0.5 acres	\$ 50.00
<u> </u> 0.5 to 1.0 acres	\$ 200.00
<u> </u> 1.0 to 2.0 acres	\$ 400.00
<u> </u> 2.0 to 5.0 acres	\$ 400.00
<u> X </u> Greater than 5 acres	
\$ 400.00 plus \$100.00 per acres	\$ _____

<u> </u> Special Use Permit	\$ 500.00
<u> </u> Development Plan Review	\$ 50.00

Property Address: BCP Site No. C915197J

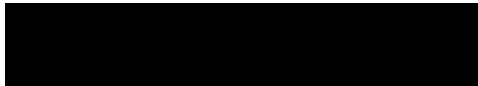
S.B.L. No. NA

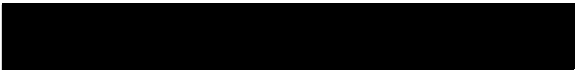
Description of Proposed Project: Initially install a warehouse
for sugar storage

Director of Development

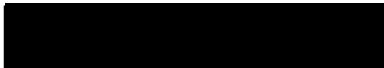
APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules,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

Matt Riggi
Name of Applicant


Signature of Applicant


Address of Applicant

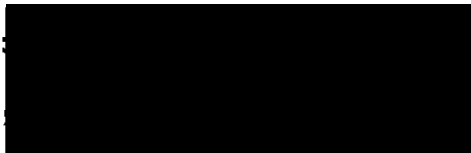

Applicant Phone No.


Applicant's Email

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

Property Owner:

NAME: Sacro Real Estate

Address: 

Director of Development

Short Environmental Assessment Form

Part 1 - Project Information

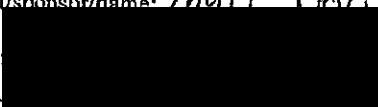
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

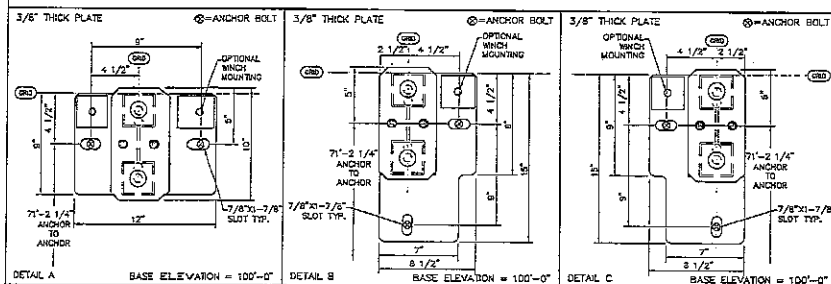
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Storage building							
Project Location (describe, and attach a location map): BCP Site No. CA151973							
Brief Description of Proposed Action: Pour a concrete pad, Walks and steel frame building for Sugar storage.							
Name of Applicant or Sponsor: Sweet Life LLC		Telephone: [REDACTED]					
Address:		E-Mail: [REDACTED]					
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		4.98 acres					
b. Total acreage to be physically disturbed?		.72 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.98 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

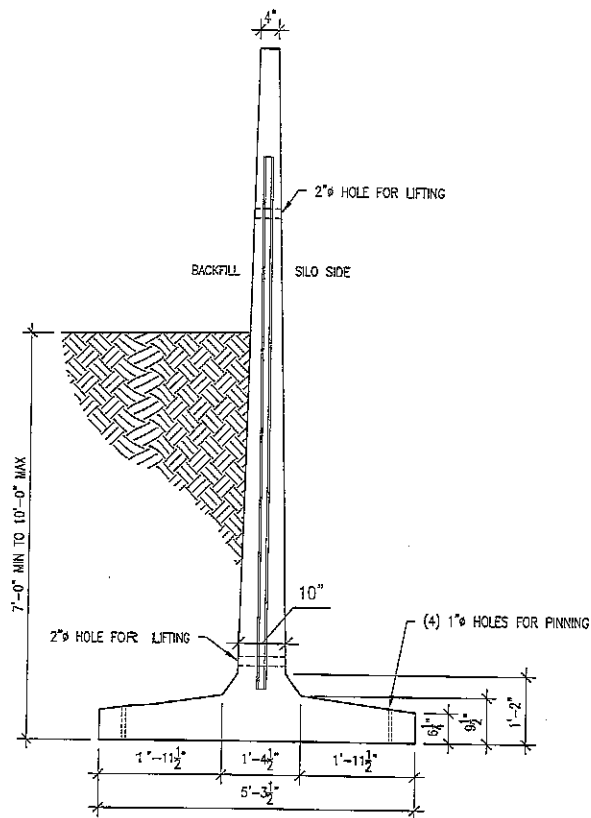
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>We will not require water for this phase</u>	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>We will not require waste water Hook ups</u>	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>there is a 12" layer of top soil that will not be disturbed</u>	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Matt Piro</u> Date: <u>7/9/26</u>		
Signature:  Title: <u>Terminal Manager</u>		

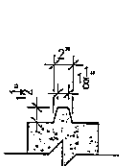
PRINT FORM



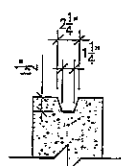
			Calhoun Superstructure LLC 1202 Brown Ave. SW TVA, TN 37604 423.892.2222 www.calhounsuperstructure.com		
			NAME	DATE	
			SAVANI	06/15/2017	
			CHECKED	06/15/2017	
			ENCL APPR		
			PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.		
FILE	DESCRIPTION	DATE	72" CC 8'-0" WEB LEG		
	REVISION / ISSUE	DATE	72" CC 8' Leg N T S 1 OF 1		



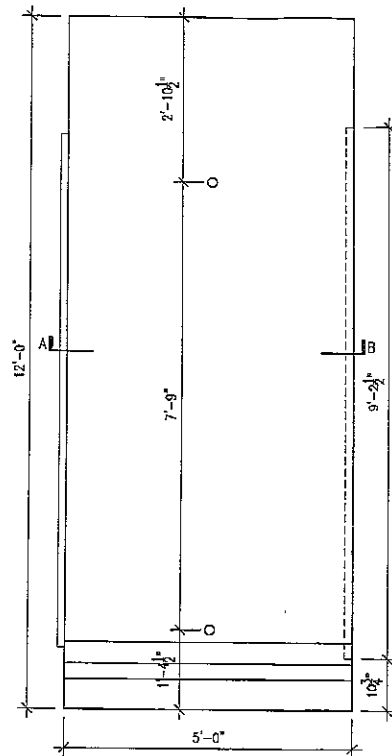
END VIEW
SCALE: 1/2"=1'-0"



SECTION 'A' (MALE END)
SCALE: 1"=1'-0"



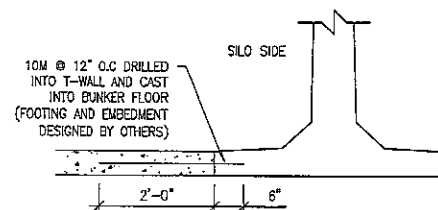
SECTION 'B' (FEMALE END)
SCALE: 1"=1'-0"



ELEVATION
SCALE: 1/2"=1'-0"

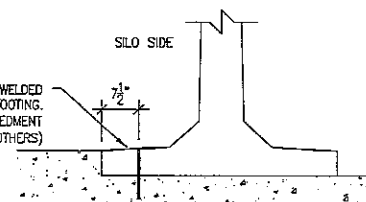
NOTE: THE "T" WALL HAS BEEN DESIGNED FOR SPECIFIC LOAD CONDITIONS AS NOTED. STUBBE'S PRECAST IS NOT RESPONSIBLE FOR WALLS LOADED OTHER THAN THE INTENDED LOADS. STABILITY OF THE WALL AGAINST SLIDING AND OVERTURNING IS THE RESPONSIBILITY OF THE OWNER. PLEASE CONTACT STUBBE'S PRECAST FOR OTHER LOAD CONDITIONS.

NOTE: THE "T" WALL MUST BE PINNED OR BACKFILLED TO PREVENT SLIDING AND OVERTURNING.



EXAMPLE
SUPPORTED BY SLAB

4-20M BARS W/ 4x4x1/2" PLATE WELDED TO TOP, EPOXYED INTO FOOTING. (FOOTING AND EMBEDMENT DESIGNED BY OTHERS)



EXAMPLE
PINNED CONNECTION

GENERAL NOTES

- APPLICABLE CODE:
NRC-CNRC NATIONAL FARM BUILDING CODE OF CANADA
- LOADING CONDITIONS:
HORIZONTAL LOAD - 73psf AT THE TOP OF THE WALL INCREASING TO 340psf AT THE BASE
TRACTOR LOAD - 1124 lbs APPLIED 2'-0" DOWN FROM THE TOP APPLIED ON A 24"x24" AREA
BACKFILL HEIGHT - 7'-0" MIN. TO 10'-0" MAX.
- BEARING MATERIAL TO BE DRY, WELL COMPACTED, AND CAPABLE OF SUPPORTING 3000psf. WATER TABLE TO BE LOCATED BELOW BEARING STRATA.
- CONCRETE:
- THE ULTIMATE 28 DAY COMPRESSIVE STRENGTH f'_c SHALL NOT BE LESS THAN 8000 PSI.
- THE STRIPPING COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 1000 PSI.
- THE CONCRETE DURABILITY SHALL BE CLASS EXPOSURE 4-2
- THE CONCRETE SHALL HAVE A MAX. AGGREGATE SIZE OF 1/2"
- THE CONCRETE SHALL HAVE 5-8% AIR-ENTRAINMENT.
- THE CONCRETE SHALL HAVE A MAX. W/C RATIO OF 0.45
- THE CONCRETE TO HAVE SUPERPLASTICER ADDED.
- THE REINFORCING SHALL BE BILLET STEEL DEFORMED BARS HAVING A MINIMUM YIELD STRENGTH OF 400 MPa CONFORMING TO CSA G40.21, G40.22, G40.23 AND G40.24.
- CHAIRS, BOLSTERS, BAR SUPPORTS AND SPACERS SHALL CONFORM TO A23.1.
- ALL CONCRETE SHALL CONFORM TO A23.1, A23.2, A23.3 AND A23.4.
- MINIMUM COVER ON REBAR SHALL BE AS SHOWN ON THE DRAWING BUT NOT LESS THAN 1".
- TOLERANCES TO A23.4-09 CLAUSE 12.

PRODUCTION INFORMATION

MC#	QTY.	VOL. (FT ³)	WGT. (lbs)
TW1250-00	21	21	7800

REVISIONS -- DRAWING ISSUE

DATE	ISSUED FOR PRODUCTION

STUBBE'S PRECAST
COMMERCIAL INC.
1842 HARLEY ON, NOB 1B0
PHONE: (519) 424-2153
FAX: (519) 424-9058

PROJECT:

DRAWING TITLE:

12' T-WALL

PROJECT CODE:

QUANTITY:

DRAWN:

SCALE: VARIES

CHECKED: ???

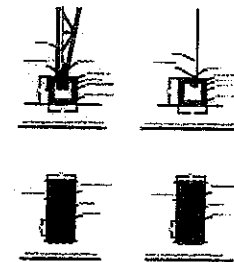
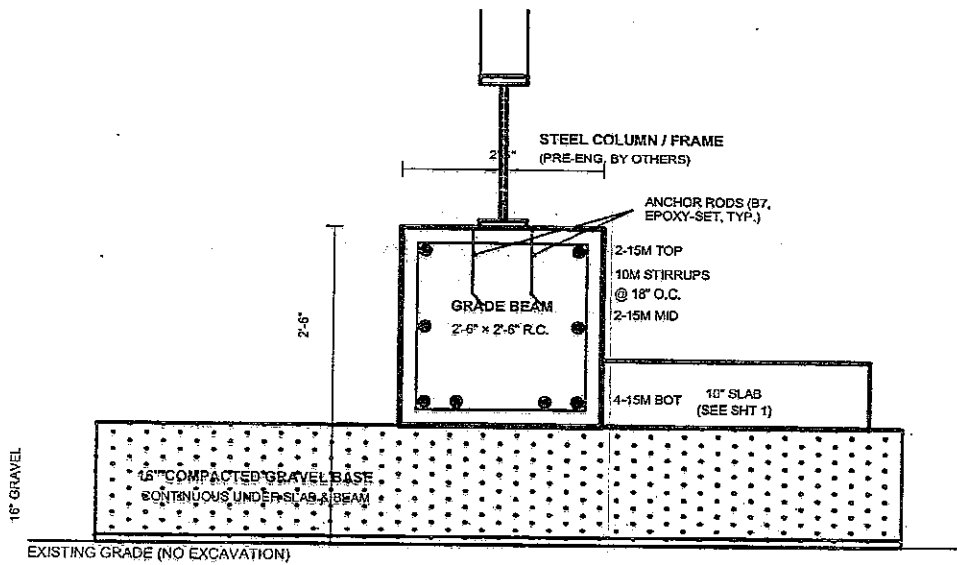
FILE: T-WALL

PROJECT NO.:

DRAWING NO.:

TW1250

SECTION B-B — PERIMETER GRADE BEAM CROSS SECTION

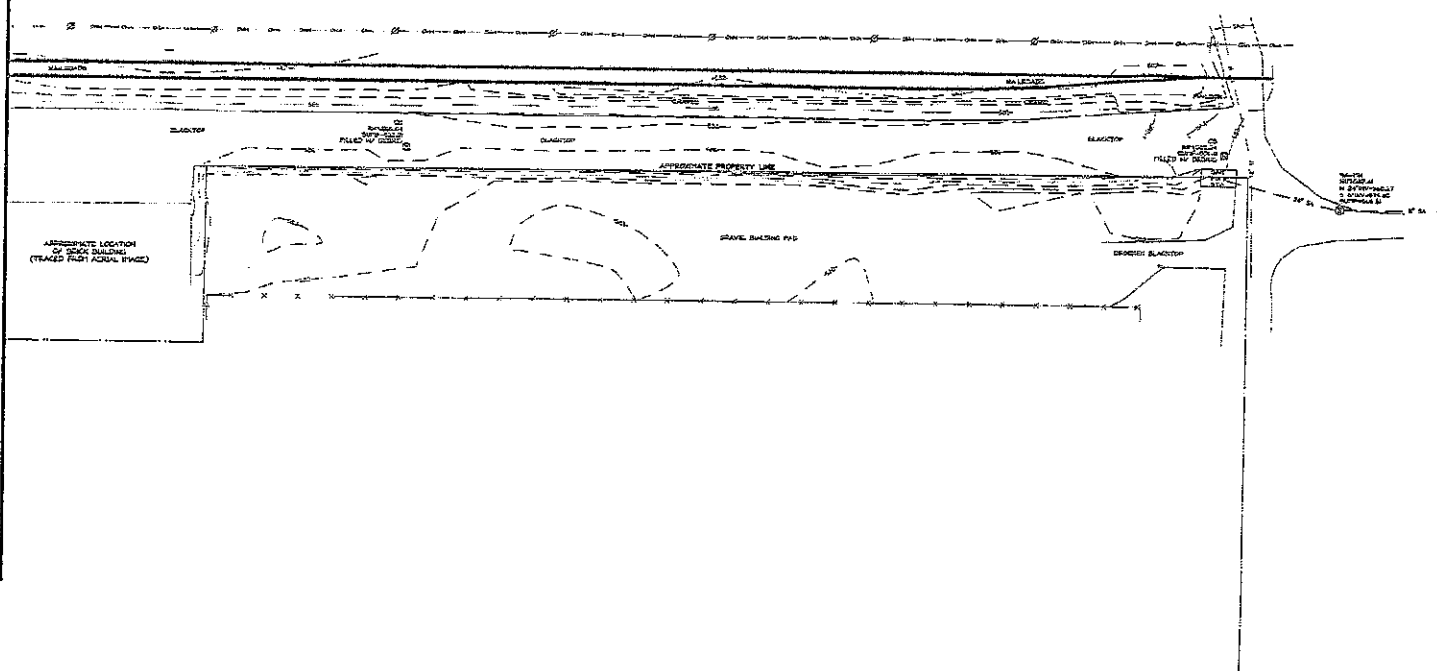


CONSTRUCTION NOTES — GRADE BEAM:

1. Place & compact 16" granular gravel base on existing grade — NO EXCAVATION; base continuous under slab and grade beam.
2. Cast 2'-6" x 2'-6" reinforced concrete grade beam on top of compacted gravel base, continuously around perimeter.
3. Reinforce with 2-#5 bars top, 2-#5 middle, 4-#5 bottom; #3 closed stirrups @ 18" o.c. (ASTM A615 Gr. 60).
4. Set anchor rods (B7, epoxy-embedded) and base plates for steel columns per structural drawings.
5. Slab & gravel base, see Sheet 1. Verify all dimensions in field.

NO EXCAVATION	
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	
PROJECT NO. 12345678	
SHEET NO. 12345678	
DATE: 12/31/2023	
DRAWN BY: J. SMITH	
CHECKED BY: M. JONES	
APPROVED BY: K. BROWN	
S1.2	

SEE SHEET 1



NOTES

1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1983 (NAD 83) - NEW YORK STATE PLANE WEST ZONE.
3. HOT WATER FLOWING IN CATCH BASINS, MOST FULL OF DEBRIS AND UNABLE TO SEE OR MEASURE PIPES.
4. PROPERTY LINES ARE FROM THE ERIE COUNTY GIS SYSTEM AND LOCATION IS APPROXIMATE.

LEGEND

- 1/2" HYDRAULIC
- 1/2" WATER VALVE
- 1/2" SANITARY MANHOLE
- 1/2" YARD DRAIN
- 1/2" ELECTRIC MANHOLE
- 1/2" UTILITY POLE
- 1/2" SET HOLE
- CH-H OVERHEAD WIRE
- UNDERGROUND ELECTRIC WIRE
- RAILROAD LINE
- RAILROAD



3050 Lake Shore Road, Suite 800, Buffalo, NY 14202
 716.877.2000 | 716.877.2001 | www.vlclark.com

TOPOGRAPHIC MAP
 V/L Fuhrmann Boulevard
 Part of Lot, Township, Range -
 Holland Land Company's Survey
 City of Lackawanna
 County of Erie, State of New York

Date of Survey: 07/18/2024, Sheet 2 of 2, Scale: 1"=60'

SEAL
 10122
 10/1/2024

NOTES:

-ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

-UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

-THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 1 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

ENVIRONMENTAL EASEMENT AREA ACCESS

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

ENVIRONMENTAL EASEMENT DESCRIPTION FOR BCP SITE No. C915197J

ALL THAT TRACT OF PARCEL OF LAND, SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOTS 24 & 25 OF THE OGDEN GORE TRACT, AND PART OF LOT 36 OF THE BUFFALO CREEK RESERVATION, BEING BCP SITE NUMBER C915197J, AS SHOWN ON A MAP OF "LAND TO BE CONVEYED TO BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION", PREPARED BY WENDEL, MAY 2017, PROJECT NUMBER 411107 (BEING PART OF WENDEL'S PROJECT No. 411107), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY HIGHWAY BOUNDARY OF THE HAMBURG TURNPIKE (ALSO KNOWN AS STATE ROUTE NO. 5), AND THE SOUTHERLY LINE OF LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. BY A DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10889 OF DEEDS AT PAGE 1115, SAID POINT BEING 547.89 FEET S 19°-27'-48"E FROM THE INTERSECTION OF THE SAID WESTERLY HIGHWAY BOUNDARY OF THE HAMBURG TURNPIKE AND THE MUNICIPALITY LINE BETWEEN THE CITY OF LACKAWANNA (ON THE SOUTH), AND THE CITY OF BUFFALO (TO THE NORTH);

THENCE ALONG THE SOUTHERLY LINE OF LANDS CONVEYED TO THE SAID GATEWAY TRADE CENTER THE FOLLOWING 5 COURSES AND DISTANCES:
1. S 71°-12'-22"W, A DISTANCE OF 400.00 FEET TO A POINT;
2. S 18°-17'-53"E, A DISTANCE OF 70.00 FEET TO A POINT;
3. S 71°-12'-22"W, A DISTANCE OF 368.47 FEET TO A POINT;
4. S 18°-17'-53"E, A DISTANCE OF 314.71 FEET TO A POINT;
5. S 71°-42'-07"W, A DISTANCE OF 568.42 FEET TO THE NORTHWEST CORNER OF SAID BUSINESS PARK PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID BUSINESS PARK PHASE I, S 18°-29'-44"E, A DISTANCE OF 199.75 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID BUSINESS PARK PHASE I, N 71°-00'-00"E, A DISTANCE OF 143.37 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BCP SITE NUMBER C915197H AND A POINT ON THE SOUTH LINE OF BCP SITE NUMBER C915197K;

THENCE ALONG THE SOUTH LINE OF BCP SITE NUMBER C915197K, N 71°-00'-00"E, A DISTANCE OF 700.30 FEET TO THE NORTHWESTERLY CORNER OF BCP SITE NUMBER C915197H;

THENCE ALONG THE WESTERLY LINE OF BCP SITE C915197H, S 17°-12'-25"E, A DISTANCE OF 409.44 FEET TO A POINT;

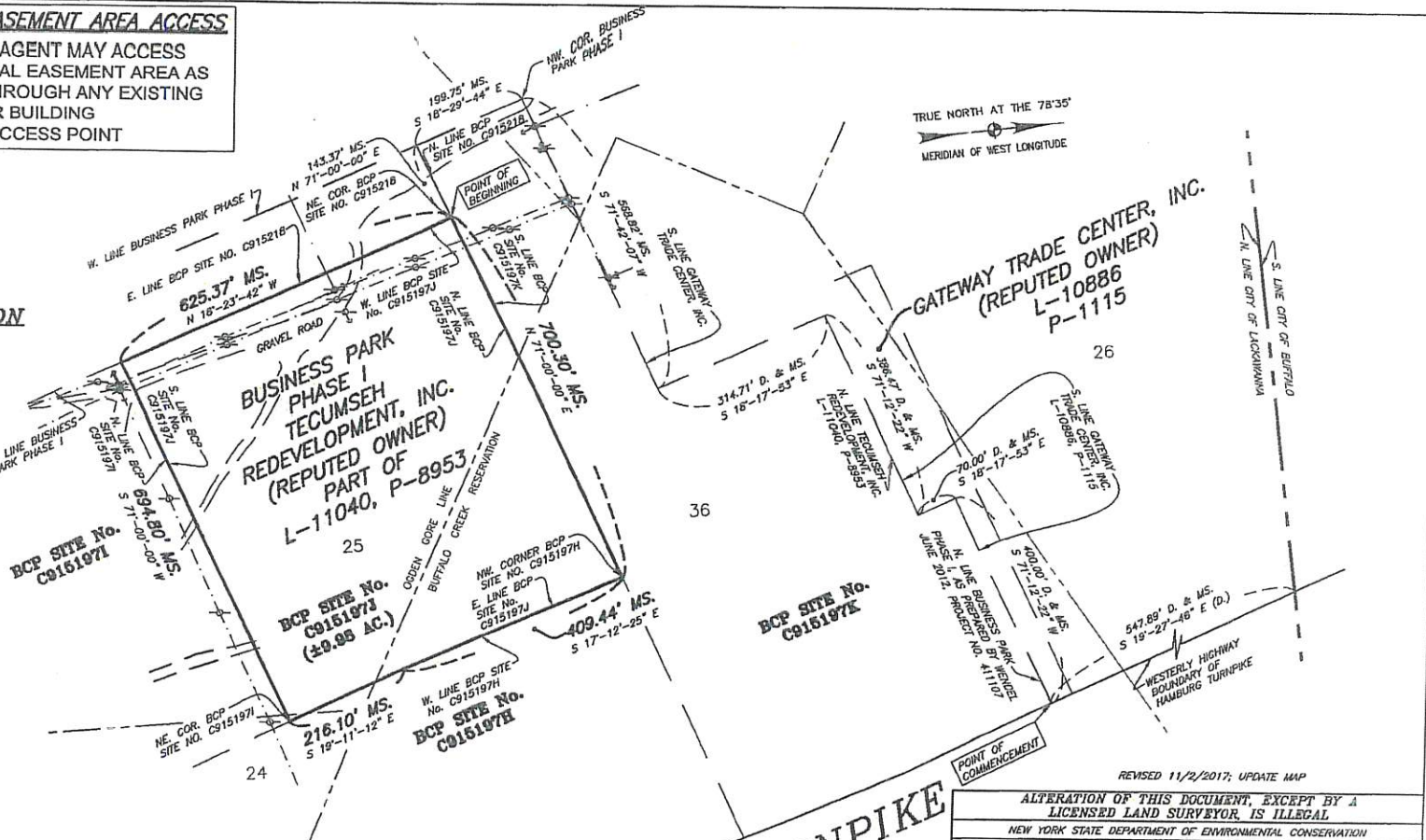
THENCE CONTINUING ALONG THE WESTERLY LINE OF BCP SITE NUMBER C915197H, S 19°-11'-12"E, A DISTANCE OF 216.10 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BCP SITE NUMBER C915197J;

THENCE ALONG THE NORTHERLY LINE OF BCP SITE NUMBER C915197J, S 71°-00'-00"W, A DISTANCE OF 684.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID BUSINESS PARK PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID BUSINESS PARK PHASE I, N 18°-23'-42"W, A DISTANCE OF 625.37 FEET TO THE POINT OF BEGINNING, CONTAINING 9.99 ACRES OF LAND, MORE OR LESS.

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US.

SEE ENVIRONMENTAL EASEMENT SURVEY DATED MAY 13, 2014, TITLE No. 1313-25072 (AMENDED), FOR THE LOCATION OF SUBJECT PROPERTY WITHIN THE CONTROLLED SITE.

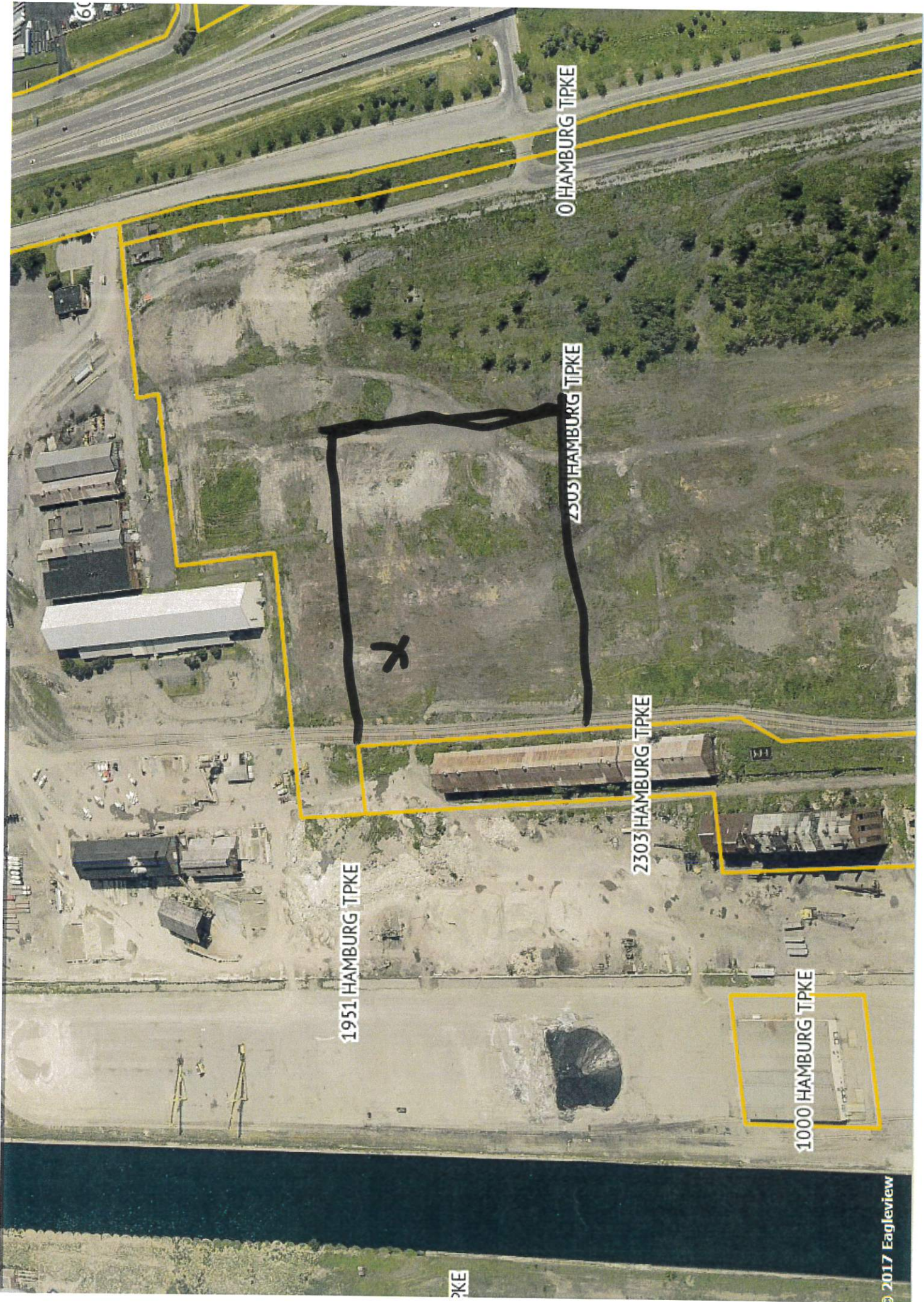


HAMBURG TURNPIKE
(WIDTH VARIES)
(ALSO KNOWN AS STATE ROUTE NO. 5)



REVISD 11/2/2017; UPDATE MAP ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED LAND SURVEYOR, IS ILLEGAL NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PREPARED BY THE CONSULTANT Centerpointe Corporate Park * 375 Essjay Road, Suite 200 Williamsville, New York 14221 PHONE: 716.888.9769 FAX: 716.825.8825 WEBSITE: www.wendel.com Wendel WD Architecture, Engineering, Surveying and Landscape Architecture P.C. MAP OF LANDS OF BCA BOUNDARIES & PLANNED SUB-PARCELS BROWNFIELD CLEAN-UP PROGRAM IN BUSINESS PARK PHASE I TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SITUATE IN PART OF LOTS 24 & 25 OF THE OGDEN GORE TRACT, AND PART OF LOT 36 OF THE BUFFALO CREEK RESERVATION, TOWNSHIP 10, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY CITY OF LACKAWANNA, COUNTY OF ERIE, STATE OF NEW YORK T.M.# PART OF 141.11-1-1.111 200' 100' 50' 0' 250' 400' 1 inch = 200 Feet 1:2400 I HEREBY CERTIFY THAT THIS IS AN ACCURATE SURVEY MAP PREPARED UNDER MY DIRECTION, FROM AN ACTUAL SURVEY, PERFORMED IN ACCORDANCE TO THE STANDARDS AND PROCEDURES ADOPTED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, SEPTEMBER 1989. FIELD SURVEY COMPLETED JUNE 28/12 CHRISTOPHER J. SCOTT, LAND SURVEYOR #050708 4/7/17 SHEET 1 of 1 CHECKED BY: CUS MAP NUMBER BCP SITE No. C915197J	
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WENDEL PROJECT NUMBER: 411107
DRAWING NAME: PH1-10 C915197J.DWG



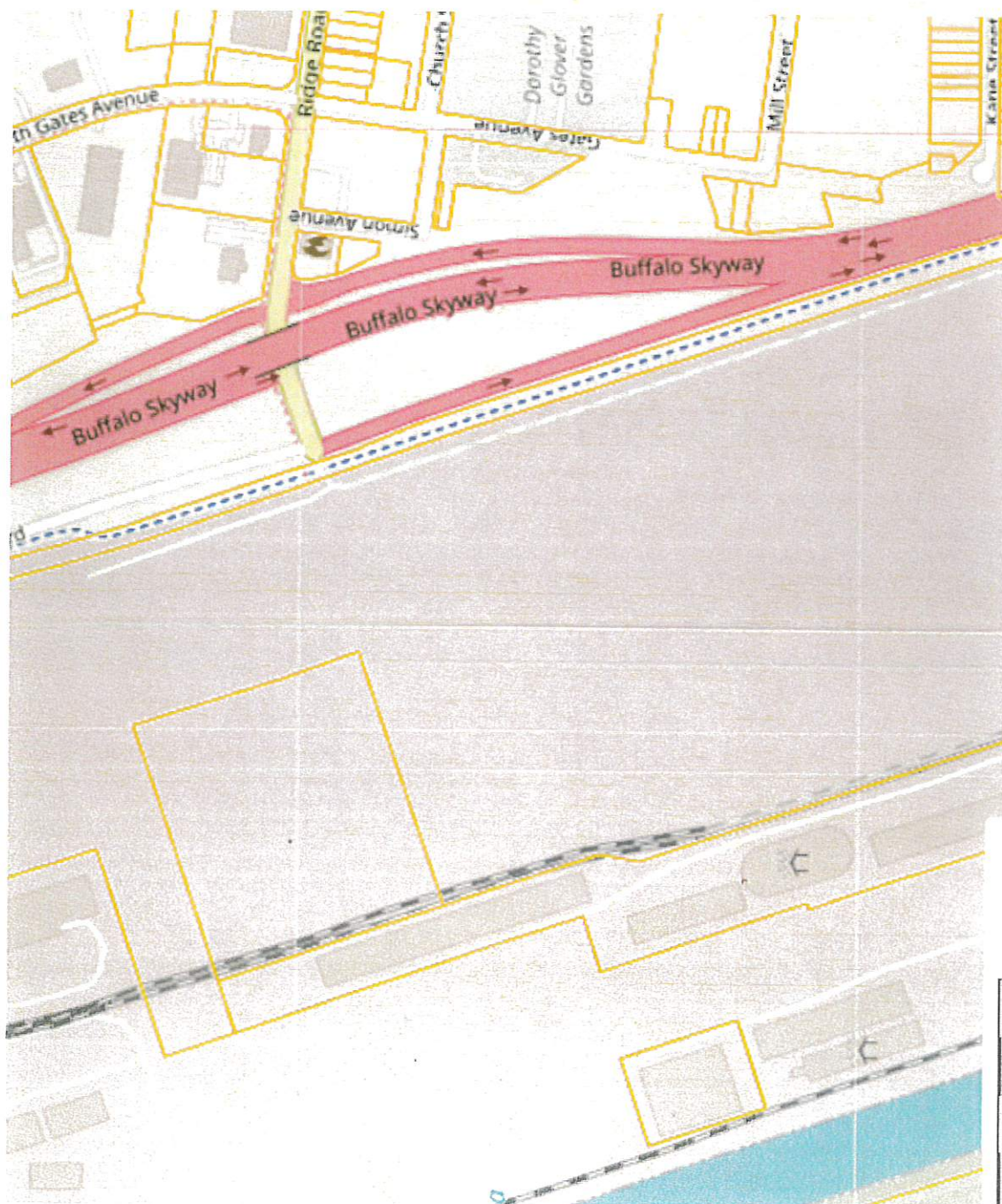
0 HAMBURG TPKE

2505 HAMBURG TPKE

2303 HAMBURG TPKE

1951 HAMBURG TPKE

1000 HAMBURG TPKE





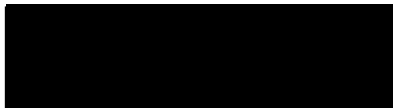
CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

July 22, 2026

Sweet Life LLC

Attn: Matt Riggi



Re: 2303 Hamburg Turnpike

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: July 29, 2026

Date: July 29, 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

Burroughs 1978 LLC – 1951 Hamburg Turnpike

Carlotti Holdings LLC – 1951 Hamburg Turnpike

Compass Minerals – 1951 Hamburg Turnpike

Gateway Trade Center – 1951 Hamburg Turnpike

Renaissance 6 LLC – 2 Steelworkers Way

John Cappelino//Erie County Industrial Development Agency (ECIDA) – 95 Perry 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. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Property owner: Sucro Real Estate NY LLC

Applicant: Sweet Life LLC // Matt Riggi

Address: 2303 Hamburg Turnpike

In reference to: Requesting a building coverage variance from 15 percent to 7 percent of the lot to permit installation of a new 72-foot by 400-foot sugar storage facility within the Bethlehem Redevelopment Area (BRA) Zone.

In reference to: Requesting a negative declaration for a state environmental quality review (SEQR) and site plan approval to permit installation of a new 72-foot by 400-foot sugar storage facility within the Bethlehem Redevelopment Area (BRA) Zone.

You are entitled to appear at the public hearing scheduled for **7/29/26 @ 5:00PM** and **7/29/26 @ 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

7/21/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address

560 RIDGE ROAD

Reason in front of the board

SEQR NEG DECLARATION

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

No

No

Agenda Applicant

THOMAS NICOMETO, CITY OF LACK. DIR OF PURCHASING

Agenda item

REQUESTING A NEGATIVE DECLARATION

Zone

CENTRAL BUSINESS ~~RECORD~~ DISTRICT

Use variance needed? Yes/No

No

Description of use variance (not allowed in that zone)

—

Area variance needed? Yes/No

No

Description of area variances needed (Parking/ height ect...)

—

Description of agenda use?

REQUESTING A NEGATIVE DECLARATION FOR A
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) RELATED
TO A GRANT FUNDED REMODELING PROJECT FOR THE LIBRARY BUILDING.

Code enforcement research (attached if applicable)

YES

Legal opinion/ research (attached if applicable)

NO

Scott Hayes
Code Enforcement Officer



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 7/15/2026

Application No. _____

Site Plan Review

Filing Fee \$10.00

____ Less than 0.5 acres

\$ 50.00

____ 0.5 to 1.0 acres

\$ 200.00

____ 1.0 to 2.0 acres

\$ 400.00

☒ 2.0 to 5.0 acres

\$ 400.00

____ Greater than 5 acres

\$ 400.00 plus \$100.00 per acres

\$ _____

____ Special Use Permit

\$ 500.00

____ Development Plan Review

\$ 50.00

Property Address: 560 Ridge Road

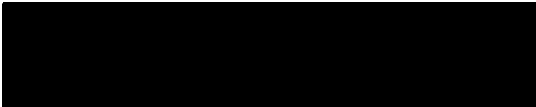
S.B.L. No. 142.37-1-1

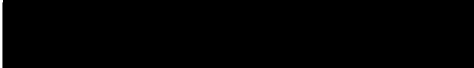
Description of Proposed Project: window replacement +
public entity + porch rebuild

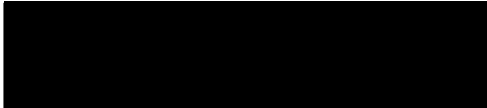
Director of Development

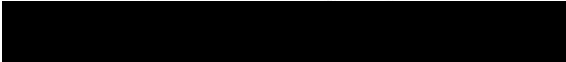
APPLICATION IS HEREBY MADE to the City of Lackawanna Planning and Development Board for a site plan review, special use permit, development plan review or subdivision review as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules,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

Thomas J Nicomele
Name of Applicant


Signature of Applicant


Address of Applicant


Applicant Phone No.


Applicant's Email

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

Property Owner:

NAME: City of Lackawanna

Address: 714 Ridge Road
Lackawanna, NY 14218

Director of Development

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

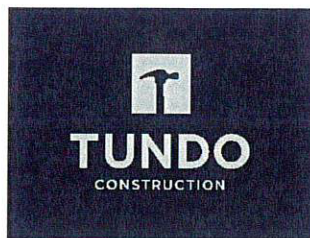
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on **current information**.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
City of Lackawanna			
Name of Action or Project: Lackawanna Public Library Entry Enhancement			
Project Location (describe, and attach a location map): 560 Ridge Road			
Brief Description of Proposed Action: window replacement and back Public Entry + porch rebuild			
Name of Applicant or Sponsor: City of Lackawanna		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 714 Ridge Road			
City/PO: Lackawanna		State: NY	Zip Code: 14218
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO YES	
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒ ☐	
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO YES	
If Yes, list agency(s) name and permit or approval:		☐ ☒	
3. a. Total acreage of the site of the proposed action?		3.9043 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres NA	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Library			
☒ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
<i>Historic places designation in process</i>	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
<i>Potters Cemetery Near by</i>			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Thomas J. Nicomete</u> Date: <u>7/15/2026</u>		
Signature: [REDACTED] Title: <u>Purchasing Agent</u>		



LACKAWANNA PUBLIC LIBRARY

560 Ridge Rd.

Lackawanna, NY 14218

June 15th, 2026

Estimate for Work: Window and door installations

Bill To		Send To	
Customer	City of Lackawanna	Recipient-	Tom Nicometto Dan Geerken
Customer ID#	CL-1	Email Address-	[REDACTED]
Address	714 Ridge Rd. Lackawanna, NY 14218		
Phone	[REDACTED]		
Previous Quotes	None	Delivery Date	June 15, 2026
Salesperson	Matthew Tundo	Delivery Method	Email
Payment Terms	30% down payment, Balance paid on completion		
Scope of Work		Price Quote	
<i>Quote Includes-</i> <i>All material and labor for scope specified below</i> <i>All work is to be performed within OSHA safety specs.</i> <i>All Scope related debris removal.</i> <i>All administrative fees.</i> <u>DOOR and WINDOW INSTALLATIONS</u> Museum, kitchen and staff room- • Supply and install qty 6 windows to match existing historic windows. • Install includes all trim, caulk & seal and aluminum coil Patio- • Removal of existing patio double doors • Supply and install double doors to match existing • Includes all trim, accessories and sealant		EXCLUSIONS- Unforeseen conditions Any work outside our scope Asbestos testing and abatement Any mechanical work TOTAL PRICE: \$63,800.00 TOTAL PRICE: \$12,200.00	
Total Price Quote		Total-\$76,000.00	

Tundo Construction

3049 Lake Shore Road, Box #10, Blasdell, NY 14219 | TundoConstruction.Com
p. 716.572.5408 | mtundo@tundoconstruction.com or gtundojr@tundoconstruction.com



Company Proposal

Tundo Construction LLC., proposes the above Scope of Work for the **Total Price Quote** specified above. Tundo Construction hereby guarantees the cost of labor for 30 days from the date of this Proposal. Due to market fluctuations the cost of materials is guaranteed 24 hours OR 30 days from the date of this Proposal. To guarantee the Proposal quoted herein, the Owner must submit the signed Owner's Acceptance together with a Retainer Fee in the amount of **\$22,800.00**. The Retainer Fee shall be paid by check, payable to Tundo Construction LLC. This Proposal is non-binding unless accepted in writing by the Owner and submitted to Tundo Construction LLC together with the Retainer Fee.

The estimated date of completion of **1-2 weeks** is based upon the Scope of Work set forth above and is subject to change due to the availability of materials and weather conditions. Additional Work requested by Owner may impact the estimated date of completion.

Submitted By: Matthew Tundo - President

Date of Proposal: June 15th, 2026

Owner Acceptance

I, _____, accept the above Scope of Work, for the amount specified in the above. The owner hereby acknowledges that Progress Payments shall be made within 20 days of the date of each Progress Pay Application issued by Tundo Construction LLC. Late payments shall be subject to interest at the rate of 5% of the unpaid balance due unless otherwise agreed to in writing signed by the President of Tundo Construction. Owner further acknowledges that any additional work, beyond the Scope of the Work set forth above including labor, services, materials, and/or equipment, shall be an additional charge to be paid by Owner to Tundo Construction.

Submitted By (owner or authorized representative)

Date



LACKAWANNA PUBLIC LIBRARY

560 Ridge Rd.

Lackawanna, NY 14218

June 15th, 2026

Estimate for Work: Masonry, door installations

Bill To		Send To	
Customer	City of Lackawanna	Recipient-	Tom Nicometto Dan Geerken
Customer ID#	CL-1	Email Address-	[REDACTED]
Address	714 Ridge Rd. Lackawanna, NY 14218		
Phone	[REDACTED]		
Previous Quotes	None	Delivery Date	June 15, 2026
Salesperson	Matthew Tundo	Delivery Method	Email
Payment Terms	Paid on completion		
Scope of Work		Price Quote	
<i>Quote Includes-</i> <i>All material and labor for scope specified below</i> <i>All work is to be performed within OSHA safety specs.</i> <i>All Scope related debris removal.</i> <i>All administrative fees.</i> <u>DOOR and MASONRY WORK</u> • Install qty 2 doors (3'x7') • Installation of qty 6 lintels for door openings • All failed joints inside (CMU) and outside, grind and repoint • Removal and replacement of existing steel infills • Repair/rebuild existing corner. Shore up concrete as needed		EXCLUSIONS- Unforeseen conditions Any work outside our scope Asbestos testing and abatement Any mechanical work	
Total Price Quote		Total-\$24,000.00	

Tundo Construction

3049 Lake Shore Road, Box #10, Blasdell, NY 14219 | TundoConstruction.Com
p. 716.572.5408 | mtundo@tundoconstruction.com or gtundojr@tundoconstruction.com



Company Proposal

Tundo Construction LLC., proposes the above Scope of Work for the **Total Price Quote** specified above. Tundo Construction hereby guarantees the cost of labor for 30 days from the date of this Proposal. Due to market fluctuations the cost of materials is guaranteed for 24 hours OR 30 days from the date of this Proposal. To guarantee the Proposal quoted herein, the Owner must submit the signed Owner's Acceptance together with a Retainer Fee in the amount of "paid on completion". The Retainer Fee shall be paid by check, payable to Tundo Construction LLC. This Proposal is non-binding unless accepted in writing by the Owner and submitted to Tundo Construction LLC together with the Retainer Fee.

The estimated date of completion of **7-10 days** is based upon the Scope of Work set forth above and is subject to change due to the availability of materials and weather conditions. Additional Work requested by Owner may impact the estimated date of completion.

Submitted By: Matthew Tundo - President

Date of Proposal: June 15th, 2026

Owner Acceptance

I, _____, accept the above Scope of Work, for the amount specified in the above. The owner hereby acknowledges that Progress Payments shall be made within 20 days of the date of each Progress Pay Application issued by Tundo Construction LLC. Late payments shall be subject to interest at the rate of 5% of the unpaid balance due unless otherwise agreed to in writing signed by the President of Tundo Construction. Owner further acknowledges that any additional work, beyond the Scope of the Work set forth above including labor, services, materials, and/or equipment, shall be an additional charge to be paid by Owner to Tundo Construction.

Submitted By (owner or authorized representative)

Date



ERIE COUNTY, NEW YORK

Interactive Mapping Viewer

Tools Find Data Draw Graphics Measure



Pan



Zoom In



Zoom Out



Initial View



Full Extent



Previous Extent



Bookmarks



Identify



Home



Initial View



Print



Export

Navigation

Basic Tools



Parcels (1)



I want to...



☆ 500 RIDGE RD

SBL: <https://paytax.erie.gov> 142.37-1-1

Municipality: City of Lackawanna

Owner: CITY OF LACKAWANNA

Dimensions: 493x250

Acreage: 3.9043 acres

Property Class: B - Athletic fld



Displaying 1 - 1 (Total: 1)

◀ Page 1 of 1 ▶

DEED

THIS INDENTURE,

Made the 2nd day of June, in the year One thousand nine hundred and twenty-one, between

THE CITY OF BUFFALO, a municipal corporation in the County of Erie and State of New York, by George S. Buck, its Mayor, party of the first part; and

THE CITY OF LACKAWANNA, a municipal corporation in the County of Erie and State of New York, party of the second part.

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of One and no more Dollars (\$1.00), lawful money of the United States, paid by the said party of the second part, does hereby grant and release unto the said party of the second part, its successors and assigns forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, and known as part of lot No. 39, Township 10, Range 8 of the Buffalo Creek Indian Reservation, and bounded as follows:

BEGINNING at a point in the easterly line of lot No. 39, distant 283.03 feet north of the southeasterly corner of said lot; thence westerly on a line deflecting 88°-07'-00" to the left, or west, and parallel with the northerly line of the Ridge Road, for a distance of 353.32 feet to an angle point; thence continuing west on a line deflecting 03°-39'-19" to the right, or north, and parallel with the northerly line of the Ridge Road, for a distance of 358.13 feet to a point; thence southerly and parallel with the easterly line of lot No. 39, for a distance of 250.00 feet to the northerly line of the Ridge Road; thence easterly and along the said northerly line of the Ridge Road, for a distance of

338.18 feet to an angle point; thence continuing easterly on a line deflecting 03°-39'-19" to the left, or north, and along the northerly line of the Ridge Road, for a distance of 353.26 feet to the easterly line of lot No. 39; thence northerly and along the said easterly line of lot No. 39, for a distance of 250.00 feet to the place of beginning.

Excepting one quarter acre, heretofore conveyed for a school lot, in the southeast corner thereof, by deed recorded in Erie County Clerk's office in Liber 172 of Deeds at page 46.

TOGETHER with the appurtenances; and all the estate and rights of the said party of the first part in and to said premises. TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first ^{part} has caused its name to be signed hereto by its Mayor, and its seal to be hereunto affixed, the day and year first above written.



THE CITY OF BUFFALO

By

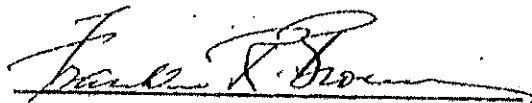
[Handwritten signature]
Its Mayor.

STATE OF NEW YORK :

COUNTY OF ERIE : SS.

CITY OF BUFFALO ::

On this 2nd day of June, 1921, before me, the subscriber, personally appeared GEORGE S. BUCK, Mayor of The City of Buffalo, to me known, who, being by me duly sworn, did depose and say that he resides in the City of Buffalo, New York, aforesaid; that he is the Mayor of The City of Buffalo, the corporation described in and which executed the foregoing instrument; that he knows the corporate seal of said corporation; that the corporate seal affixed to the foregoing instrument is such corporate seal and that said seal was so affixed in obedience to authority and direction of The Council of the City of Buffalo, and that the said George S. Buck affixed his signature thereto, as Mayor of said City of Buffalo, in pursuance of such authority and direction.



FILED

JUL 23 11 38 AM '22

Notary Public, Erie County, N. Y.

ERIE COUNTY
CLERKS OFFICE

P.C. 12
G.H. 1.7 39
H. Fide Ridge Rd.
Memorial Field

DEED

THE CITY OF BUFFALO,

to 37

THE CITY OF LACKAWANNA.

Dated: June 2nd 1921.

CITY CLERK'S OFFICE

JUL 21 1942

LACKAWANNA, N. Y.

STATE OF NEW YORK

ERIE COUNTY CLERK'S OFFICE

Recorded in Liber 3275 Pages 564

of DEEDS

on the 23 day of July

A.D., 19 42, at 11:36 o'clock A.M.

and examined.

LIBER 3275 PAGE 567



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

July 22, 2026

Thomas Nicometo, City of Lackawanna – Director of Purchasing
714 Ridge Road
Lackawanna, NY 14218

Re: 560 Ridge 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: July 29, 2026

Date: N/A

Time: 6:00PM

Time: N/A

City Council Chambers Room 241
Lackawanna City Hall

If you have any questions please feel free to call (716) 827-6421.

Boarding Neighbors
Mohamed Ahmed – 570 Ridge Road
Ann Marie Kirkwood – 580 Ridge 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. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | 6. <u> X </u> SEQR Negative Declaration |

Property owner: City of Lackawanna, NY

Applicant: Thomas Nicometo, City of Lackawanna – Director of Purchasing

Address: 560 Ridge Road

In reference to: Requesting a negative declaration for a state environmental quality review (SEQR) related to a grant-funded remodeling project for the public library building, which is city-owned and located in the Central Business District (CBD) Zone.

You are entitled to appear at the public hearing scheduled for **7/29/26 @ 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