



**CITY OF LACKAWANNA
OFFICE OF CODE ENFORCEMENT**

714 Ridge Road – Room 311

Lackawanna, NY 14218

Tel: (716) 827-6474 Fax: (716) 827-1866



Date 12.26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 2303 HAMBURG TURNPIKE

Reason in front of the board VARIANCE AND SITE PLAN APPROVAL

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

Agenda Applicant MATT RIGGI / SWEET LIFE LLC

Agenda item REQUESTING BUILDING COVERAGE VARIANCE BITEPLAN

Zone BETHLEHEM REDEVELOPMENT AREA

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...) 7% Bill Com/16

COVERAGE, CODE SAYS MUST BE 15% COVERAGE

Description of agenda use? AREA VARIANCE / SITE PLAN FOR
72 x 400 SUGAR STORAGE BUILDING DOME

Code enforcement research (attached if applicable) *YES*

Legal opinion/ research (attached if applicable) *A/O*

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: 7/13/26

Application No. _____

Application Fee:

Fee

____ Land Use Variance
☒ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: BCP Site No. C9151973

S.B.L. No. _____

Description of Action to be Appealed: Our current Planned building
only takes up 7% of the property and the code
requires 15%. Next phase however with new tracks
and additional warehouse & office will get us
above the 15% mark.

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

Matt Riggi
Name of Applicant


Signature of Applicant


Address of Applicant


Applicant Phone No.


Applicant's Email

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

Property Owner:

NAME: Sacro Real Estate

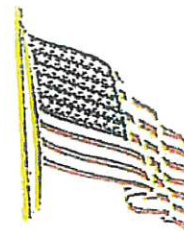
Address 

Director of Development



**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: BCP Site No. C9151975

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, the building will look much like other commercial buildings in the area

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

NO, no other building can serve the purpose of sugar storage that we need

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

NO

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

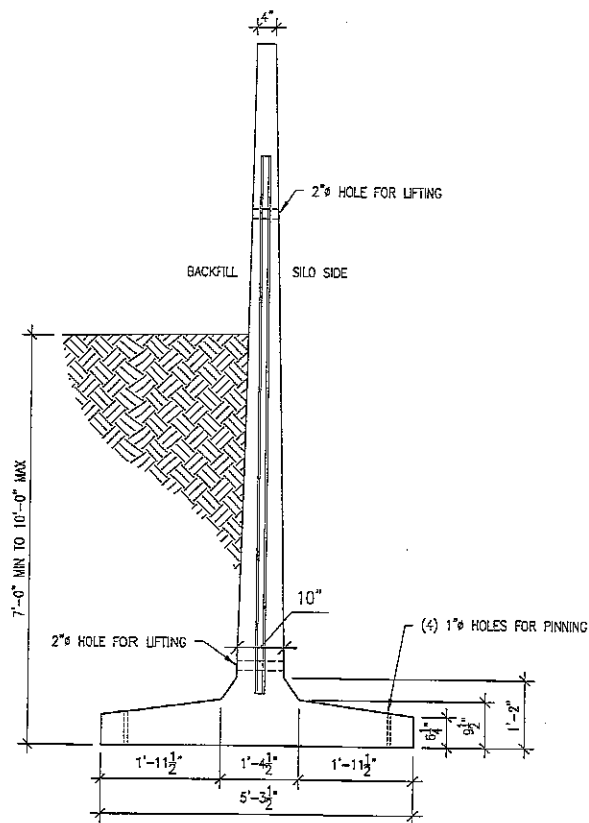
NO

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

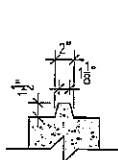
NO

Sign Above, Print Name Below

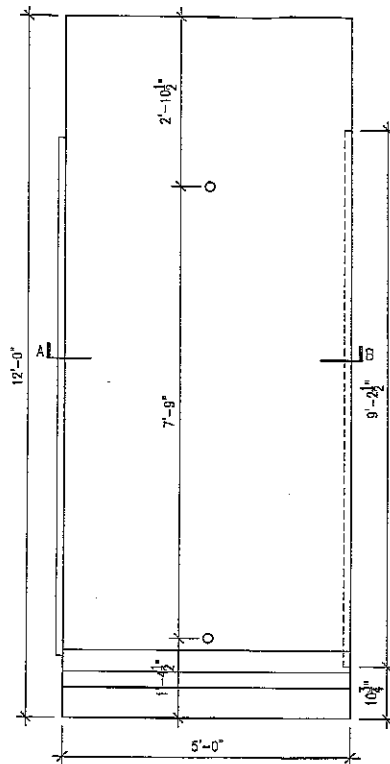
Matt Riggi



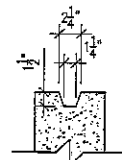
END VIEW
SCALE: 1/2"=1'-0"



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



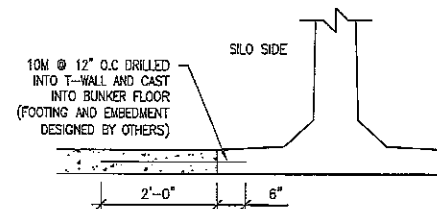
ELEVATION
SCALE: 1/2"=1'-0"



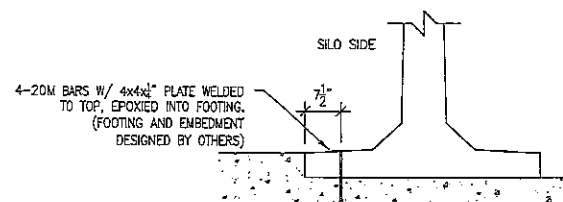
SECTION 'B' (FEMALE END)
SCALE: 1"=1'-0"

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 NOTED. OVER ALL 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



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 16' SHALL NOT BE LESS THAN 6000 PSI.
- THE SHORING COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 1000 PSI.
- THE CONCRETE DURABILITY SHALL BE CLASS EXPOSURE A-2.
- THE CONCRETE SHALL HAVE A MAX. AGGREGATE SIZE OF 3".
- THE CONCRETE SHALL HAVE 5-8% AIR-ENTRAINMENT.
- THE CONCRETE SHALL HAVE A MAX. W/C RATIO OF 0.45.
- THE CONCRETE TO HAVE SUPERPLASTISER ADDED.
- THE REINFORCING SHALL BE BILLET STEEL.
- DEFORMED BARS HAVING A MINIMUM YIELD STRENGTH OF 400 MPa CONFORMING TO CSA G30.18.
- CHAIRS, BUSTERS, 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

MR. #	QTY.	VOL. (FT ³)	WGT. (LBS)
TW126040	1	12	7800

REVISIONS - DRAWING ISSUE

DATE	ISSUED FOR PRODUCTION



STUBBE'S PRECAST
COMMERCIAL INC.
RR#2 HARLEY ON, NOB1B0
PHONE: (519) 424-2183
FAX: (519) 424-9058

PROJECT:

DRAWING TITLE:

12' T-WALL

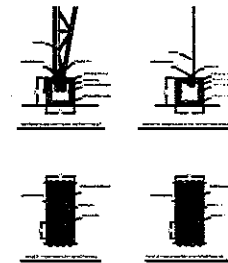
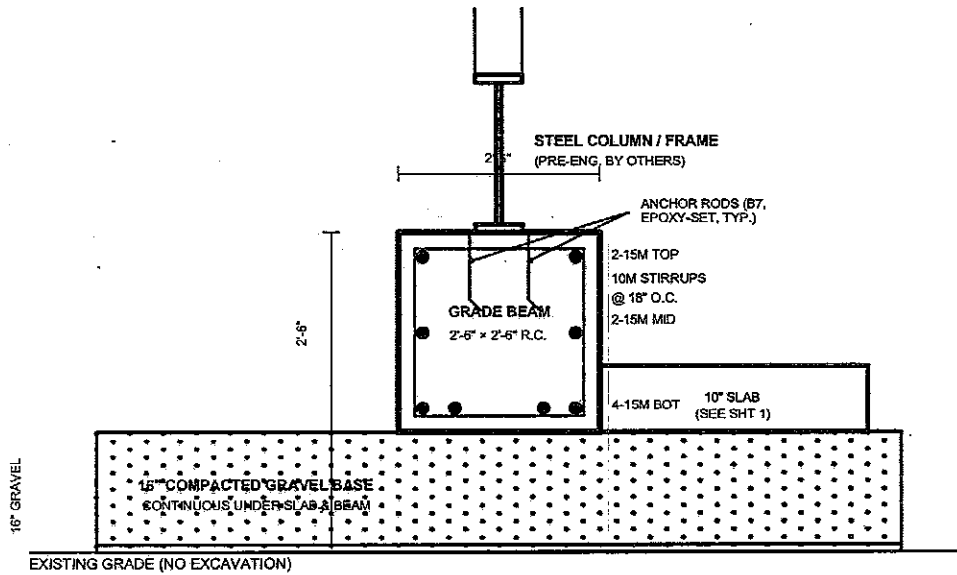
PROJECT CODE: QUANTITY:

DRAWN: SCALE: VARIES

CHECKED: ??? FILE: T-WALL

PROJECT No.: DRAWING No.: TW1260

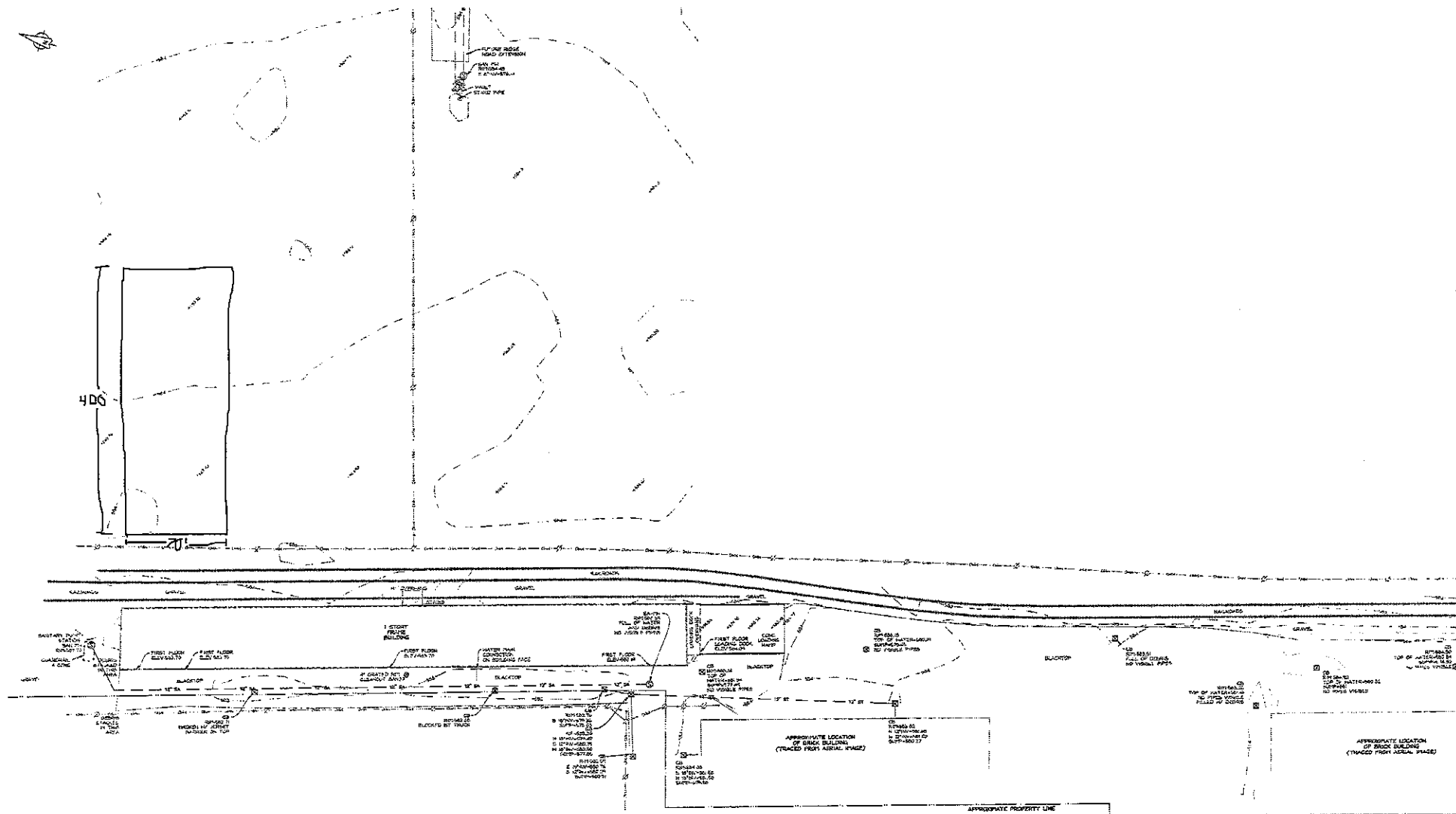
SECTION B-B — PERIMETER GRADE BEAM CROSS SECTION



CONSTRUCTION NOTES — GRADE BEAM:

1. Place & compact 15" 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 CHECK AND VERIFY ALL DIMENSIONS ON THE JOBSITE.									
PROJECT/CLIENT/APP									
SUB/BEAM/bulbato									
REG									
BRIDGE/STREET									
FLOOR PLANS									
<table border="1"> <tr> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td>DATE</td> <td>REVISION</td> </tr> <tr> <td>DATE</td> <td>REVISION</td> </tr> </table>	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	
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DATE	REVISION								
S1.2									



- NOTES
1. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN DATUM OF 1986 (NAD 86).
 2. HORIZONTAL DATUM REFERENCES THE NORTH AMERICAN DATUM 1986 (NAD 86) - NEW YORK STATE PLANE HORIZ COG.
 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
- HYDRANT
 - WATER VALVE
 - SANITARY RISER
 - YARD CLEAR
 - ELECTRIC RISER
 - UTILITY HOLE
 - GAS LINE
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC WIRES
 - RAILROAD LINE
 - GUARDRAIL

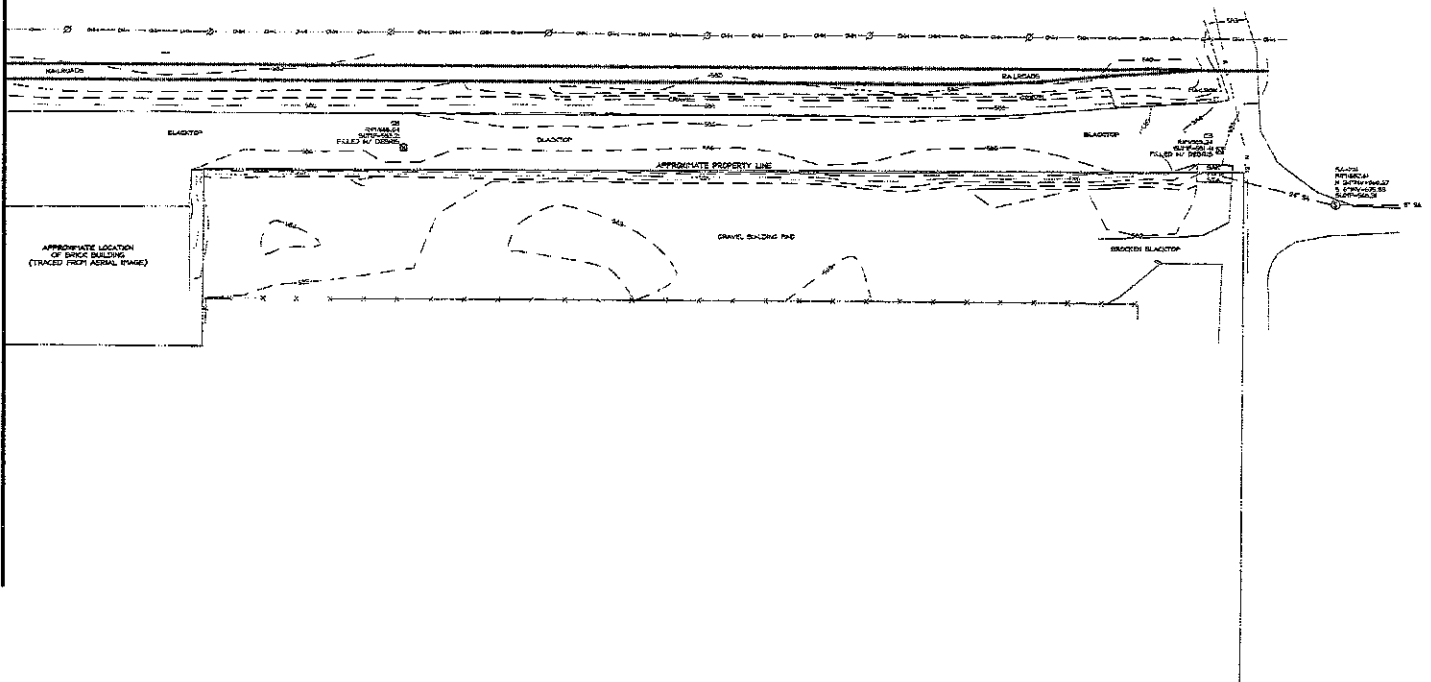
TOPOGRAPHIC MAP
V/L Fuhrmann Boulevard
Part of Lot 1, Township 1, Range 1
Holland Land Company's Survey
City of Lackawanna
County of Erie, State of New York
Date of Survey 07/16/2020, Page 1 of 2 Scale 1"=60'

2556 Lake Shore Road, Suite 500, Buffalo, NY 14209
P: 716.837.0000 F: 716.837.0001 www.burkeandclark.com

BURKE & CLARK, INC.
Professional Engineers and Surveyors
No. 10720, dated 12/20/2019

ERIE COUNTY SEAL
1892

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

- HYDROGRAPH
- WATER VALVE
- SEWAGE MANHOLE
- YARD DRAIN
- ELECTRIC MANHOLE
- UTILITY POLE
- SURF MARK
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC WIRE
- RAILROAD LINE
- ROAD



3500 Lake Shore Road, Suite 300, Buffalo, NY 14226
 P (716) 837-4500 F (716) 837-4501 www.eriecountyny.gov

TOPOGRAPHIC MAP
 V/L Fuhrmann Boulevard
 Part of Lot 1, Township 1, Range 1
 Holland Land Company's Survey
 City of Lackawanna
 County of Erie, State of New York

Date of Survey 07/16/2025 Page 2 of 2 Scale: 1" = 60'

SEAL
 1638
 BUFFALO, NY

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 2209, 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 411110 (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 10886 OF DEEDS AT PAGE 1115, SAID POINT BEING 547.89 FEET S 19°-27'-46"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'-28"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 398.47 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 568.82 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 C915218 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 NORTHWEST 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;

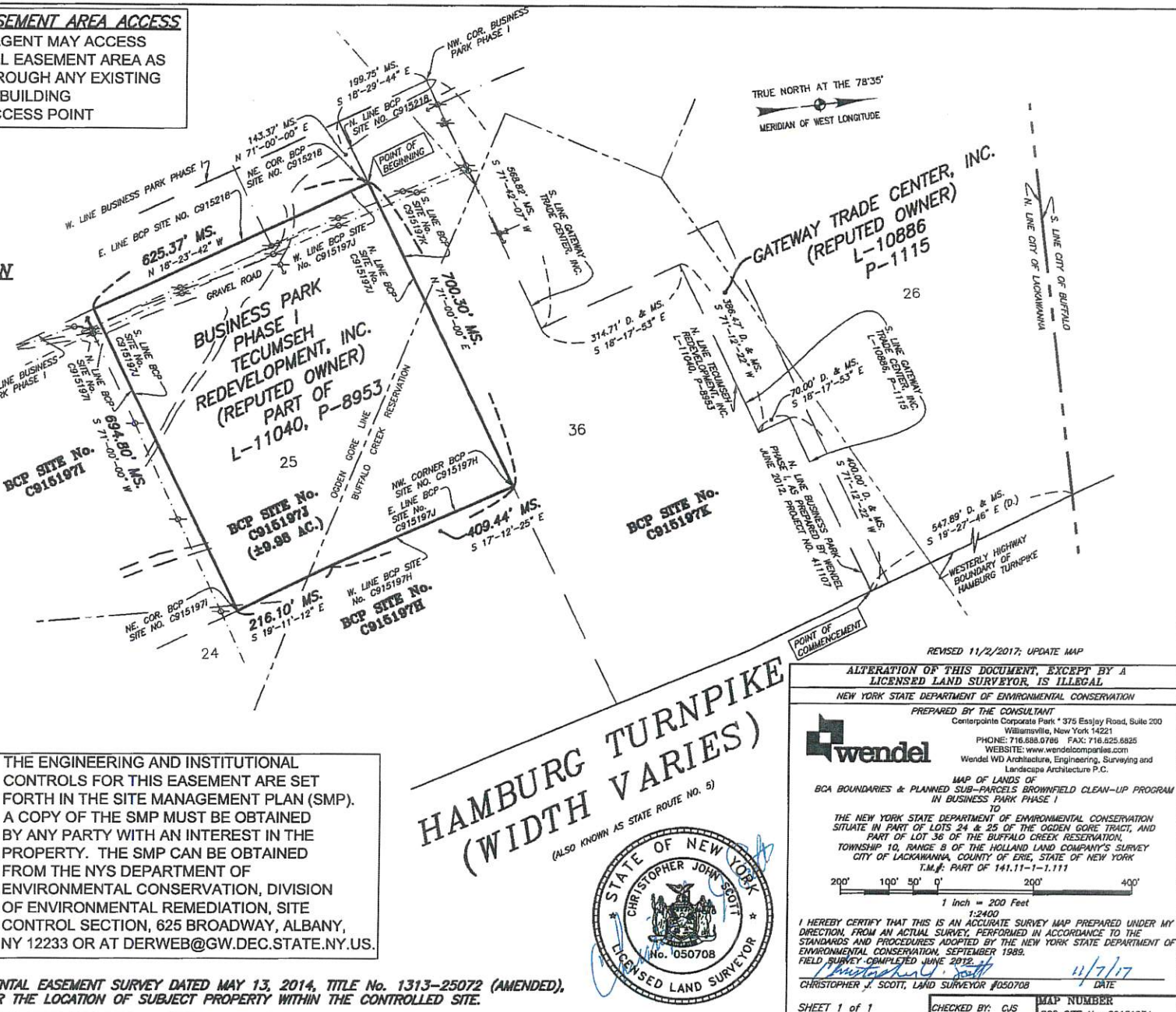
THENCE CONTINUING ALONG THE WESTERLY LINE OF BCP SITE NUMBER C915197H, S 19°-11'-12"E, A DISTANCE OF 216.10 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BCP SITE NUMBER C915197L;

THENCE ALONG THE NORTHERLY LINE OF BCP SITE NUMBER C915197L, S 71°-00'-00"W, A DISTANCE OF 694.80 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 9.98 ACRES OF LAND, MORE OR LESS.

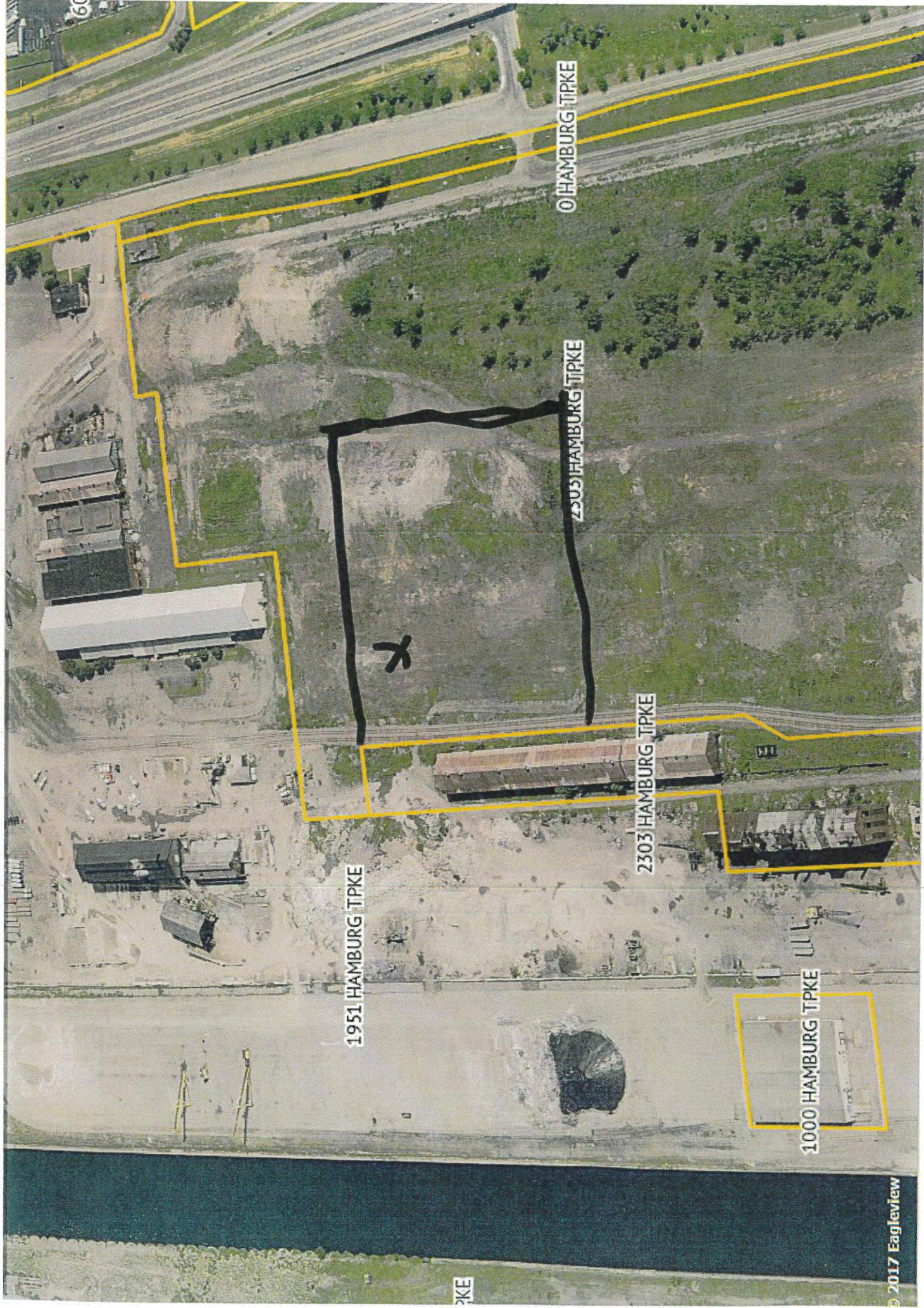
THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION,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

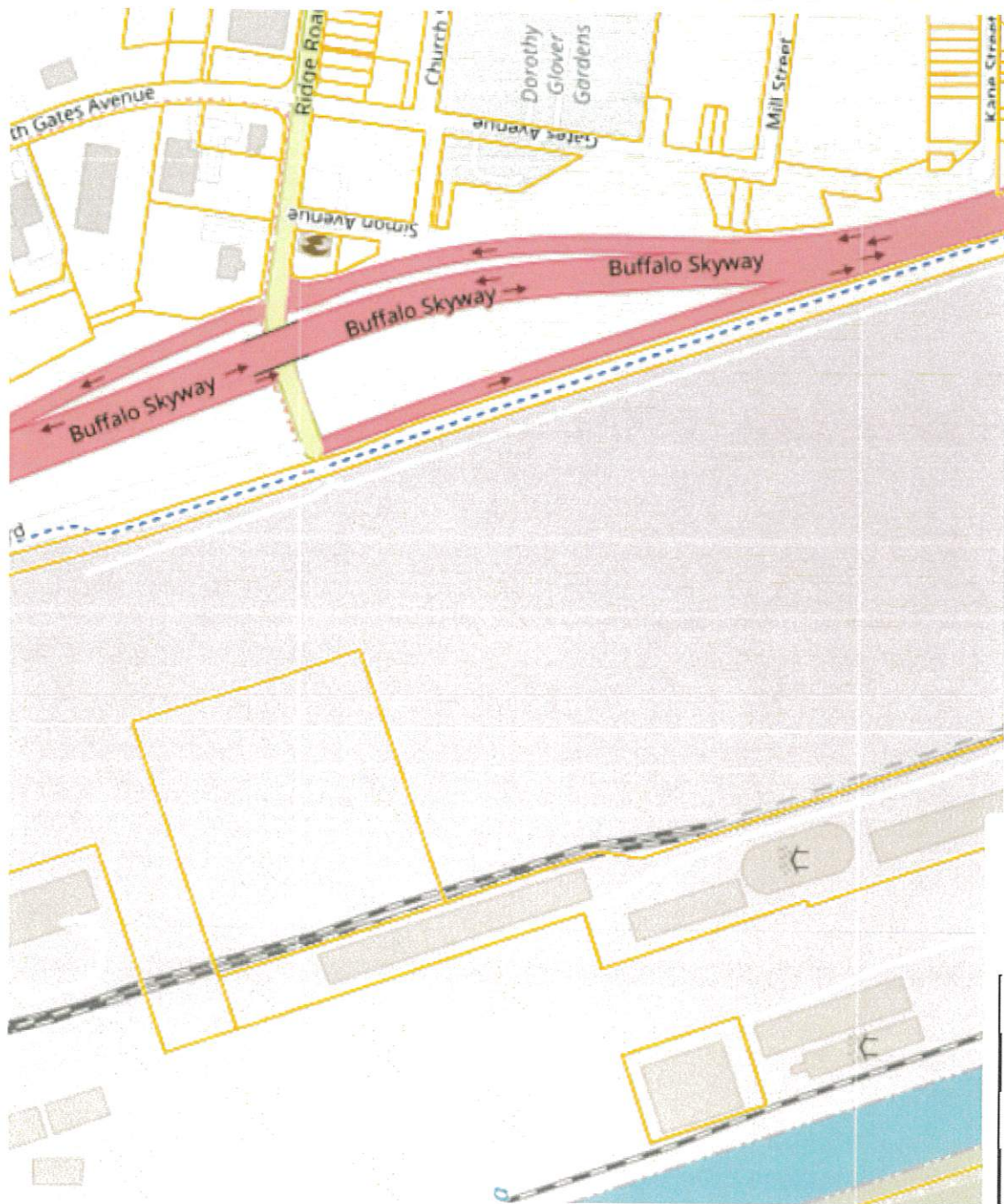
SEE ENVIRONMENTAL EASEMENT SURVEY DATED MAY 13, 2014, TITLE No. 1313-25072 (AMENDED), FOR THE LOCATION OF SUBJECT PROPERTY WITHIN THE CONTROLLED SITE.



WENDEL PROJECT NUMBER: 411107
DRAWING NAME: PH-10 C915197J.DWG

REVISED 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 East Jay Road, Suite 200 Williamsville, New York 14221 PHONE: 716.688.0769 FAX: 716.625.6825 WEBSITE: www.wendelcompanies.com Wendel W.D. Architects, 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	
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	
1:2400 1 inch = 200 feet 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 2012.	
CHRISTOPHER J. SCOTT, LAND SURVEYOR #050708	11/7/17 DATE
SHEET 1 of 1	CHECKED BY: CJS MAP NUMBER BCP SITE No. C915197J







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

Carloti 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 CO WEBER RD.

Reason in front of the board AREA VARIANCE.

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

Agenda Applicant MUNA MINASSAR.

Agenda item REQUESTING FENCE 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 FENCE VARIANCE TO INSTALL 6 FOOT TALL FENCING IN FRONT YARD OF THEIR 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

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Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: 10/16/2025

Application No. _____

Application Fee:

Fee

____ Land Use Variance
____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 10 Weber Rd.

S.B.L. No. 142.15-2-46

Description of Action to be Appealed: 6 ft fence
around my property for my
family security

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

MUNA Munassar
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:

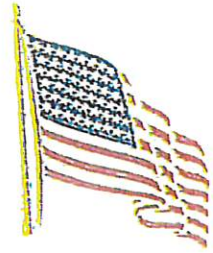
NAME: Muna Munassar

Address: 



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DEPARTMENT OF DEVELOPMENT**

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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 6 Weber Rd.

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

NO

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

NO

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

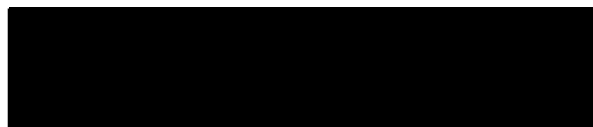
~~NO~~ Yes, it will enhance

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 hardship self-created?

No, I am enclosing the yard for
the safety of my family



Sign Application and Print Name Below

MUNA MUNASSAR

Muna Munassar

PAY FOR YOUR PROJECT WITH:



CLICK HERE TO GET A CREDIT DECISION IN SECONDS



☒ **6' White Vinyl**

6'H White Hamilton 8' OC

☐ White

Features & Benefits

- SolarShield
- Fabricated In-House
- Made in America

Specifications

- **Post:** 5" Sq.
- **Picket:** 6" T&G
- **Rail:** 1-3/4 x 5-1/2 x 96
- **Rail Insert:** Steel

Warranty

- Lifetime Transferable Warranty
- 3 Year Workmanship Warranty

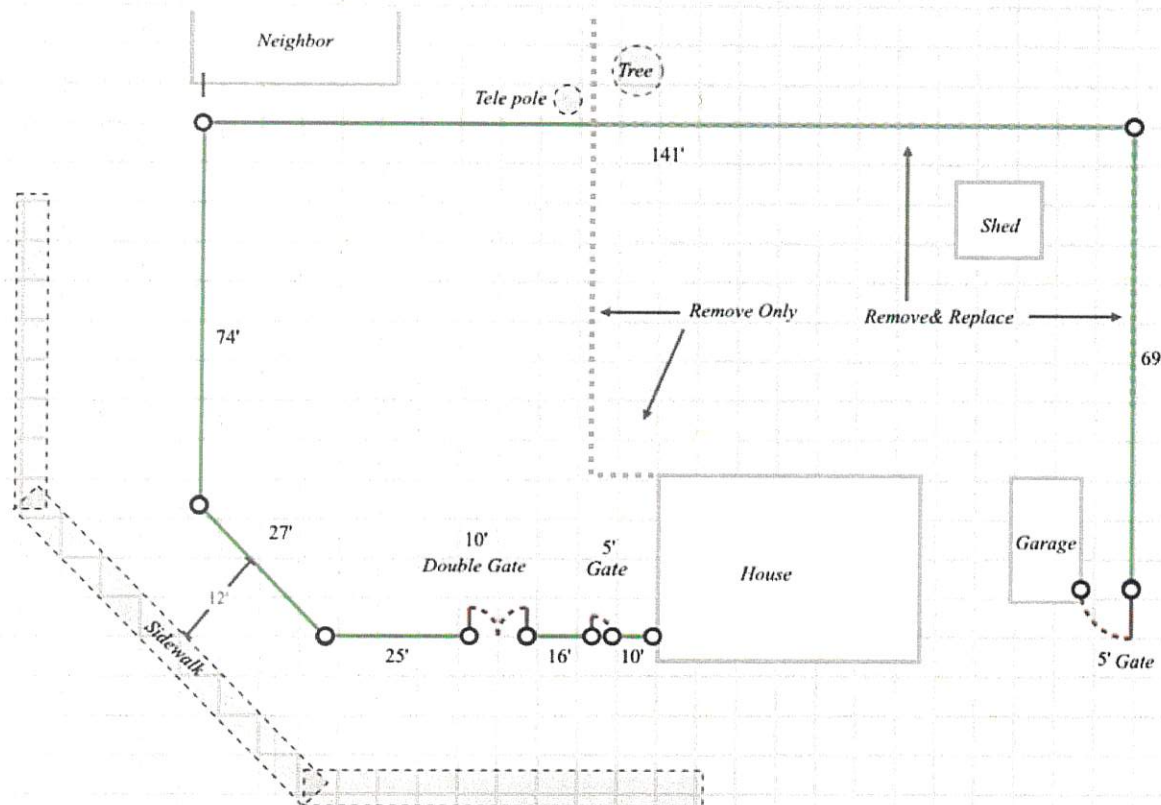
Choose this package ↓

The image shown is a representation of the style of the fence, and not meant to be a specification of the height, color, or grade.

6' White Vinyl - 362 LF



6'H White Hamilton 8' OC

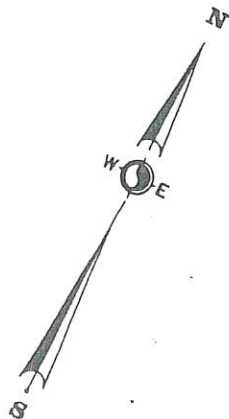
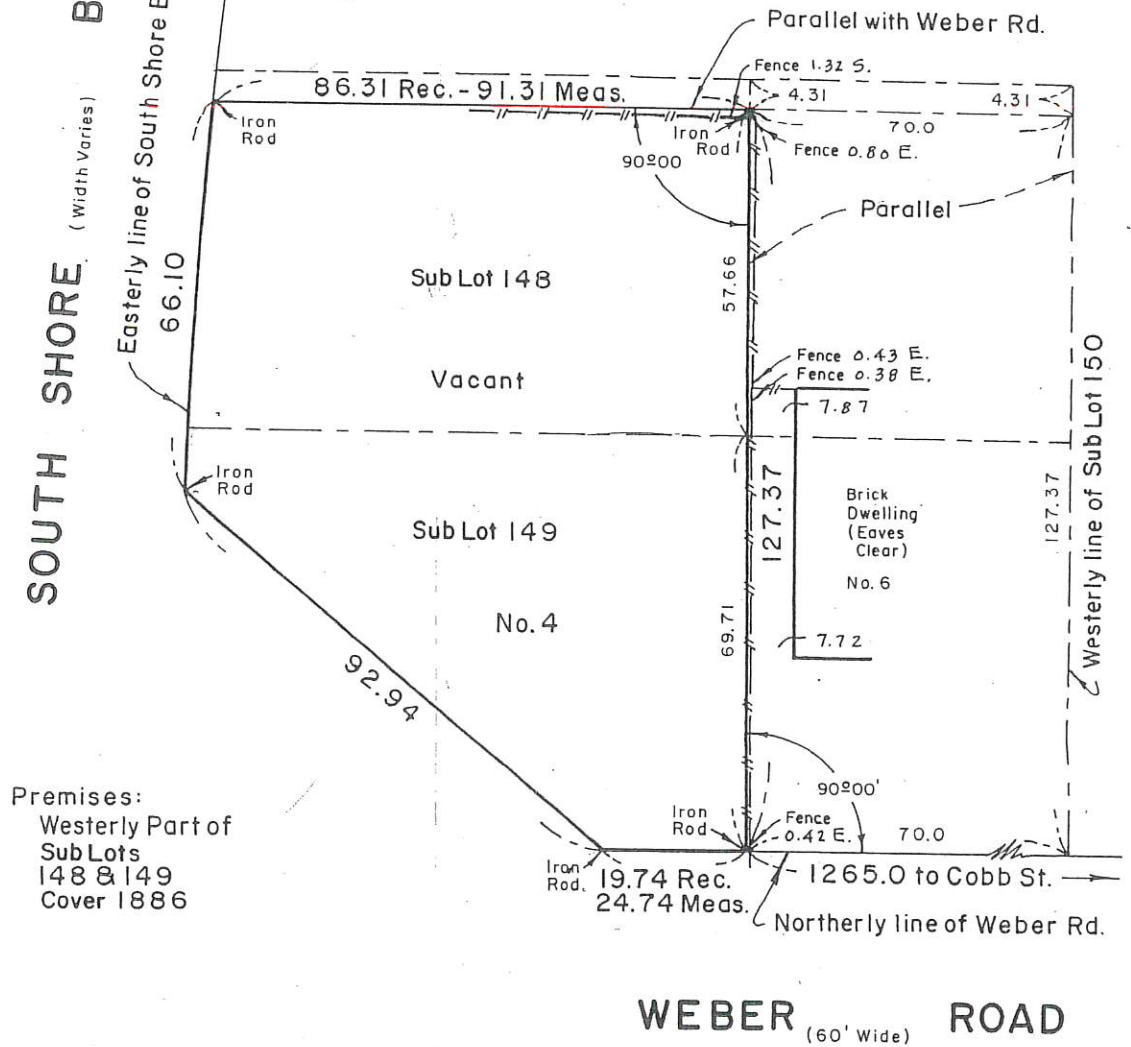




SOUTH SHORE BLVD.
(Width Varies)

City of
Lackawanna,
Erie Co., N.Y.

Part of
Farm Lot 344
T.10-R.7.
B.C.R.



WEBER ROAD
(60' Wide)

SURVEY
made for
FALK & SIEMER, LLP
2600 Main Place Tower

Buffalo, N.Y.

Aug. 2 - 1995

Job No. 7 9151

Scale - 1" = 25'

MARK A. FENTER - Professional Licensed Surveyor No. 49810, Fax 892-6909
2766 Harlem Road, Cheektowaga, N.Y., 14225-3006, Phone (716) 895-1953
Successor to the Records of C.E. Hartke & J.W. Darling - Established Since 1923



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

July 22, 2026

Muna Munassar



Re: 6 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: July 29, 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
John Mecca – 8 Weber Road
Kaled Munassar – 15 Weber Road
OLV Infant Homes – 5 West Elmview Avenue
Nageeb Hussein Ali – 11 West Elmview Avenue
Paul Ebert – 10 Shamokin Drive
Salwa Alwan – 11 Shamokin Drive
Frederick Kelly – 19 Shamokin 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. <u> X </u> Variance |
| 5. _____ Zoning Law Appeals | |

Property owner: Jamil Munassar

Applicant: Muna Munassar

Address: 6 Weber Road

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

You are entitled to appear at the public hearing scheduled for **7/29/26 @ 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 7.21.20.

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property address 81 ST. JUDITH DRIVE.

Reason in front of the board AREA VARIANCES

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

Agenda Applicant SHAWN HALAS

Agenda item REAR AND SIDEYARD VARIANCES FOR SHEP.

Zone SINGLE FAMILY RESIDENTIAL.

Use variance needed? Yes/No (No)

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

Area variance needed? Yes / No (No)

Description of area variances needed (Parking/ height ect...) REQUESTING SIDEYARD VARIANCE FROM 10 FEET WANTS 4 FEET, REAR YARD VARIANCE FROM 25 FEET TO 5 FEET.

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: 7/14/26

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 81 St-Jude Drive

S.B.L. No. _____

Description of Action to be Appealed: Variance to put up a
12X20 shed in my 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

Shawn K. Halar

Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone Number]

Applicant Phone No.

[Redacted Email]

Applicant's Email

Home owner.

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

Property Owner:

NAME:

Shawn K. Halar

Address

[Redacted Address]

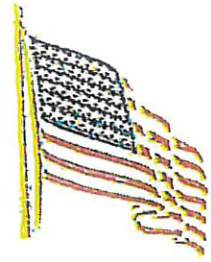


CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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

Property Address: 81 St-Jude Drive

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, not at all.

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. The size is bigger than 12x12-

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?

none at all.

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, not self created.

Sign Above, Print Name Below

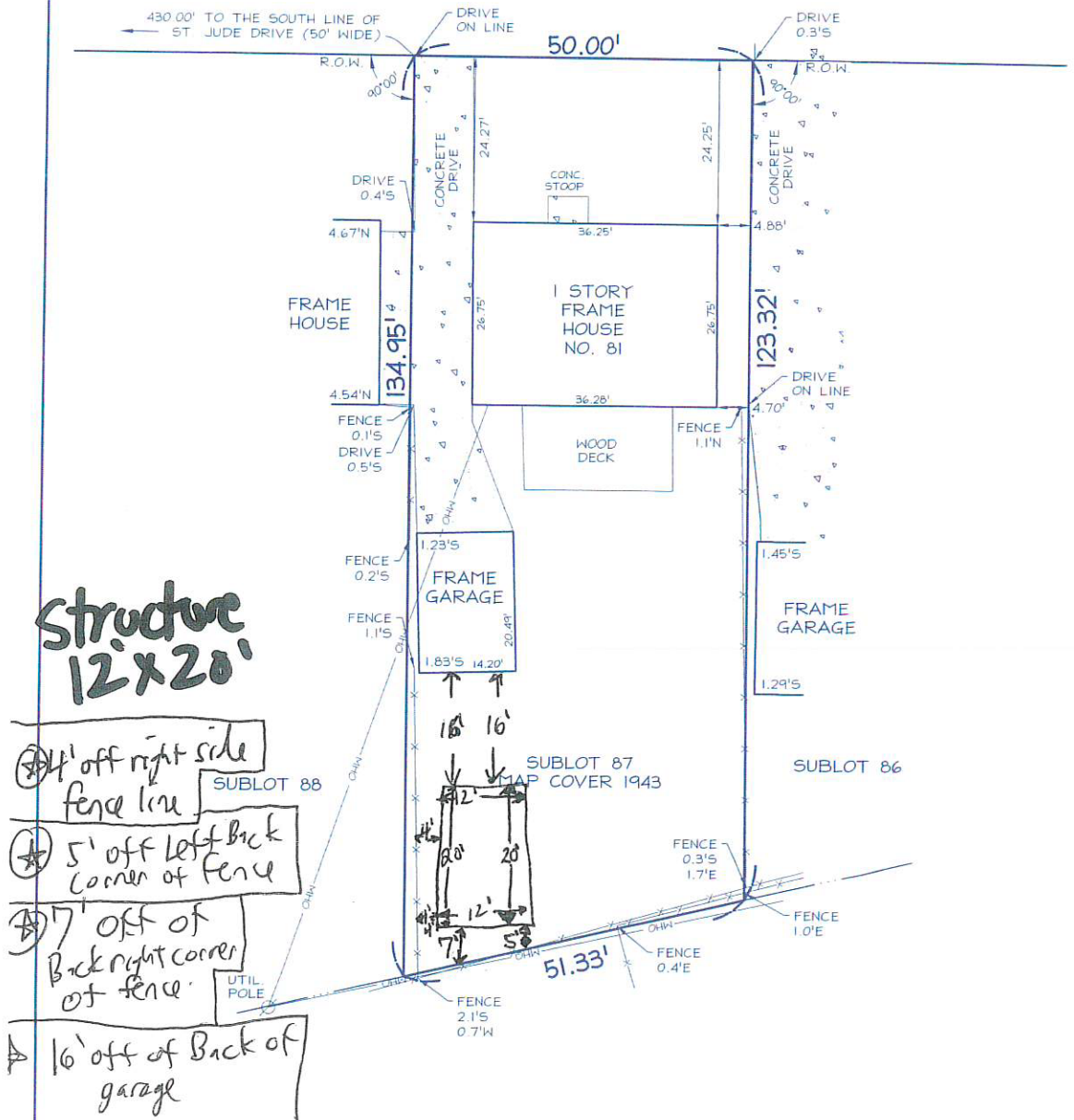
Shawn K. Helas



Shawn K. Halar



81 SAINT JUDE (50' WIDE) DRIVE



THIS SURVEY IS NOT VALID WITH AN AFFIDAVIT OF NO CHANGE

NO MONUMENTS SET OR FOUND AT PROPERTY CORNERS UNLESS NOTED HEREON.

509 Main Street, P.O. Box 516, East Aurora, NY 14052
p (716) 655-1058 f (716) 270-6091 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

81 St. Jude Drive
Part of Lot 346, Township 10, Range 7
Buffalo Creek Reservation
City of Lackawanna
County of Erie, State of New York

Thornton A. Kenyon

Date of Survey: 05/14/2026

Scale: 1" = 20'

Project No.: 26J3-0220

Successors to the records of Graf Land Surveyors Successors to the records of James L. Shisler, Land Surveyor



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

Application Notice

July 22, 2026

Shawn Halas

Re: 81 St. Jude Drive

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: July 29, 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
Dakota Davis – 75 St. Jude Drive
Barbara Bentkowski – 85 St. Jude Drive
Paul Barbus – 222 Orchard Place
Jaclyn Conley – 228 Orchard Place
Jason Kaye – 232 Orchard Place



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

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|----------------------------------|-----------------------------|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
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| 5. _____ Zoning Law Appeals | |

Property owner: Shawn Halas

Applicant: Shawn Halas

Address: 81 Saint Jude Drive

In reference to: Requesting a rear yard variance from 25-feet to 5-feet and a side yard variance from 10-feet to 4-feet to permit installation of a 12-foot by 20-foot shed in the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing scheduled for **7/29/26 @ 5:00PM** in Council Chambers at Lackawanna City Hall to express your support or opposition to the granting of said application.

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