



City of Lackawanna
Office of Code Enforcement
2838 South Park Ave Rm 113
Lackawanna, NY 14218
Ph: 716-827-6421



Date 9/15/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address MULTIPLE ADDRESSES

Reason in Front of Board AREA VARIANCES AND SITE PLANS

Special Use Permit needed for Zoning? Yes / ☒ No Planning? Yes / ☒ No

Agenda Applicant ALEXANDER ANDRZEJEWSKI / LHOC

Agenda Item MOVE IN MY VARIANCES AND SITE PLAN

Zone SINGLE FAMILY RESIDENTIAL / MIXED RESIDENTIAL

Use variance needed? Yes / ☒ No

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

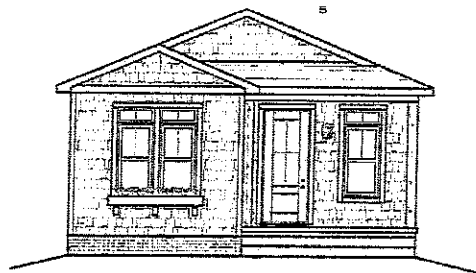
Area variance needed? ☒ Yes / ☐ No

Description of area variances needed (parking, height, etc) VARIOUS FRONTYARD, SIDEYARD, AND REARYARD VARIANCES AND SITE PLANS

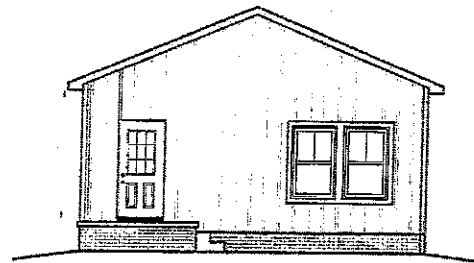
Description of agenda use SAME

Code Enforcement research (attached if applicable) YES

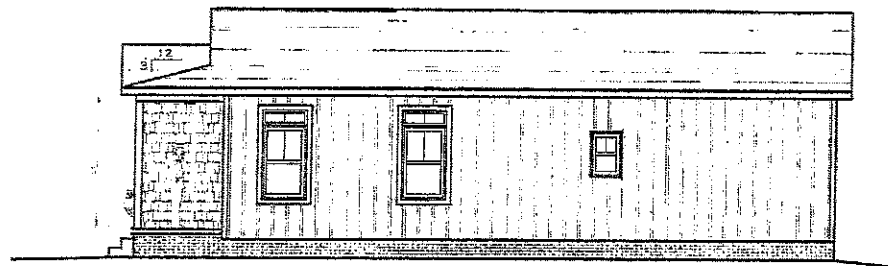
Legal opinion / research (if applicable) NO



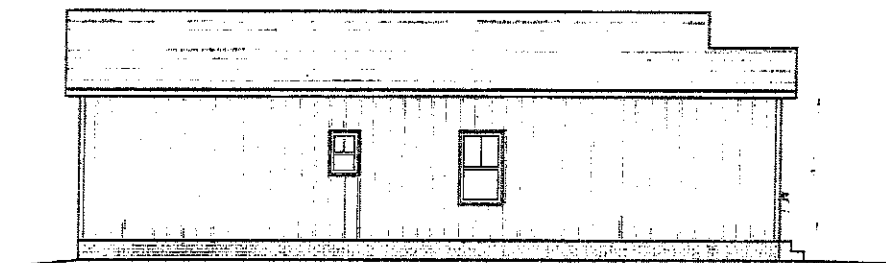
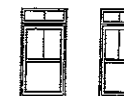
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

Clayton Built

MODEL NAME

The Laurel

MODEL NO.

BLN-2448-32-1

BOX SIZE

24' X 48'

MODEL SQ. FT.

1,065

DATE PRINTED

6/24/2025

SCALE

1/8"=1'

PLAN NO.

BLN-2448-32-1-LAUREL

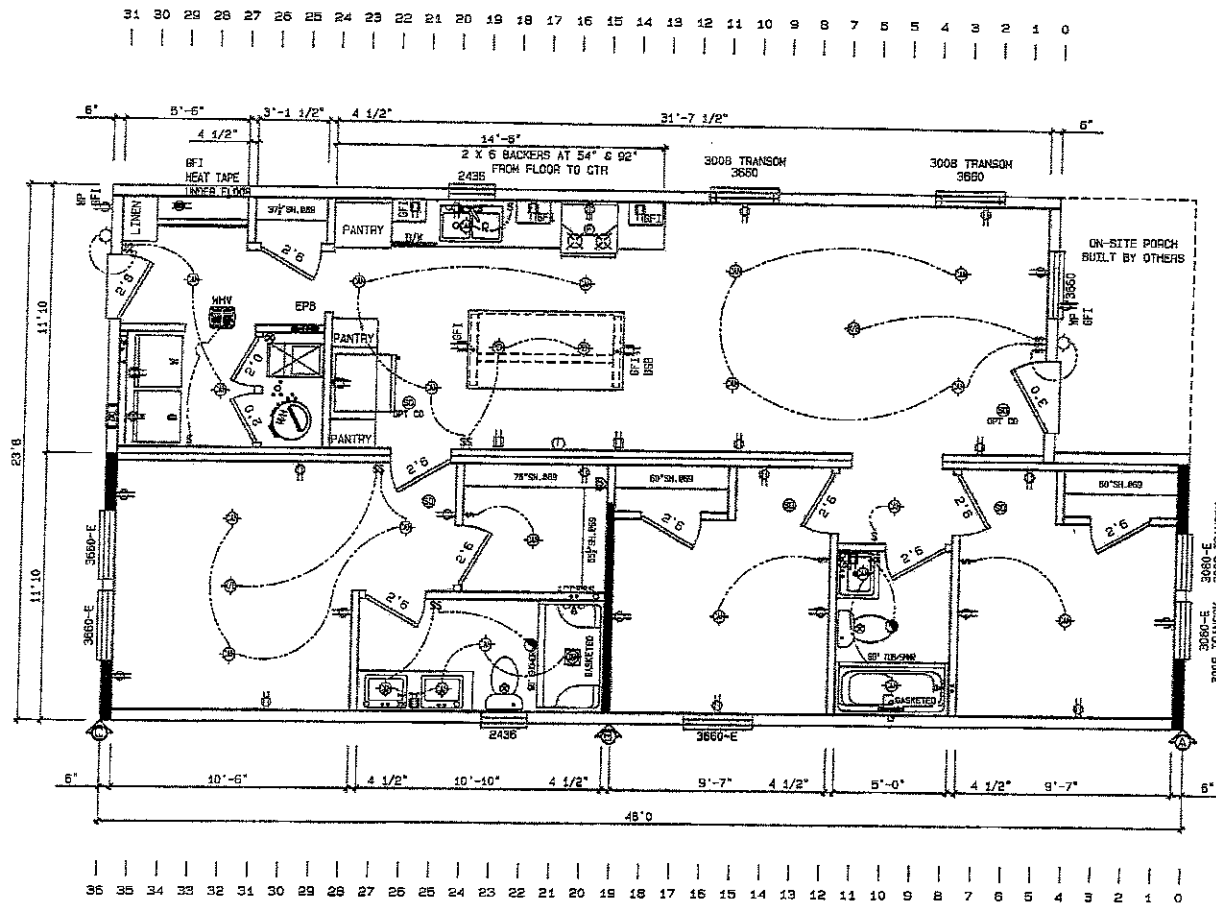
SHEET NAME

EXTERIOR
ELEVATION

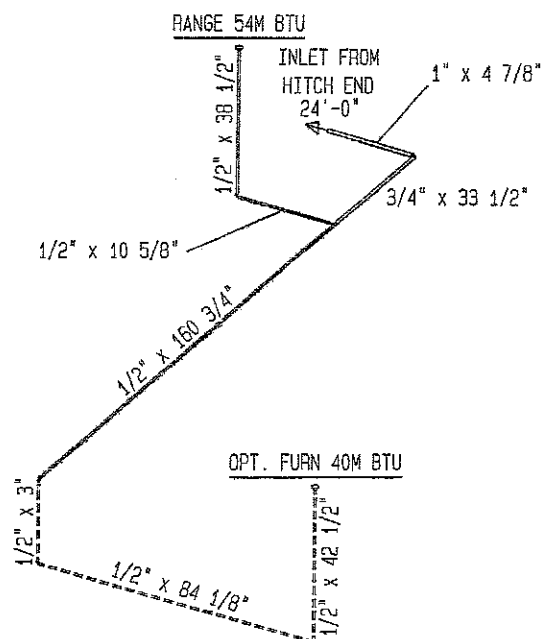
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A2.0.

File Path: C:\ArchMaster\Projects\2448-32-1-LAUREL.dwg, Last Saved By: J. H. H. H., Saved Date: 6/24/2025 12:58 PM



K140-1		CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - SS 25				CLAYTON - 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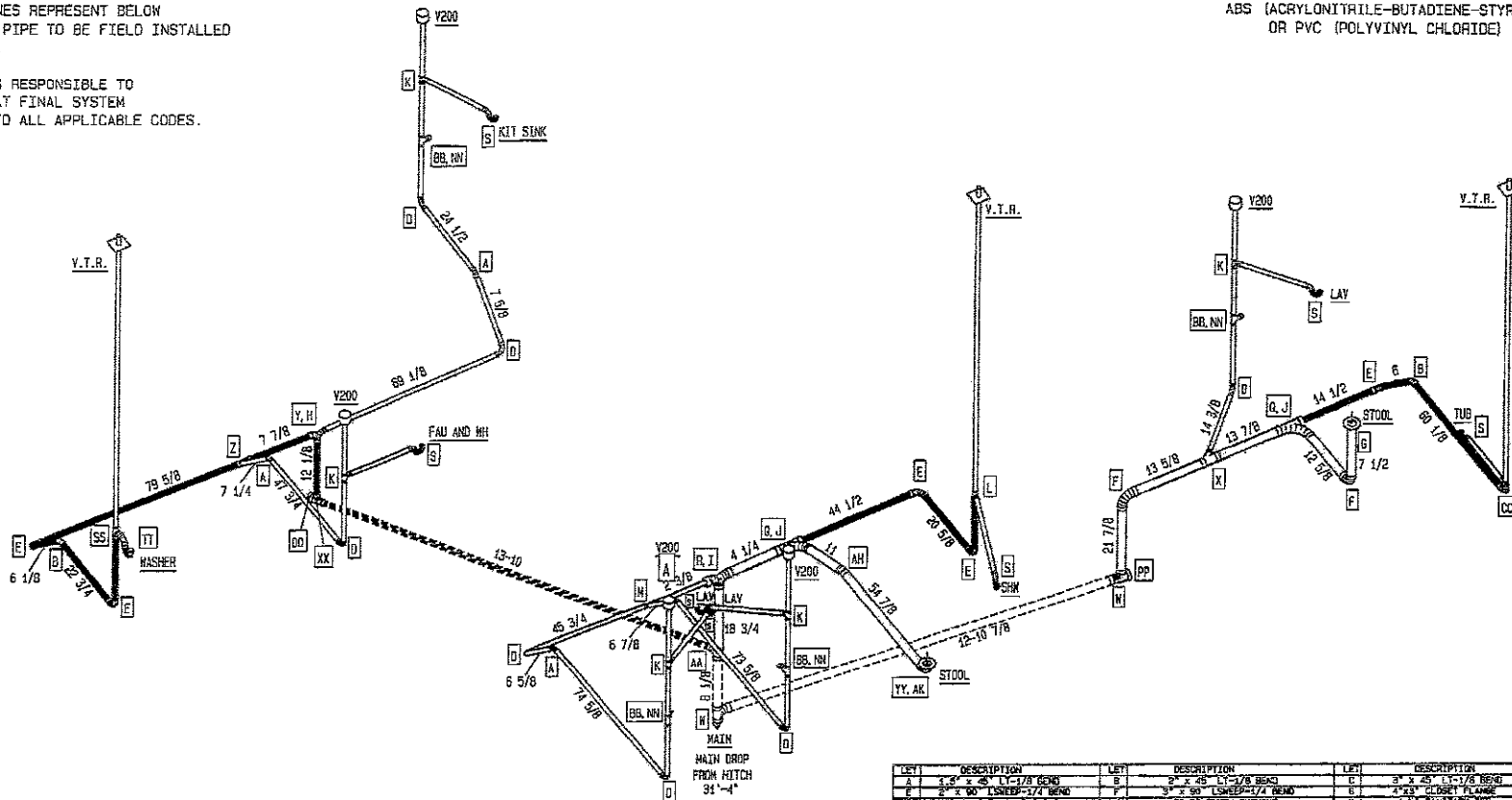
??' Column
195M AS SHOWN

BRAND MARLETTE	SERIES TE24	REVISIONS		BY	DATE	GENERAL NOTES		DRAWING TITLE		MODEL NAME	956H4824-32-1	SQ. FT.	1065
CLAYTON HOME BUILDING GROUP						1" HAS BEEN SUBTRACTED FOR PIPE DIMENSIONS SLUT OFF VALVES & FLEX CONNECTIONS PER 3289.705 DUEP LEG & WATER HEATER PER MANUFACTURERS INSTALLATION REQUIREMENTS		GAS SCHEMATIC		PLANT	956	DESCRIPTION	24X48 3BR-2BA
										MODEL NO.	THE LAUREL		
										DRAWN BY	MES	ORIG. DATE	03/05/2025
										DATE PRINTED	04/07/2026	SHEET NO.	10-1

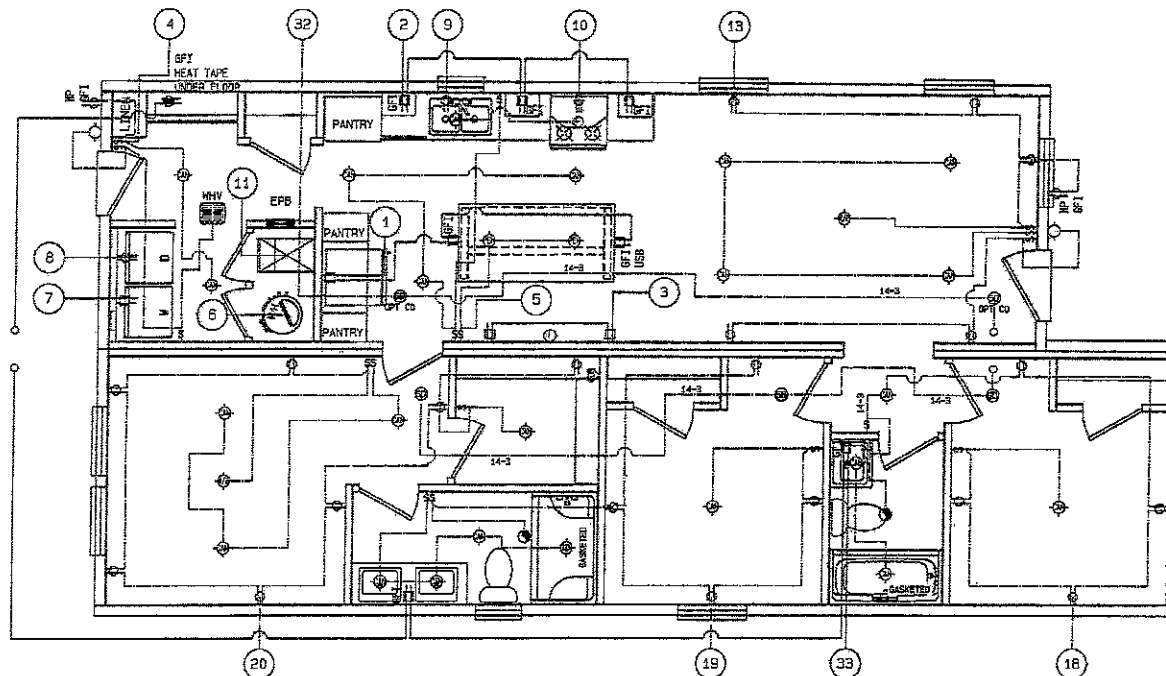
BUILDER IS RESPONSIBLE TO
ASSURE THAT FINAL SYSTEM
CONFORMS TO ALL APPLICABLE CODES.

PIPE LEGEND

1 1/2"
2"
3"

[illegible]

BRAND		SERIES		REVISONS		BY	DATE	GENERAL NOTES		DRAWING TITLE		MODEL NAME		SQ. FT.	
MARLETTE		TE24								DWY SCHEMATIC		956H4824-32-1		1065	
CLAYTON HOME BUILDING GROUP												PLANT 956	DESCRIPTION 24X48 3BR-2BA	MODEL NO. THE LAUREL	
												DRAWN BY MES	QRTS. DATE 03/05/2026	DATE PRINTED 04/07/2026	SHEET NO. 8-1



2014 NEC REQUIREMENTS

- ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT.
 - ALL FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOM, RECREATION ROOM, CLOSET, HALLWAY AND SIMILAR ROOM AREAS SHALL BE AFCI PROTECTED.
- NOTE: ALL 15 & 20 AMP CIRCUITS FEEDING ELECTRICAL OUTLETS IN BEDROOMS MUST BE PROTECTED BY AN ARC-FAULT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 OF THE NEC.

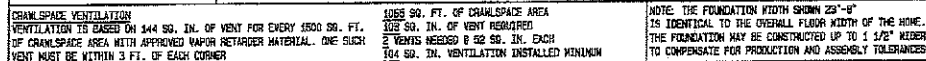
ELECTRICAL SCHEDULE																																																						
NO.	DESCRIPTION	AMP	VOLTS	WIRE	NO.	DESCRIPTION	AMP	VOLTS	WIRE	NO.	DESCRIPTION	AMP	VOLTS	WIRE	NO.	DESCRIPTION	AMP	VOLTS	WIRE	NO.	DESCRIPTION	AMP	VOLTS	WIRE	NO.	DESCRIPTION	AMP	VOLTS	WIRE																									
1	PORTABLE APPLIANCES	20	120	12	5	GEN. LIGHTING/RECEPT.	15	120	14	11	DRYER RECEPT.	30	240	10	12	ELECTRIC FURNACE	CIRCUITS VARY, SEE	15	120	14	13	GEN. LIGHTING/RECEPT.	15	120	14	14	ELECT. BUILT-IN OVEN	20	240	12/3	25	GEN. LIGHTING/RECEPT.	15	120	14	26	SHOKE FLARE	15	120	14														
2	PORTABLE APPLIANCES	20	120	12	6	ELEC. WATER HEATER	CIRCUITS VARY, SEE			12	OPT. DISHWASHER	15	120	14	13	DATA PANE 1400-EL-3.5 FOR HUB		15	120	14	14	GEN. LIGHTING/RECEPT.	15	120	14	15	GEN. LIGHTING/RECEPT.	15	120	14	16	GEN. LIGHTING/RECEPT.	15	120	14	17	GEN. LIGHTING/RECEPT.	15	120	14	18	GEN. LIGHTING/RECEPT.	15	120	14									
3	PORTABLE APPLIANCES	20	120	12	7	DATA PANE 1400-EL-3.4 FOR HUB				13	ELECT. RANGE/COTOP	40	240	8	14	GEN. LIGHTING/RECEPT.	15	120	14	15	OPT. WHIRLPOOL	20	120	12	16	GEN. LIGHTING/RECEPT.	15	120	14	17	OPT. MICROWAVE	20	120	12/2	18	GEN. LIGHTING/RECEPT.	15	120	14	19	GEN. LIGHTING/RECEPT.	15	120	14	20	GEN. LIGHTING/RECEPT.	15	120	14					
4	GEN. LIGHTING/RECEPT.	15	120	14	8	WASHER RECEPT.	20	120	12	14	GEN. FURNACE	15	120	14	15	OPT. COOLER BOX	15	120	14	16	GEN. LIGHTING/RECEPT.	15	120	14	17	OPT. MICROWAVE	20	120	12/2	18	GEN. LIGHTING/RECEPT.	15	120	14	19	GEN. LIGHTING/RECEPT.	15	120	14	20	GEN. LIGHTING/RECEPT.	15	120	14	21	SITE ENCLOSED MEAT ROOM	40	240	W/D	22	RETURN/SHED	20	120	12
BRAND		SERIES		REVISIONS		BY		DATE		GENERAL NOTES		DRAWING TITLE		MODEL NAME		SQ. FT.																																						
MARLETTE		TE24								LOCK-OUT BREAKER ON CIRCUIT #6		ELECTRICAL PLAN WIRING DIAGRAM		956H4B24-32-1		1065																																						
CLAYTON HOME BUILDING GROUP														PLANT 956		24X48 3BR-2BA		THE LAUREL						DRAWN BY MES		ORIG. DATE 03/05/2025		DATE PRINTED 04/07/2025		SHEET NO. 11-1																								

B-SECTION HITCH END A-SECTION HITCH END

SERVICE ENTRANCE LEGEND

E = ELECTRICAL DROP
W = WATER INLET
D = DNV PLUMBING DROP
G = GAS INLET

NOTE:
ALL LOCATIONS ARE APPROXIMATE



"THIS FOUNDATION IS DESIGNED TO BE IN COMPLIANCE WITH HUD'S PERMANENT FOUNDATION GUIDE FOR MANUFACTURED HOUSING (PFGMH) "
 "PLEASE REFERENCE THE ATTACHED ON BASEMENT CROSS BEAM FOUNDATION DESIGN"
 "THIS FOUNDATION IS DESIGNED TO BE IN COMPLIANCE WITH FEDERAL 24 CFR PART 3260 FOR 30 LB. ROOF LOAD"

PIER LEGEND

-  - SUPPORT AT MATING COLUMN
-  - SUPPORT UNDER MATING WALL
-  - SUPPORT UNDER MATING OPENING
-  - SUPPORT AT PORCH/RECESSED ENTRY
-  - SUPPORT UNDER MAIN I-BEAM
-  - SUPPORT UNDER PERIMETER WALL
-  - SUPPORT AT CROSS I-BEAM BASEMENT

BRAND		SERIES		REVISIONS		BY	DATE	GENERAL NOTES		DRAWING TITLE		MODEL NAME		SQ. FT.	
MARLETTE		TE24						FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING		99 1 1/2 CROSS I-BEAM FOUNDATION		956H4824-32-1		1065	
CLAYTON HOME BUILDING GROUP												PLANT 956	DESCRIPTION 24X48 3BR-2BA	MODEL NO. THE LAUREL	
												DRAWN BY MES	ORIG. DATE 03/05/2026	DATE PRINTED 04/08/2026	SHEET NO. 21-CI-99

TOP CHORD: 5-1/2" X 1-1/2" (NET) PRODUCT OF SPF #1/#2 OR BETTER
 BOTTOM CHORD: 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF #1/#2 OR BETTER
 WEBS: 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF #1/#2 OR BETTER
 UNLESS NOTED

NOTE:
 (X) 1-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 (W) 9" LONG WEDGE PRODUCT OF SPF STUD OR BETTER
 (S) 5-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 (P) 3-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 (Q) 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 (A) PLATE PLACED 1-1/2" INTO THE BOTTOM CHORD.

CAUTION: DO NOT STAND ON UNSHEATHED TRUSS MEMBERS.
 THIS TRUSS COMPLIES WITH HUD WIND ZONE I AND ALSO
 MEETS REQUIREMENT FOR WIND ZONE II @ 16" D.C.
 -39 PSF MAIN LOAD, -51 PSF EAVE/OVERHANG, 6 PSF DL

CIRCLED NUMBERS INDICATE TYPE OF FIELD CONNECTION REQUIRED - SEE
 SCHEDULE FOR CONNECTION LOADS AND REQUIREMENTS. TIGHT FIT IS REQUIRED
 BETWEEN ALL MEMBERS AT THE JOINT. CONTACT ALPINE FOR ALTERNATE JOINT
 CONDITIONS (TO ACCOMMODATE NAILERS AND PLATES AT MEMBER ENDS, ETC.)
 AND ALL FIELD CONNECTIONS SHALL BE DESIGNED BY THE PROJECT
 ENGINEER AND CONFORM TO THE HOME MANUFACTURERS INSTALLATION DETAILS.

WARNING: FAILURE TO PROVIDE PROPER FIELD CONNECTIONS MAY
 RESULT IN INADEQUATE STRUCTURAL PERFORMANCE.

FIELD CONNECTION SCHEDULE: MAXIMUM LOAD (LBS)			
TYPE	AXIAL (PERP TO JT)	SHEAR (PARALLEL TO JT)	NOTES: TENS=TENSION COMP=COMPRESSION DESIGN CONNECTION FOR COMBINED AXIAL + SHEAR LOAD SHOWN.
1	340 TENS 400 COMP	109	
2	30 TENS 30 COMP	---	
C	109 TENS 93 COMP	510 DOWN, 255 UP	

NOTE: THE PROJECT ENGINEER SHALL DESIGN THE SUPPORTS
 (WALL AND/OR BEAMS) AND BUILDING SYSTEM TO
 ACCOMMODATE HORIZONTAL REACTIONS.

(H) HORIZONTAL AND LATERAL RESTRAINT IS REQUIRED AT TOP
 OF THE VERTICAL WEB, TO PREVENT MOVEMENT IN ANY
 DIRECTION, FOR THE HORIZONTAL FORCE OF 109 LBS.

ALL HORIZONTAL CONNECTIONS MUST BE VERIFIED BY INSPECTION
 OF A LOCAL OR STATE BUILDING OFFICIAL OR A THIRD PARTY
 INSPECTION AGENCY TO VALIDATE THIS TRUSS DRAWING.

(A) CONTINUOUS LATERAL SUPPORT

(C) CONNECTION SHALL BE MADE AT MATE LINE WITH ABUTTING TRUSS
 FOR A FORCE OF 109 LBS & TO SUPPORT VERTICAL REACTIONS SHOWN.

(F) NO GAP AT HINGED CONNECTIONS, PROVIDE A MINIMUM OF 2"
 WOOD TO WOOD CONTACT WHEN HINGED SECTION IS RAISED.

28HPV is manufactured with 18 gauge steel

JOB# CL122223-1

PLATE TYPE: ALPINE WAVE

ALPINE AN ITW COMPANY
 MANUFACTURED HOUSING DIVISION
 514 Earth City Expressway, Suite 242
 Earth City, MO 63045

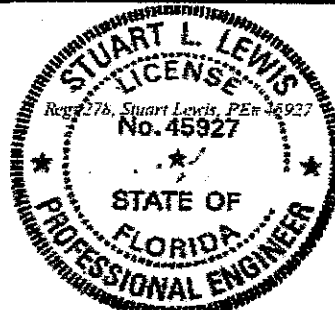


FABRICATED BY: NORTH AMERICAN FOREST PRODUCTS
 PHONE NO. (269) 663-8500

NATIONAL WATS:
 (800) 326-4102

LOCAL PHONE:
 (314) 344-9121

FAX:
 (314) 344-3181

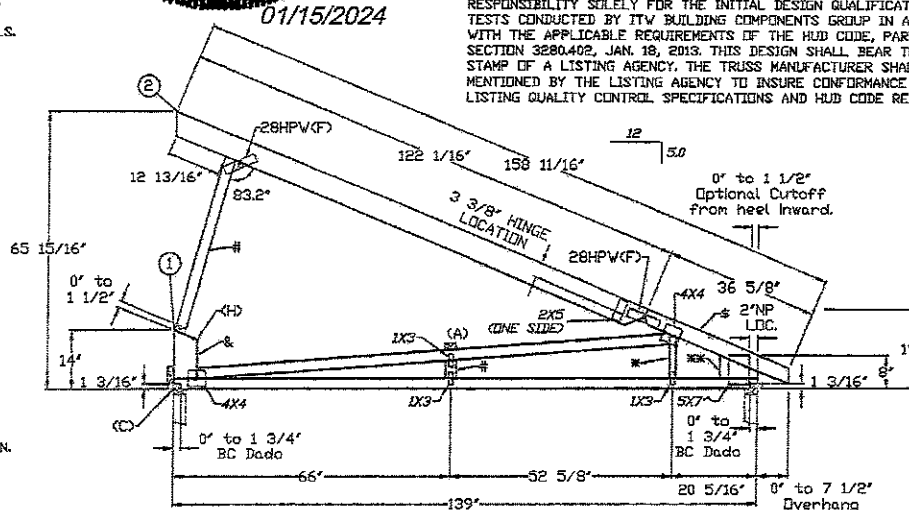


DRAWING NO: 9008572

DRWG DATE: 12/22/23 BY: PMP
 REV. DATE: --- BY: ---
 TEST REPORT NO: 9008572
 TEST TYPE: AIR CYLINDER TEST METHOD
 DESIGN CRITERIA: HUD 1.75
 TRUSS TYPE: HG MP
 TRUSS LENGTH: 146-1/2"
 BEARING CONDITION: 2-1/2"
 THIRD PARTY: PFS
 MHD JOB NO: R - 3009

NOTE: SPECIAL CARE SHOULD BE TAKEN IN SHIPPING, HANDLING, STORAGE,
 AND ERECTION OF THIS PRODUCT.

THE ENGINEER'S SEAL ON THIS DRAWING INDICATES PROFESSIONAL
 RESPONSIBILITY SOLELY FOR THE INITIAL DESIGN QUALIFICATION. TRUSS
 TESTS CONDUCTED BY ITW BUILDING COMPONENTS GROUP IN ACCORDANCE
 WITH THE APPLICABLE REQUIREMENTS OF THE HUD CODE, PART 3280,
 SECTION 3280.402, JAN. 18, 2013. THIS DESIGN SHALL BEAR THE LISTING
 STAMP OF A LISTING AGENCY. THE TRUSS MANUFACTURER SHALL BE
 MENTIONED BY THE LISTING AGENCY TO INSURE CONFORMANCE WITH
 LISTING QUALITY CONTROL SPECIFICATIONS AND HUD CODE REQUIREMENTS.



R= 510#

U= 255# Rh= 109#

R= 567#

U= 294#

FURNISH A COPY OF THIS DESIGN TO THE UNIT MANUFACTURER.

NOTICE: ITW BUILDING COMPONENTS GROUP SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM
 THIS DESIGN SPECIFICATION OR ANY FAILURE TO BUILD OR ERECT THIS TRUSS IN CONFORMANCE WITH
 THIRD PARTY QUALITY CONTROL SPECIFICATIONS. THIS TRUSS IS TO BE USED ONLY FOR THE BEARING
 AND LOADING CONDITIONS SHOWN. UNLESS NOTED OTHERWISE, TOP CHORD SHALL HAVE PROPERLY
 ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE PROPERLY ATTACHED RIGID CEILING.
 ITWBCG CONNECTORS ARE MANUFACTURED FROM 20 GAGE GALVANIZED STEEL UNLESS NOTED. APPLY
 CONNECTORS TO BOTH FACES OF TRUSS AT EACH JOINT UNLESS NOTED. LOCATE CONNECTOR PLATES
 AS SHOWN ON DRAWINGS MA-97.681 UNLESS DIMENSIONED OR NOTED. CHORDS AND WEBS ARE SQUARE
 CUT AT EACH END UNLESS OTHERWISE SHOWN. ALL VERTICAL WEBS FORM RIGHT ANGLES WITH THE
 BOTTOM CHORD UNLESS DIMENSIONED. HEEL AND RIDGE BEAM CONNECTIONS BY OTHERS.

16" D.C	24" D.C
LOADING (PSF)	LOADING (PSF)
TOP LL: 45.0	TOP LL: 30.0
TOP DL: 15.0	TOP DL: 10.0
BOT LL: 0	BOT LL: 0
BOT DL: 6.0	BOT DL: 4.0
TOTAL: 66.0	TOTAL: 44.0

TOP CHORD 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 BOTTOM CHORD 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 WEBS 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
 UNLESS NOTED

NOTE:

- (*) 1-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
- (X) 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
- (***) 9" LONG WEDGE PRODUCT OF SPF STUD OR BETTER
- (^)^ NAIL PLATE IS LOCATED 2" INTO THE BOTTOM CHORD

CAUTION: DO NOT STAND ON UNSHEATHED TRUSS MEMBERS.

THIS TRUSS COMPLIES WITH HUD WIND ZONE I, AND ALSO MEETS REQUIREMENT FOR WIND ZONE II @ 24" O.C.
 -99 PSF MAIN LOAD -51 PSF EAVE/OVERHANG, 6 PSF DL

CIRCLED NUMBERS INDICATE TYPE OF FIELD CONNECTION REQUIRED - SEE SCHEDULE FOR CONNECTION LOADS AND REQUIREMENTS. TIGHT FIT IS REQUIRED BETWEEN ALL MEMBERS AT THE JOINT. CONTACT ALPINE FOR ALTERNATE JOINT CONDITIONS CTO ACCOMMODATE NAILERS AND PLATES AT MEMBER ENDS, ETC. AND ALL FIELD CONNECTIONS SHALL BE DESIGNED BY THE PROJECT ENGINEER AND CONFORM TO THE HOME MANUFACTURERS INSTALLATION DETAILS.

WARNING: FAILURE TO PROVIDE PROPER FIELD CONNECTIONS MAY RESULT IN INADEQUATE STRUCTURAL PERFORMANCE.

FIELD CONNECTION SCHEDULE, MAXIMUM LOAD LBS

TYPE	AXIAL (PERP TO JOINT)	SHEAR (PARALLEL TO JOINT)	NOTES TENS-TENSION COMP-COMPRESSION DESIGN CONNECTION FOR COMBINED AXIAL + SHEAR LOAD SHOWN
1	328 TENS 224 COMP	-	
2	137 TENS 149 COMP	11	
-	-	-	
-	-	-	

ALL HORIZONTAL CONNECTIONS MUST BE VERIFIED BY INSPECTION OF A LOCAL OR STATE BUILDING OFFICIAL OR A THIRD PARTY INSPECTION AGENCY TO VALIDATE THIS TRUSS DRAWING.

(A) CONTINUOUS LATERAL SUPPORT

(F) NO GAP AT HINGED CONNECTIONS, PROVIDE A MINIMUM OF 2" WOOD TO WOOD CONTACT WHEN HINGED SECTION IS RAISED.

28HPW is manufactured with 18 gauge steel.

(P) THIS TRUSS HAS BEEN DESIGNED TO CARRY A FIELD-INSTALLED PEAK WITH MAXIMUM LENGTH AS SHOWN.



MO COA #2005000817

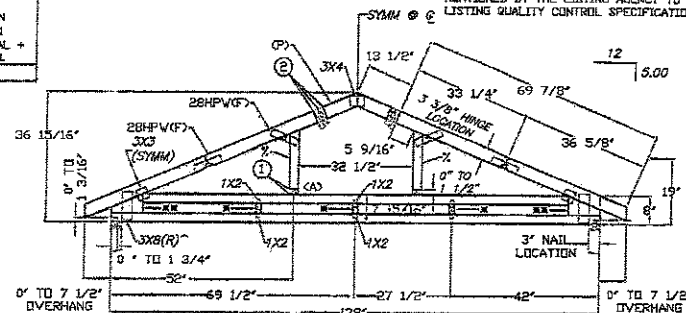


DRAWING NO: 9008605

BRWG DATE: 3/11/26 BY: PMP
 REV. DATE: - BY: -
 TEST REPORT NO: 9008605
 TEST TYPE: AIR CYLINDER TEST METHOD
 DESIGN CRITERIA: HUD 175
 TRUSS TYPE: HG PK
 TRUSS LENGTH: 154'
 BEARING CONDITION: 1-1/2"
 THIRD PARTY: PFS
 MID JOB NO: R - 3009

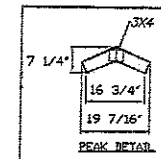
NOTE: SPECIAL CARE SHOULD BE TAKEN IN SHIPPING, HANDLING, STORAGE, AND ERECTION OF THIS PRODUCT.

THE ENGINEER'S SEAL ON THIS DRAWING INDICATES PROFESSIONAL RESPONSIBILITY SOLELY FOR THE INITIAL DESIGN QUALIFICATION. TRUSS TESTS CONDUCTED BY ITW BUILDING COMPONENTS GROUP IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE HUD CODE, PART 2280, SECTION 2280.402, JAN. 18, 2013, THIS DESIGN SHALL BEAR THE LISTING STAMP OF A LISTING AGENCY. THE TRUSS MANUFACTURER SHALL BE MENTIONED BY THE LISTING AGENCY TO ENSURE CONFORMANCE WITH LISTING QUALITY CONTROL SPECIFICATIONS AND HUD CODE REQUIREMENTS.



R(20TCLL)=449 LBS
 R(30TCLL)=578 LBS
 R(40TCLL)=706 LBS
 UKWZ ID=133 LBS
 UKWZ ID=439 LBS

R(20TCLL)=449 LBS
 R(30TCLL)=578 LBS
 R(40TCLL)=706 LBS
 UKWZ ID=133 LBS
 UKWZ ID=439 LBS



ALT. 24\"/>

LOADING (PSF)

TOP LL: 20.0

TOP DL: 7.0

BOT LL: 0

BOT DL: 8.0

TOTAL: 35.0

JOB: CL031026-1

PLATE TYPE: ALPINE WAVE

FURNISH A COPY OF THIS DESIGN TO THE UNIT MANUFACTURER.

ALPINE AN ITW COMPANY
 MANUFACTURED HOUSING DIVISION
 514 Earth City Expressway, Suite 242
 Earth City, MO 63045



FABRICATED BY NORTH AMERICAN FOREST PRODUCTS
 PHONE NO. (269) 663-8500

NATIONAL WATS:

(800) 326-4102

LOCAL PHONE:

(314) 344-9121

FAX:

(314) 344-3181

NOTICE: ITW BUILDING COMPONENTS GROUP SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN SPECIFICATION OR ANY FAILURE TO BUILD OR ERECT THIS TRUSS IN CONFORMANCE WITH THIRD PARTY QUALITY CONTROL SPECIFICATIONS. THIS TRUSS IS TO BE USED ONLY FOR THE BEARING AND LOADING CONDITIONS SHOWN, UNLESS NOTED OTHERWISE. TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE PROPERLY ATTACHED RIGID CEILING. ITWBOG CONNECTORS ARE MANUFACTURED FROM 20 GAGE GALVANIZED STEEL UNLESS NOTED. APPLY CONNECTORS TO BOTH FACES OF TRUSS AT EACH JOINT UNLESS NOTED. LOCATE CONNECTOR PLATES AS SHOWN ON DRAWING WA-97,681 UNLESS DIMENSIONED OR NOTED. CHORDS AND WEBS ARE SQUARE CUT AT EACH END UNLESS OTHERWISE SHOWN. ALL VERTICAL WEBS FORM RIGHT ANGLES WITH THE BOTTOM CHORD UNLESS DIMENSIONED. HEEL AND RIDGE BEAM CONNECTIONS BY OTHERS.

24\"/>

LOADING (PSF)

TOP LL: 40.0

TOP DL: 7.0

BOT LL: 0

BOT DL: 8.0

TOTAL: 55.0

ALT. 24\"/>

LOADING (PSF)

TOP LL: 30.0

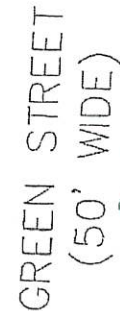
TOP DL: 7.0

BOT LL: 0

BOT DL: 8.0

TOTAL: 45.0

23 GREEN STREET
LACKAWANNA, NEW YORK



Drive way
Garage
house


$$1'' = 20'$$

GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11414 DATE: 03/11/26 DWN. BY: DJK

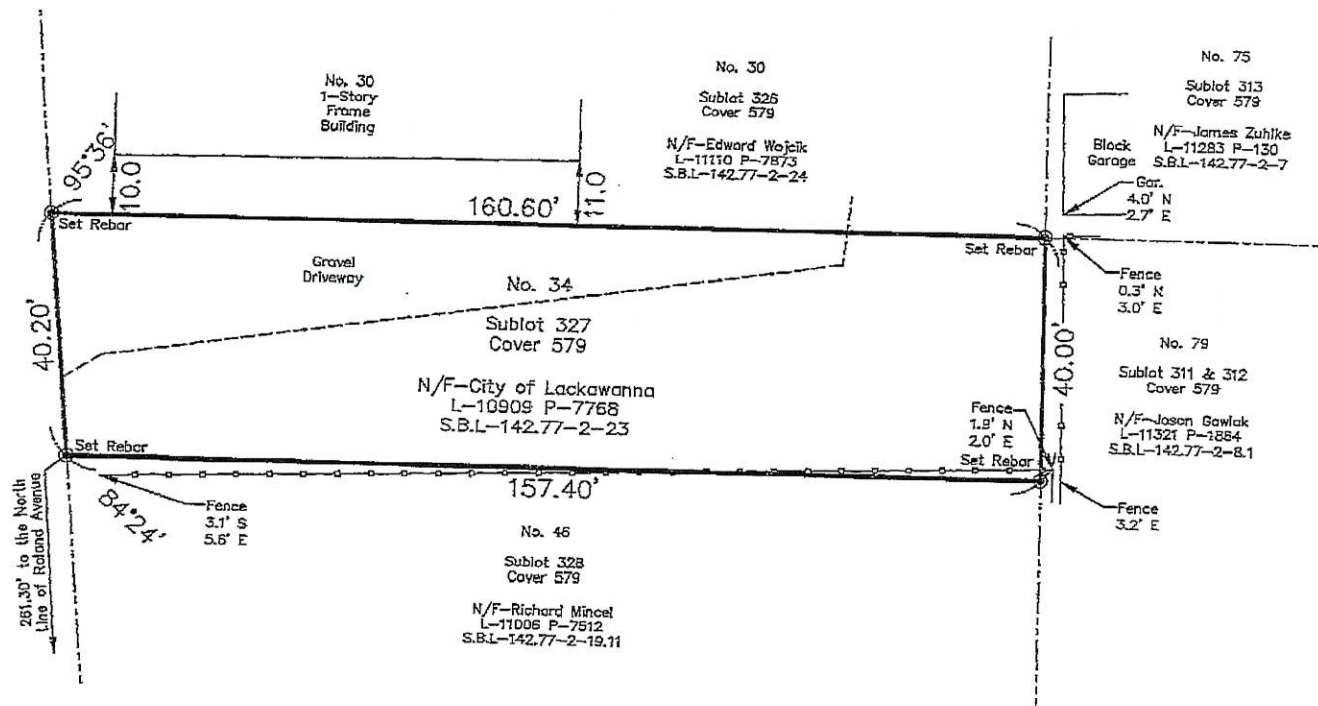
9th C. H. L.

THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL AND SIGNATURE

SURVEY

34 FRONT STREET
LACKAWANNA, NEW YORK

FRONT STREET
(50' WIDE)



House on the Right



1"=30'

ADDRESS: 34 FRONT STREET, LACKAWANNA NEW YORK
DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26
SURVEY REFERENCE: COVER 579

LEGAL: PART OF LOT-20, T-10, R-8 OF THE BUFFALO CREEK
RESERVATION DISTINGUISHED AS SUBLOT 327 UNDER MAP COVER 579,
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT
AS SHOWN.

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. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11418 DATE: 03/12/26 DWN. BY: DJK

Jeff C. Genzel

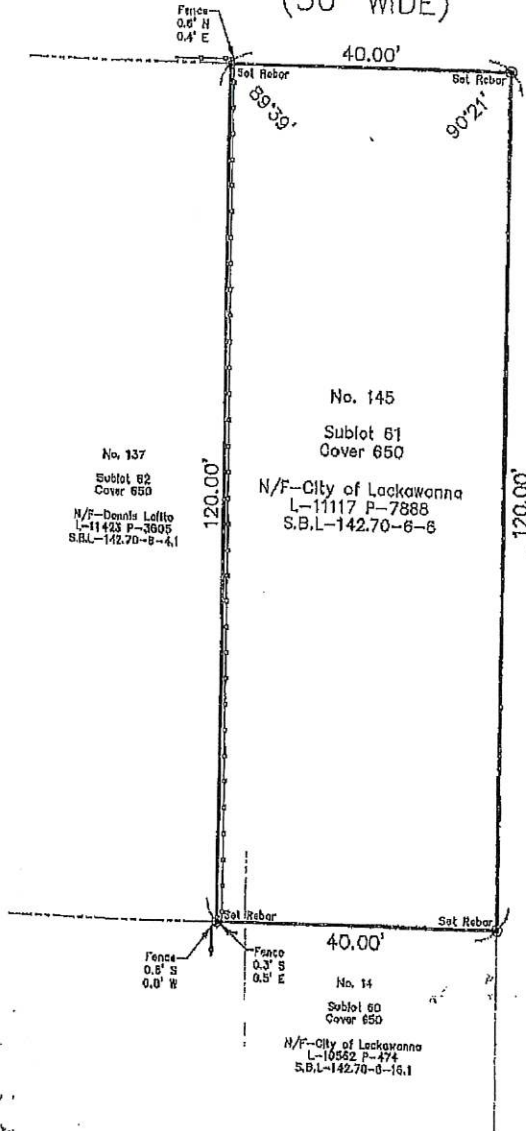
THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL, NO. 020323

SURVEY

145 WARSAW STREET
LACKAWANNA, NEW YORK

4/10/17
2/11/75
on drive N 5 W 21 up to
house on either side

WARSAW STREET
(50' WIDE)



SPRING STREET
(50' WIDE)



1"=20'

ADDRESS 145 WARSAW STREET, LACKAWANNA NEW YORK
DATE OF SURVEY 03/05/20 DATE OF MAP 03/12/20
SURVEY REFERENCE COVER 650

LEGAL: PART OF LOT-21, T-10, R-8 OF THE BUFFALO CREEK
RESERVATION DISTINGUISHED AS SUBLOTS 50 & 61, UNDER MAP
COVER 650, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE
NO PROPERTY CORNERS WERE SET AS PART OF THIS SURVEY EXCEPT
A SHOWN

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

9/10 C. R. R.

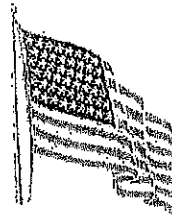
GENZEL LAND SURVEYING, P.C. © 2020
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 867-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11415 DATE: 03/12/26 DWN. BY: DJK

THIS MAP AND DEEDS CONVEYED
HEREIN ARE THE PROPERTY OF
GENZEL LAND SURVEYING, P.C.



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: 9/9/26

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 76 Lincoln Avenue

S.B.L. No. 141.83-4-19

Description of Action to be Appealed: Requesting a variance because
the proposed house is too wide and the lot is too
short for the proposed house + garage layout

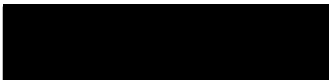
APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

Lackawanna Housing Development Corporation
Name of Applicant


Signature of Applicant

640 Ridge Road, Lackawanna, NY 14218
Address of Applicant


Applicant Phone No.

gandrzejewski@lhdcorpwny.org
Applicant's Email

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

Property Owner:

NAME: LADC

Address: 640 Ridge Road, Lackawanna
NY, 14218

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: _____

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?

Neither an undesirable change in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this variance.

The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the 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?

There is no feasible alternative to achieve the desired use without area variance. Based on the current zoning code, the proposed design is too wide and the parcel is too short to accommodate the house + garage layout. The requested variance is necessary for reasonable residential development of the property.

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

No.

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

No, the proposed variance will not have a adverse effect or impact on the physical or environmental conditions in the neighborhood. The project will comply with all building code requirements.

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 was not entirely self-created as it primarily results from the pre-existing dimensions and configuration of the vacant lot. The MODERN NY home has been designed to fit the neighborhood while only requiring the minimum necessary dimensions. The project will return vacant lot to productive residential use without materially affecting neighboring properties.

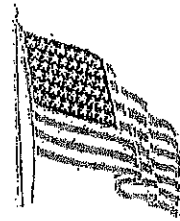
Sign Above, Print Name Below

Alexander Andrzejewski



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: 9/19/26

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: 76 Lincoln Avenue

S.B.L. No. 141.83-4-19

Description of Proposed Project: Construction of a single family home that is 1,135 sq-ft. and has 3 bedrooms.

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.

LHDC

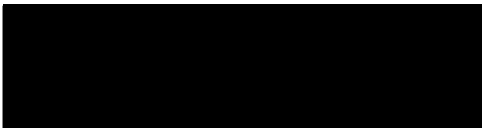
Name of Applicant

640 Ridge Road

Address of Applicant

gandrzejewski@lhdc.org

Applicant's Email


Signature of Applicant


Applicant Phone No.

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

Property Owner:

NAME: LHDC

Address: 640 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							
Name of Action or Project: MOVE-IN NY							
Project Location (describe, and attach a location map): 76 LINCOLN							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: Lakawanna Housing Development Corporation		Telephone: [REDACTED]					
Address: 640 Ridge Road		E-Mail: gandrzejewski@lhdcorpwny.org					
City/PO: Lakawanna		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? 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"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☒</td> <td 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: New York State Homes and Community Renewal			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☐</td> <td align="center">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? .1 acres							
b. Total acreage to be physically disturbed? .1 acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .1 acres							
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):							
☐ Parkland							

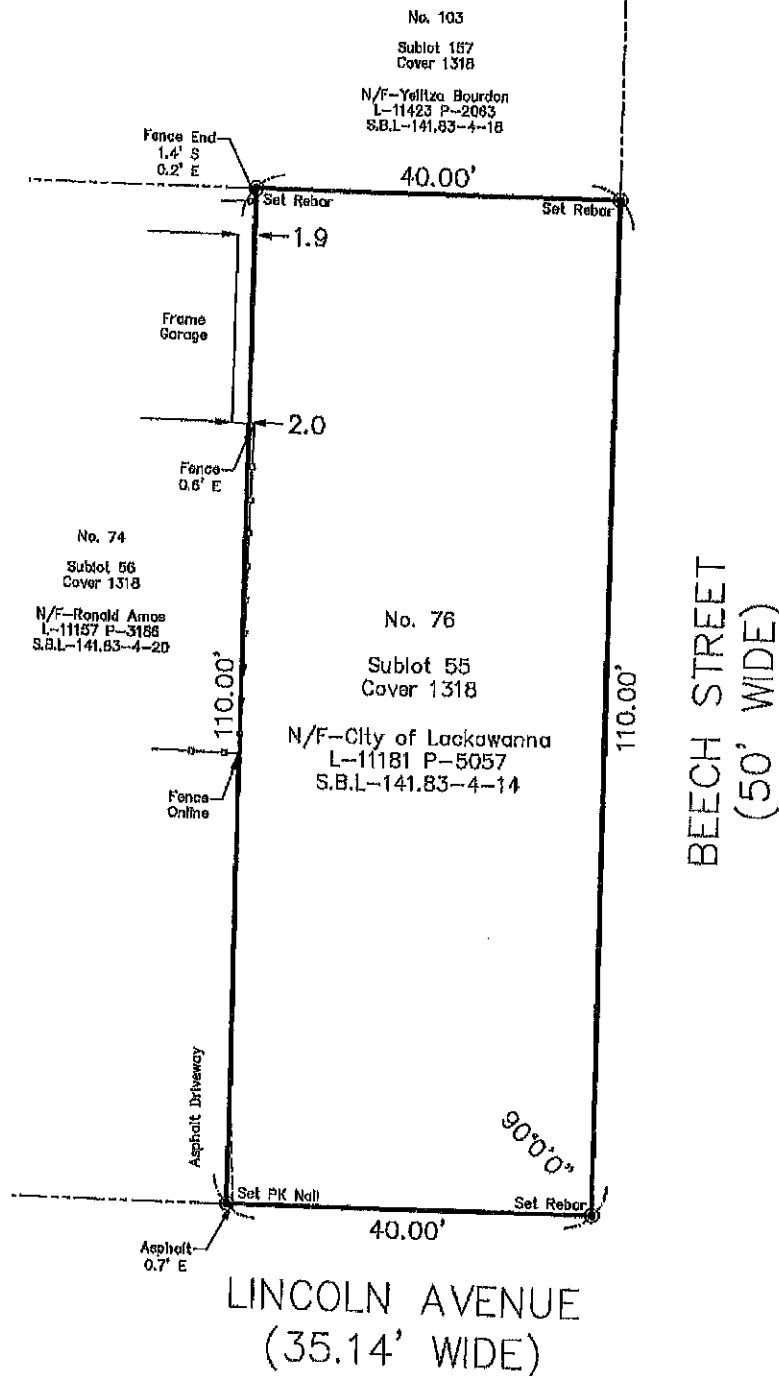
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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	
	☒	☐	
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
☐ 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?	NO	YES
If 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: <u>Stormwater will flow to adjacent storm drains.</u>		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Alexander Andrusiewski/LHDC</u> Date: <u>9/9/2026</u>		
Signature: <u>[Redacted]</u> Title: <u>Executive Director</u>		

PRINT FORM

SURVEY

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK



ADDRESS: 76 LINCOLN AVENUE, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/08/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: COVER 1318

LEGAL PART OF LOT-19, T-10, R-8 OF THE BUFFALO CREEK
RESERVATION DISINGUISHED AS SUBLLOT 55 UNDER MAP COVER 1318,
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT
AS SHOWN.

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

1"=20'

GENZEL LAND SURVEYING, P.C. ©2026

7033 COLE ROAD

COLDEN, NEW YORK 14033

PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

JOB NO. 11417

DATE: 03/12/26

DWN. BY: DJK

THIS MAP WAS UNLESS SEALED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL NO 000003

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK

No. 103
 Sublot 157
 Cover 1318
 N/F-Yelliza Bourdon
 L-11423 P-2063
 S.B.L-141.83-4-18

Fence End
 1.4' S
 0.2' E

40.00'

Set Rebar

1.9

Frame Garage

2.0

Fence
 0.5' E

No. 74
 Sublot 56
 Cover 1318
 N/F-Ronald Amos
 L-11157 P-3186
 S.B.L-141.83-4-20

110.00'

Fence
 Online

Asphalt Driveway

Set PK Nail

Asphalt
 0.7' E

40.00'

No. 76
 Sublot 55
 Cover 1318
 N/F-City of Lackawanna
 L-11181 P-5057
 S.B.L-141.83-4-14

20'
 20'
 12'
 30'
 22'
 48'
 23'8"

110.00'

90'0"

Set Rebar

BEECH STREET
 (50' WIDE)

LINCOLN AVENUE
 (35.14' WIDE)


$$1'' = 20'$$

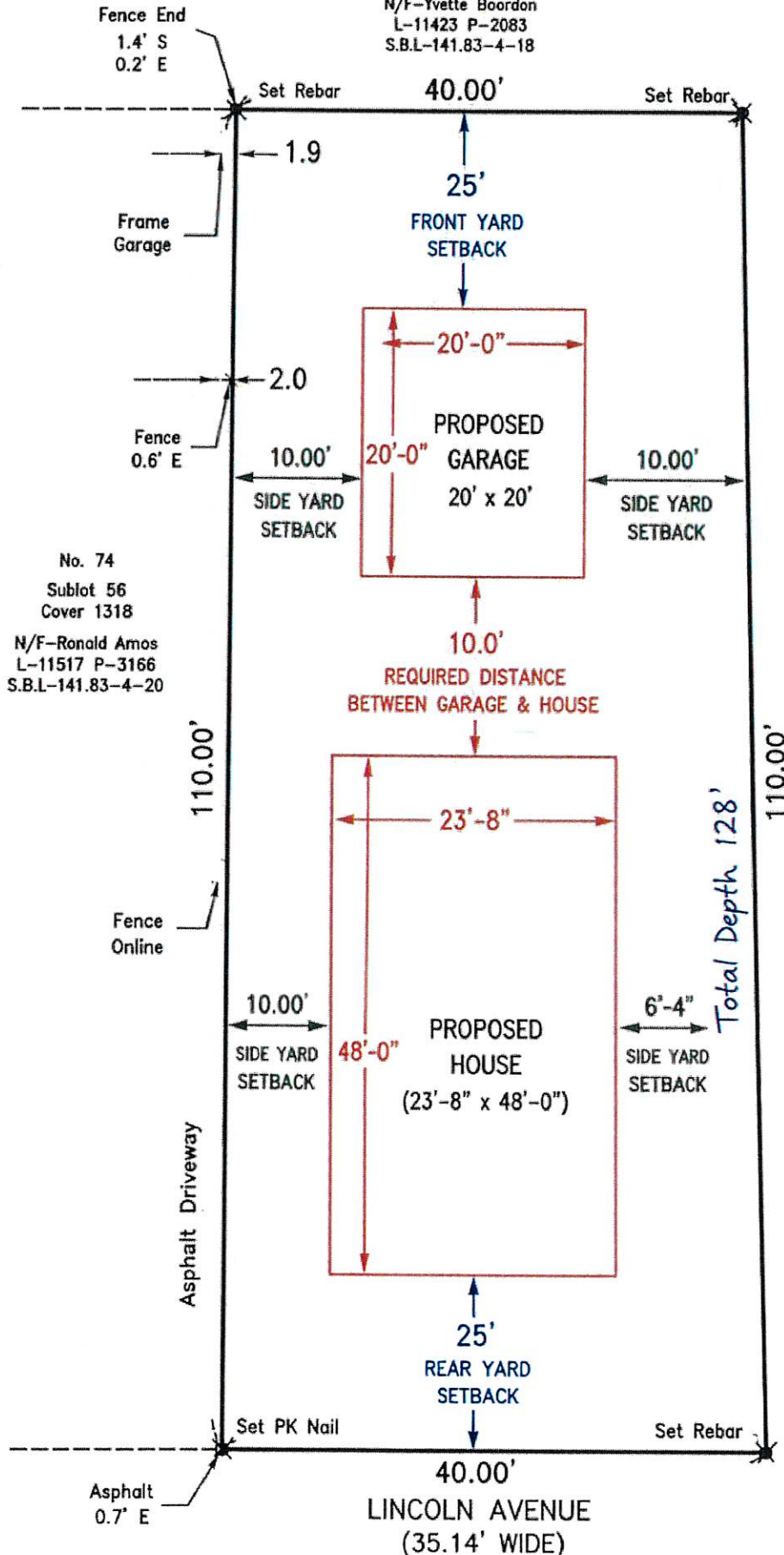
GENZEL LAND SURVEYING, P.C. ©2028
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11417 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL NO 030-01

SURVEY

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK

No. 103
Sublot 157
Cover 1318
N/F-Yvette Boordon
L-11423 P-2083
S.B.L-141.83-4-18



LOT ANALYSIS

LOT SIZE:

40.00' (WIDE) x 110.00' (DEEP)

REQUIRED SETBACKS:

FRONT YARD SETBACK	25.0'
REAR YARD SETBACK	25.0'
SIDE YARD SETBACKS	10.0' EACH
GARAGE TO HOUSE	10.0' MIN.

WIDTH CHECK:

LOT WIDTH	40.0'
LESS SIDE SETBACKS	20.0' (10' + 10')

BUILDABLE WIDTH 20.0'

PROPOSED HOUSE WIDTH 23'-8"

RESULT: HOUSE IS 3'-8" TOO WIDE
→ SIDE YARD VARIANCE REQUIRED

DEPTH CHECK (WITH GARAGE):

FRONT YARD SETBACK	25.0'
HOUSE DEPTH	48.0'
REQUIRED GAP (GARAGE TO HOUSE)	10.0'
GARAGE DEPTH	20.0'
REAR YARD SETBACK	25.0'

TOTAL DEPTH NEEDED 128.0'

LOT DEPTH 110.0'

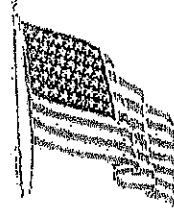
RESULT: 18.0' TOO SHORT
→ LAYOUT WILL NOT FIT

**THIS LOT DOES NOT WORK
AS SHOWN.
HOUSE IS TOO WIDE AND
LOT IS TOO SHORT FOR
HOUSE + GARAGE LAYOUT.**



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: 9/9/26

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 149 Center St.

S.B.L. No. 142.45-5-11.11

Description of Action to be Appealed: Variance request for the proposed house, because the house is too long and the lot is too short. Also, the proposed house design does not meet the rear yard setback requirement and there's not enough room for the driveway.

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

LHDC
Name of Applicant

640 Ridge Road, Lackawanna, NY 14288
Address of Applicant

aandrzejewski@lhdc.org
Applicant's Email


Signature of Applicant UU


Applicant Phone No.

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

Property Owner:

NAME: LHDC

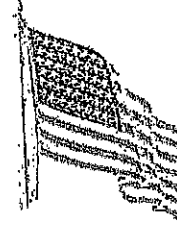
Address: 640 Ridge Road, Lackawanna,
NY, 14288

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: 1349 Center St.

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?

Neither an undesirable change in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this variance.

The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the 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?

There is no feasible alternative to achieve the desired use without area variance. Based on the current zoning code, the proposed design is too wide and the parcel is too short to accommodate the house + garage layout. The requested variance is necessary for reasonable residential development of the property.

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

No.

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

No the proposed variance will not have a adverse effect or impact on the physical or environmental conditions in the neighborhood. The project will comply with all building code requirements.

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 was not entirely self-created as it primarily results from the pre-existing dimensions and configuration of the vacant infill lot. The MOVE-IN NY home has been designed to fit the neighborhood while only requiring the minimum necessary dimensional relief. The project will return vacant lot to productive residential use without materially affecting neighboring properties.


Sign Above, Print Name Below

Alexander Andrzejewski



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: 9/9/26

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: 149 Center St.

S.B.L. No. 14245-5-11.11

Description of Proposed Project: Construction of a single family home that is 1,140 sq ft. and has 3 bedrooms

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.

LHDC

Name of Applicant

640 Ridge Road, Lackawanna, NY, 14218

Address of Applicant

qandrzejewski@nhtcorp.net.org

Applicant's Email


Signature of Applicant U


Applicant Phone No.

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

Lackawanna, NY, 14218

Director of Development

Short Environmental Assessment Form **Part 1 - Project Information**

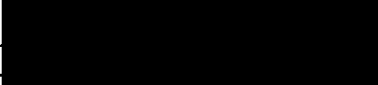
Instructions for Completing

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									
Name of Action or Project: MOVE-IN NY									
Project Location (describe, and attach a location map): 149 Center St.									
Brief Description of Proposed Action:									
Name of Applicant or Sponsor: Lackawanna Housing Development Corporation		Telephone: [REDACTED]							
Address: 640 Ridge Road		E-Mail: gandrzejewski@lhdcorpwny.org							
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? 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"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center">☒</td> <td align="center">☐</td> </tr> </table>	NO	YES	☒	☐		
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☒	☐								
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: New York State Homes and Community Renewal			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td align="center">☐</td> <td align="center">☒</td> </tr> </table>	NO	YES	☐	☒		
NO	YES								
☐	☒								
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table> <tr> <td align="center">.1</td> <td align="center">acres</td> </tr> <tr> <td align="center">.1</td> <td align="center">acres</td> </tr> <tr> <td align="center">.1</td> <td align="center">acres</td> </tr> </table>	.1	acres	.1	acres	.1	acres
.1	acres								
.1	acres								
.1	acres								
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): ☐ 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	
	☒	☐	
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				
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NO	YES					
☒	☐					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	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: <u>Stormwater will flow to adjacent storm drains.</u>						
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:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
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☒	☐					
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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:		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE						
Applicant/sponsor/name: <u>Alexander Antkowiak/HDC</u>		Date: <u>9/9/2026</u>				
Signature: 		Title: <u>Executive Director</u>				

PRINT FORM

149 CENTER STREET
LACKAWANNA, NEW YORK


$$1'' = 20'$$

GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11419 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL AND RECORDS

149 CENTER STREET
LACKAWANNA, NEW YORK



CENTER STREET
(40' WIDE)


$$1'' = 20'$$

SURVEY REFERENCE: COVER 701

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT AS SHOWN.

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. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11419 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL NO 050490

149 CENTER STREET
LACKAWANNA, NEW YORK

LOT SIZE:

35.00' (WIDE) x 110.00' (DEEP)

REQUIRED SETBACKS:

FRONT YARD SETBACK	25.0'
REAR YARD SETBACK	20.0'
SIDE YARD SETBACKS	5.0' EACH
GARAGE TO HOUSE	10.0' MIN.

WIDTH CHECK:

LOT WIDTH 35.00'
LESS SIDE SETBACKS 5.00' (LEFT) + 6'-4" (RIGHT)

BUILDABLE WIDTH	23'-8"
PROPOSED HOUSE WIDTH	23'-8"

RESULT: HOUSE FITS WIDTH
(5.0' LEFT / 6'-4" RIGHT)

DEPTH CHECK (WITH GARAGE):

FRONT YARD SETBACK	25.0'
HOUSE DEPTH	48.0'
GAP (GARAGE TO HOUSE)	10.0'
GARAGE DEPTH	20.0'
REAR YARD SETBACK	20.0'

TOTAL DEPTH NEEDED	123.0'
LOT DEPTH (AVAILABLE)	110.0'

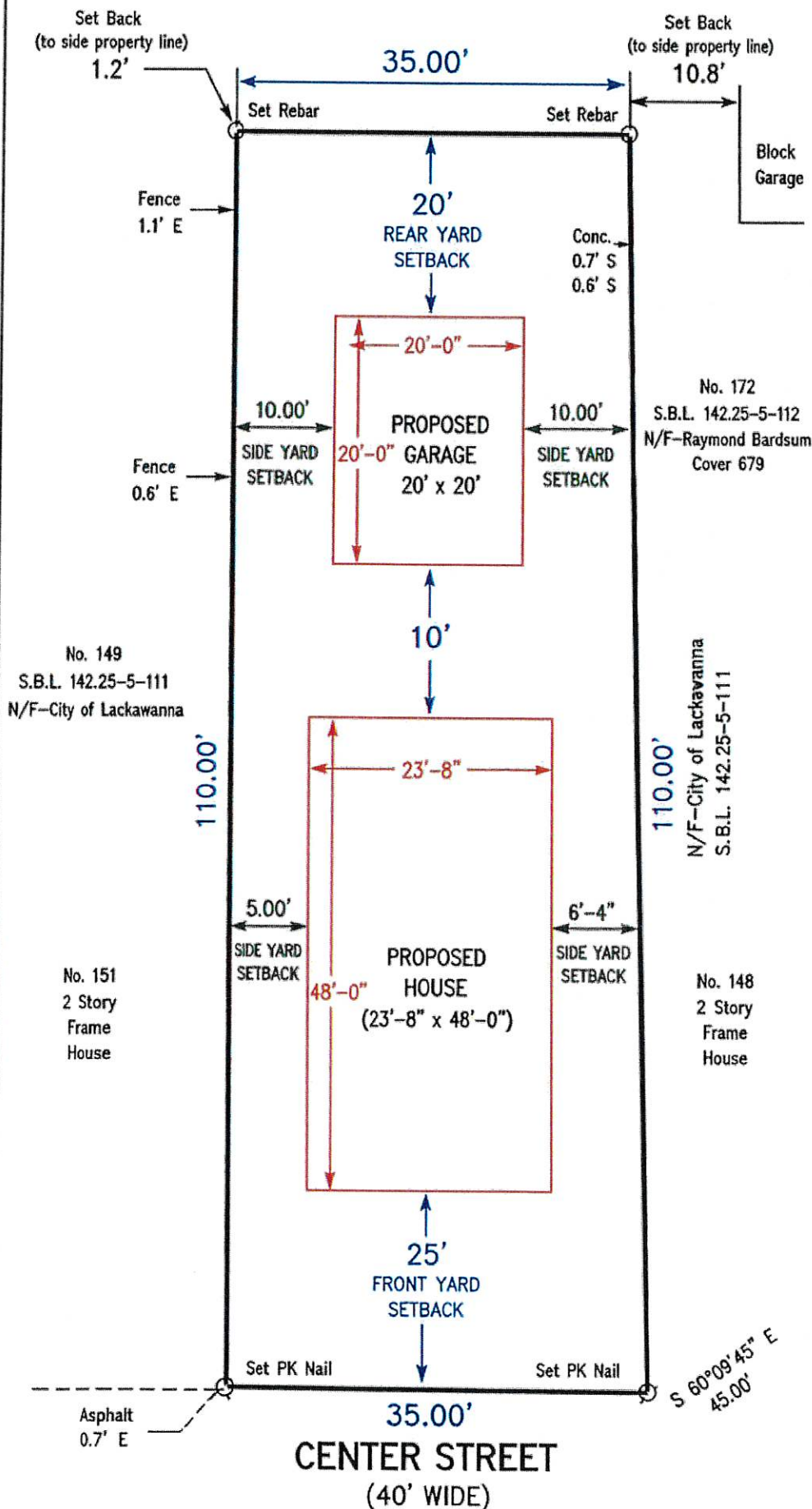
RESULT: 13.0' TOO LONG
→ LAYOUT WILL NOT FIT

NOT ENOUGH ROOM FOR DRIVEWAY

ONLY 5.0' AVAILABLE BETWEEN
HOUSE AND PROPERTY LINES.
MINIMUM 10' WIDE DRIVEWAY
REQUIRED.

THIS LOT DOES NOT WORK AS SHOWN.

HOUSE IS TOO DEEP,
DOES NOT MEET THE
REAR YARD SETBACK,
AND NOT ENOUGH ROOM
FOR DRIVEWAY.

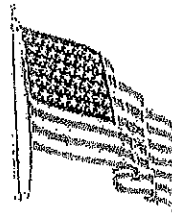


NOTES:



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: 9/9/26

Application No. _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 330 Ridgewood Circle

S.B.L. No. 142.12-2-18, lot 3

Description of Action to be Appealed: Variance request for the rear yard setback to be reduced by 2.0' (two feet) to fit the proposed home design.

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

LHDC

Name of Applicant

640 Ridge Road Lakewood, CO, 80226

Address of Applicant

andrzewski@lhdcorp.com

Applicant's Email

Signature of Applicant

Applicant Phone No.

Owner

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

Property Owner:

NAME:

LHDC

Address:

640 Ridge Road

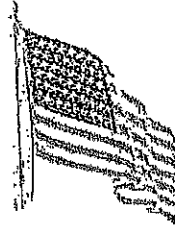
Lakewood, CO, 80226

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: 330 Ridgewood Circle

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?

Neither an undesirable change in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this variance.

The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the 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?

There is no feasible alternative to achieve the desired use without area variance. Based on the current zoning code, the proposed design is too wide and the parcel is too short to accommodate the house + garage layout. The requested variance is necessary for reasonable residential development of the property.

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

No.

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

No, the proposed variance will not have a adverse effect or impact on the physical or environmental conditions in the neighborhood. The project will comply with all building code requirements.

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 was not entirely self-created as it primarily results from the pre-existing dimensions and configuration of the vacant intill lot. The MOVE-IN NY home has been designed to fit the neighborhood while only requiring the minimum necessary dimensional relief. The project will return vacant lot to productive residential use without materially affecting neighboring properties.

Sign Above, Print Name Below

Alexander Andrzejewski



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road - Room 309
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1888



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26

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: 330 Ridgewood Circle

S.B.L. No. 142.12-2-18

Description of Proposed Project: Construction of a single family home that is 1,140 sq. ft. and has 3 bedrooms

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.

LHDC

Name of Applicant

640 Fidge Road, Lackawanna NY 14218

Address of Applicant

gandrzejewski@lhdconpway.org

Applicant's Email


Signature of Applicant


Applicant Phone No.

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

Property Owner:

NAME:

LHDC

Address:

640 Fidge 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									
Name of Action or Project: MOVE-IN NY									
Project Location (describe, and attach a location map): 330 Ridgewood Circle									
Brief Description of Proposed Action:									
Name of Applicant or Sponsor: Lackawanna Housing Development Corporation		Telephone: [REDACTED]							
Address: 640 Ridge Road		E-Mail: gandrzejewski@lhdcorpwny.org							
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? 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"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☒</td> <td 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: New York State Homes and Community Renewal			<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td align="center">☐</td> <td align="center">☒</td> </tr> </table>	NO	YES	☐	☒		
NO	YES								
☐	☒								
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table> <tr> <td align="center">. /</td> <td align="center">acres</td> </tr> <tr> <td align="center">. /</td> <td align="center">acres</td> </tr> <tr> <td align="center">. /</td> <td align="center">acres</td> </tr> </table>	. /	acres	. /	acres	. /	acres
. /	acres								
. /	acres								
. /	acres								
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): ☐ Parkland									

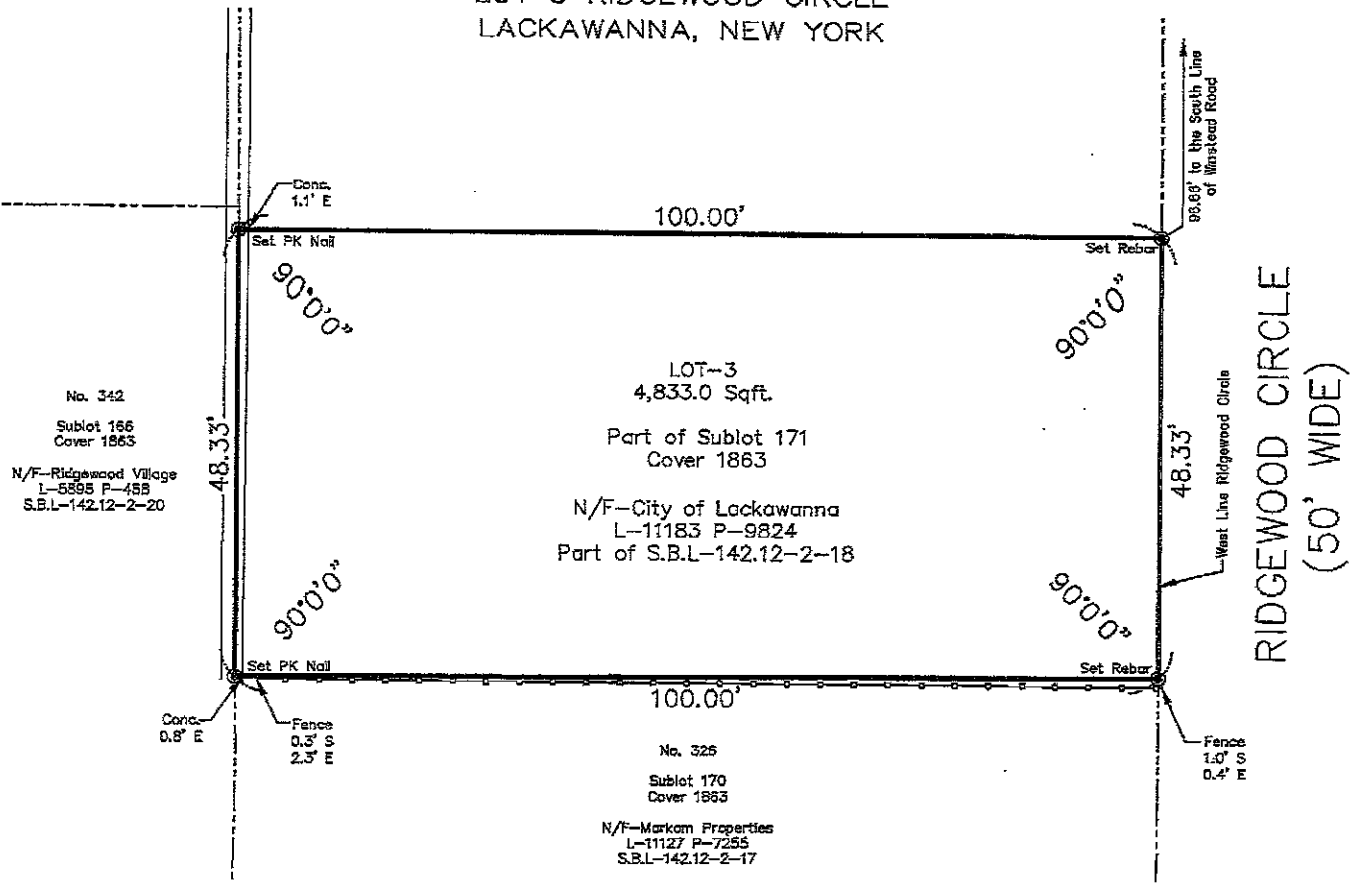
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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	
	☒	☐	
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				
☐ 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?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
17. Will the proposed action create storm water discharge, either from point or non-point sources?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
If Yes,						
a. Will storm water discharges flow to adjacent properties?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
If Yes, briefly describe: <u>Stormwater will flow to adjacent storm drains.</u>						
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)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, explain the purpose and size of the impoundment:						
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, describe:						
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, describe:						
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE						
Applicant/owner: <u>Alameda County/HDC</u>		Date: <u>9/9/2026</u>				
Signature: <u>[Redacted]</u>		Title: <u>Executive Director</u>				

PRINT FORM

SURVEY

LOT 3 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



1"=20'

ADDRESS: LOT 3 RIDGEWOOD CIRCLE, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/13/26

SURVEY REFERENCES: COVER 1863

LEGAL: PART OF LOT-290, T-10, R-7 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS PART OF SUBLOT 171 UNDER MAP - COVER 1863, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT AS SHOWN.

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

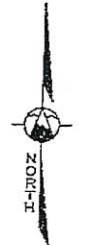
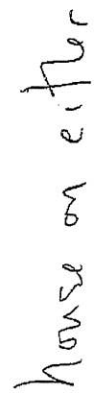
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/10 C. M. J.

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 056503

LOT 3 RIDGEWOOD CIRCLE #330
LACKAWANNA, NEW YORK


$$1'' = 20'$$

GENZEL LAND SURVEYING, P.C. ©2025
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9-10 C. B. L.

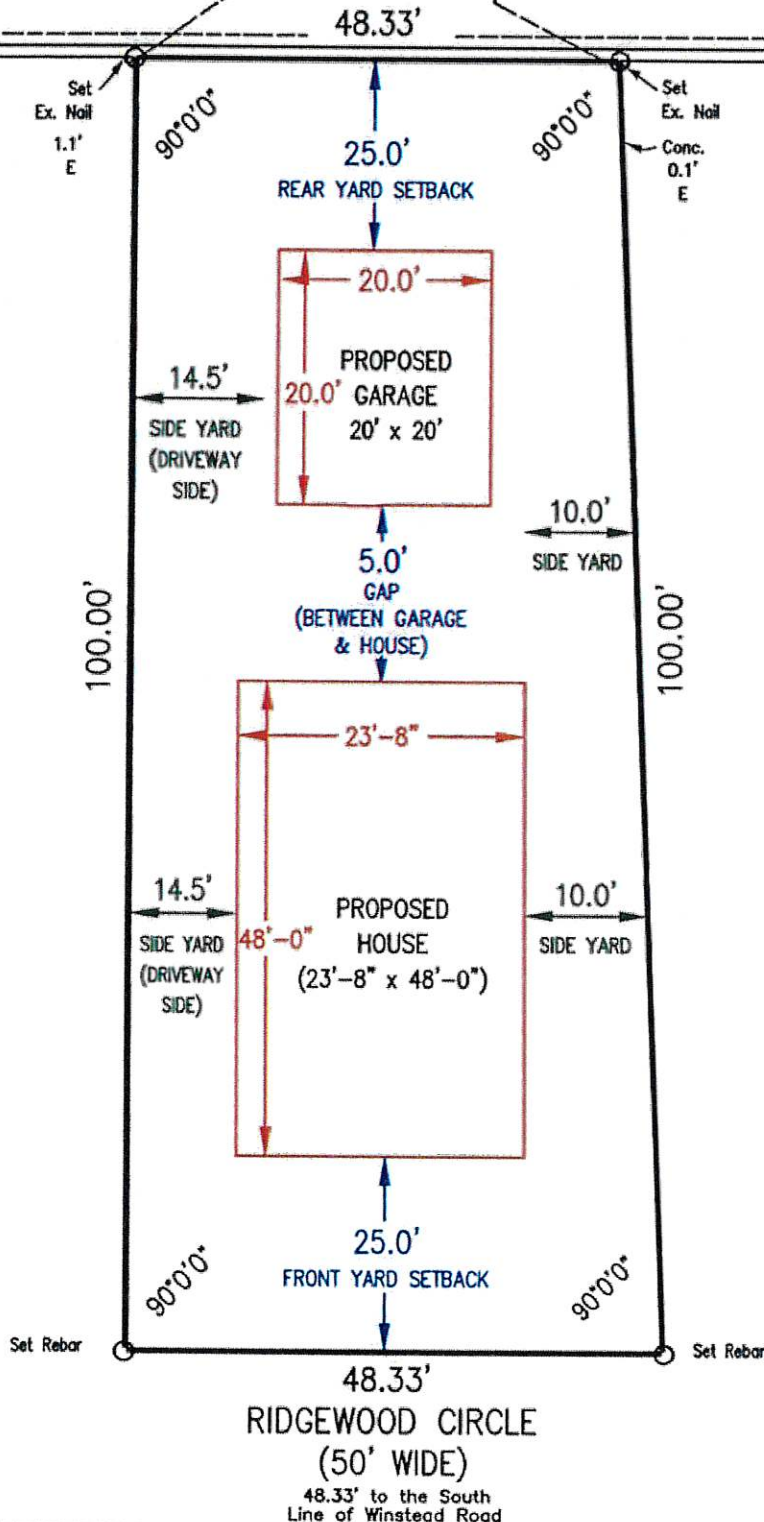
THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL NO 050503

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK

No. 542
Subot 165
Cover 863
N/F-Ridgewood Village
L-1382 P-2559
S.B.L-142.12-2-20

No. 535
Subot 157
Cover 863
N/F-Margarelli Licciardo
L-1382 P-2559
S.B.L-142.12-2-18



LOT ANALYSIS

LOT SIZE:

48.33' (WIDE) x 100.00' (DEEP)

REQUIRED SETBACKS:

FRONT YARD SETBACK	25.0'
REAR YARD SETBACK	25.0'
SIDE YARD SETBACKS	10.0' EACH
GARAGE TO HOUSE	5.0' MIN.

WIDTH CHECK:

LOT WIDTH	48.33'
LESS SIDE SETBACKS (HOUSE)	14.5' (LEFT) + 10.0' (RIGHT)

BUILDABLE WIDTH	23.83'
PROPOSED HOUSE WIDTH	23'-8"

RESULT: HOUSE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

GARAGE WIDTH CHECK:

GARAGE WIDTH	20.0'
SIDE SPACE (GARAGE)	18.0'
	14.5' (LEFT) / 10.0' (RIGHT)

TOTAL	44.5'
-------	-------

RESULT: GARAGE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

DEPTH CHECK (WITH GARAGE):

FRONT YARD SETBACK	25.0'
HOUSE DEPTH	48.0'
GAP (GARAGE TO HOUSE)	5.0'
GARAGE DEPTH	20.0'
REAR YARD SETBACK	25.0'

TOTAL DEPTH NEEDED	123.0'
LOT DEPTH (AVAILABLE)	100.0'

RESULT: LAYOUT DOES NOT FIT
DEPTH (23.0' TOO SHORT)

DEPTH SHORT BY 23.0'

REAR YARD SETBACK WOULD NEED
TO BE REDUCED TO 2.0' TO FIT.



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: 9/9/26

Application No. _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 332 Ridgewood Circle

S.B.L. No. 142.12-2-18, lot 2

Description of Action to be Appealed: Variance request for the
rear yard set back to be reduced by 20' (two feet)
to fit the proposed home.

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

LHDC

Name of Applicant

[Redacted Signature]

Signature of Applicant

640 Ridge Road, Lakawanna NY 14218

Address of Applicant

[Redacted Phone Number]

Applicant Phone No.

aa@rzejewski@lhdc.org

Applicant's Email

owner

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

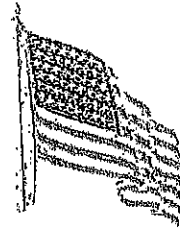
Lakawanna NY 14218

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: 332 Ridgewood Circle

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?

Neither an undesirable change in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this variance.

The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the 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?

There is no feasible alternative to achieve the desired use without area variance. Based on the current zoning code, the proposed design is too wide and the parcel is too short to accommodate the house + garage layout. The requested variance is necessary for reasonable residential development of the property.

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

No.

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

No, the proposed variance will not have a adverse effect or impact on the physical or environmental conditions in the neighborhood. The project will comply with all building code requirements.

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 was not entirely self-created as it primarily results from the pre-existing dimensions and configuration of the vacant infill lot. The MOVE-IN NY home has been designed to fit the neighborhood while only requiring the minimum necessary dimensional relief. The project will return vacant lot to productive residential use without materially affecting neighboring properties.

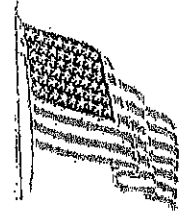
Sign Above, Print Name Below

Alexander Andrzejewski



CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT

714 Ridge Road -- Room 309
Lackawanna, NY 14218
Tel: (716) 827-8421 Fax: (716) 827-1866



APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26

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: 332 Ridgewood Circle

S.B.L. No. 142.12-2-18, lot 2

Description of Proposed Project: Construction of a single family home that is 1,140 sq. ft and has 3 bedrooms

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.

LHDC

Name of Applicant

[Redacted Signature]

Signature of Applicant U J

640 Ridge Road, Lackawanna NY, 14218

Address of Applicant

[Redacted Phone Number]

Applicant Phone No.

gandrzejewski@lhdcorpny.org

Applicant's Email

owner

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

Property Owner:

NAME:

LHDC

Address:

640 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									
Name of Action or Project: <u>MOVE-IN NY</u>									
Project Location (describe, and attach a location map): <u>332 Ridgewood Circle</u>									
Brief Description of Proposed Action:									
Name of Applicant or Sponsor: <u>Lakawanna Housing Development Corporation</u>		Telephone: <u>[REDACTED]</u>							
Address: <u>640 Ridge Road</u>		E-Mail: <u>gandrzejewski@lhdcorpwny.org</u>							
City/PO: <u>Lakawanna</u>	State: <u>NY</u>	Zip Code: <u>14218</u>							
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"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</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: <u>New York State Homes and Community Renewal</u>			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒		
NO	YES								
☐	☒								
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table> <tr> <td><u>.1</u></td> <td>acres</td> </tr> <tr> <td><u>.1</u></td> <td>acres</td> </tr> <tr> <td><u>.1</u></td> <td>acres</td> </tr> </table>	<u>.1</u>	acres	<u>.1</u>	acres	<u>.1</u>	acres
<u>.1</u>	acres								
<u>.1</u>	acres								
<u>.1</u>	acres								
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): ☐ Parkland									

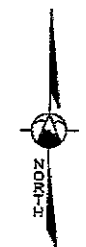
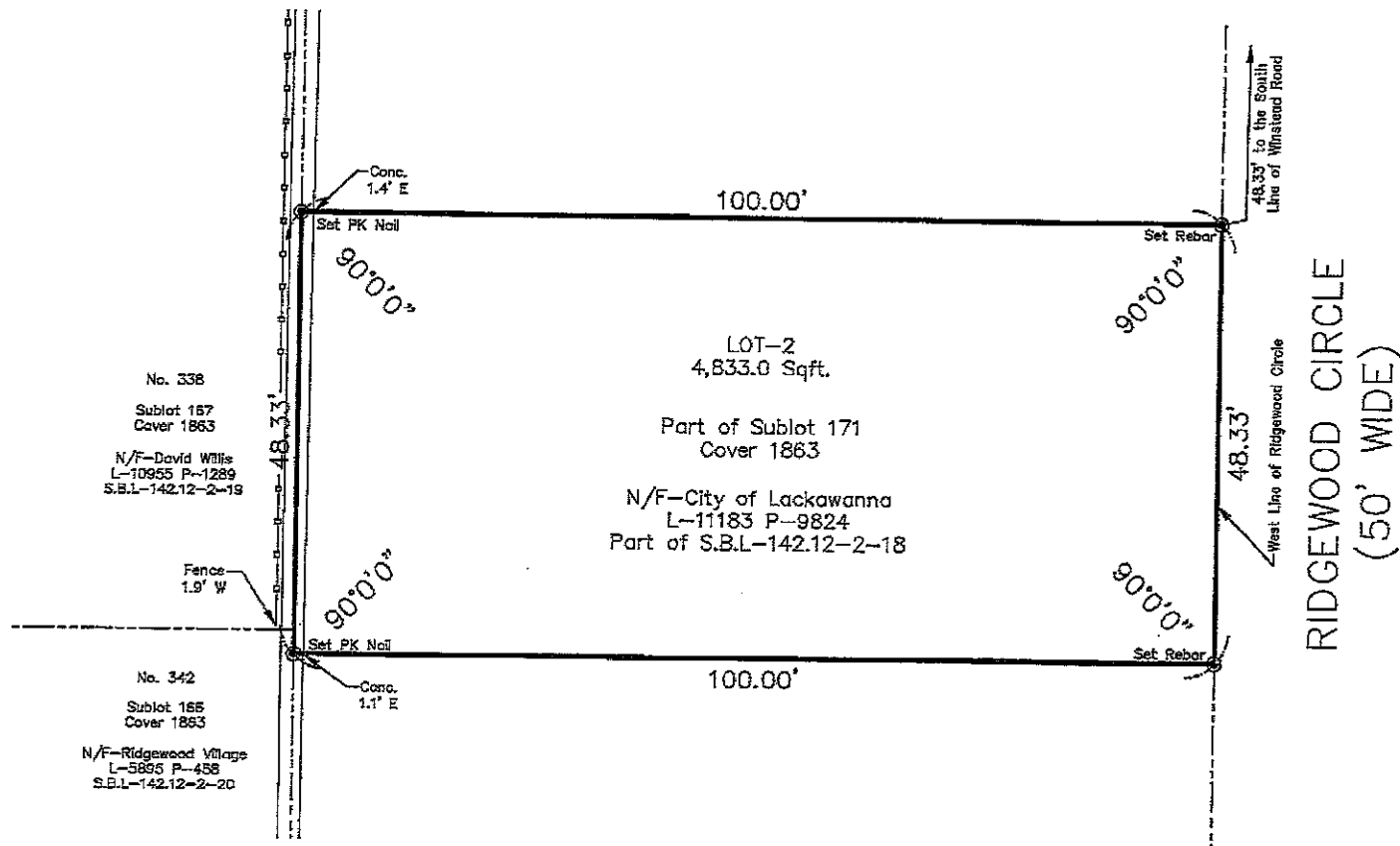
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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	
	☒	☐	
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				
☐ 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?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
16. Is the project site located in the 100-year flood plan?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
17. Will the proposed action create storm water discharge, either from point or non-point sources?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
If Yes,						
a. Will storm water discharges flow to adjacent properties?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES					
☐	☒					
If Yes, briefly describe: <u>Stormwater will flow to adjacent storm drains.</u>						
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)?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, explain the purpose and size of the impoundment:						
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, describe:						
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES					
☒	☐					
If Yes, describe:						
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Alexander Andziński/LHDC</u> Date: <u>9/9/2026</u> Signature: <u>[Redacted]</u> Title: <u>Executive Director</u>						

PRINT FORM

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



1"=20'

ADDRESS: LOT 2 RIDGEWOOD CIRCLE, LACKAWANNA NEW YORK
DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/13/26
SURVEY REFERENCE: COVER 1863

LEGAL: PART OF LOT-290, T-10, R-7 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS PART OF SUBLOT 171 UNDER MAP COVER 1863, CITY OF LACKAWANNA, ERE COUNTY, NEW YORK STATE.
NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT AS SHOWN.

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

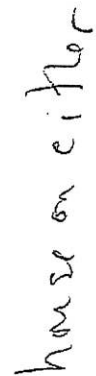
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW

GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16 C. M. L.

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

LOT 2 RIDGEWOOD CIRCLE #332
LACKAWANNA, NEW YORK


$$1'' = 20'$$

SURVEY REFERENCE: COVER 1863

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT
AS SHOWN.

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. ©2026
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9/10 a. M. L.

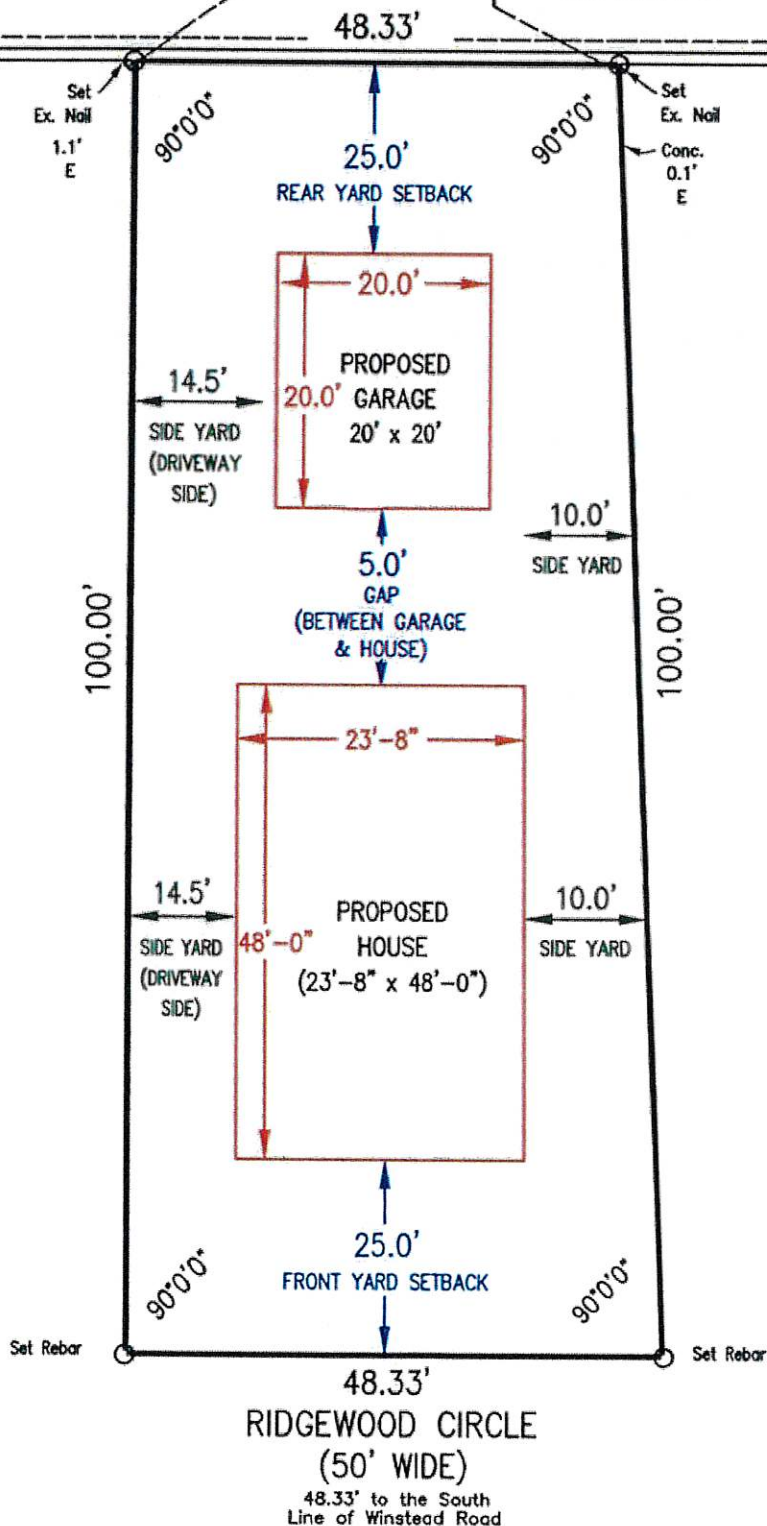
THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL AND SIGNATURE

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK

No. 542
Subot 165
Cover 863
N/F-Ridgewood Village
L-1382 P-2559
S.B.L-142.12-2-20

No. 535
Subot 157
Cover 863
N/F-Margarelli Licciardo
L-1382 P-2559
S.B.L-142.12-2-18



LOT ANALYSIS

LOT SIZE:

48.33' (WIDE) x 100.00' (DEEP)

REQUIRED SETBACKS:

FRONT YARD SETBACK	25.0'
REAR YARD SETBACK	25.0'
SIDE YARD SETBACKS	10.0' EACH
GARAGE TO HOUSE	5.0' MIN.

WIDTH CHECK:

LOT WIDTH 48.33'

LESS SIDE SETBACKS (HOUSE)

14.5' (LEFT) + 10.0' (RIGHT)

BUILDABLE WIDTH 23.83'

PROPOSED HOUSE WIDTH 23'-8"

RESULT: HOUSE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

GARAGE WIDTH CHECK:

GARAGE WIDTH 20.0'

SIDE SPACE (GARAGE) 18.0'

14.5' (LEFT) / 10.0' (RIGHT)

TOTAL 44.5'

RESULT: GARAGE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

DEPTH CHECK (WITH GARAGE):

FRONT YARD SETBACK 25.0'

HOUSE DEPTH 48.0'

GAP (GARAGE TO HOUSE) 5.0'

GARAGE DEPTH 20.0'

REAR YARD SETBACK 25.0'

TOTAL DEPTH NEEDED 123.0'

LOT DEPTH (AVAILABLE) 100.0'

RESULT: LAYOUT DOES NOT FIT
DEPTH (23.0' TOO SHORT)

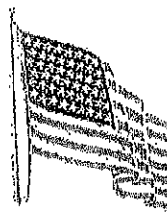
DEPTH SHORT BY 23.0'

REAR YARD SETBACK WOULD NEED
TO BE REDUCED TO 2.0' TO FIT.



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: 9/9/26

Application No: _____

Application Fee:

Fee

X Land Use Variance
_____ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 334 Ridgewood Circle

S.B.L. No. 142.12-2-18, lot 1

Description of Action to be Appealed: Variance request for the rear yard setback to be reduced by 2.0' (two feet) to fit the proposed home design.

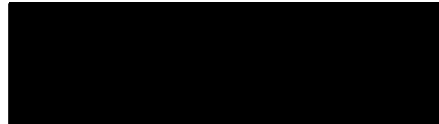
APPLICATION IS HEREBY MADE to the City of Lackawanna Zoning Board of Appeals for a Land Use Variance and/or Zoning Law Appeal as required by the Municipal Code of the City of Lackawanna. The applicant hereby agrees to comply with all applicable laws, rules, ordinances and regulations.

Director of Development

LHDC
Name of Applicant

640 Ridge Road, Lackawanna, NY, 14218
Address of Applicant

anandrzejewski@lhdcnyc.org
Applicant's Email


Signature of Applicant


Applicant Phone No.

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

Lackawanna, NY, 14218



**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: 334 Ridgewood Lane

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?

Neither an undesirable change in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this variance.

The home is consistent with surrounding single-family residences in terms of size, height and use. Many nearby lots are similarly sized and the design respects the existing character of the 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?

There is no feasible alternative to achieve the desired use without area variance. Based on the current zoning code, the proposed design is too wide and the parcel is too short to accommodate the house + garage layout. The requested variance is necessary for reasonable residential development of the property.

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

No.

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

No, the proposed variance will not have a adverse effect or impact on the physical or environmental conditions in the neighborhood. The project will comply with all building code requirements.

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 was not entirely self-created as it primarily results from the pre-existing dimensions and configuration of the vacant infill lot. The MOVE-IN NY home has been designed to fit the neighborhood while only requiring the minimum necessary dimensional relief. The project will return vacant lot to productive residential use without materially affecting neighboring properties.

Sign Above, Print Name Below

Alexander Andrzejewski



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: 9/9/26

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: 334 Ridgewood Circle

S.B.L. No. 142.12-2-18, lot 1

Description of Proposed Project: Construction of a single family home that is 1,140 sq. ft. and has 3 bedrooms.

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.

LHDC

Name of Applicant

[Redacted Signature]

Signature of Applicant / /

640 Ridge Road, Lackawanna NY, 14218

Address of Applicant

[Redacted Phone Number]

Applicant Phone No.

aan@rzejewskiadhlcorp.com

Applicant's Email

Owner

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

Property Owner:

NAME: LHDC

Address: 640 Ridge Road

Lackawanna NY, 14218

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: MOVE-IN NY									
Project Location (describe, and attach a location map): 334 Fidgewood Circle, lot 1									
Brief Description of Proposed Action:									
Name of Applicant or Sponsor: Lackawanna Housing Development Corporation		Telephone: [REDACTED]							
Address: 640 Fidge Road		E-Mail: gandrzejewski@hdcorpwny.org							
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? 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> <td style="width:50%; text-align: center;">NO</td> <td style="width:50%; text-align: center;">YES</td> </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: New York State Homes and Community Renewal			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">NO</td> <td style="width:50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒		
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3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table style="width:100%;"> <tr> <td style="width:80%; text-align: right;">. /</td> <td style="width:20%; text-align: left;">acres</td> </tr> <tr> <td style="text-align: right;">. /</td> <td style="text-align: left;">acres</td> </tr> <tr> <td style="text-align: right;">. /</td> <td style="text-align: left;">acres</td> </tr> </table>	. /	acres	. /	acres	. /	acres
. /	acres								
. /	acres								
. /	acres								
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): ☐ 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	
	☒	☐	
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
☐ 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?	NO	YES
If 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: <u>Stormwater will flow to adjacent storm drains.</u>		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/home: <u>Alexander Andriewski/LHDC</u> Date: <u>9/9/2026</u>		
Signature: <u>[Redacted]</u> Title: <u>Executive Director</u>		

PRINT FORM

LOT 1 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK

Conc. 0.7' N 1.0' W
Fd. Chisel 0.2' S 0.2' E
Conc. 0.7' N 1.6' E
Fence 0.4' S 1.9' W
No. 338
Sublot 167
Cover 1863
N/F-David Willie
L-10855 P-1289
S.B.L-142.12-2-19

(50' WIDE)

South Line Winstead Road
100.00'

LOT 1
4,833.0 Sqft
Part of Sublot 171
Cover 1863
N/F-City of Lackawanna
L-11183 P-9824
Part of S.B.L-142.12-2-18

90.0'0"
48.33'
90.0'0"
100.00'
90.0'0"
Set PK Nail
Conc. 1.4' E
Set Rebar
West Line Ridgewood Circle
RIDGEWOOD CIRCLE
(50' WIDE)

$$1'' = 20'$$

GENZEL LAND SURVEYING, P.C. ©2028
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

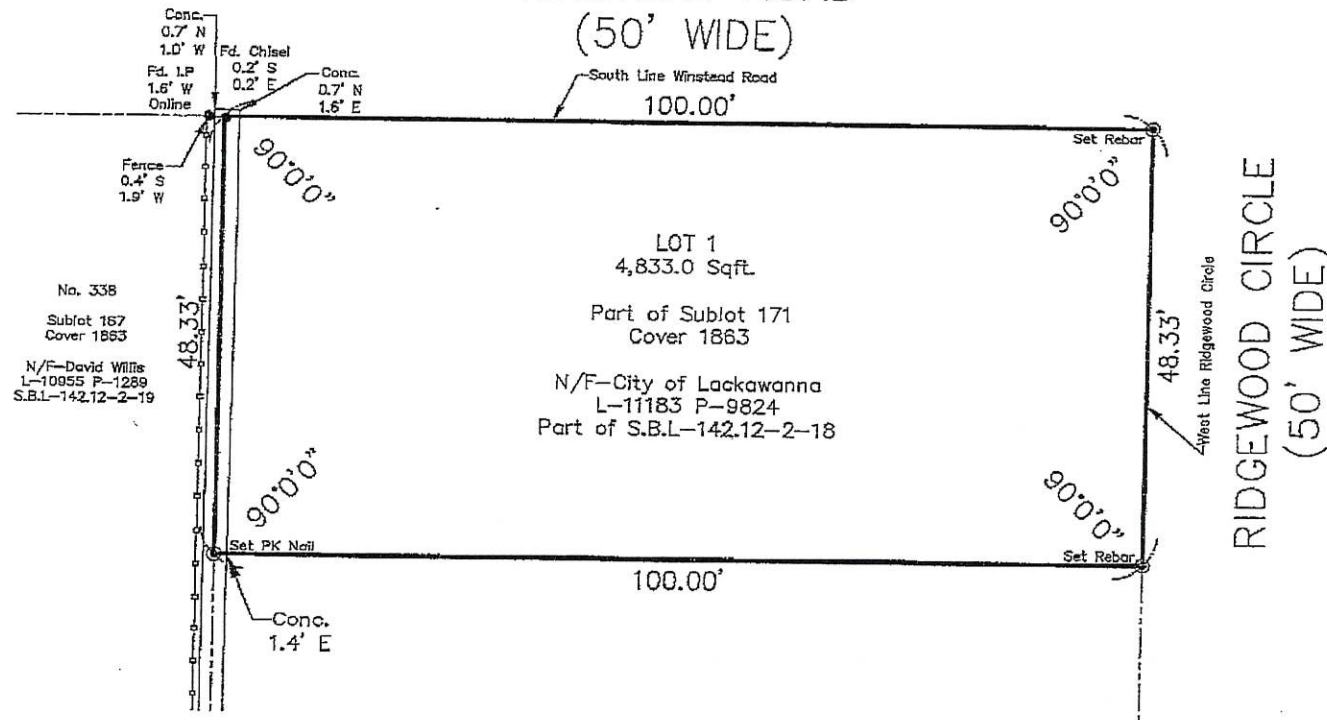
THIS MAP VOID UNLESS STAMPED
WITH NEW YORK STATE LICENSED
LAND SURVEYOR'S SEAL AND SIGNATURE

SURVEY

LOT 1 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK

#334

WINSTEAD ROAD
(50' WIDE)



house on the right

ADDRESS: LOT 1 RIDGEWOOD CIRCLE, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/13/26

SURVEY REFERENCE: COVER 1863

LEGAL: PART OF LOT-290, T-10, R-7 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS PART OF SUBLOT 171 UNDER MAP COVER 1863, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY EXCEPT AS SHOWN.

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

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JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

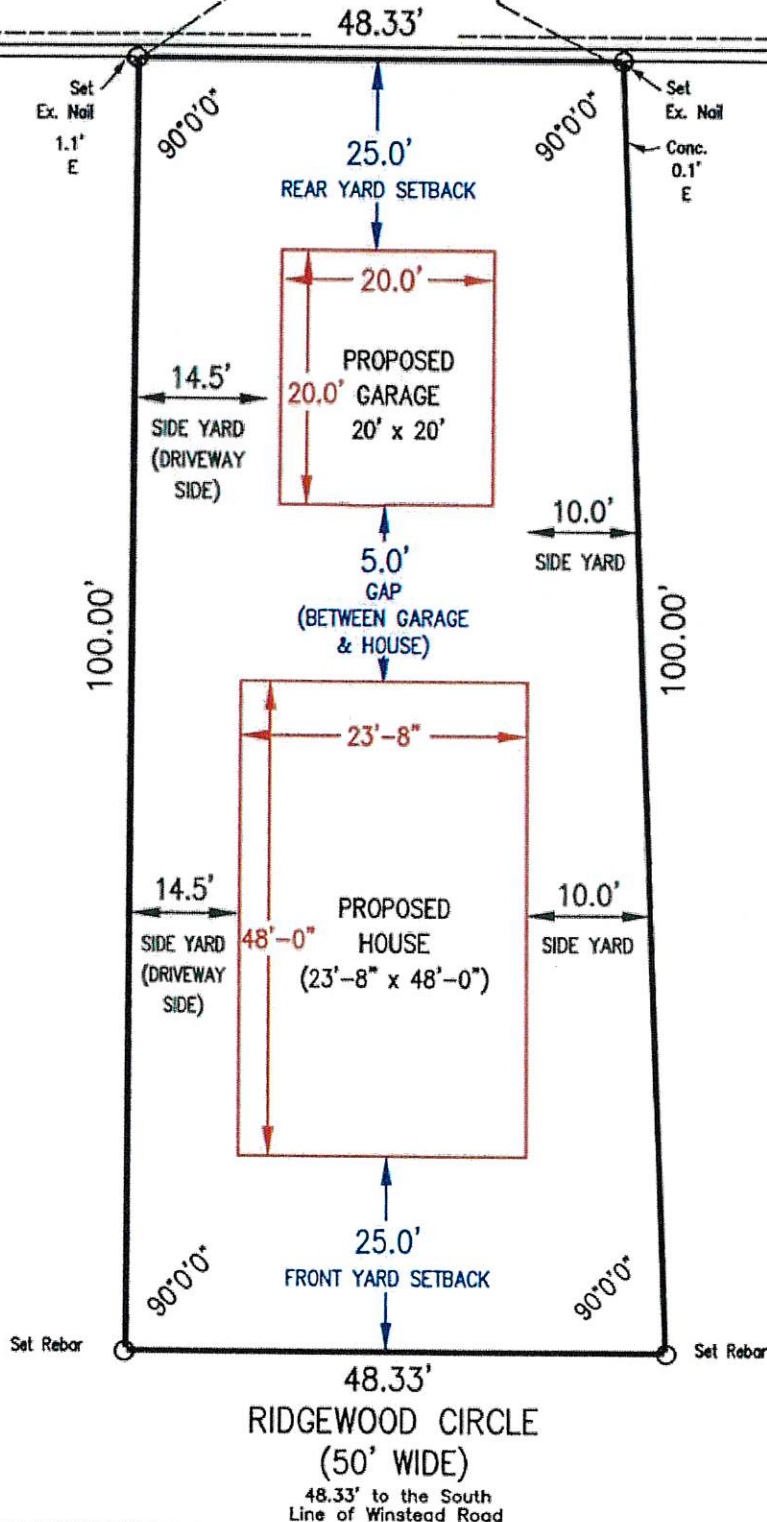
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SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK

No. 542
Subot 165
Cover 863
N/F-Ridgewood Village
L-1382 P-2559
S.B.L-142.12-2-20

No. 535
Subot 157
Cover 863
N/F-Margarelli Licciardo
L-1382 P-2559
S.B.L-142.12-2-18



LOT ANALYSIS

LOT SIZE:

48.33' (WIDE) x 100.00' (DEEP)

REQUIRED SETBACKS:

FRONT YARD SETBACK	25.0'
REAR YARD SETBACK	25.0'
SIDE YARD SETBACKS	10.0' EACH
GARAGE TO HOUSE	5.0' MIN.

WIDTH CHECK:

LOT WIDTH 48.33'

LESS SIDE SETBACKS (HOUSE)

14.5' (LEFT) + 10.0' (RIGHT)

BUILDABLE WIDTH 23.83'

PROPOSED HOUSE WIDTH 23'-8"

RESULT: HOUSE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

GARAGE WIDTH CHECK:

GARAGE WIDTH 20.0'

SIDE SPACE (GARAGE) 18.0'

14.5' (LEFT) / 10.0' (RIGHT)

TOTAL 44.5'

RESULT: GARAGE FITS WIDTH
(14.5' LEFT / 10.0' RIGHT)

DEPTH CHECK (WITH GARAGE):

FRONT YARD SETBACK 25.0'

HOUSE DEPTH 48.0'

GAP (GARAGE TO HOUSE) 5.0'

GARAGE DEPTH 20.0'

REAR YARD SETBACK 25.0'

TOTAL DEPTH NEEDED 123.0'

LOT DEPTH (AVAILABLE) 100.0'

RESULT: LAYOUT DOES NOT FIT
DEPTH (23.0' TOO SHORT)

DEPTH SHORT BY 23.0'

REAR YARD SETBACK WOULD NEED
TO BE REDUCED TO 2.0' TO FIT.



City of Lackawanna
Office of Code Enforcement

2838 South Park Ave Rm 113
Lackawanna, NY 14218
Ph: 716-827-6421



Date 9/15/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 80 86 NORTH DR.

Reason in Front of Board AREA VARIANCE FOR FRONT YARD FENCING

Special Use Permit needed for Zoning? Yes ☐ No ☒ Planning? Yes ☐ No ☒

Agenda Applicant DOUGLAS HELD

Agenda Item AREA VARIANCES

Zone MIXED RESIDENTIAL

Use variance needed? Yes ☐ No ☒

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

Area variance needed? Yes ☐ No ☒

Description of area variances needed (parking, height, etc) REQUESTING AREA VARIANCE TO INSTALL FRONT YARD FENCING THAT IS 60" TALL CORNER LOT PROPERTY

Description of agenda use SAME

Code Enforcement research (attached if applicable) YES

Legal opinion / research (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: 9-10-26

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 80 NORTH DR ✕ 86 NORTH DR.
S.B.L. No. 142.20-2-47 142.20-2-8

Description of Action to be Appealed: REPLACED EXISTING OLD
ROTTING FENCING THAT HAS 42" HIGH WITH NEW
FENCING TAAT IS 60" HIGH

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

DOUGLAS HELD

Name of Applicant

[REDACTED]

Signature of Applicant

[REDACTED]

Address of Applicant

[REDACTED]

Applicant Phone No.

[REDACTED]

Applicant's Email

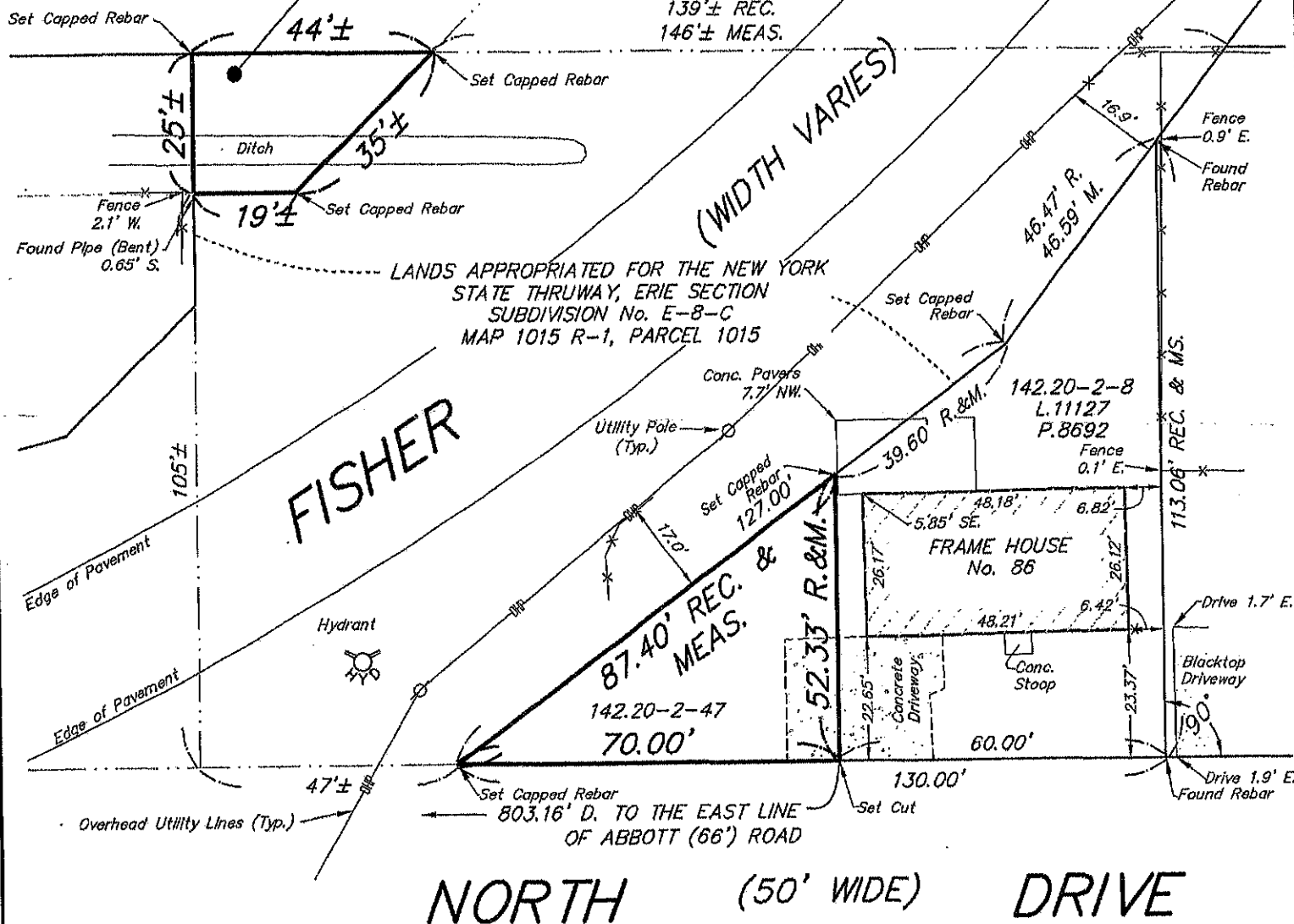
OWNER
Role of Applicant to Project
(owner, attorney, lessee, agent,
architect, engineer, contractor...)

Property Owner:

NAME: SAME AS ABOVE

Address: _____

PERMANENT DRAINAGE EASEMENT FOR THE NEW
YORK STATE THRUWAY, ERIE SECTION
SUBDIVISION No. E-8-C
MAP 1015 R-1, PARCEL 1016
PART OF 142.20-2-47
PER ASSESSOR'S MAP



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11127 Deeds P.8692 & Map 1015 R-1, Parcels 1015 & 1016
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE
BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF
Douglas & Lydia Held

Christopher J. Barr

CHRISTOPHER J. BARR

NYSPLS No. 051088

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150 AERO DRIVE
BUFFALO, NEW YORK 14225
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AMEND:

SURVEY DATE: 9-21-23

®DRAWING DATE: 10-10-23

SCALE: 1" = 30'

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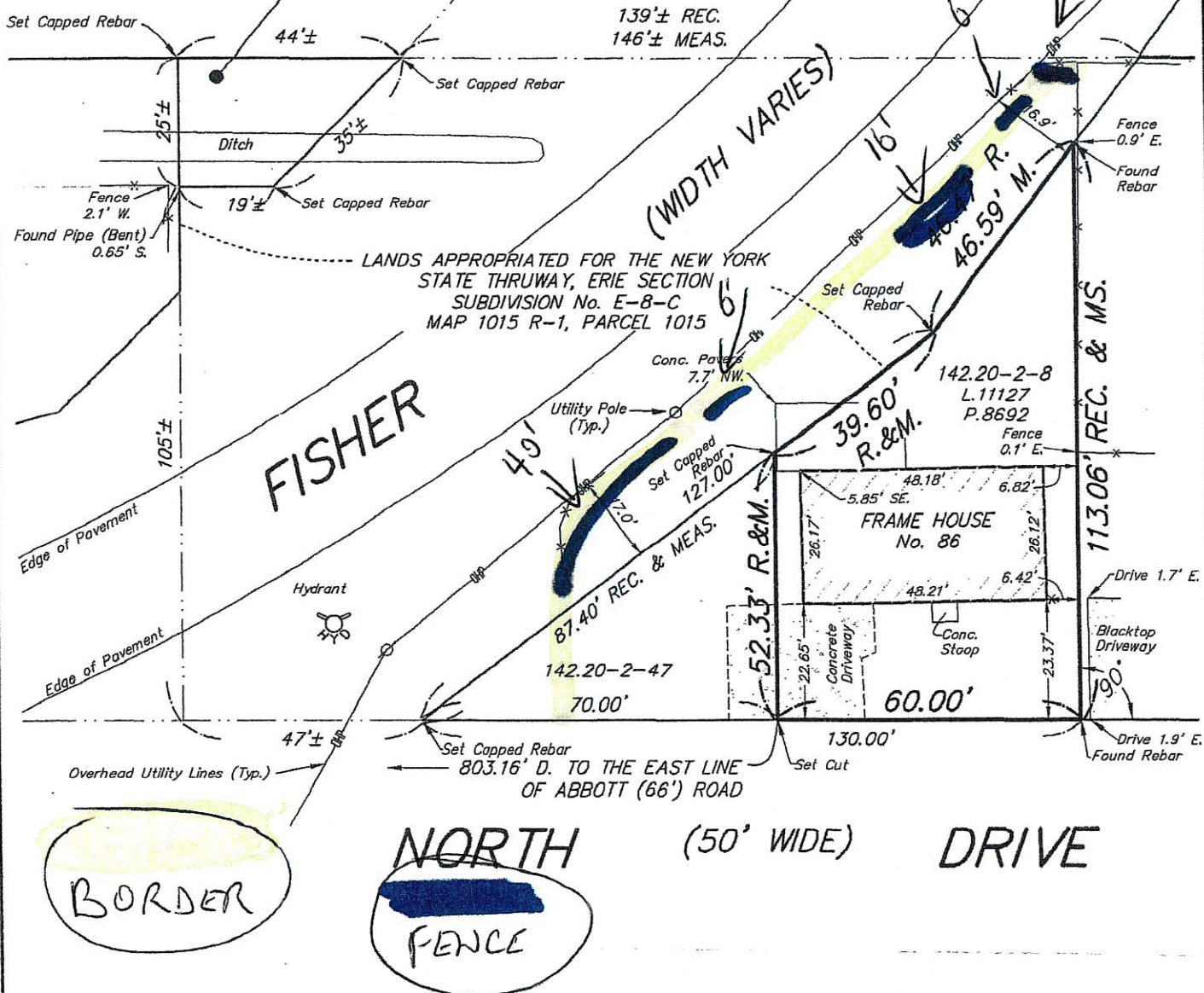
PART OF LOT 426 SECTION TOWNSHIP 10 RANGE 7 OF THE:
Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.

SUBJECT OF: 80 North Drive (Vacant). City of Lackawanna

SBL No. 142.20-2-47

27876

PERMANENT DRAINAGE EASEMENT FOR THE NEW
YORK STATE THRUWAY, ERIE SECTION
SUBDIVISION No. E-8-C
MAP 1015 R-1, PARCEL 1016
PART OF 142.20-2-47
PER ASSESSOR'S MAP



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AMEND:

SURVEY DATE: 9-21-23

©DRAWING DATE: 10-10-23

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PART OF LOT 426 SECTION TOWNSHIP 10 RANGE 7 OF THE:
Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.

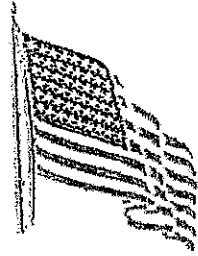
SURVEY OF: 86 North Drive, City of Lackawanna

SBL No. 142.20-2-8



**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: 80 + 86 NORTH DR.

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, MY REQUEST IS TO REPLACE SECTIONS OF OLD FENCING THAT IS IN BAD SHAPE WILL IMPROVE THE CHARACTER OF THE NEIGHBORHOOD.

THERE AREN'T ANY NEARBY PROPERTIES TO CONFLICT WITH.

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 CURRENT BORDER CONSISTS OF MOSTLY HEDGES. THERE ARE SECTIONS OF FENCE THAT FILL IN GAPS IN THE HEDGES NICELY. THIS BORDER HAS BEEN THERE SINCE 1960. THE OLD FENCE WAS ROTTING AND UNSIGHTLY. OTHER THAN THE NEW FENCE BEING SLIGHTLY TALLER AT 5', ~~THE~~ AND IN THE SAME SPOTS, THERE ISN'T ANYTHING DIFFERENT.

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

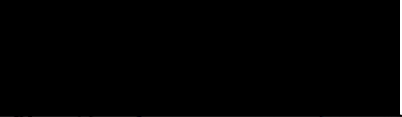
NO, THE REQUEST IS TO SIMPLY RAISE THE HEIGHT OF THE FENCE TO 5' TO MATCH THE HEIGHT OF THE HEDGE ... 42" HIGH FENCE TO 60" HIGH FENCE.

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 COULDN'T HAVE A NEGATIVE IMPACT IN ANYWAY. IT SHOULD ONLY IMPROVE THINGS

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?

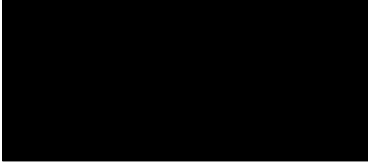
IT WAS NEVER MY INTENTION TO CIRCUMVENT ANY RULES OR REGULATIONS. IN MY MIND I WAS JUST REPLACING AN OLD ROTTING FENCE WITH A NEW ONE. THE NEW FENCING IS LOCATED IN THE EXACT SAME SPOT AS THE OLD ONE. IN MY MIND IT WAS A GOOD THING FOR MYSELF AND FOR THE NEIGHBORHOOD.


Sign Above, Print Name Below

DOUGLAS HELD

Addendum to Variance Application

Douglas Held



1. Intentions/Context:

It was never my intention to circumvent any rules or regulations. I mistakenly believed this project was a standard replacement of existing, deteriorating fencing. The objective was to replace old, rotted sections of a 42" high fence with new 60" high fencing, installed in the exact same footprint where a border has existed for decades. My goal was simply to eliminate an eyesore and visually enhance the surroundings.

2. Property History & Precedent:

Since this home was constructed in 1960, there has been a continuous 180-linear-foot border consisting of hedges and interspersed fencing that filled in gaps in the hedges. This border runs along the backyard and wraps around to the side yard. There is no fencing in the front yard. For over 60 years, this combined hedge-and-fence border has served as a buffer between my home and S. Fisher Rd., providing essential privacy and security without ever causing an issue or complaint.

3. Unique Property Shape and Topography:

The properties possess a unique, non-standard layout. It is not a flat, rectangular lot, nor is it a traditional 90-degree corner lot. Instead, the property forms an acute triangle with varying grades and elevations. The backyard sits approximately 1' to 2' lower than S. Fisher Rd. From a line-of-sight perspective, if you're driving or walking down S Fisher Rd. a 5' high fence effectively only provides 4' of privacy.

4. Project Description & Variance Request:

I am respectfully requesting a variance to keep the 40' of fence already installed and install 60" high fencing within the existing gaps of the hedge border, replacing the rotted 42" sections. There are five gaps along the 180-foot linear border. Moving from west to east, the measurements of these sections are:

- Section 1: 40 feet (currently constructed)
- Section 2: 6 feet
- Section 3: 6 feet
- Section 4: 16 feet
- Section 5: 6 feet

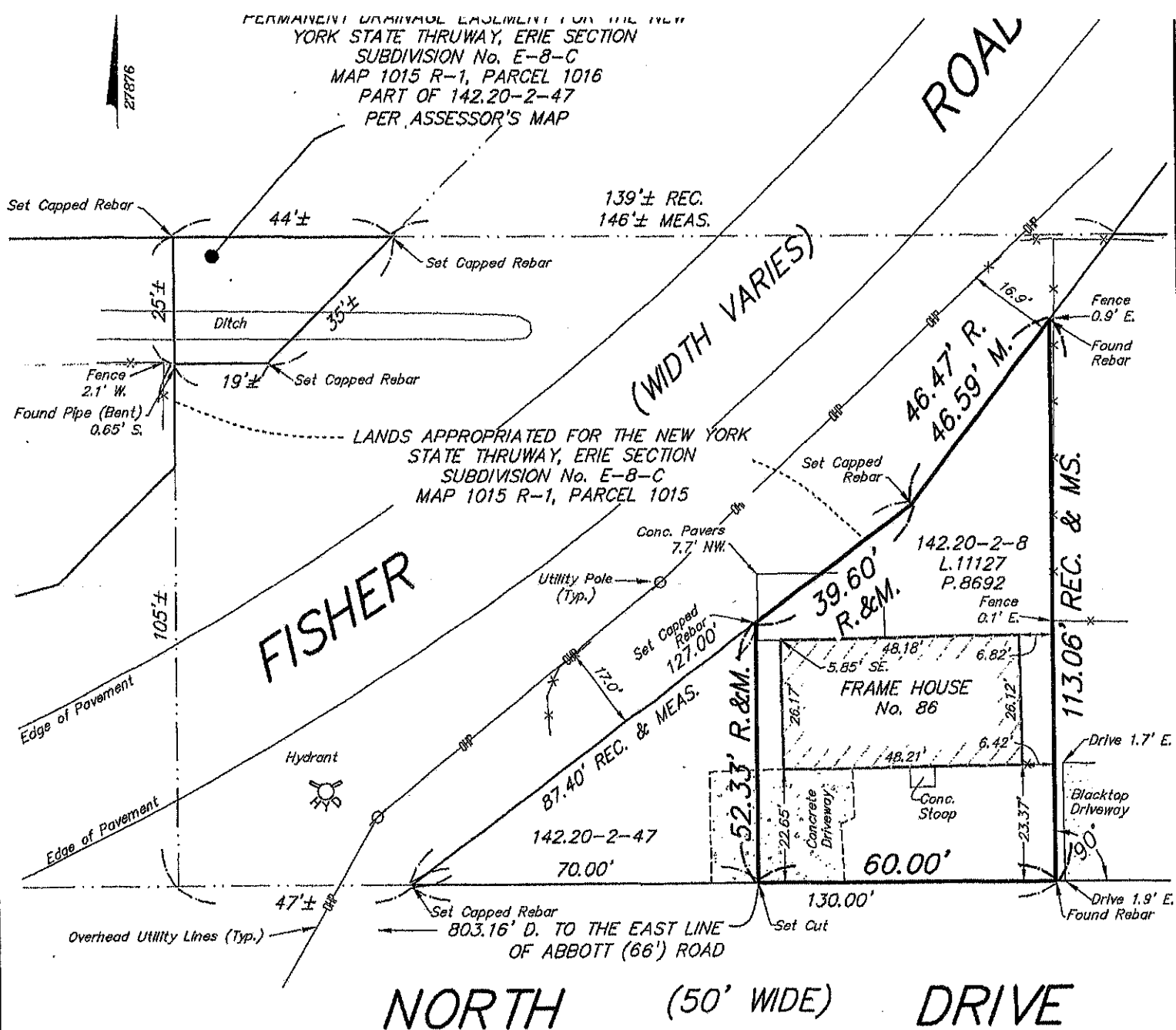
To achieve a clean, uniform, and visually appealing aesthetic, I leveled the height of the hedges to match the 60" fence line. I began by working on the largest 40' section and upon completion, I was contacted by Code Enforcement Officer Scott Hayes regarding the height violation, at which point I immediately halted work to pursue this variance.

5. Summary of Minimal Neighborhood Impact:

Granting this variance will not alter the character of the neighborhood or detrimentally impact adjoining properties for the following reasons:

- There is no fencing near the front yard facing North Dr.
- The backyard fencing is set back a considerable distance from S. Fisher Rd.
- The border does not abut any immediate neighbors. My single adjacent neighbor is located on the opposite side of the home and is unaffected by this fence. All other neighbors are separated by at least the width of the surrounding streets.

PERMANENT DRAINAGE EASEMENT FOR THE NEW
YORK STATE THRUWAY, ERIE SECTION
SUBDIVISION No. E-8-C
MAP 1015 R-1, PARCEL 1016
PART OF 142.20-2-47
PER ASSESSOR'S MAP



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Liber 11127 Deeds P.8692 & Map 1015 R-1, Parcels 1015 & 1016

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Douglas & Lydia Held

Christopher J. Barr

CHRISTOPHER J. BARR

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AMEND:

SURVEY DATE: 9-21-23

©DRAWING DATE: 10-10-23

SCALE: 1" = 30'

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PART OF LOT 426 SECTION TOWNSHIP 10 RANGE 7 OF THE:
Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.

SURVEY OF: 86 North Drive, City of Lackawanna

SBL No. 142.20-2-8



City of Lackawanna
Office of Code Enforcement

2838 South Park Ave Rm 113
Lackawanna, NY 14218
Ph: 716-827-6421



Date 9/15/20

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 21 WIESNER RD.

Reason in Front of Board AREA VARIANCE

Special Use Permit needed for Zoning? Yes / No Planning? Yes / No ✓

Agenda Applicant ABDULLAHAM UMAR.

Agenda Item SIDE YARD VARIANCE FRONT PORCH AND ROOF

Zone SINGLE FAMILY RESIDENTIAL

Use variance needed? Yes / No

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

Area variance needed? No / Yes

Description of area variances needed (parking, height, etc) SIDE YARD VARIANCE REQUEST.

Description of agenda use SAME

Code Enforcement research (attached if applicable) YES

Legal opinion / research (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: 8/31/2026

Application No. _____

Application Fee:

Fee

☒ Land Use Variance
☐ Zoning Law Appeal

\$ 250.00
\$ 250.00

Property Address: 21 Wiesner Rd Lacka. NY 14218

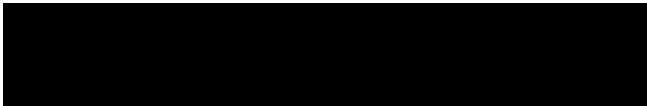
S.B.L. No. _____

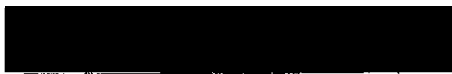
Description of Action to be Appealed: Front yard Variance
for concrete patio. side yard variance for concrete
patio. Scope of patio enclosen. (roof)

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

Abdulrahman Umar
Name of Applicant


Signature of Applicant


Address of Applicant

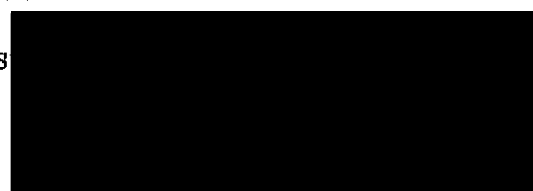

Applicant Phone No.


Applicant's Email

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

Property Owner:

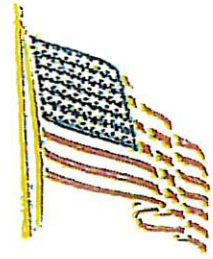
NAME: Abdulrahman Umar

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: 21 Wiesner Rd Lacka. NY 14218

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

No because it will make the neighborhood look better.

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 concrete already exist and the roof will enhance the property.

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

Yes it is substantial but it is needed for the project scope

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

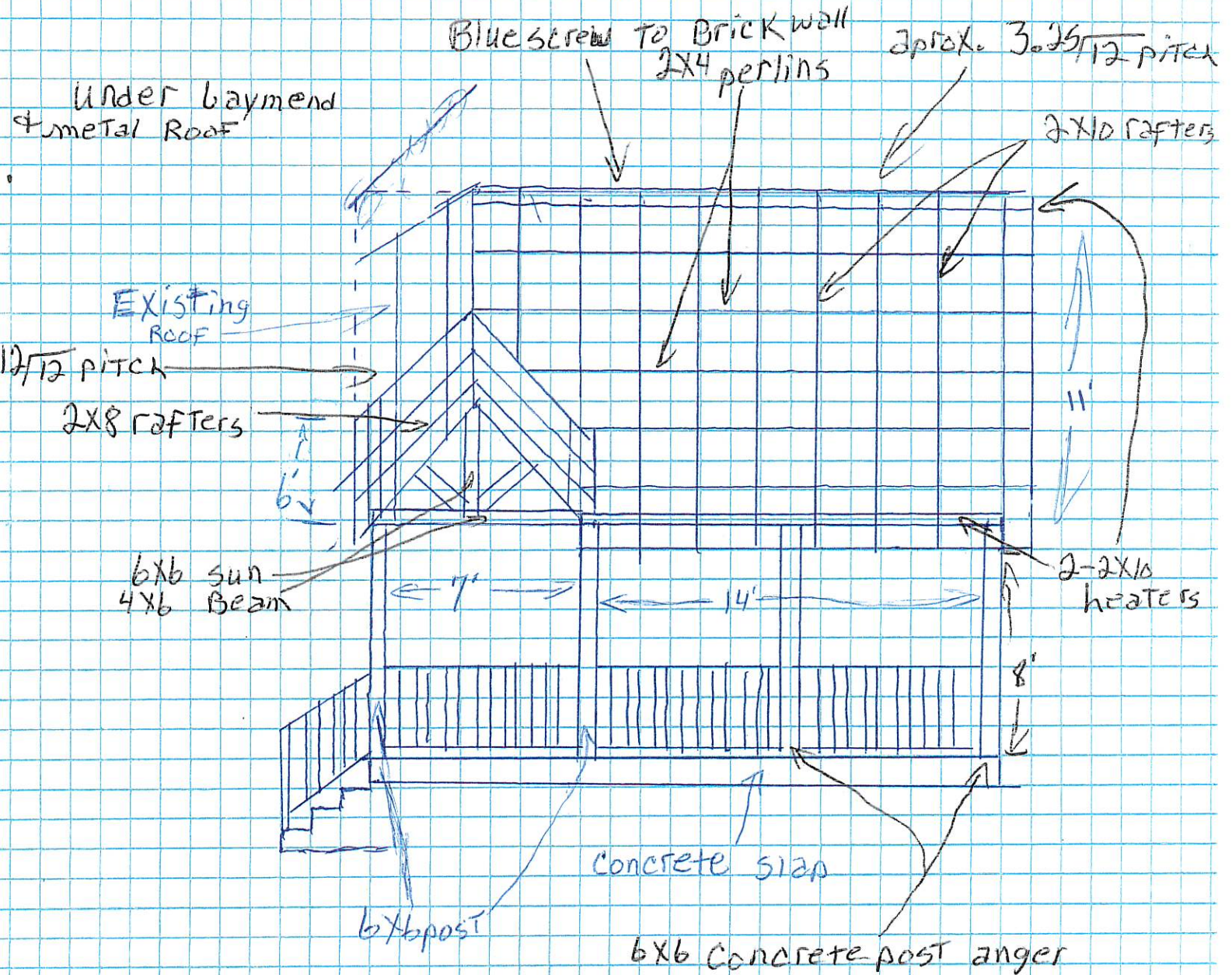
No it will not because there will be yard green space

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?

Yes it was self created but it improves the condition of the property and does not impact the neighboring property

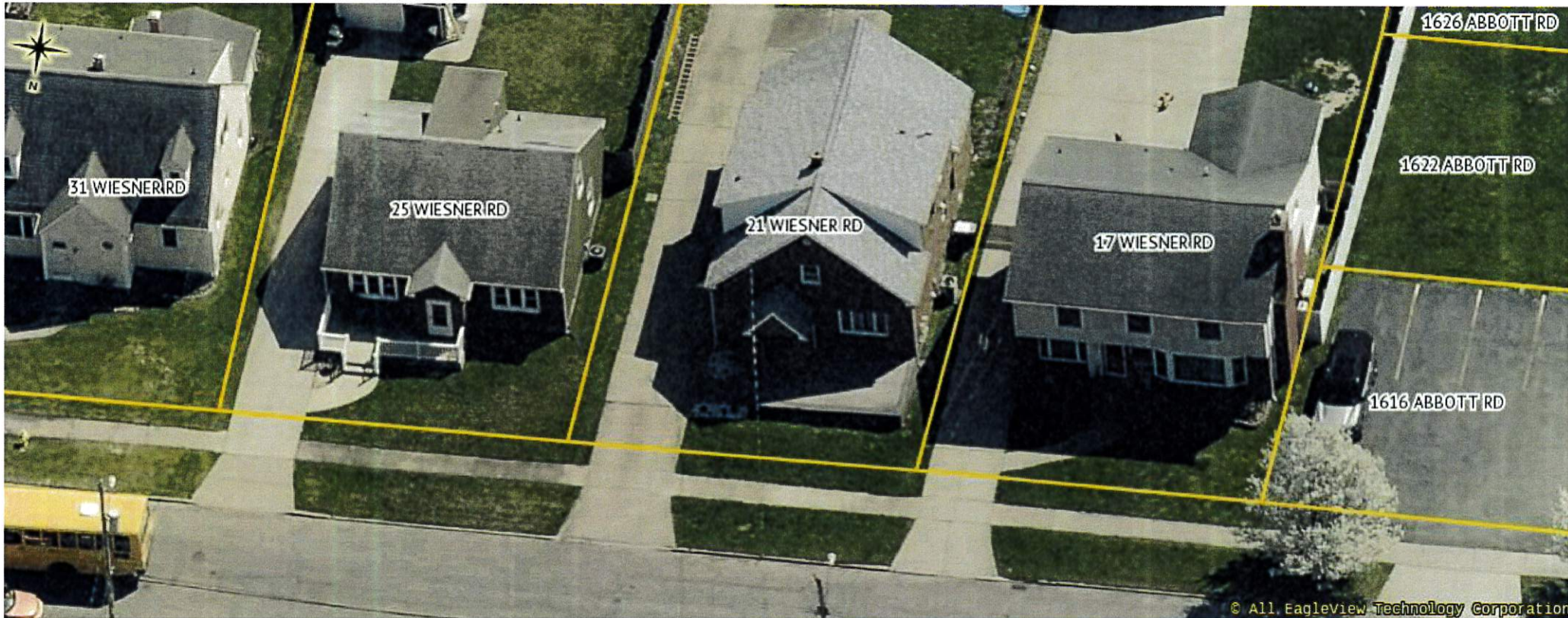
Sign Above, Print Name Below

Abdulahman Umar



T+G ceiling
 Black soffit
 + fascia
 Vinyl Railing

Rafter hangers
 joist hangers
 4" Timber lock
 in all heater



Lackawanna, New York

 Google Street View

Jun 2025 [See more dates](#)



Google Maps



City of Lackawanna
Office of Code Enforcement
2838 South Park Ave Rm 113
Lackawanna, NY 14218
Ph: 716-827-6421



Date 9/15/20

Agenda Checklist

Zoning Board of Appeals

Planning and Development Board

Property Address 51 E ALAN DR.

Reason in Front of Board AREA VARIANCES AND SITE PLAN APPROVAL

Special Use Permit needed for Zoning? Yes / ☒ No Planning? Yes / ☒ No

Agenda Applicant MATTHEW FOSTER

Agenda Item 30' X 60' NEW BUILD PNE BARN W/ SINGLE FAMILY

Zone REGIONAL COMMERCIAL

Use variance needed? Yes / ☒ No

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

Area variance needed? Yes / ☒ No

Description of area variances needed (parking, height, etc) REQUESTING A SIDEYARD AND REAR YARD VARIANCES AND SITE PLAN APPROVAL

Description of agenda use SAME

Code Enforcement research (attached if applicable) YES

Legal opinion / research (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: 1/29/26

Application No. _____

Site Plan Review

Filing Fee \$10.00

☒ Less than 0.5 acres
☐ 0.5 to 1.0 acres
☐ 1.0 to 2.0 acres
☐ 2.0 to 5.0 acres
☐ Greater than 5 acres
\$ 400.00 plus \$100.00 per acres

\$ 50.00
~~\$ 200.00~~
~~\$ 400.00~~
~~\$ 400.00~~

\$ _____

☐ Special Use Permit
☐ Development Plan Review

\$ 500.00
\$ 50.00

Property Address: 51 Eagan

S.B.L. No. 142.08-2-5

Description of Proposed Project: - Build 30x60 pole
Barn w/ living space

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 Foster

Name of Applicant

[Redacted Signature]

Signature of Applicant

[Redacted Address]

Address of Applicant

[Redacted Phone Number]

Applicant Phone No.

[Redacted Email]

Applicant's Email

owner

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

Property Owner:

NAME:

Matt Foster

Address

[Redacted Address]

Director of Development



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: 8/19/26

Application No. _____

Application Fee:

☒ Land Use Variance
☐ Zoning Law Appeal

Fee

~~\$ 250.00~~
\$ 250.00

Property Address: 51 Eagan

S.B.L. No. _____

Description of Action to be Appealed: New build
30' x 60' New pole barn w/ living space

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 Foster
Name of Applicant

[Redacted]
Address of Applicant

[Redacted]
Applicant's Email

[Redacted]
Signature of Applicant

[Redacted]
Applicant Phone No.

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

Property Owner:

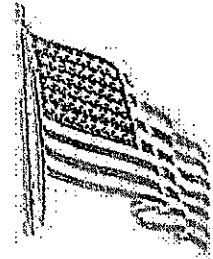
NAME: Matthew Foster

✓ 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: 51 Egan

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 building / Apt

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 it can not be achieved by architecture

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

Yes it is substantial

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?

Yes, however new building is one
will contribute to community.

Sign Above, Print Name Below

EQUIVALENTS

0.01'=1/8"
0.02'=1/4"
0.03'=3/8"
0.04'=1/2"
0.05'=5/8"
0.06'=3/4"
0.07'=13/16"
0.08'=15/16"
0.09'=1-1/16"
0.10'=1-3/16"
0.20'=2-3/8"
0.30'=3-5/8"
0.40'=4-13/16"
0.50'=6"
0.60'=7-3/4"
0.70'=8-3/8"
0.80'=9-5/8"
0.90'=10-13/16"
1.00'=12"

1 ROD = 16.5'

1 CHAIN = 66.0'

1 LINK = 0.01 CHAINS OR 7-15/16"

SUCCESSORS TO THE RECORDS OF

Millard, MacKay & Delles
Millard & MacKay
Amherst Land Surveying
Roy D. Millard, L.S.
Fred Strack, L.S.
David J. Millard, L.S.
Elwood Hummel, L.S.
John P. Niebrich, L.S.
Malcolm L. MacKay, L.S.
G. Granson Geis, L.S.



TRUE N RTH
LAND SURVEYING, PLLC
BUFFALO, NY

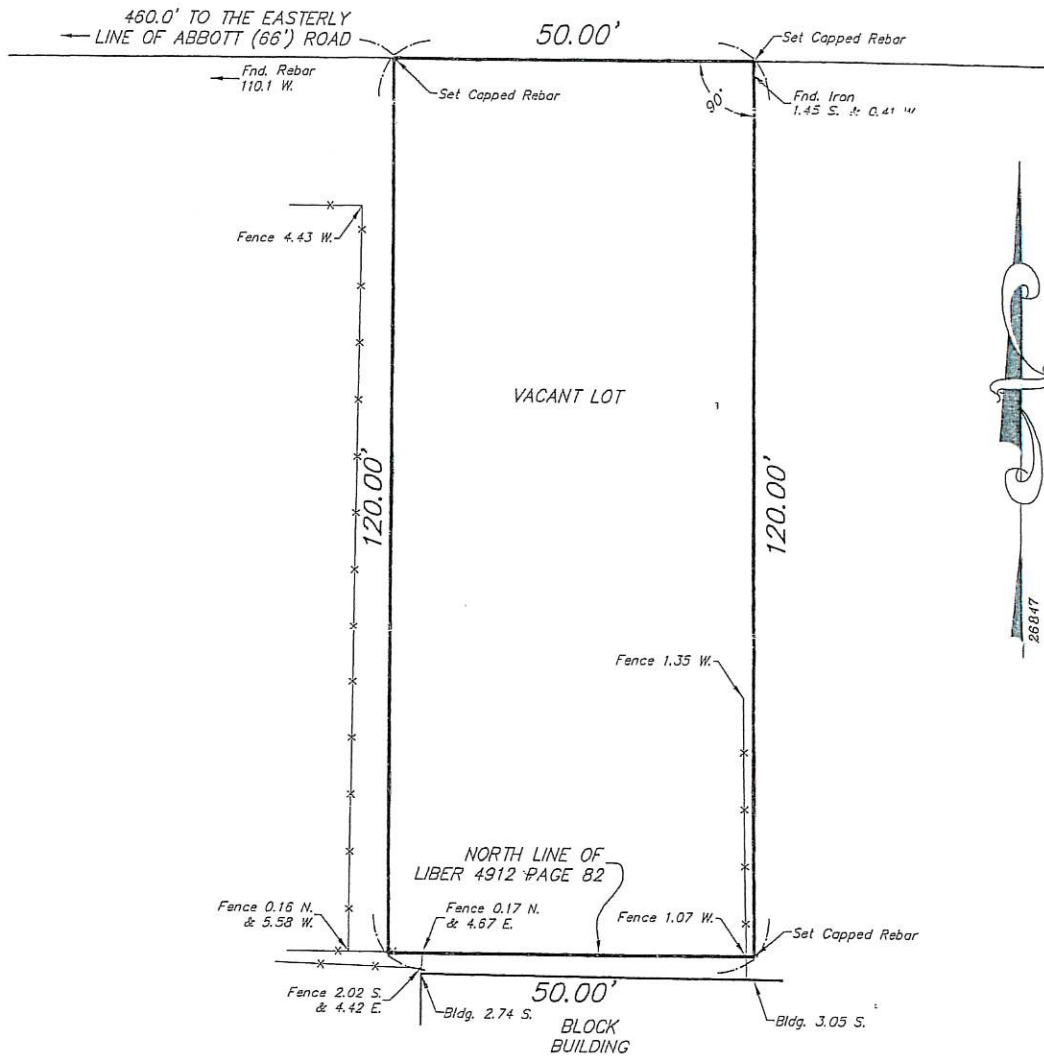


Phone: (716) 631-5140

Email: Truenorthpllc@aol.com

EAGAN (60' WIDE)

DRIVE



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LIBER 10564 PAGE 240

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE
CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE
BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF
Anthony J. Cervi

Christoph J. Bar

NYSPLS No. 051058

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TRUE NORTH
LAND SURVEYING, PLLC

150 AERO DRIVE
BUFFALO, NEW YORK 14225
631-5140 ~ Truenorthpllc@aol.com

AMEND:

SURVEY DATE: 11-28-22

© DRAWING DATE: 11-29-22

SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

PART OF LOT 289 SECTION TOWNSHIP 10 RANGE 7 OF THE:
Buffalo Creek Reservation SURVEY- Erie COUNTY, N.Y.

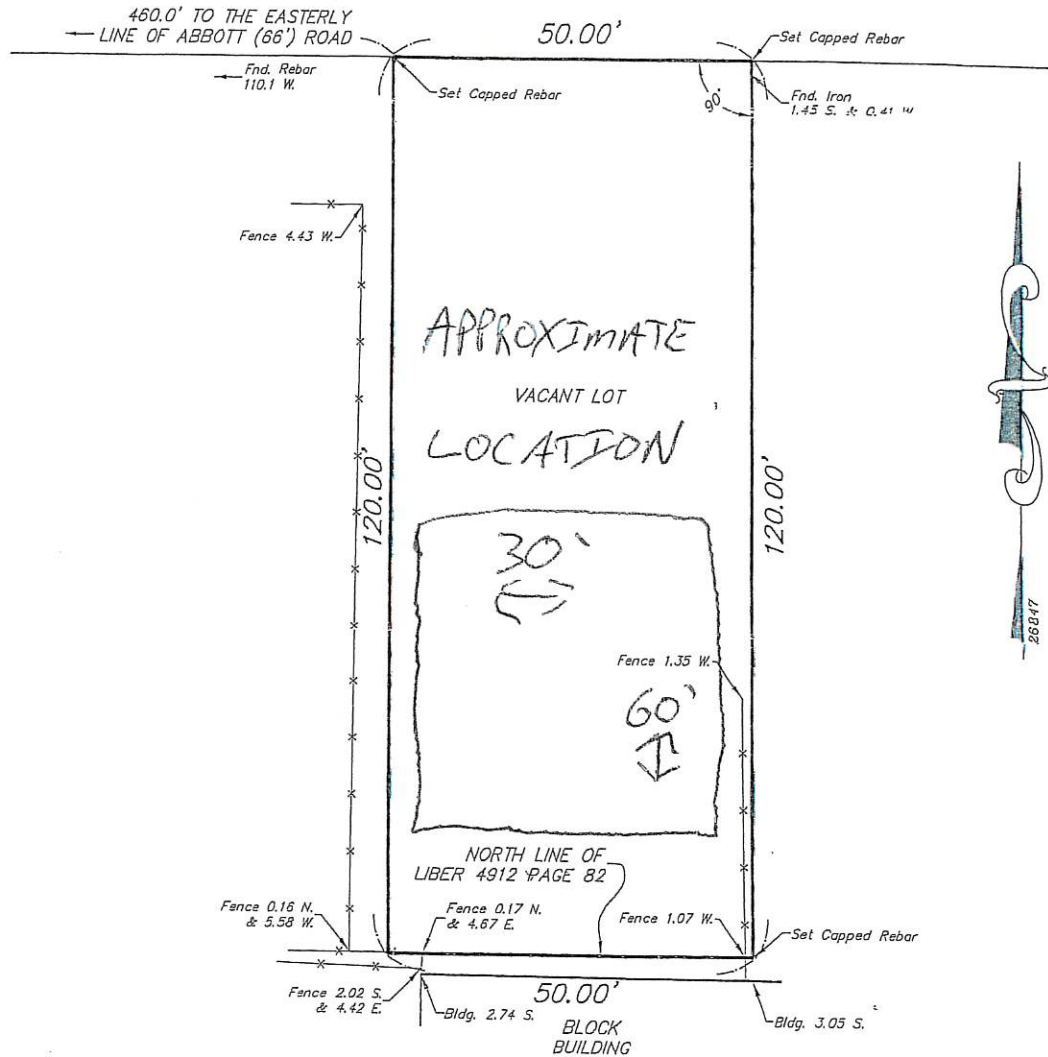
SURVEY OF: 51 Eagan Drive, City of Lackawanna

THIS MAP VOID UNLESS
EMBOSSED
WITH NEW YORK STATE LICENSED LAND
SURVEYOR'S SEAL. ALTERING ANY ITEM
ON THIS MAP IS A VIOLATION OF THE
LAW EXCEPT AS PROVIDED IN SECTION
7209, PART 2, OF THE NEW YORK
STATE EDUCATION LAW.

SBL No. 142 08-2-5

1177 NU. 1742.00-2-0

EAGAN (60' WIDE) DRIVE



INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: LIBER 10584 PAGE 240

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.
NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE SNOW AND ICE CONDITIONS.

THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE
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BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF
Anthony J. Carr

Christopher J. Barr

CHRISTOPHER J. BARR

NYSPLS No. 051083

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TRUE NORTH
LAND SURVEYING, PLLC

150 AERO DRIVE
BUFFALO, NEW YORK 14225
(716)631-5140 ~ Truenorthpllc@aol.com

AMEND:

SURVEY DATE: 11-28-22

DRAWING DATE: 11-29-22

SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

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SURVEYOR'S SEAL. ALTERING ANY ITEM
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LAW EXCEPT AS PROVIDED IN SECTION
7209, PART 2, OF THE NEW YORK
STATE EDUCATION LAW.

PART OF LOT 289 SECTION 10 TOWNSHIP 10 RANGE 7 OF THE:
Buffalo Creek Reservation SURVEY - Erie COUNTY, N.Y.

SURVEY OF: 51 Eagan Drive City of Lackawanna

FILE NO. 174200-4-10



Office of General Services
Service-Disabled Veterans' Enterprise System

Login

[Back to Directory Search](#)

Guster Enterprises LLC

Certification Status: Certified

Business Details

Legal Name	Guster Enterprises LLC
DBA Names	N/A
Physical Address	[REDACTED]
Mailing Address	[REDACTED]
Phone	[REDACTED]
Email	[REDACTED]
Website	
Control Number	221418
Categories	Construction Horizontal: Highways & Roadways; Maintenance, Repair & New Construction, Construction Vertical: Building Construction; Rehabilitation & New Construction
Business Size	Less than \$100,000
Specific Function/Business Description	Concrete Flatwork
Classifications	Construction
Keywords	concrete flatwork
Home County	Erie
Home Region	Western New York
Counties Served	Ontario, Niagara, Wyoming, Orleans, Genesee, Erie, Monroe, Cattaraugus, Chautauqua

NAICS Codes

238110	Poured Concrete Foundation and Structure Contractors
238190	Other Foundation, Structure, and Building Exterior Contractors
238390	Other Building Finishing Contractors
238910	Site Preparation Contractors

Primary Contact

Owner Foster , Matthew J.

NYS Centralized Contract

N/A

Office of General Services

[Privacy Policy](#) [Accessibility](#) [Contact Us](#)





Scott Hayes <shayes@lackny.com>

Development

2 messages

Matthew Foster <[REDACTED]>
To: "shayes@lackny.com" <shayes@lackny.com>

Mon, Jan 26, 2026 at 9:10 PM

Scott,

I am the owner of the empty lot at 51 Eagan. My goal is to put up a pole barn style building with an apartment up top. I did hire an engineering firm to generate drawings and apply for permits. They were told that this was not allowed even though it's zoned Regional Commercial. I would like to move forward with this project. Can you please steer me in the right direction? Thank you . Please call me at your earliest convenience.

Matthew Foster



Scott Hayes <shayes@lackny.com>

Mon, Feb 2, 2026 at 4:09 PM

To: Steve Balon <codeenforcement@lackny.com>, James Gibson <asstdevelopment@lackny.com>

[Quoted text hidden]

--

Scott Hayes
Code Enforcement Officer
City of Lackawanna
716-827-6427



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 23 Green Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ster Enterprises LLC – 29 Green Street
Casimir Slimak – 1722 Electric Avenue



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 23 Green Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

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Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ster Enterprises LLC – 29 Green Street
Casimir Slimak – 1722 Electric Avenue



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 34 Front Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Edward Wojcik – 30 Front Street

Richard Mincel – 46 Front Street

Jason Gawlak – 79 Wood Street



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 34 Front Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Edward Wojcik – 30 Front Street

Richard Mincel – 46 Front Street

Jason Gawlak – 79 Wood Street



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 76 Lincoln Avenue, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ronald Amos – 74 Lincoln Avenue

Joseph Goho – 86 Lincoln Avenue

Yelitza Soto Bourdon – 103 Spruce Street

John Fitzpatrick – 104 Spruce Street



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 76 Lincoln Avenue, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ronald Amos – 74 Lincoln Avenue

Joseph Goho – 86 Lincoln Avenue

Yelitza Soto Bourdon – 103 Spruce Street

John Fitzpatrick – 104 Spruce Street



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 145 Warsaw Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Dennis Lelito – 137 Warsaw Street

William Stack – 14 Linden Place



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 145 Warsaw Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Dennis Lelito – 137 Warsaw Street

William Stack – 14 Linden Place



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 149 Center Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Raymond Blackburn – 145 Center Street

C&M Rental – 151 Center Street

Gerald Klubek – 26 Gravel Place



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 149 Center Street, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Raymond Blackburn – 145 Center Street

C&M Rental – 151 Center Street

Gerald Klubek – 26 Gravel Place



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 330 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ridgewood Circle LLC – 262-268 Ridgewood Circle

Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 330 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ridgewood Circle LLC – 262-268 Ridgewood Circle

Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 332 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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Boarding Neighbors:

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Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 332 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ridgewood Circle LLC – 262-268 Ridgewood Circle

Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Lackawanna Housing Development Corporation

Attn: Alexander Andrzejewski

640 Ridge Road

Lackawanna, NY 14218

Regarding: 334 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ridgewood Circle LLC – 262-268 Ridgewood Circle

Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
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Application Notice

September 23, 2026

City of Lackawanna

Attn: Charles Clark – Director of Development

2838 South Park Avenue, Room 113

Lackawanna, NY 14218

Regarding: 334 Ridgewood Circle, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ridgewood Circle LLC – 262-268 Ridgewood Circle

Scott Moretti – 270-276 Ridgewood Circle

Markam Properties Inc – 326-328 Ridgewood Circle

Rosemary Szelewski – 30-32 Winstead Road



City of Lackawanna

Department of Development

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Lackawanna, NY 14218
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Ridgewood Village Co Op – 34-44 Winstead Road
David Willis – 338-340 Sudbury Road
Ridgewood Village Co Op – 342-352 Sudbury Road



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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 an application to the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals as follows:

- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 23 Green Street, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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

Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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 an application to the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals as follows:

- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 34 Front Street, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

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September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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

Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
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Bordering Property Notice

Dear Sir or Madam:

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- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 76 Lincoln Avenue, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

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September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
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2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
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Bordering Property Notice

Dear Sir or Madam:

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- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 145 Warsaw Street, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

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September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
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2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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Department of Development
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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 an application to the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals as follows:

- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 149 Center Street, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

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Lackawanna, NY 14218
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2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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City of Lackawanna
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Bordering Property Notice

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

- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 330 Ridgewood Circle, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

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September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

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Lackawanna, NY 14218
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Lackawanna, NY 14218

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- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 332 Ridgewood Circle, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

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September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

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Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



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- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 334 Ridgewood Circle, Lackawanna, NY 14218

Property owner: Lackawanna Housing Development Corporation

Applicant: Charles Clark, City of Lackawanna – Director of Development

Applicant: Alexander Andrzejewski, Lackawanna Housing Development Corporation

Regarding: Requesting approval of multiple area variances related to front, side, and rear yards as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program.

Regarding: Requesting negative declarations for State Environmental Quality Reviews (SEQR) and site plan approvals to permit installation of eight (8) new single-family homes as they pertain to the NYS Homes & Community Renewal's MOVE-IN NY Housing Program at several addresses in the Single Residential (SFR) and Mixed Residential (MR) Zones.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Douglas Held

[REDACTED]

[REDACTED]

Regarding: 80 North Drive, Lackawanna, NY 14218

Regarding: 86 North Drive, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: N/A

Time: N/A

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Barbara Benaquist – 2 South Fisher Road
Mohamed Mohamed – 4 South Fisher Road
CS for the Dev. Disabled Inc. – 44 North Drive
Raymond Mattingly – 50 North Drive
David Dombrowski – 53 North Drive
Kevin Miller – 57 North Drive



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

Benjamin Pawlak – 67 North Drive
Jamal Khulaqi – 75 North Drive
Maria Alicia Cordero – 81 North Drive
Craig Armstrong – 83 North Drive
James Shank – 90 North Drive
Gerald Gorman – 96 North Drive
Judy Nowak – 97 North Drive



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
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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 an application to the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals as follows:

- | | |
|----------------------------------|---|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. ☒ _____ Variance |
| 5. _____ Zoning Law Appeals | 6. _____ SEQR Negative Declaration |

Address: 80 and 86 North Drive, Lackawanna, NY 14218

Property owner: Douglas Held

Applicant: Douglas Held

Regarding: Requesting approval of a fence variance for a 5-foot high fence on a corner lot front yard within the Mixed Residential (MR) Zone.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218

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

Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
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Lackawanna, NY 14218
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Application Notice

September 23, 2026

Abdulrahman Umar

[REDACTED]

[REDACTED]

Regarding: 21 Wiesner Road, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: N/A

Time: N/A

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Ahmed A.S. Umar – 17 Wiesner Road

Kristen Hewlett – 25 Wiesner Road



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Bordering Property Notice

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

- | | |
|----------------------------------|---|
| 1. _____ Site Plan Review | 2. _____ Special Use Permit |
| 3. _____ Development Plan Review | 4. ☒ Variance |
| 5. _____ Zoning Law Appeals | 6. _____ SEQNR Negative Declaration |

Address: 21 Wiesner Road, Lackawanna, NY 14218

Property owner: Abdulrahman Umar

Applicant: Abdulrahman Umar

Regarding: Requesting approval of a side yard variance from 10-feet to 5-feet to permit installation of a front porch roof addition in the Single Family Residential (SFR) Zone.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218

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

Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



Application Notice

September 23, 2026

Matthew Foster

[REDACTED]

[REDACTED]

Regarding: 51 Eagan Drive, Lackawanna, NY 14218

The above item has been placed on the agenda for the next scheduled meeting of the City of Lackawanna's Planning and Development Board and/or Zoning Board of Appeals:

Zoning Board of Appeals

Date: September 30, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: September 30, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

Sovran Acquisition – 1324 Abbott Road
Mohammad Latif – 43 Eagan Drive
E&R Horizons LLC – 46 Eagan Drive
E&R Horizons LLC – 52 Eagan Drive
Sylvia Avarello – 58 Eagan Drive
James Maguire – 59 Eagan Drive
JOYAB Corp – 62 Eagan Drive



City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
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Bordering Property Notice

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

- | | |
|---|--|
| 1. ☒ Site Plan Review | 2. ☐ Special Use Permit |
| 3. ☐ Development Plan Review | 4. ☒ Variance |
| 5. ☐ Zoning Law Appeals | 6. ☒ SEQR Negative Declaration |

Address: 51 Eagan Drive, Lackawanna, NY 14218

Property owner: Matthew Foster

Applicant: Matthew Foster

Regarding: Requesting approval of side yard and rear yard variances related to permit installation of a new 30-foot by 60-foot pole barn with a single-family apartment on the second floor and to run a concrete business on the first floor located in the Regional Commercial (RC) Zone.

Regarding: Requesting a negative declaration for a State Environmental Quality Review (SEQR) and site plan approval to permit installation of a new 30-foot by 60-foot pole barn with a single-family apartment on the second floor and to run a concrete business on the first floor located in the Regional Commercial (RC) Zone.

You are entitled to appear at the public hearing to express your support or opposition to the granting of the application scheduled for:

September 30, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

September 30, 2026 @ 6:00 P.M. (Planning & Development Board)

Lackawanna City Hall Council Chambers at 2838 South Park Avenue, Lackawanna, NY 14218



City of Lackawanna

Department of Development

2838 South Park Avenue – Room 113
Lackawanna, NY 14218
Tel: (716) 827-6421 Fax: (716) 827-1866



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

Department of Development
Attn: Planning and Development Board / Zoning Board of Appeals
2838 South Park Avenue, Room 113
Lackawanna, NY 14218

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