City of Lackawanna
Department of Development

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

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Date 10/16/26

Property Address 240 SOUTH SHORE BLVD

Reason in Front of Board 2 AREA VARIANCES

Special Use Permit needed for: Zoning? Yes / (No) || Planning? Yes / (No)

Agenda Applicant DAVID STANISZEWSKI

Agenda Item SIDE AND REAR YARD VARIANCE

Zone SINGLE FAMILY RESIDENTIAL

Use variance needed? Yes / (No)

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

Area variance needed? (Yes) / No

Description of area variances needed (parking, height, etc.) 7 FT SIDEYARD AND 15 FT REAR YARD VARIANCE

Description of agenda use SAME

Code Enforcement research (attached if applicable) YES

Legal opinion / research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer

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

APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: 9/21/26 Application No. _____

Application Fee:	Fee
✓ Land Use Variance	$ 250.00
_____ Zoning Law Appeal	$ 250.00

Property Address: 246. South Shore Blvd.

S.B.L. No. _____

Description of Action to be Appealed: Side YARD VARIANCE AND REAR YARD VARIANCE. 3FT SOUTH SIDE & 10FT EAST REAR TO PUT ADDITION ON EXISTING GARAGE

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

David Staniszewski
Name of Applicant

[redacted]
Applicant's Email

[redacted]
Signature of Applicant

[redacted]
Applicant Phone No.

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

Property Owner:

NAME: [redacted]

Address

Director of Development

Property Address: 246 South Shore Blvd

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

NO, IT WILL BE A NEW STRUCTURE ADDED ON TO AN EXISTING STRUCTURE. AND IS REPLACING A SHED.

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 lot size would render my backyard useless if VARIANCE WAS NOT sought/GRANTED.

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

NO, THERE ARE EXISTING STRUCTURES ON MOST PROPERTIES AROUND MINE. A GARAGE WAS BUILT ~~on~~ ABOUT 5 YEARS AGO ON My PROPERTY USING SIMILAR Requested VARIANCE MEASUREMENTS

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

NO

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

NO, WORKING ON EXISTING STRUCTURE TO BOUNDARY LINE.

[redacted]

Sign Above, Print Name Below

[redacted]

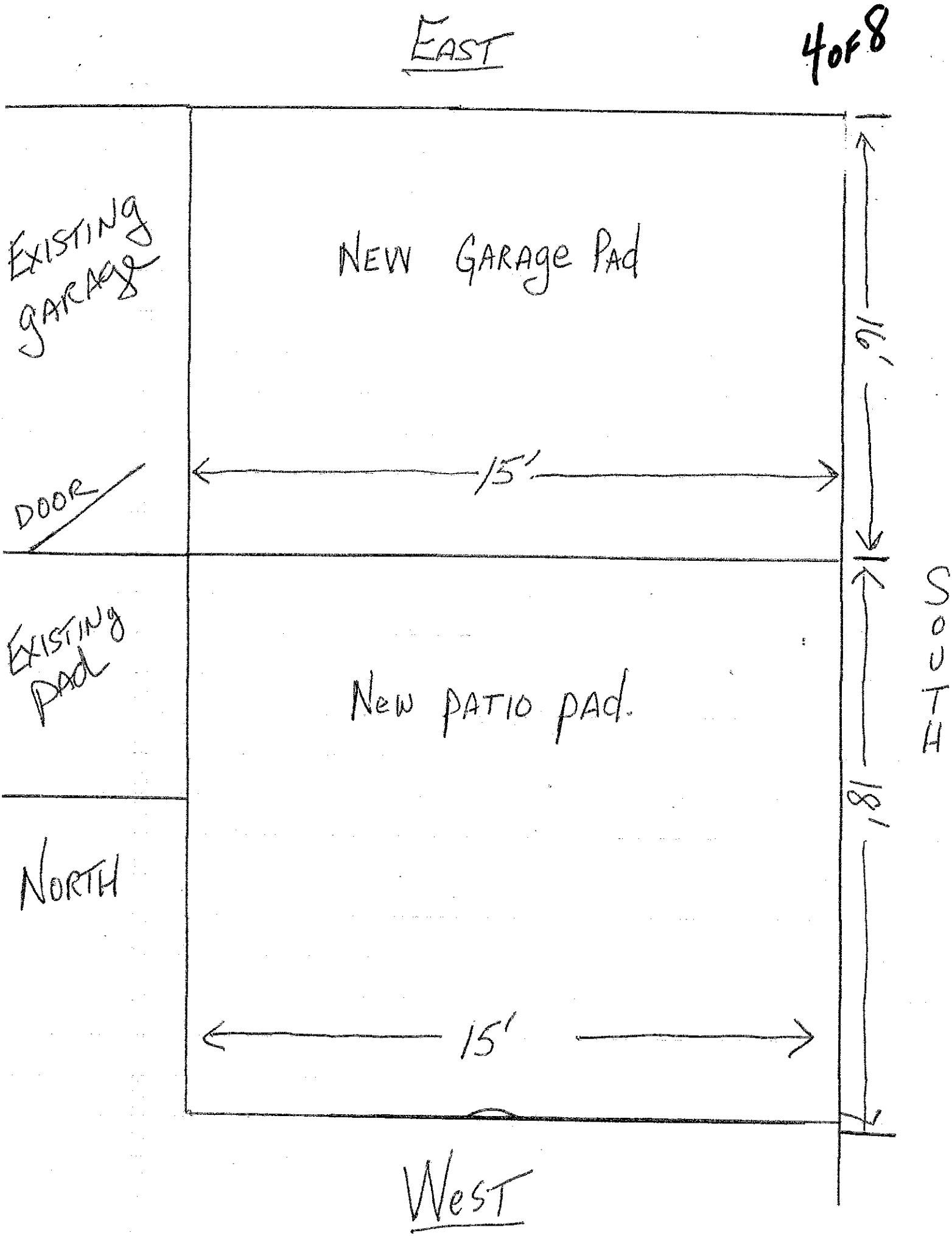
All WALLS TO BE 2x6 CONSTRUCTION 16" OC
½" OSB SHEATING ON WALLS
TYVEK WRAPPING ON WALLS
VINHL SIDING ON ALL EXTERIOR WALLS

ROOF

TO be CONSTRUCTED OF 2x6" ROOF TRUSSES
16 FT WIDE 24" OC
SHEETED WITH ½" plywood BOARD
ICE/WATER SHIELD
FELT PAPER
ASHPHALT ARCHITECTURAL 30YR SHINGLE

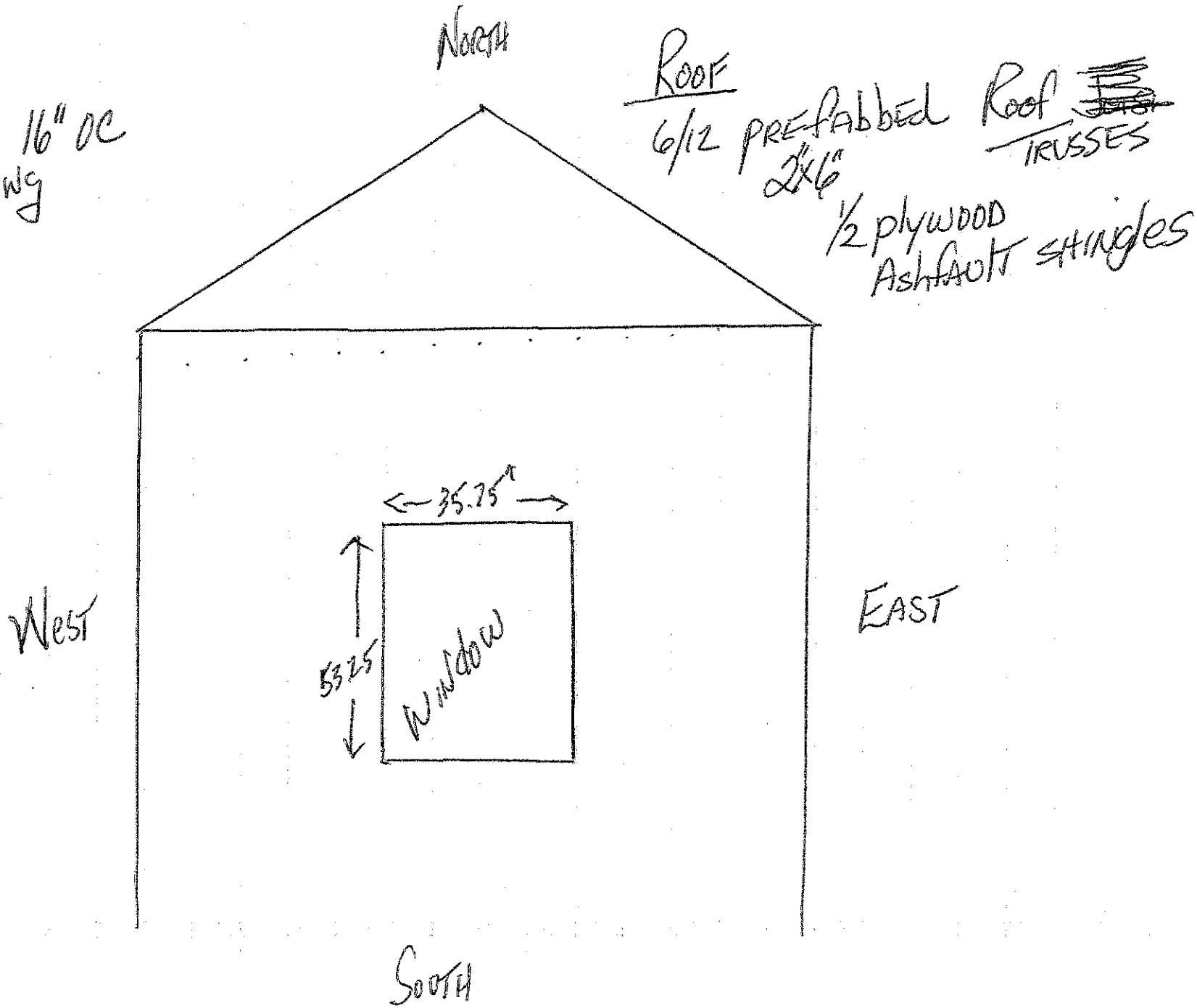
FOUNDATION
GARAGE
4" CONCRETE PAD
WITH METAL MESH REINFORCING
WITH 6" STONE BASE
WITH 12 IN. HUNCH

PATIO
4 INCH CONCRETE PAD
WITH METAL MESH REINFORCING
STONE BASE "


EAST
EXISTING GARAGE
NEW GARAGE PAD
16'
DOOR
15'
EXISTING PAD
NEW PATIO PAD.
SOUTH
18'
NORTH
15'
WEST

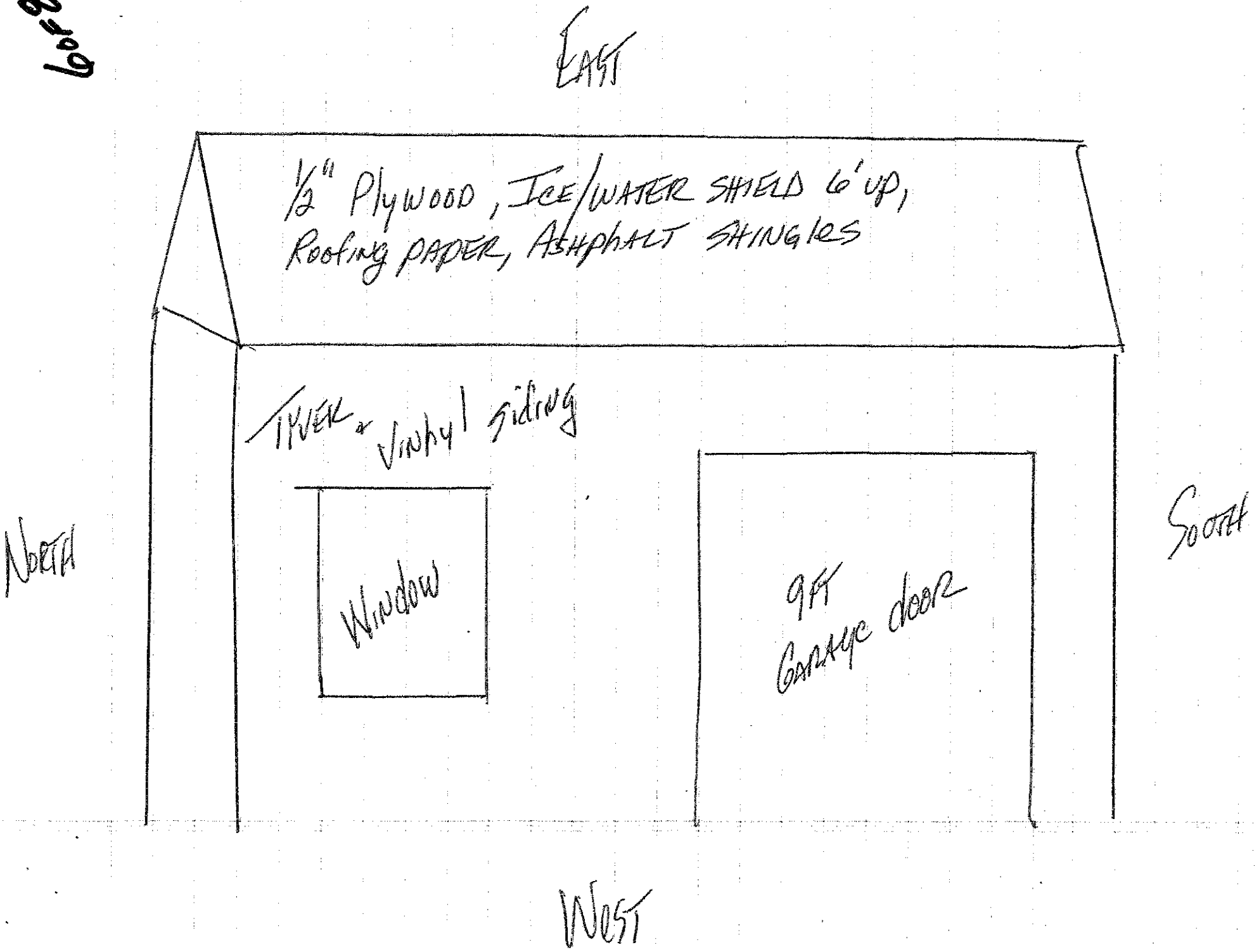
WALLS

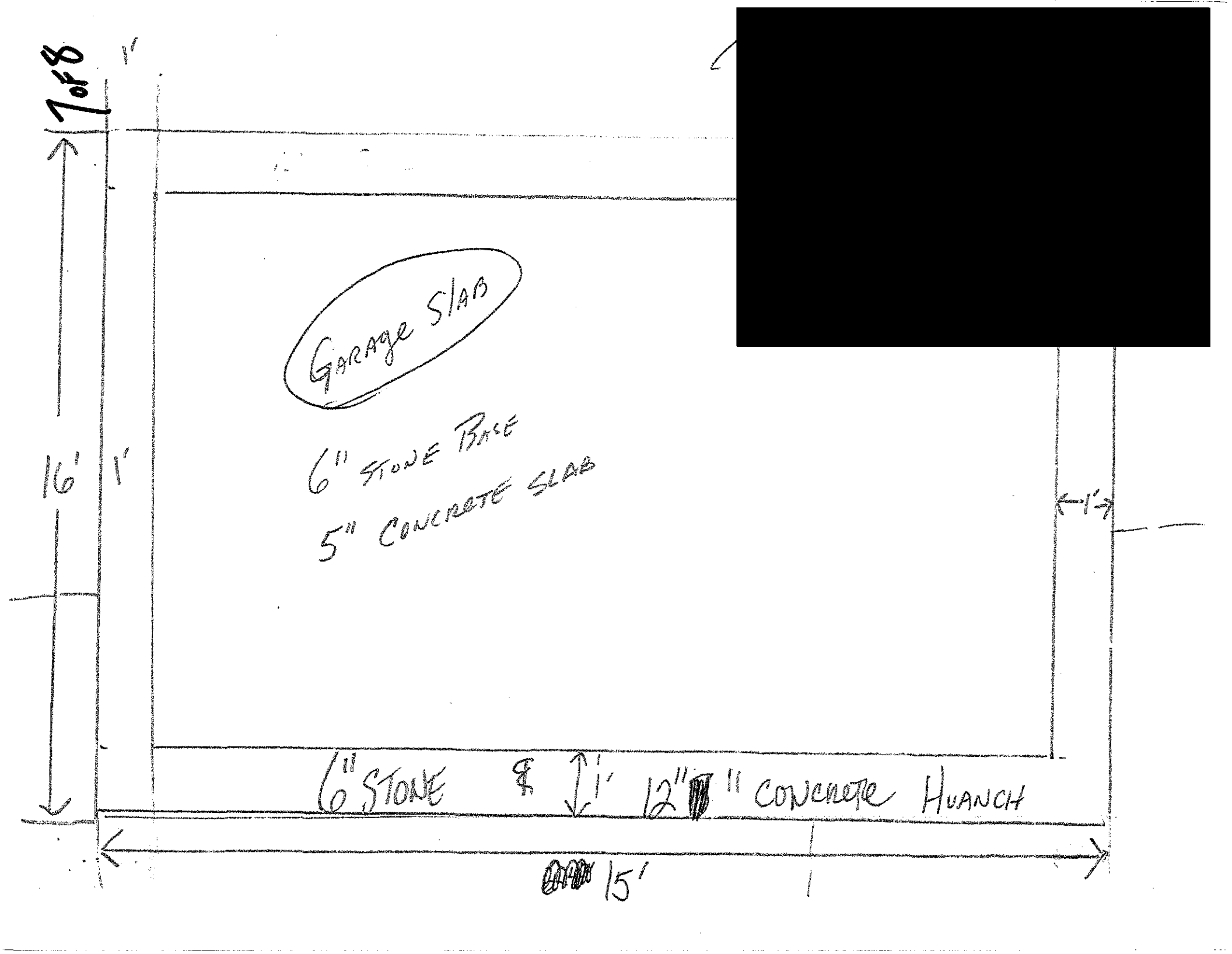
2x6 CONSTRUCTION 16" OC
½" OSB SHEATHING
TYVEK
VINYL SIDING

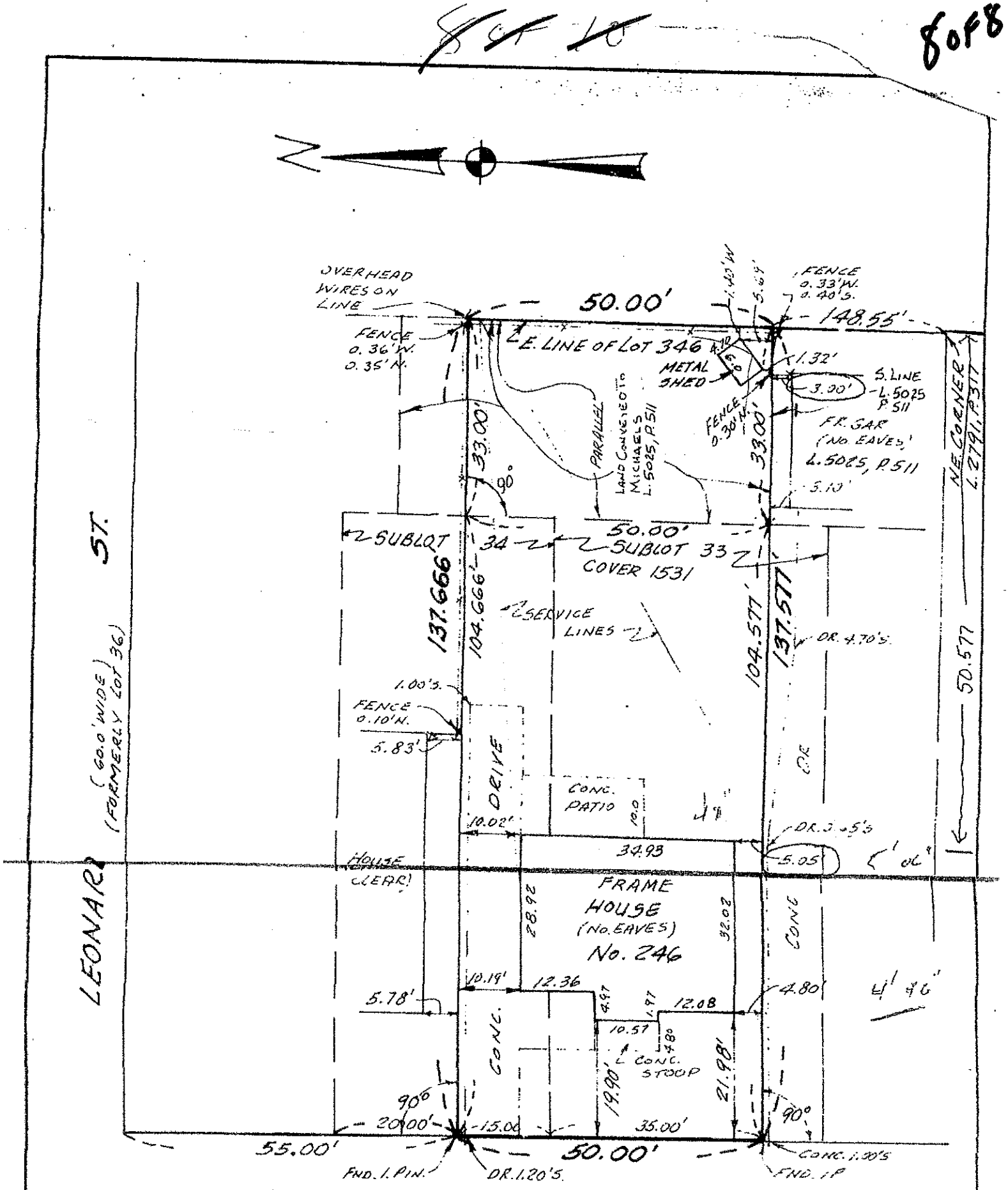


ROOF

6/12 PREFABBED ROOF TRUSSES
2x6
½ plywood
ASHFAULT SHINGLES

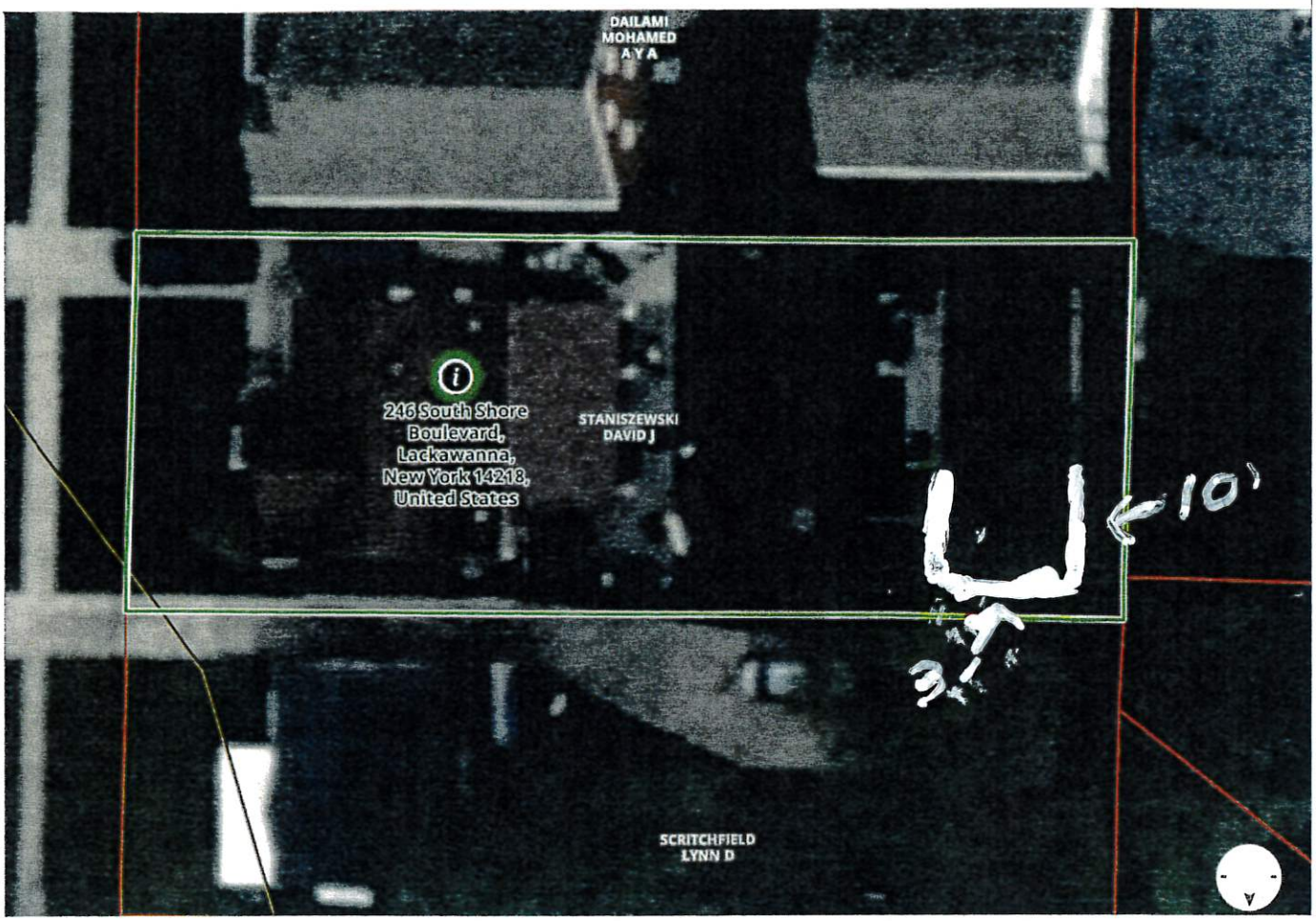

EAST
1/2" Plywood, Ice/water shield 6' up,
Roofing paper, Asphalt shingles
T1-11 or Vinyl siding
Window
9ft
Garage door
North
South
West


1'
16'
1'
GARAGE SLAB
6" STONE BASE
5" CONCRETE SLAB
1'
6" STONE & 1' 12" CONCRETE HUANCH
15'



NOTE: Unauthorized, alteration or addition to any survey, drawing, design, specification, plan, or report is a violation of Section 7209, Provision 2 of the

NOTE: This survey was prepared without the benefit of an Abstract of Title and is subject to any state of facts


DAILAMI
MOHAMED
AYA
246 South Shore
Boulevard,
Lackawanna,
New York 14218,
United States
STANISZEWSKI
DAVID J
SCRITCHFIELD
LYNN D
N
10'

Copy

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

Application Notice

October 21, 2026

David Staniszewski

[redacted]

Regarding: 246 South Shore Boulevard, 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	**Planning and Development Board**
Date: October 28, 2026	**Date: N/A**
Time: 5:30 P.M.	**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:

Mohammed Ali Yaya Al Dailami – 240 South Shore Boulevard
Lynn Scritchfield – 252 South Shore Boulevard
Marie Regula – 17 Leonard Street
John Dudek – 76 Meadowbrook Drive

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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: 246 South Shore Boulevard, Lackawanna, NY 14218

Property [redacted]

Applicant: David Staniszewski

Regarding: Requesting a side yard variance from 10-feet to 3-feet and a rear yard variance from 25-feet to 10-fet to permit installation of a 16-foot by 15-foot addition onto an existing garage 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:

October 28, 2026 @ 5:30 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.