City of Lackawanna
Office of Code Enforcement

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

Date 9/15/26

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 / LHDC

Agenda Item MOVE IN DAY 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

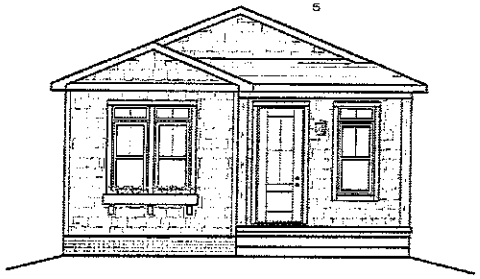
Description of area variances needed (parking, height, etc) VARIOUS FRONTYARD, SIDEYARD, AND REARYARD VARIANCES AND SITE PLANS

Description of agenda use SAME.

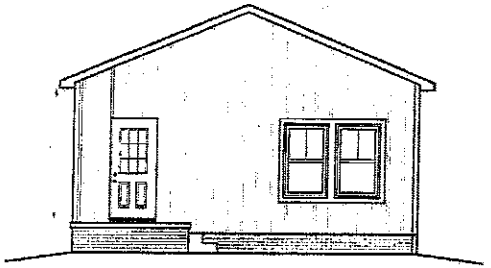
Code Enforcement research (attached if applicable) YES

Legal opinion / research (if applicable) NO

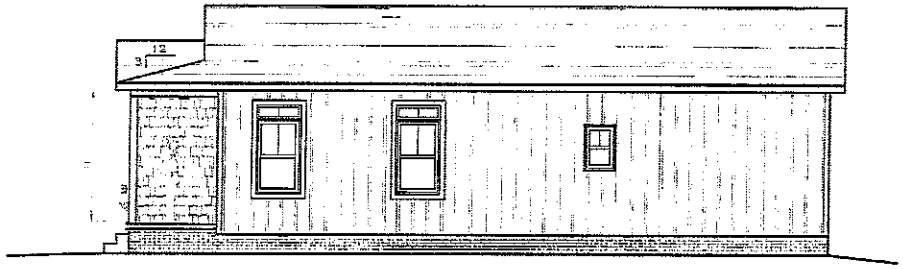
Scott Hayes
Code Enforcement Officer



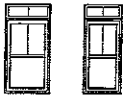
FRONT ELEVATION

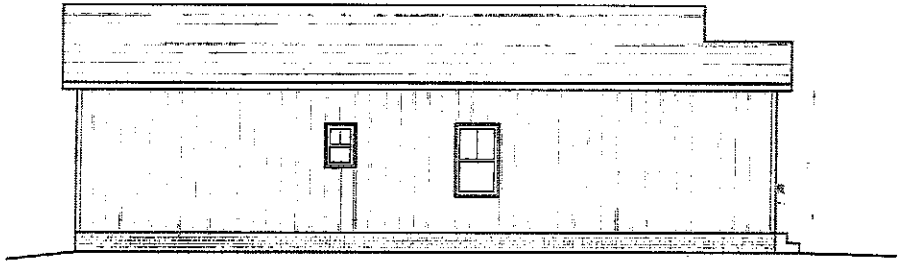


REAR ELEVATION



RIGHT SIDE ELEVATION





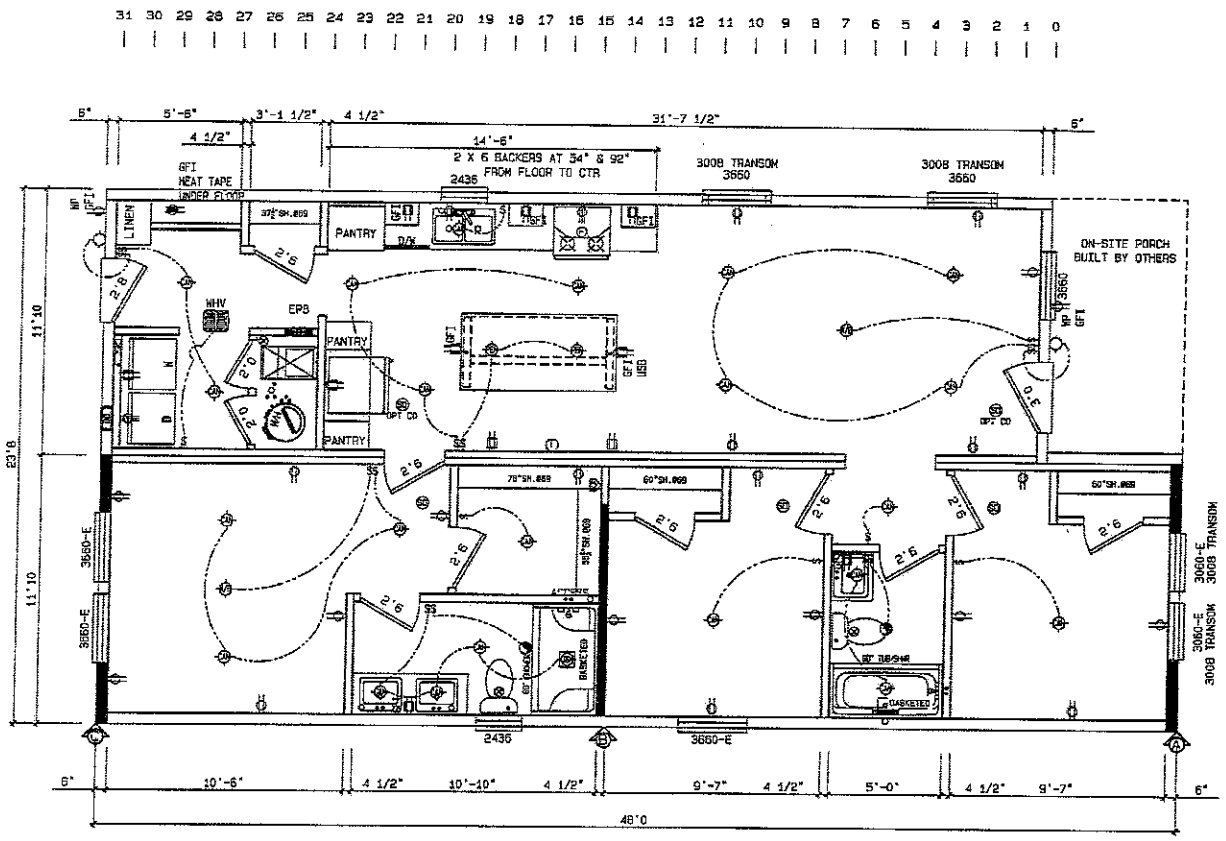
LEFT SIDE ELEVATION

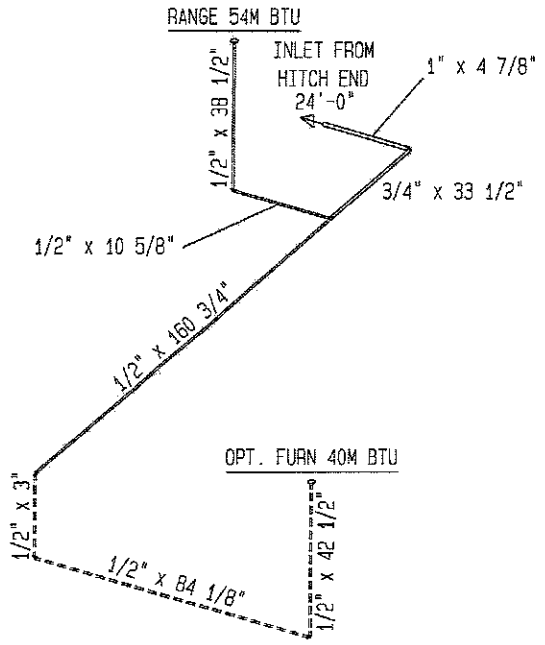
Clayton Built

MODEL NAME: The Laurel
MODEL NO.: BLN-2448-32-1
BOX SIZE: 24' x 48'
MODEL SQ. FT.: 1,085

DATE PRINTED: 6/24/2025
SCALE: 1/8"=1'
PLAN NO.: BLN-2448-32-1-LAUREL
SHEET NAME: EXTERIOR ELEVATION
SHEET NO.: A2.0.

File Path:R:\Architecture\Cross\Med\DWG Files\2448_LAUREL\BLN-2448-32-1-LAUREL.dwg, Last Saved By:HolsellA, Saved Date:6/23/2026 12:52 PM


31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0
6"
5'-6"
3'-1 1/2"
4 1/2"
31'-7 1/2"
14'-6"
2 X 6 BACKERS AT 34" & 92" FROM FLOOR TO CTR
3008 TRANSOM 3650
3008 TRANSOM 3650
GFI HEAT TAPE UNDER FLOOR
2436
LINEN
PANTRY
R/A
ON-SITE PORCH BUILT BY OTHERS
WHV
EPB
PANTRY
PANTRY
GFI
GFI
GFI



?? Column
196M AS SHOWN

BRAND: MARLETTE	SERIES: TE24		
CLAYTON HOME BUILDING GROUP			

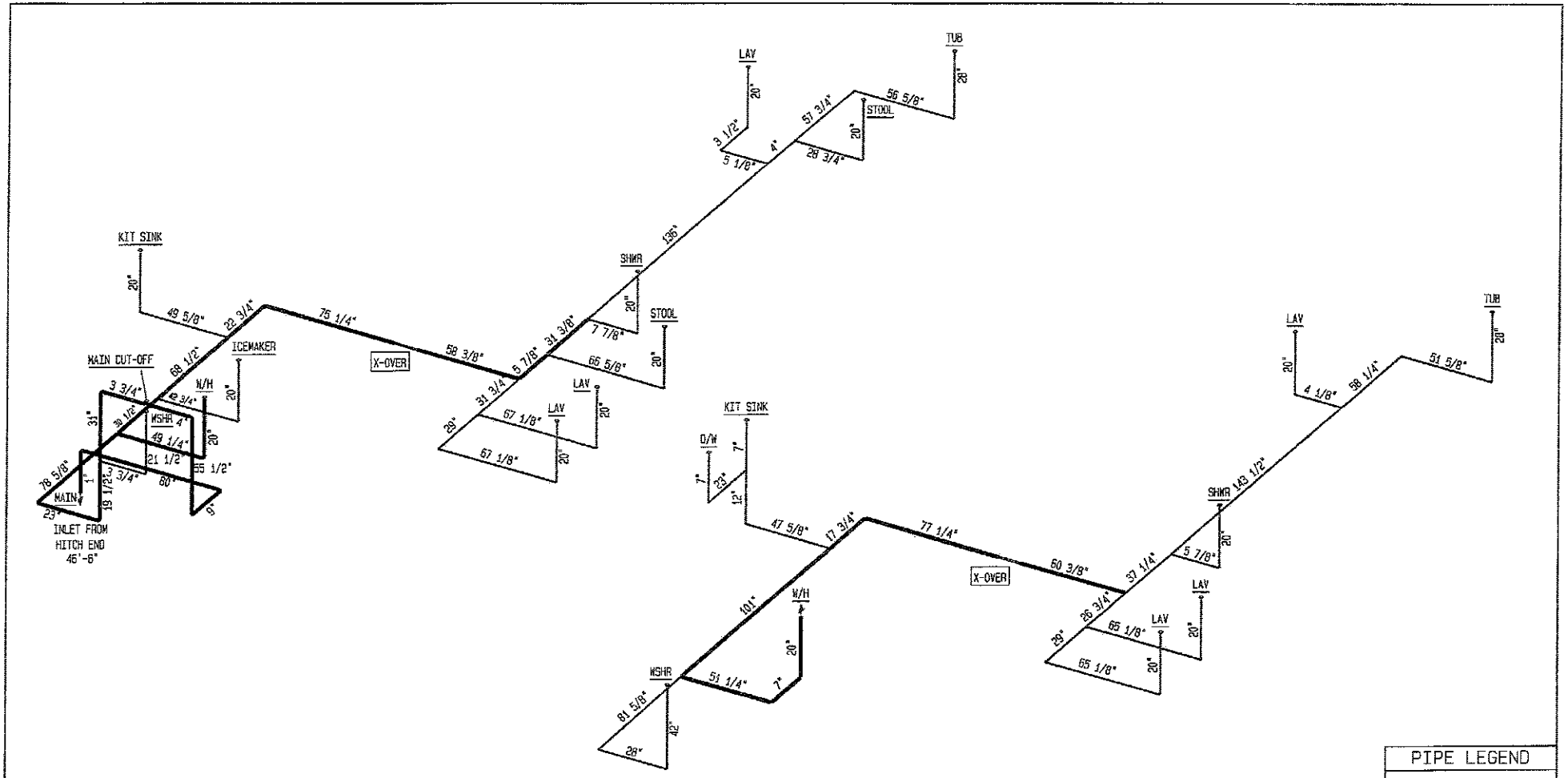
REVISIONS	BY	DATE

GENERAL NOTES

1" HAS BEEN SUBTRACTED FOR PIPE DIMENSIONS
SHUT OFF VALVES & FLEX CONNECTIONS PER 3280.705
DRIP LEG @ WATER HEATER PER MANUFACTURERS INSTALLATION REQUIREMENTS

DRAWING TITLE: GAS SCHEMATIC

MODEL NAME			SQ. FT.
956H4824-32-1			1065
PLANT: 956	DESCRIPTION: 24X48 3BR-2BA		MODEL NO.: THE LAUREL
DRAWN BY: MES	ORIG. DATE: 03/05/2026	DATE PRINTED: 04/07/2026	SHEET NO.: 10-1



BRAND: MARLETTE	SERIES: TE24	REVISIONS / BY / DATE	GENERAL NOTES: HOSE BIBBS PER SPECS
CLAYTON HOME BUILDING GROUP			DRAWING TITLE: SUPPLY PLUMBING

MODEL NAME: 956H4824-32-1			SQ. FT.: 1065
PLANT: 956	DESCRIPTION: 24X48 3BR-2BA		MODEL NO.: THE LAUREL
DRAWN BY: MES	ORIG. DATE: 03/05/2026	DATE PRINTED: 04/07/2026	SHEET NO.: 9-1

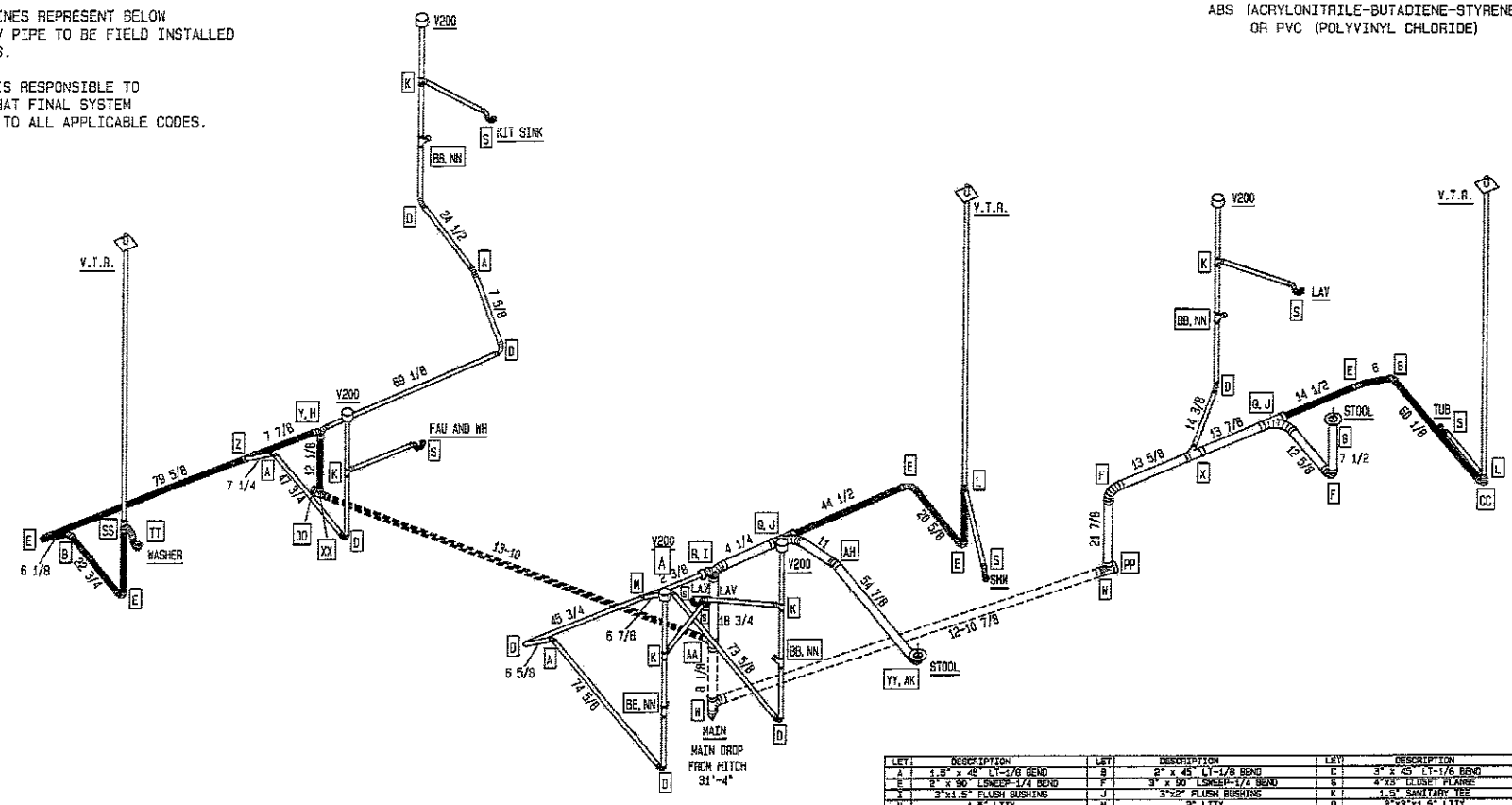
NOTE
DASHED LINES REPRESENT BELOW FLOOR DWV PIPE TO BE FIELD INSTALLED BY OTHERS.

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

PIPING AND FITTING MATERIAL TYPE TO BE:
ABS (ACRYLONITRILE-BUTADIENE-STYRENE)
OR PVC (POLYVINYL CHLORIDE)

PIPE LEGEND

═══	1 1/2"
▬▬▬	2"
═══	3"



LET	DESCRIPTION	LET	DESCRIPTION	LET	DESCRIPTION	LET	DESCRIPTION
A	1.5" x 45° LT-1/8 BEND	B	2" x 45° LT-1/8 BEND	C	3" x 45° LT-1/8 BEND	D	1.5" x 90° LONG SWEEP-1/4 BEND
E	2" x 90° LSWEEP-1/4 BEND	F	3" x 90° LSWEEP-1/4 BEND	G	4"x3" CLOSET FLANGE	H	2"x1.5" FLUSH BUSHING
I	3"x1.5" FLUSH BUSHING	J	3"x2" FLUSH BUSHING	K	1.5" SANITARY TEE	L	2"x1.5"x1.5" SAN TEE
M	1.5" LTTY	N	2" LTTY	O	3"x3"x1.5" LTTY	P	3"x3"x2" LTTY
Q	3" LTTY	R	3" 3-WAY ELBOW	S	1.5"x1.5" P-TRAP	T	3"x3"x1.5"x1.5" DBL SAN TEE
U	3"x3"x1.5" SAN TEE	V	1.5" x 90° LONG SWEEP STREET	W	3" SANITARY TEE	X	3"x3"x1.5" WYE
Y	2" 3-WAY ELBOW	Z	2"x2"x1.5" LTTY	AA	3"x3"x2" SAN TEE	BB	1.5" x 45° WYE
CC	2" X 90° LSWEEP STREET	DD	1.5" x 45° 1/8 BEND STREET	EE	1.5" COUPLING	FF	3" COUPLING
GG	1.5" P-TRAP & WASHER	HH	1.5" SAN TEE STREET	II	2"x1.5"x1.5" LTTY	JJ	2"x1.5"x2" LTTY
KK	2" x 1/4 BEND STREET	LL	2" x 45° WYE	MM	3" DBL SAN TEE	NN	1.5" C.O. W/PLUG
OO	2" C.O. W/PLUG	PP	3" C.O. W/PLUG	QQ	2"x2"x1.5" WYE REDUCING	RR	1.5" 1/4 BEND
SS	2"x1.5"x2" SAN TEE	TT	2" P-TRAP	UU	2" x 45° 1/8 BEND STREET	VV	2" COUPLING
WW	3" x 45° 1/8 BEND STREET	XX	3" SANITARY TEE	YY	4" CLOSET FLANGE	ZZ	4" COUPLING
AB	1.5" CONT WASTE	AC	1.5" x 22 1/2° ELBOW STRGHT	AD	2" x 22 1/2° ELBOW STREET	AE	3"x3"x2"x2" DBL SAN TEE
AF	2"x1.5"x1.5" SAN TEE STREET	AG	2"x1.5"x1.5" 3-WAY ELBOW	AH	3" x 22 1/2° 1/16 BEND ELBOW	AI	1.5" 3-WAY ELBOW
AJ	2" x 22 1/2° 1/16 BEND ELBOW	AK	4"x3" CLOSET BEND STR (CUT DOWN 1.5")	AL	3"x3"x3" WYE	AM	3" 1/4 BEND
AN	2"x3" PIPE INCREASER	AO	3" x 3" x 2" WYE	AP	2" 1/4 BEND	AQ	2"x2"x2"x2" DBL SAN TEE
AR	1.5"x3" PIPE INCREASER	AS	1.5"x1.5"x1.5"x1.5" DBL SAN TEE	AT	3" DOUBLE FIXTURE TEE	AU	2"x2"x1.5"x1.5" DBL SAN TEE
AV	3"x3"x2"x2" SAN TEE (SI) LEFT	AW	3"x3"x3"x1.5" SAN TEE (SI) LEFT	AX	3"x3"x3"x2" SAN TEE (SI) LEFT	AY	3"x3"x2"x2" SAN TEE (SI) RIGHT
AZ	3"x3"x3"x1.5" SAN TEE (SI) RIGHT	BA	3"x3"x3"x2" SAN TEE (SI) RIGHT	BC	3"x3"x3"x2"x2" SAN TEE DBL (SI)	BD	3"x3"x3"x1.5"x1.5" SAN T DBL (SI)
BE	1.5"x2" PIPE INCREASER	BF	3"x3"x1.5" 90° LSWEEP LOW HEEL INLET	BG	3"x3"x2" 90° LSWEEP LOW HEEL INLET	BH	1.5" x 22 1/2° 1/16 BEND ELBOW
BJ	4"x3" CLOSET BEND STREET	BJ	1.5" x 1.5" x 5" 45° APPLIANCE WYE	BK		BL	

BRAND: MARLETTE
SERIES: TE24

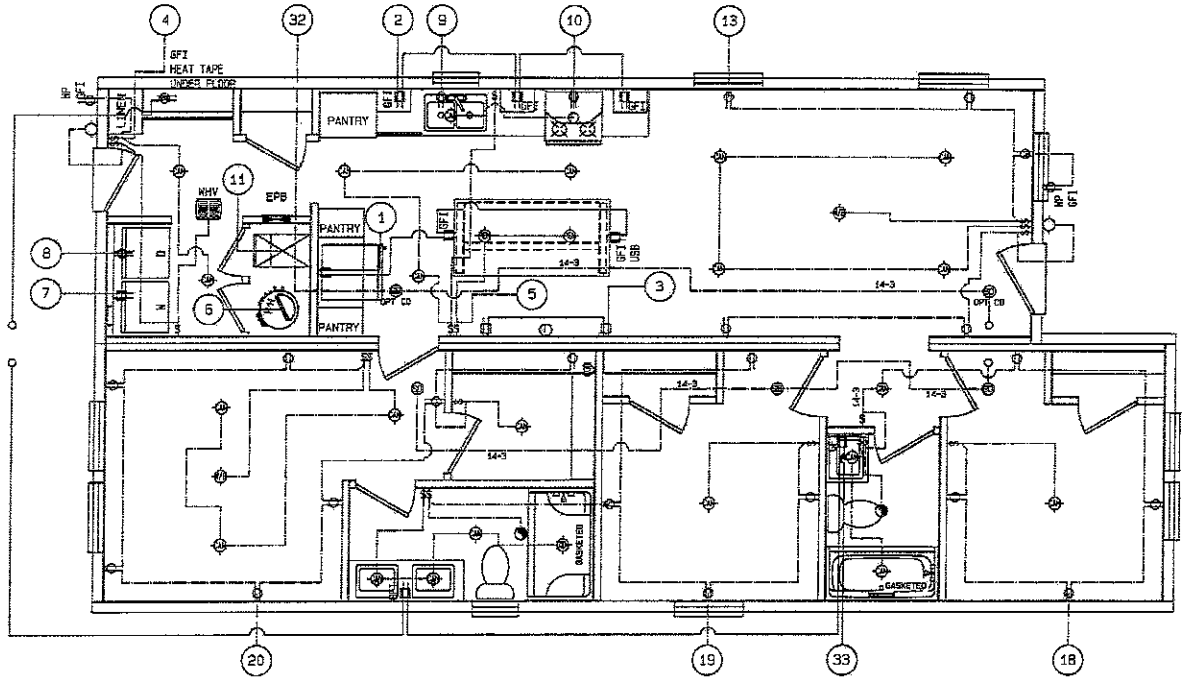
CLAYTON HOME BUILDING GROUP

REVISIONS	BY	DATE

GENERAL NOTES

DRAWING TITLE: *DWV SCHEMATIC*

MODEL NAME			SQ. FT.
956H4824-32-1			1065
PLANT	DESCRIPTION		MODEL NO.
956	24X48 3BR-2BA		THE LAUREL
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
MES	03/05/2026	04/07/2026	8-1



B-SECTION HITCH END A-SECTION HITCH END

2014 NEC REQUIREMENTS
1 - ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT.
2 - 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

CIR. NO.	DESCRIPTION	BRK. AMP.	VOLTS	CONN. WIRE
1	PORTABLE APPLIANCES	20	120	12
2	PORTABLE APPLIANCES	20	120	12
3	PORTABLE APPLIANCES	20	120	12
4	GEN. LIGHTING/RECEPT.	15	120	14
5	GEN. LIGHTING/RECEPT.	15	120	14
6	ELEC. WATER HEATER	20	CIRCUITS VARY, SEE DAFIA PAGE 1486-EL-3.5 FOR MOD	
7	WASHER RECEPT.	20	120	12
8	DRYER RECEPT.	30	240	10
9	DPT. DISHWASHER	15	120	14
10	ELECT. RANGE/CKTOP	40	240	8
11	GAS FURNACE	15	120	14
12	ELECTRIC FURNACE	CIRCUITS VARY, SEE DAFIA PAGE 1486-EL-3.5 FOR MOD		
13	GEN. LIGHTING/RECEPT.	15	120	14
14	DPT. COOLER BOX	15	120	14
15	DPT. GARBGE DISPOSAL	15	120	14
16	FREEZER	20	120	12
17	DPT. WHIRLPOOL	20	120	12
18	GEN. LIGHTING/RECEPT.	15	120	14
19	GEN. LIGHTING/RECEPT.	15	120	14
20	GEN. LIGHTING/RECEPT.	15	120	14
21	GEN. LIGHTING/RECEPT.	15	120	14
22	DPT. MICROWAVE	20	120	12/2
24	ELECT. BUILT-IN OVEN	20	240	12/3
25	GEN. LIGHTING/RECEPT.	15	120	14
26	GEN. LIGHTING/RECEPT.	15	120	14
27	GEN. LIGHTING/RECEPT.	15	120	14
28	GEN. LIGHTING/RECEPT.	15	120	14
29	ELECTRIC FIREPLACE	20	120	12
30	CKT RANGE	15	120	14
31	SITE INSTALLED HEAT PUMP	40	240	8/3
32	SMOKE ALARMS	15	120	14
33	BRN GFI (KOD ONLY)	20	120	12
34	GEN. LIGHTING/RECEPT.	20	120	12
36	REFRIGERATOR	20	120	12

BRAND: MARLETTE
SERIES: TE24

CLAYTON
HOME BUILDING GROUP

REVISIONS	BY	DATE

GENERAL NOTES
LOCK-OUT BREAKER ON CIRCUIT #6

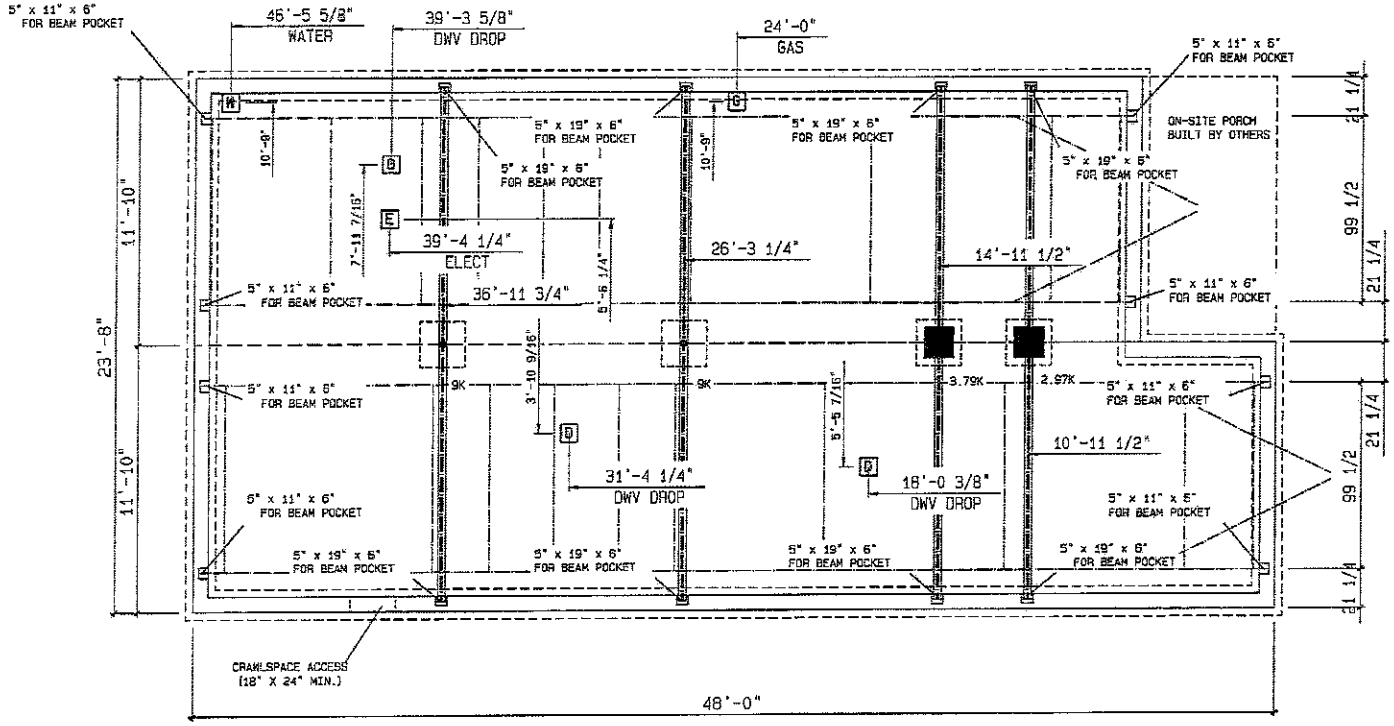
DRAWING TITLE
ELECTRICAL PLAN WIRING DIAGRAM

MODEL NAME		SQ. FT.
956H4824-32-1		1065
PLANT: 956	DESCRIPTION: 24X48 3BR-2BA	MODEL NO.: THE LAUREL
DRAWN BY: MES	DRIG. DATE: 03/05/2026	DATE PRINTED: 04/07/2026
		SHEET NO.: 11-1

DEALER:

QUOTE:

CUSTOMER: CROSS LAUREL



"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 3280 FOR A 30 LB. ROOF LOAD"

SERVICE ENTRANCE LEGEND
E = ELECTRICAL DROP
W = WATER INLET
D = DWV PLUMBING DROP
G = GAS INLET

NOTE:
ALL LOCATIONS ARE APPROXIMATE

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

CRAWLSPACE VENTILATION
VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 1500 SQ. FT. OF CRAWLSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCH VENT MUST BE WITHIN 3 FT. OF EACH CORNER

1065 SQ. FT. OF CRAWLSPACE AREA
169 SQ. IN. OF VENT REQUIRED
2 VENTS NEEDED @ 52 SQ. IN. EACH
104 SQ. IN. VENTILATION INSTALLED MINIMUM

NOTE: THE FOUNDATION WIDTH SHOWN 23'-8" IS IDENTICAL TO THE OVERALL FLOOR WIDTH OF THE HOME. THE FOUNDATION MAY BE CONSTRUCTED UP TO 1 1/2" WIDER TO COMPENSATE FOR PRODUCTION AND ASSEMBLY TOLERANCES

THIS DIAGRAM IS NOT DAPIA-APPROVED AND IS BEING PROVIDED AS A CONVENIENCE FOR ESTIMATING PURPOSES ONLY. REFER TO THE DAPIA APPROVED INSTALLATION MANUAL FOR THE OFFICIAL PIER LOAD, SPACING, AND FOOTING REQUIREMENTS

BRAND	SERIES
MARLETTE	TE24

CLAYTON
HOME BUILDING GROUP

REVISIONS	BY	DATE

GENERAL NOTES

FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS
REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING

DRAWING TITLE

99 1/2 CROSS I-BEAM FOUNDATION

MODEL NAME		SQ. FT.
956H4824-32-1		1065
PLANT	DESCRIPTION	MODEL NO.
956	24X48 3BR-2BA	THE LAUREL
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
MES	03/05/2026	04/08/2026	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:
(*) 1-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
(**) 9" LONG WEDGE PRODUCT OF SPF STUD OR BETTER
(&) 5-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
($) 3-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
(#) 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF STUD OR BETTER
(^) 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" O.C.
-39 PSF MAIN LOAD, -51 PSF EAVE/OVEHANG, 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
1	340 TENS	400 COMP	109	DESIGN CONNECTION FOR COMBINED AXIAL + SHEAR LOAD SHOWN.
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.

28HPW is manufactured with 18 gauge steel.

STUART L. LEWIS LICENSE
Reg. Eng. Stuart Lewis, PE# 45927
No. 45927
STATE OF FLORIDA
PROFESSIONAL ENGINEER

01/15/2024

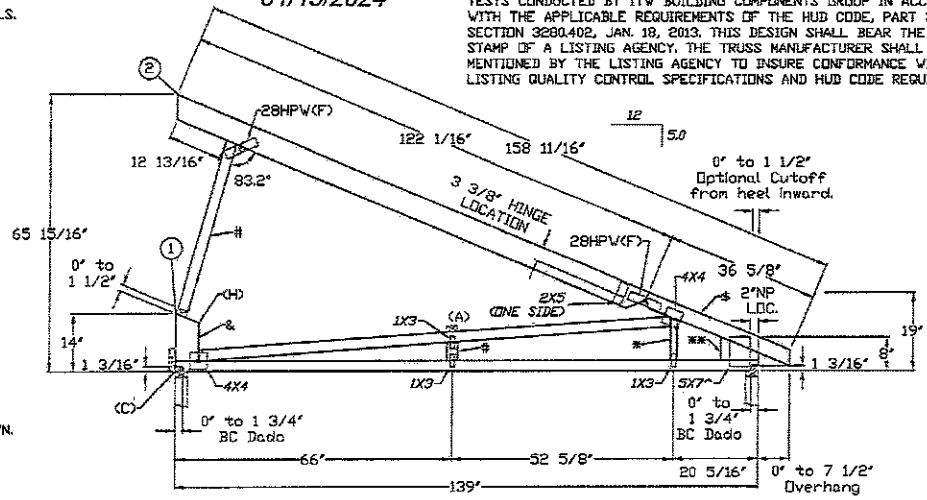
PFS LISTED
Date: 1/15/24

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#

JOB: CL122223-1
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

NATIONAL WATS: (800) 325-4102
LOCAL PHONE: (314) 344-9121
FAX: (314) 344-3181

ALPINE AN ITW COMPANY

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

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 DRAWING 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" O.C		24" O.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 #1/#2 OR BETTER
WEBS 2-1/2" X 1-1/2" (NET) PRODUCT OF SPF #1/#2 OR BETTER
UNLESS NOTED

NOTE
(*) 1-1/2" X 1-1/2" (NET) PRODUCT OF SPF #3 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.
-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	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.

STATE OF MISSOURI
DAVID J. ROTHWEILER
NUMBER PE-2017000361
PROFESSIONAL ENGINEER
3/20/26
MO COA #2005000817

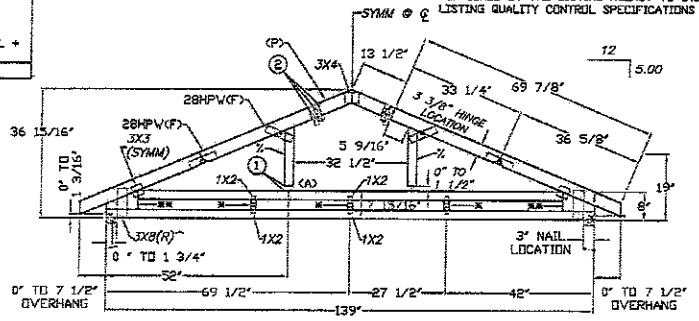
PFS LISTED
Date: 3/23/26

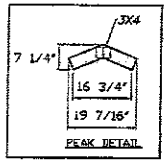
DRAWING NO: 9008605

DRWG. DATE:	3/11/26 BY: PMP
REV. DATE:	- BY: -
TEST REPORT NO:	9008605
TEST TYPE:	AIR CYLINDER TEST METHOD
DESIGN CRITERIA:	HUD 1.75
TRUSS TYPE:	HG PK
TRUSS LENGTH:	154"
BEARING CONDITION:	1-1/2"
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(20TCLL)=449 LBS
R(30TCLL)=578 LBS
R(40TCLL)=706 LBS
UCWZ D=133 LBS
UCWZ ID=439 LBS

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

JOB: CL031026-1
PLATE TYPE: ALPINE WAVE

FURNISH A COPY OF THIS DESIGN TO THE UNIT MANUFACTURER.

ALT. 24" O.C	
LOADING (PSF)	
TOP LL:	20.0
TOP DL:	7.0
BOT LL:	0
BOT DL:	8.0
TOTAL:	35.0

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

NATIONAL WATS: (800) 326-4102
LOCAL PHONE: (314) 344-9121
FAX: (314) 344-3181

ALPINE™ AN ITW COMPANY

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

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 DRAWING 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 SEAM CONNECTIONS BY OTHERS.

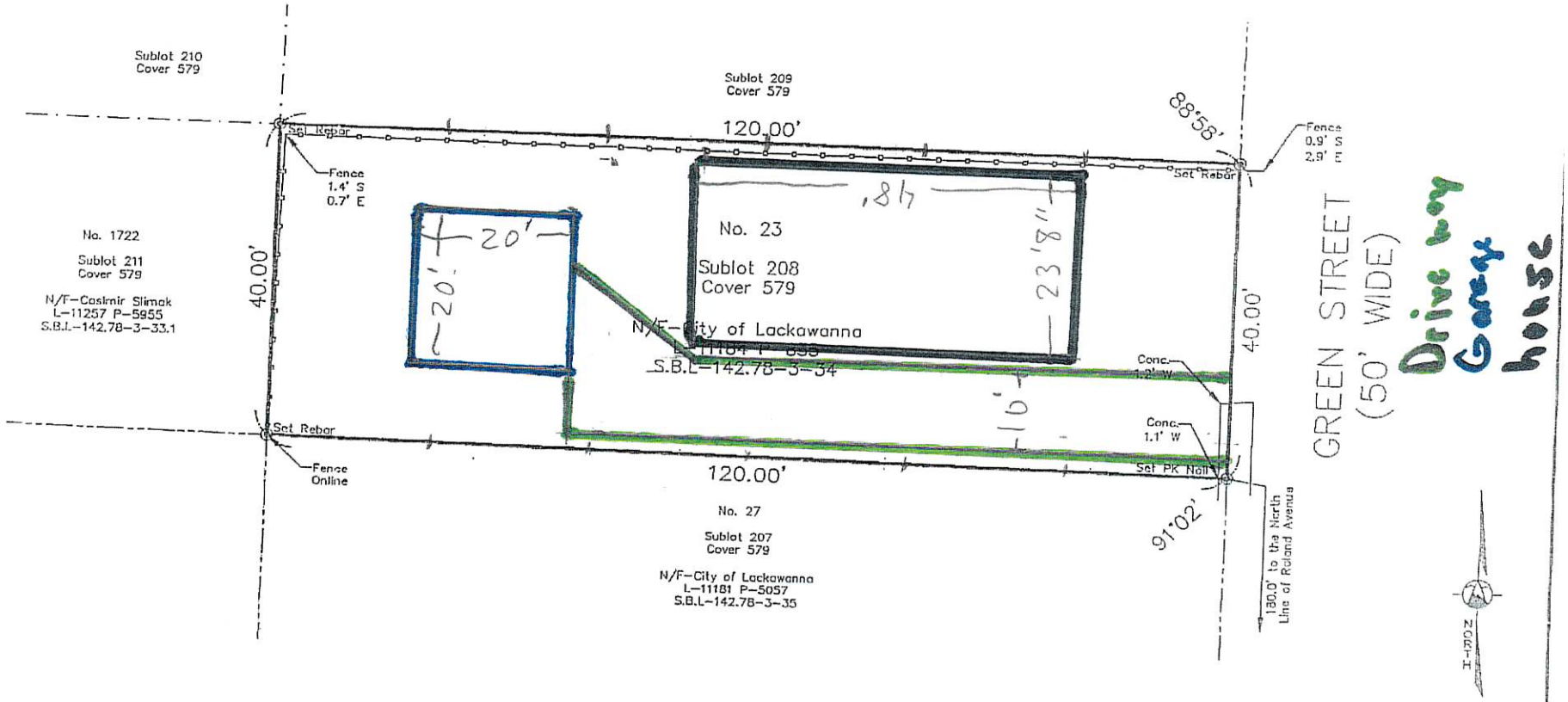
24" O.C	
LOADING (PSF)	
TOP LL:	40.0
TOP DL:	7.0
BOT LL:	0
BOT DL:	8.0
TOTAL:	55.0

ALT. 24" O.C	
LOADING (PSF)	
TOP LL:	30.0
TOP DL:	7.0
BOT LL:	0
BOT DL:	8.0
TOTAL:	45.0

SURVEY

23 GREEN STREET

LACKAWANNA, NEW YORK



ADDRESS: 23 GREEN STREET, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: 579

LEGAL: PART OF LOT-20, T-10, R-7 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS SUBLOT 208 UNDER MAP COVER 579, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.

NO PROPERTY CORNER WERE SET AS PART OF THIS SURVEY

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH

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

GENZEL LAND SURVEYING, P.C. ©2026

7033 COLE ROAD COLDEN, NEW YORK 14033

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

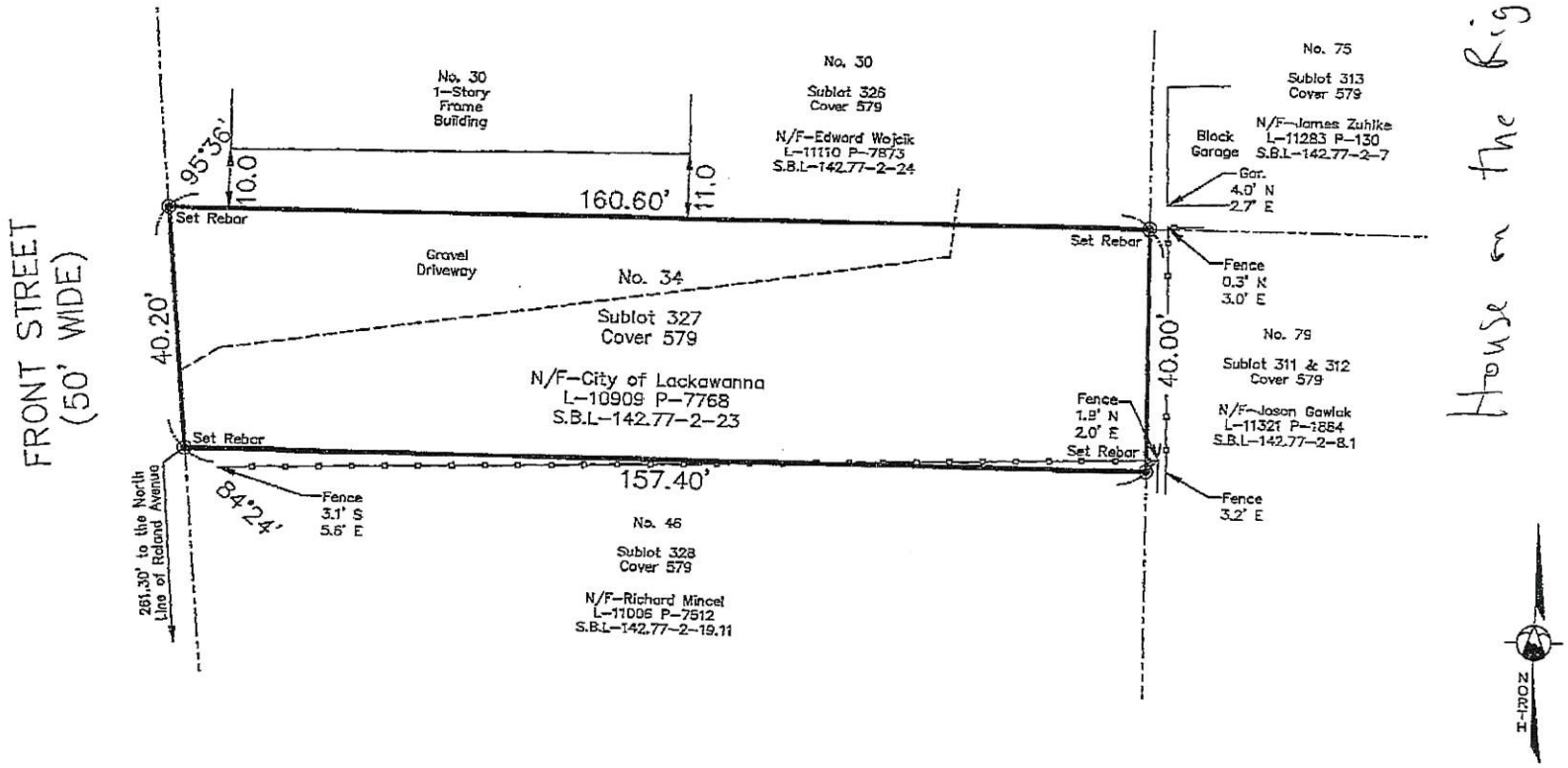
JOB NO. 11414 DATE: 03/11/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO. 050203

SURVEY

34 FRONT STREET

LACKAWANNA, NEW YORK



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

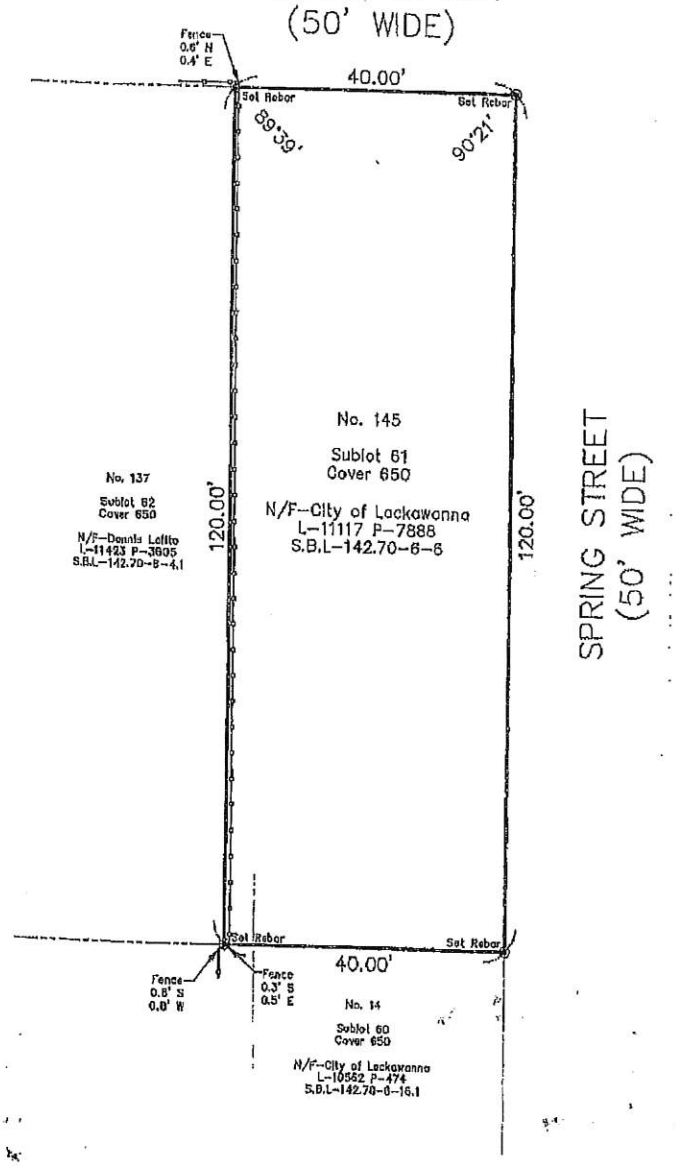
THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050353

SURVEY

145 WARSAW STREET
LACKAWANNA, NEW YORK

house on either side of Spring St. like Lincoln

WARSAW STREET
(50' WIDE)



1"=20'

ADDRESS: 145 WARSAW STREET, LACKAWANNA NEW YORK
DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26
SURVEY REFERENCE: COVER 650

LEGAL: PART OF LOT-21, T-10, R-8 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS SUBLOTS 60 & 61, UNDER MAP COVER 650, CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK STATE.
NO PROPERTY CORNERS 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. 11415 DATE: 03/12/26 DWN. BY: DJK

9/16 A. Mgl

THIS MAP NOT VALID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL (NO 050883)

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
X 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: 23 Green St.

S.B.L. No. 142.78-3-34

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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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: MOVE-IN NY

Project Location (describe, and attach a location map): 23 Green St.

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: acandrzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☒
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: Stormwater will flow to adjacent storm drains.		
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: Alexander Antajewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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
X 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: 34 Front St.

S.B.L. No. 142.77-2-23

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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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: MOVE-IN NY

Project Location (describe, and attach a location map): 34 Front St.

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: aandrzejewski@lhdcorpny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, Identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☒
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: Stormwater will flow to adjacent storm drains.		
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: [redacted]ejewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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
X 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

[redacted]
Signature of Applicant

640 Ridge Road
Address of Applicant

[redacted]
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: 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: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: agnarzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☒
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: Stormwater will flow to adjacent storm drains.		
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: Alexander Andrzejewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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	$ 250.00
_____ Zoning Law Appeal	$ 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

[redacted]
Signature of Applicant

640 Ridge Road, Lackawanna, NY 14218
Address of Applicant

[redacted]
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: LHDC

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 aspects fit 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 accomodate 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.

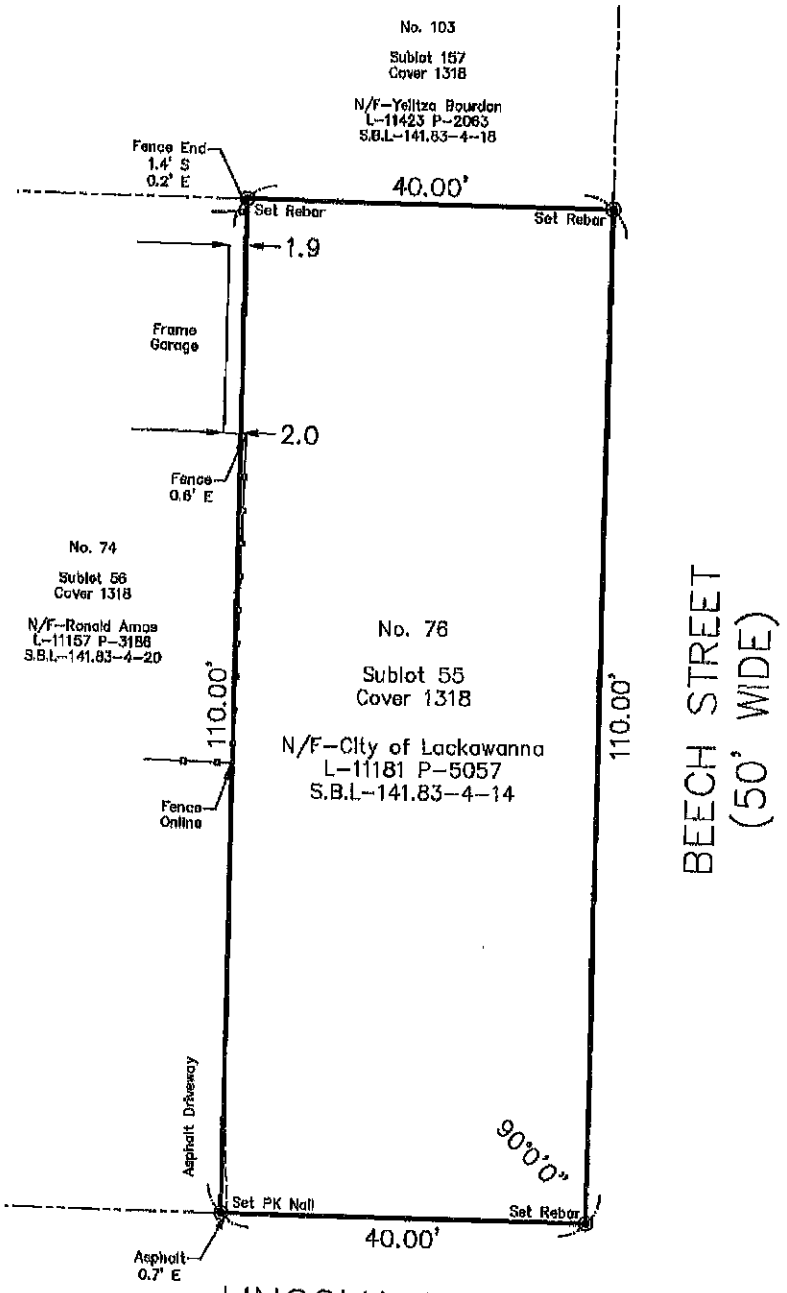
[redacted]

Sign Above, Print Name Below

Alexander Andrzejewski

SURVEY

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK



1"=20'

ADDRESS: 76 LINCOLN AVENUE, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: COVER 1318

LEGAL: PART OF LOT-19, T-10, R-8 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS SUBLOT 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

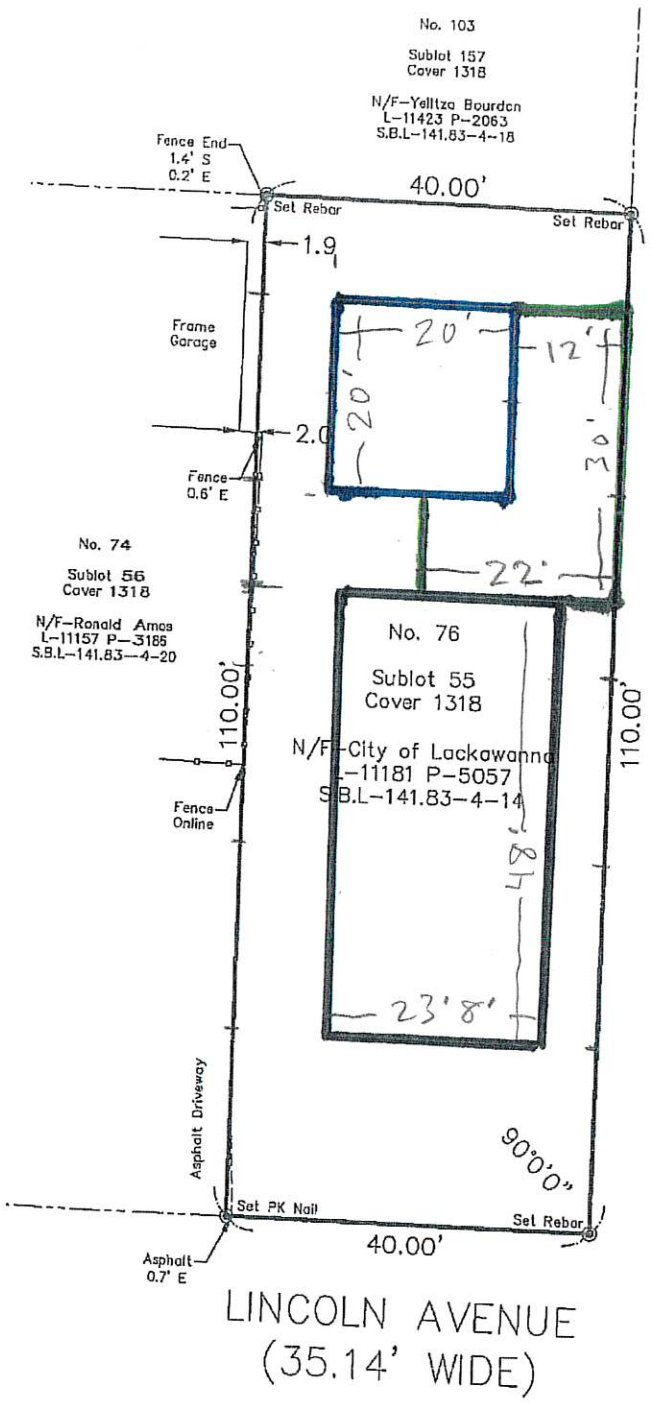
GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

JOB NO. 11417 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050803

SURVEY

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK



house
Garage
Driveway

NORTH

1"=20'

ADDRESS: 76 LINCOLN AVENUE, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: COVER 1318

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

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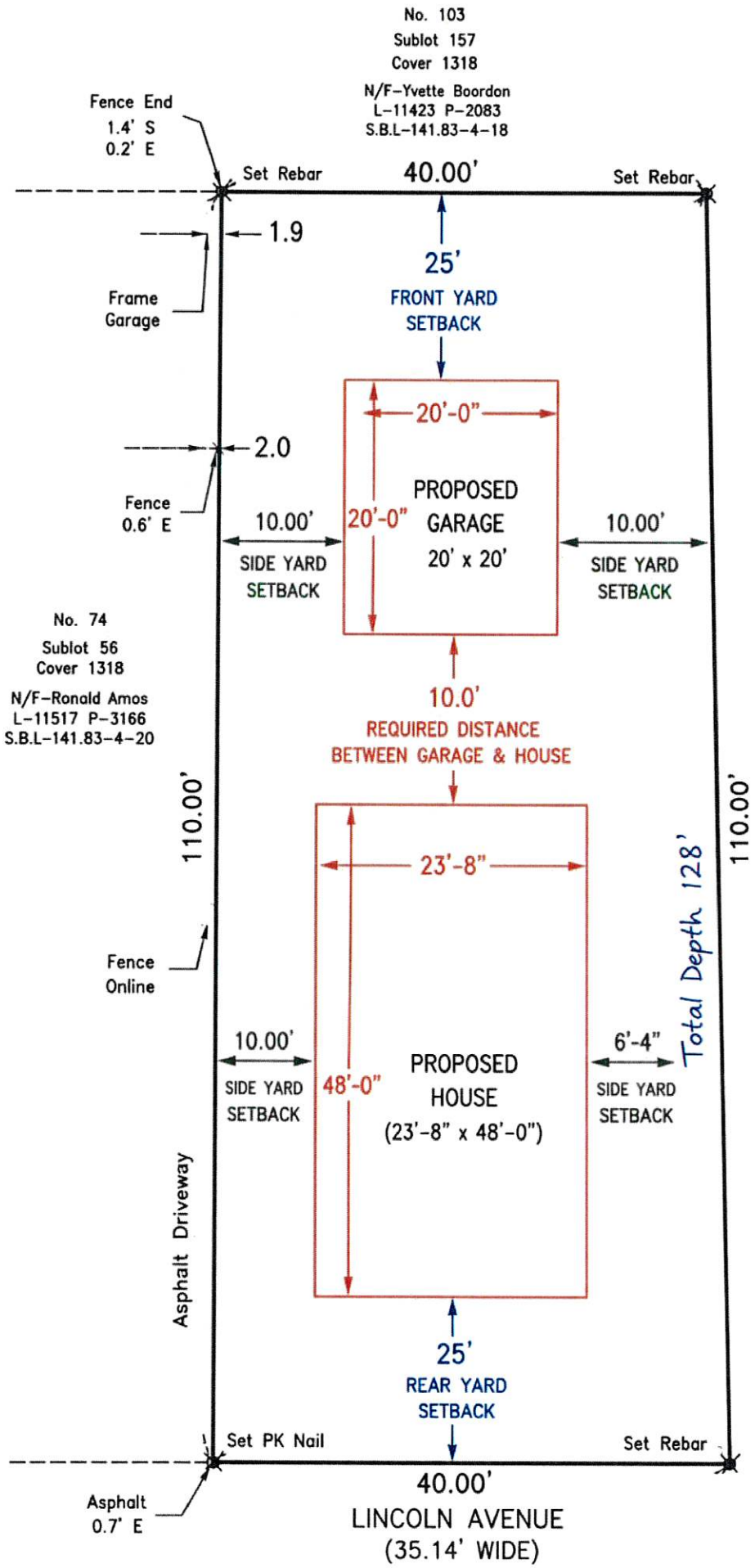
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

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 050503

SURVEY

76 LINCOLN AVENUE
LACKAWANNA, NEW YORK



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
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26 Application No. _____

Site Plan Review	Filing Fee $10.00
X 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: 145 Warsaw St.

S.B.L. No. 142.70-6-6

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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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: MOVE-IN NY

Project Location (describe, and attach a location map): 145 Warsaw St.

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: acnarzejewski@lhdcorpny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Stormwater will flow to adjacent storm drains.	☐	☒
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:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/[redacted] Mark Majewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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
X 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. 142.45-5-11.11

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

[redacted]
Signature of Applicant

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

[redacted]
Applicant Phone No.

aandrzejewski@lhdcnwny.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: 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]

E-Mail: agnarzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna | State: NY | Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

3. a. Total acreage of the site of the proposed action? .1 acres
   b. Total acreage to be physically disturbed? .1 acres
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4. Check all land uses that occur on, are adjoining or near the proposed action:

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   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☐	☒	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐	☒	
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? 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? If No, describe method for providing potable water: _____	☐	☐	☒
11. Will the proposed action connect to existing wastewater utilities? 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?	☐	☒	☐
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?	☐	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☒	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Stormwater will flow to adjacent storm drains.	☐	☒
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:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Alexander Jurewicz/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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	$ 250.00
_____ Zoning Law Appeal	$ 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

[redacted]
Signature of Applicant

640 Ridge Road, Lackawanna, NY 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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

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: 149 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 accomodate 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.

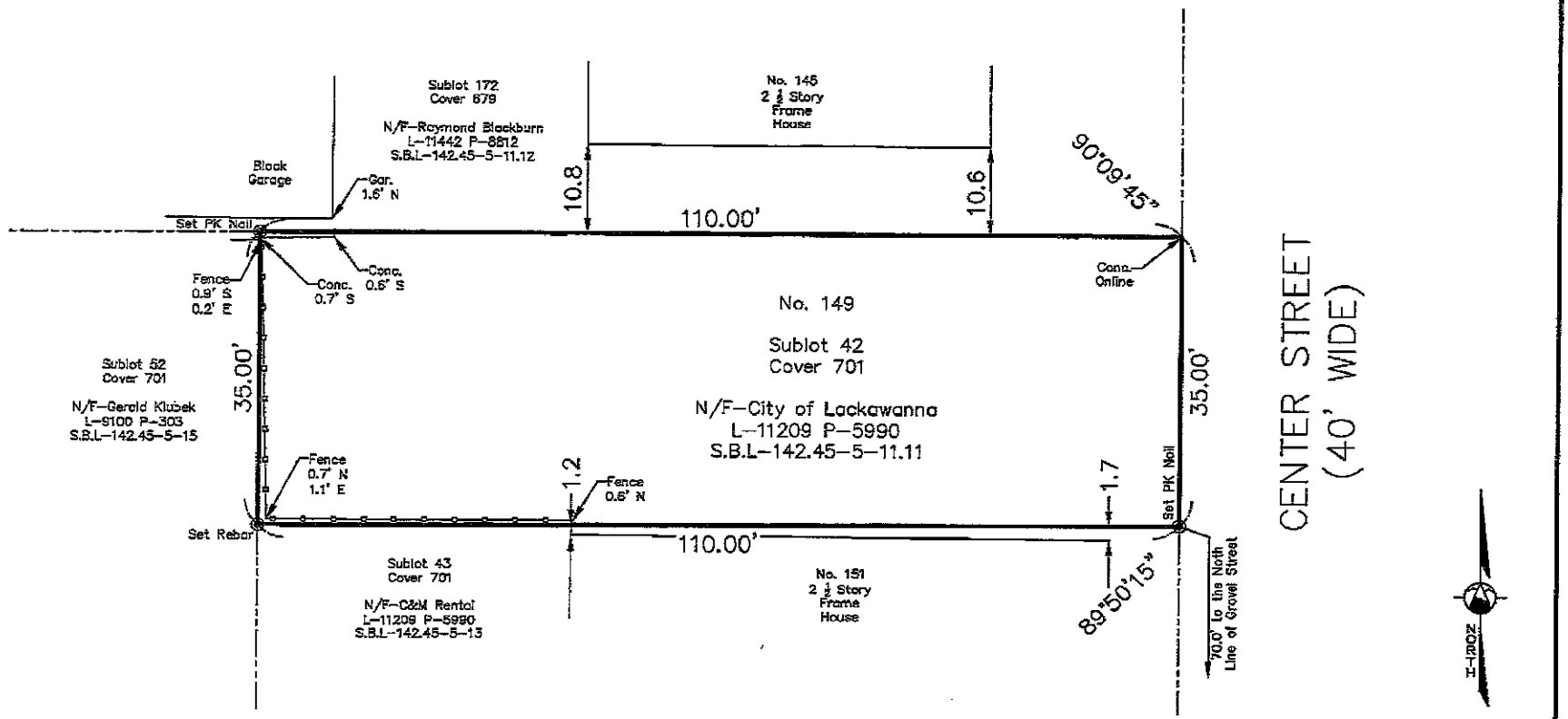
[redacted]

Sign Above, Print Name Below

Alexander Andrzejewski

SURVEY

149 CENTER STREET
LACKAWANNA, NEW YORK



ADDRESS: 149 CENTER STREET, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: COVER 701

LEGAL: PART OF LOT–29, T–10, R–8 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS SUBLOT 42 UNDER MAP COVER 701, 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

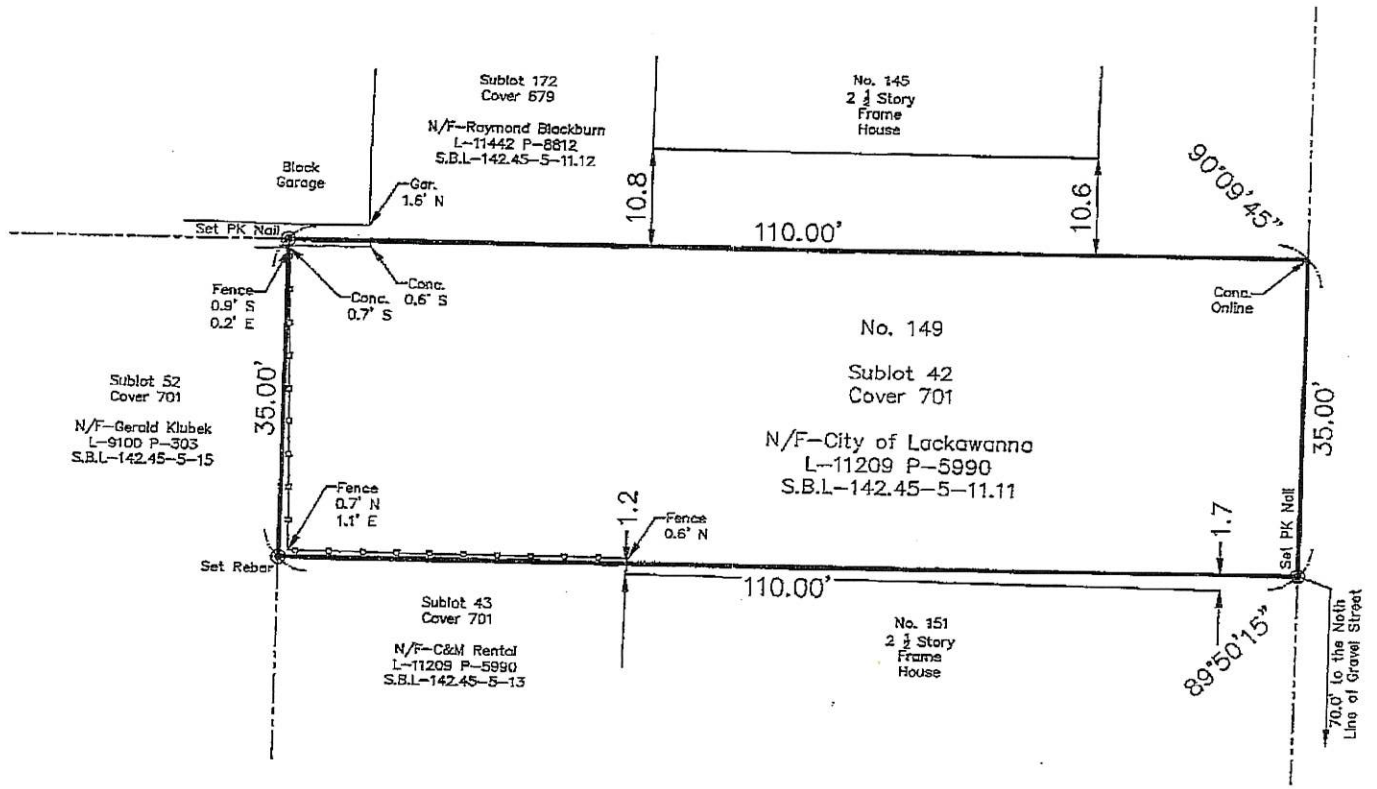
GENZEL LAND SURVEYING, P.C.©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667–9733 EMAIL: JEFF@GENZELSURVEY.COM

JOB NO. 11419 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050903

SURVEY

149 CENTER STREET
LACKAWANNA, NEW YORK



house on the right

ADDRESS: 149 CENTER STREET, LACKAWANNA NEW YORK

DATE OF SURVEY: 03/05/26 DATE OF MAP: 03/12/26

SURVEY REFERENCE: COVER 701

LEGAL: PART OF LOT–29, T–10, R–8 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS SUBLOT 42 UNDER MAP COVER 701, 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

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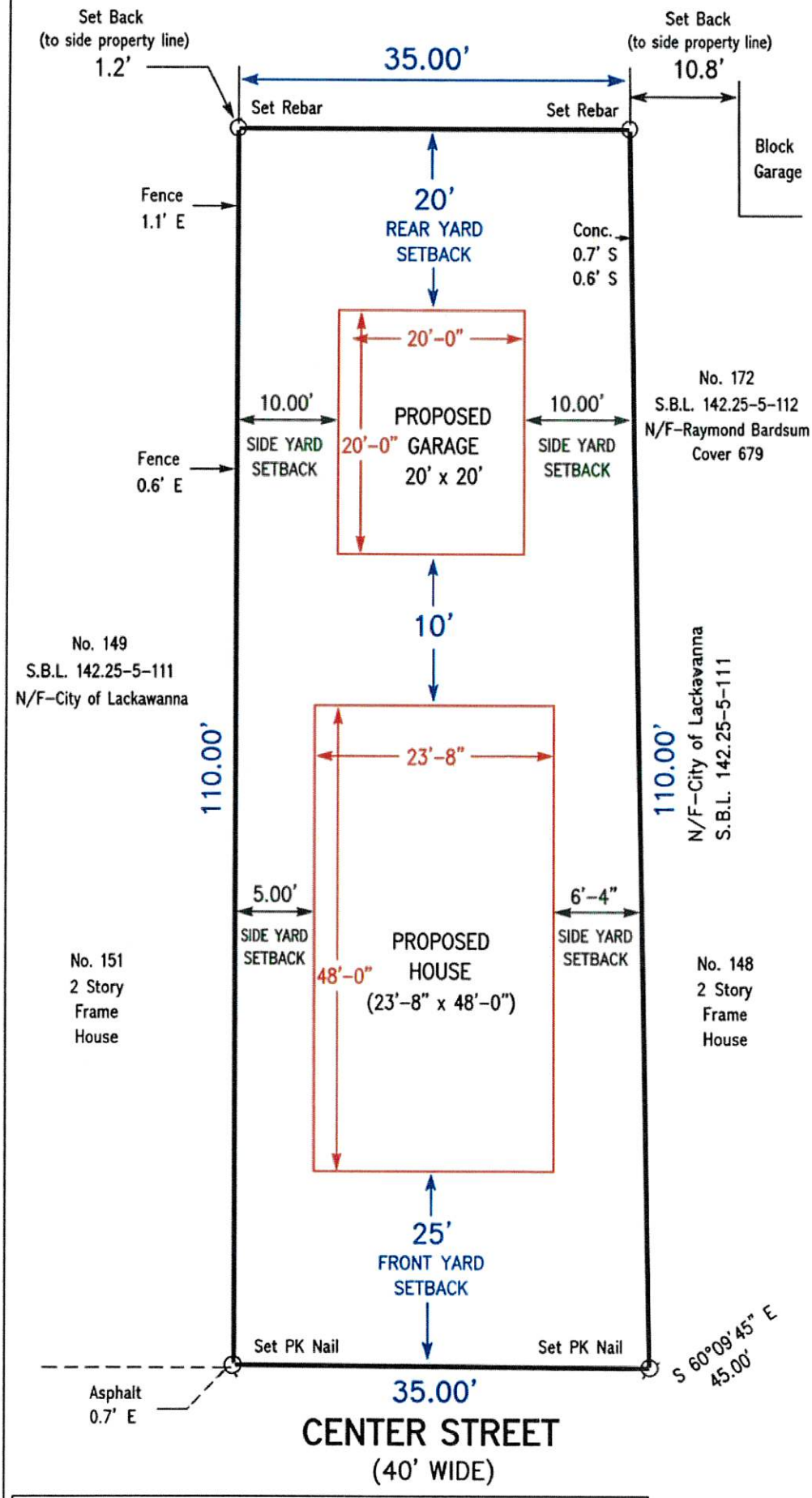
JOB NO. 11419 DATE: 03/12/26 DWN. BY: DJK

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050903

SURVEY

149 CENTER STREET
LACKAWANNA, NEW YORK



LOT ANALYSIS

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
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26 Application No. _____

Site Plan Review	Filing Fee $10.00
X 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. 147.12-2-18

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

[redacted]
Signature of Applicant

640 Ridge Road, Lackawanna NY 14218
Address of Applicant

[redacted]
Applicant Phone No.

agandrzejewski@lhdcorp.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: 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]

E-Mail: agandrzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Stormwater will flow to adjacent storm drains.	☐	☒
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:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/[redacted] ewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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	$ 250.00
_____ Zoning Law Appeal	$ 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

[redacted]
Signature of Applicant

640 Ridge Road Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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

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 Edgewood 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 aspects fit 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 accomodate 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 MORE-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.

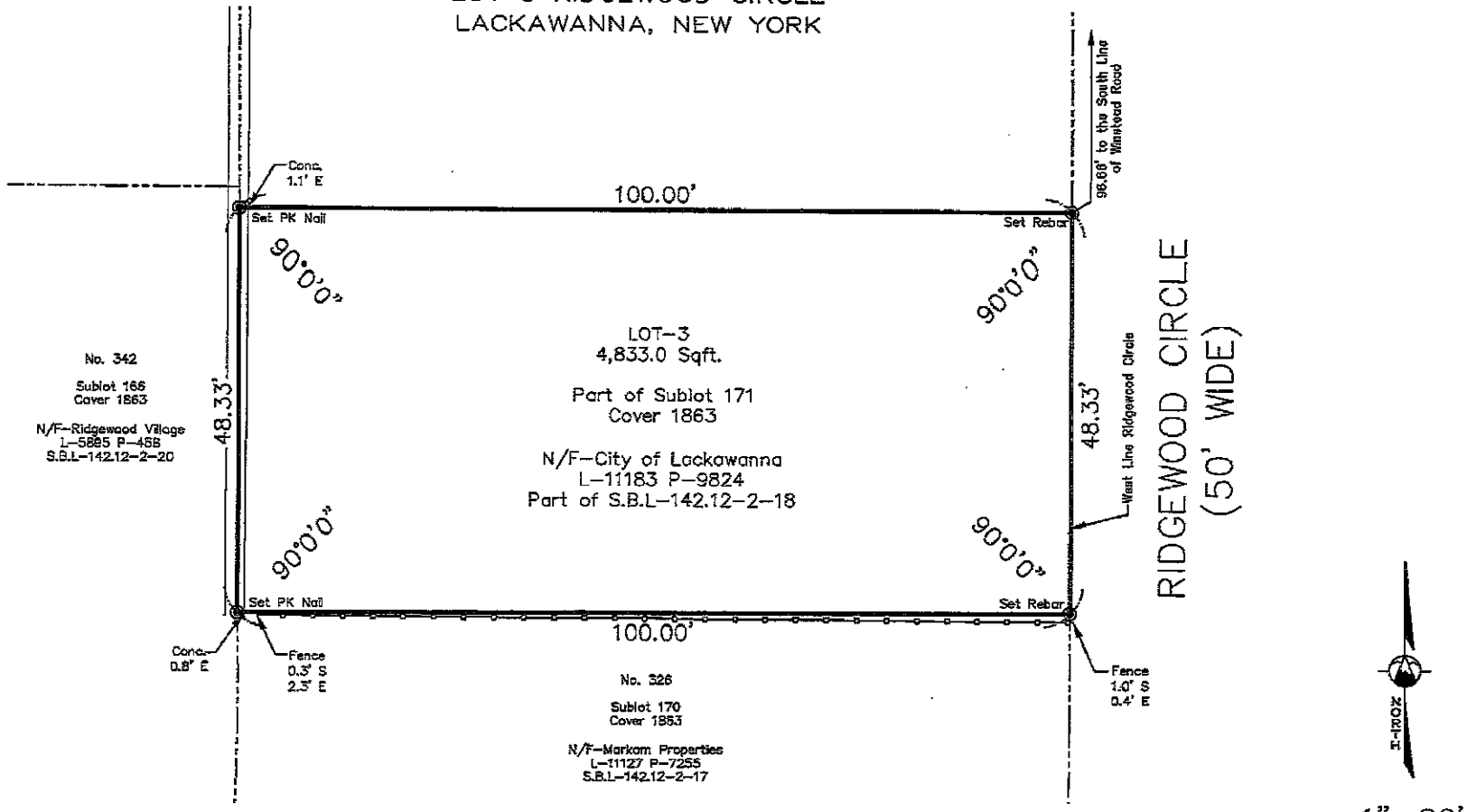
[redacted]

Sign Above, Print Name Below

Alexander Andrzejewski

SURVEY

LOT 3 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



ADDRESS: LOT 3 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

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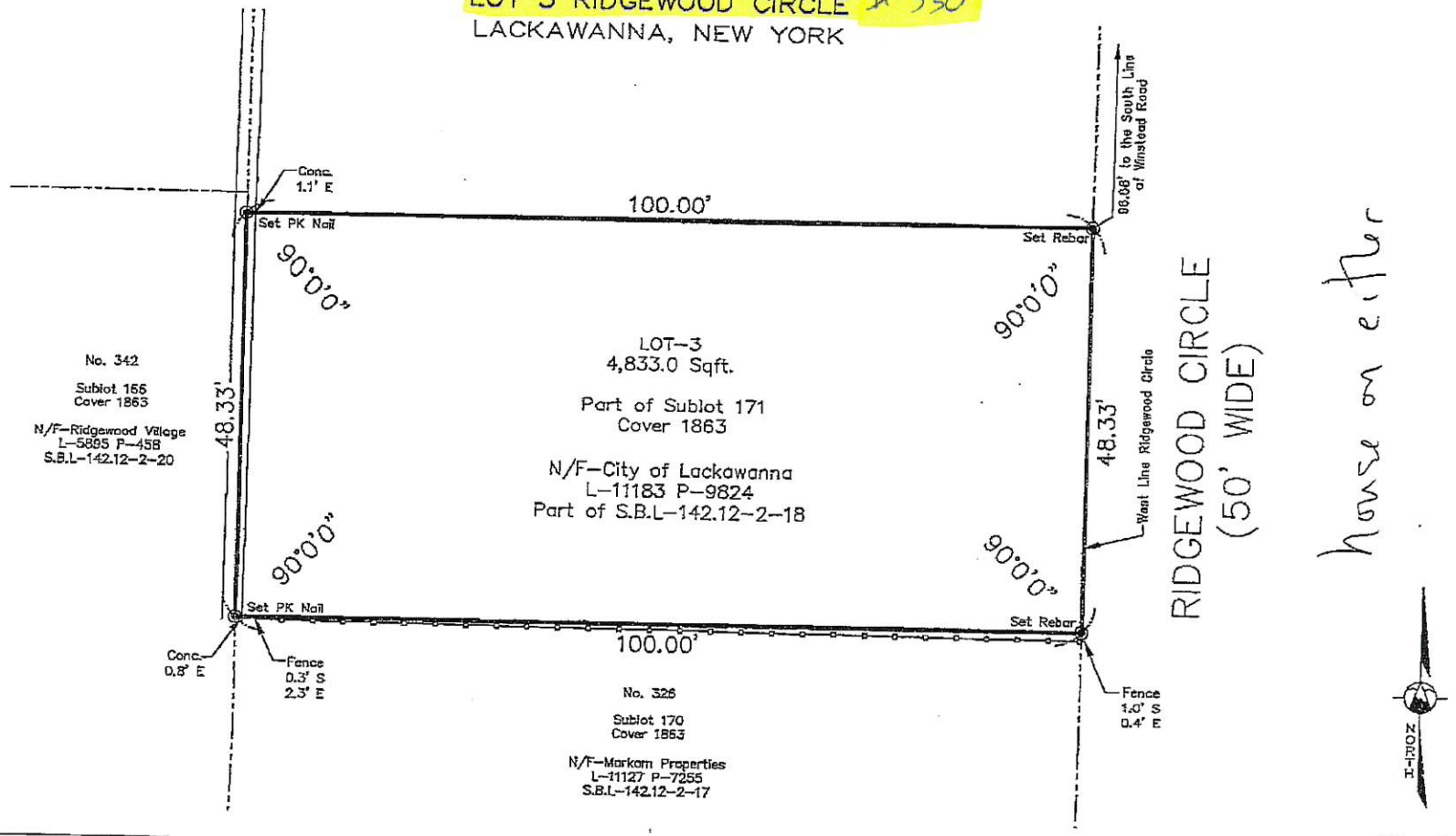
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

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

SURVEY

LOT 3 RIDGEWOOD CIRCLE #330
LACKAWANNA, NEW YORK



ADDRESS: LOT 3 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.

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7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

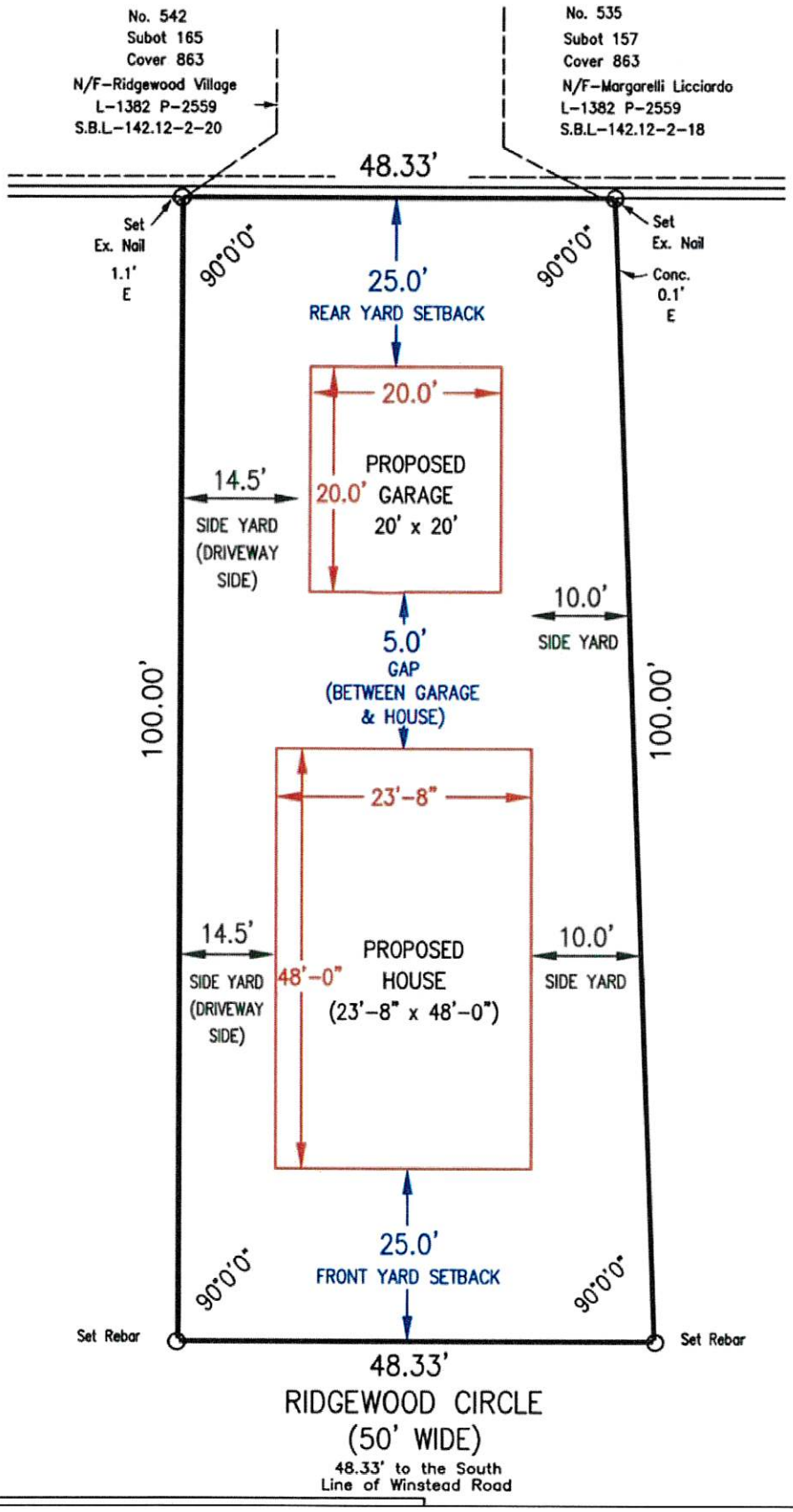
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16 A. Genzel

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

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



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
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26 Application No. _____

Site Plan Review	Filing Fee $10.00
X 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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
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: 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): 332 Ridgewood Circle

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: aandrzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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? If Yes, identify: _____	NO ☒	YES ☐	
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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO ☒	YES ☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Stormwater will flow to adjacent storm drains.	☐	☒
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:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Alexander Antajewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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	$ 250.00
_____ Zoning Law Appeal	$ 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 2.0' (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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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

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.

(6) 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 aspects 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 accomodate 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.

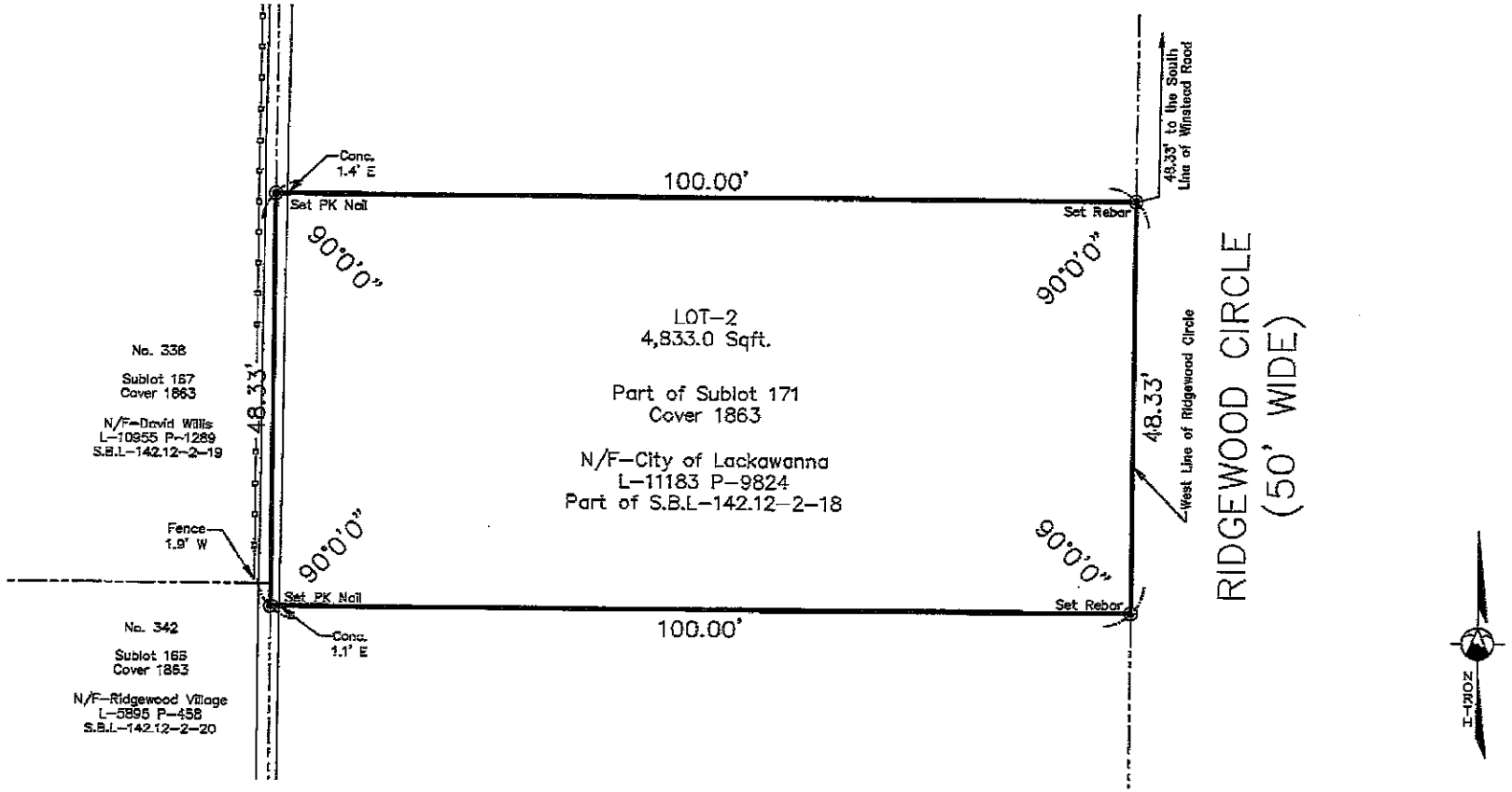
[redacted]

Sign Above, Print Name Below

Alexander Andrzejewski

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



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, 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.©2025
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

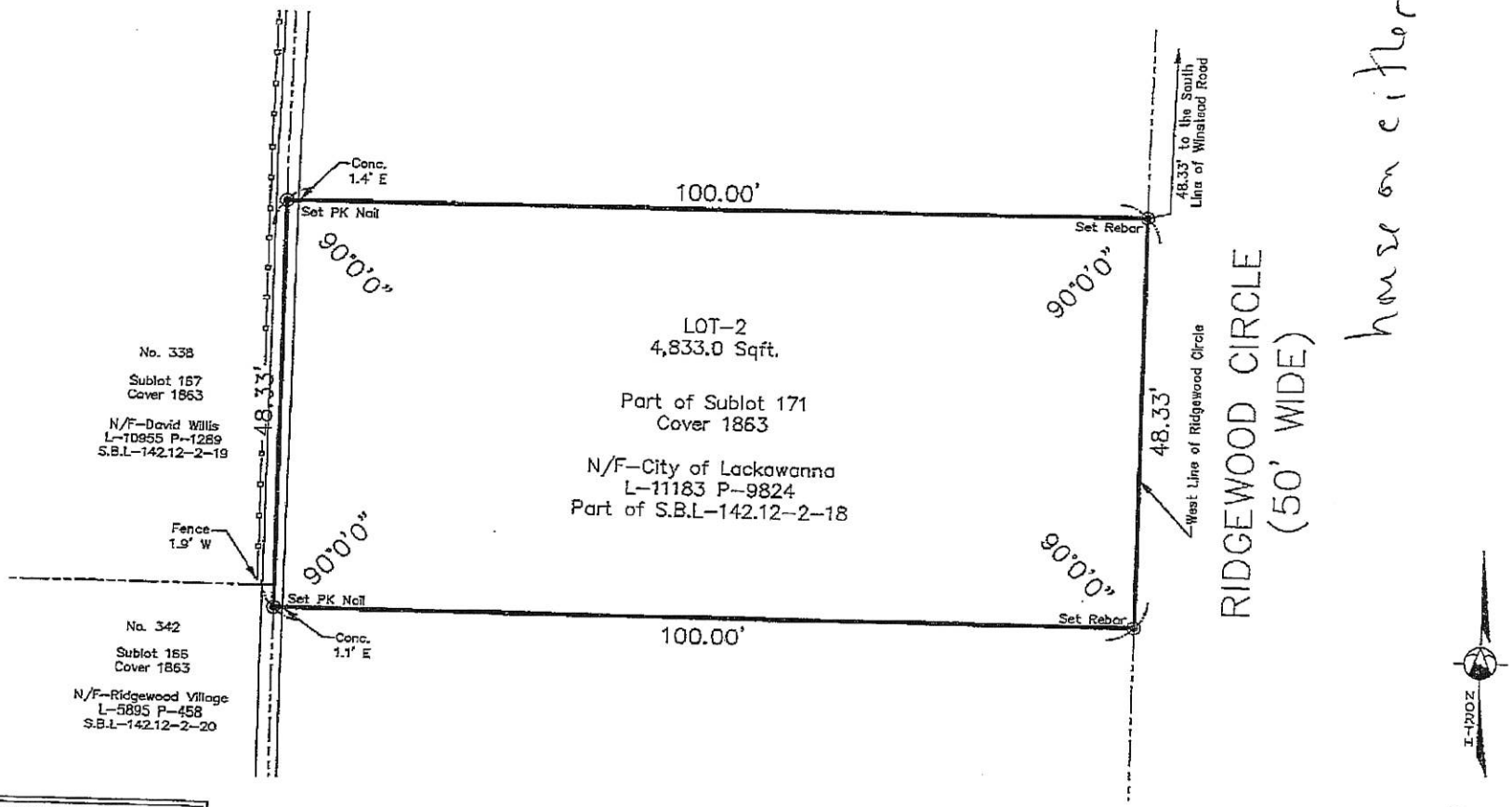
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16

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

SURVEY

LOT 2 RIDGEWOOD CIRCLE #332
LACKAWANNA, NEW YORK



house either

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, ERIE COUNTY, NEW YORK STATE.

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

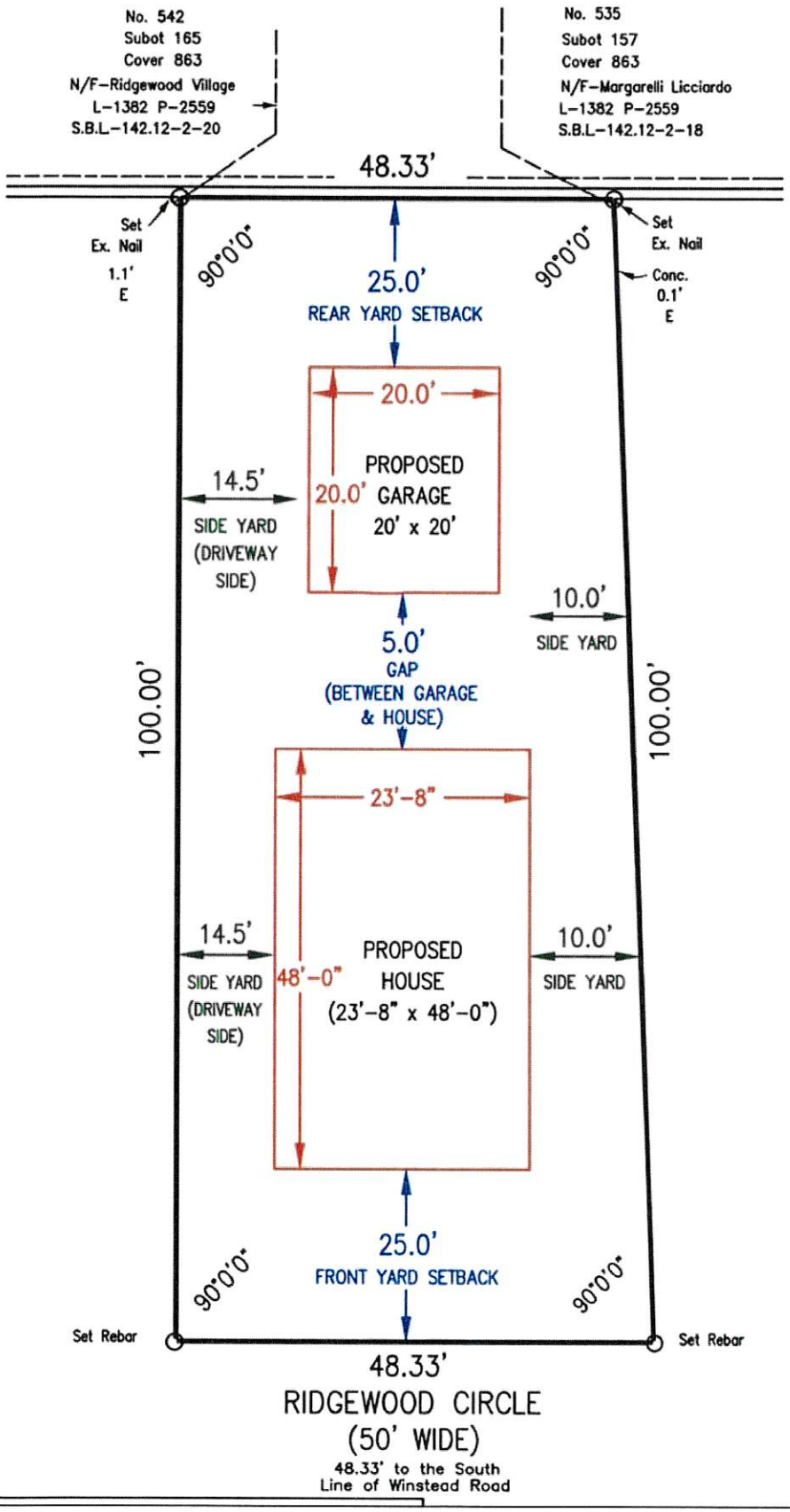
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16 A. Kyl

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

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



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
PLANNING AND DEVELOPMENT BOARD

Date: 9/9/26 Application No. _____

Site Plan Review	Filing Fee $10.00
X 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 of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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: MOVE-IN NY

Project Location (describe, and attach a location map): 334 Ridgewood Circle, lot 1

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Lackawanna Housing Development Corporation

Telephone: [redacted]

E-Mail: gandrzejewski@lhdcorpwny.org

Address: 640 Ridge Road

City/PO: Lackawanna

State: NY

Zip Code: 14218

	NO	YES
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.	☒	☐
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	☐	☒

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

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
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? 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? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? 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?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Stormwater will flow to adjacent storm drains.	☐	☒
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:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
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:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Alexander Antoniewski/LHDC Date: 9/9/2026

Signature: [redacted] Title: Executive Director

PRINT FORM

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	$ 250.00
_____ Zoning Law Appeal	$ 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

[redacted]
Signature of Applicant

640 Ridge Road, Lackawanna NY, 14218
Address of Applicant

[redacted]
Applicant Phone No.

aandrzejewski@lhdcorpwny.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

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.

(e) 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 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 aspects fit 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 accomodate 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.

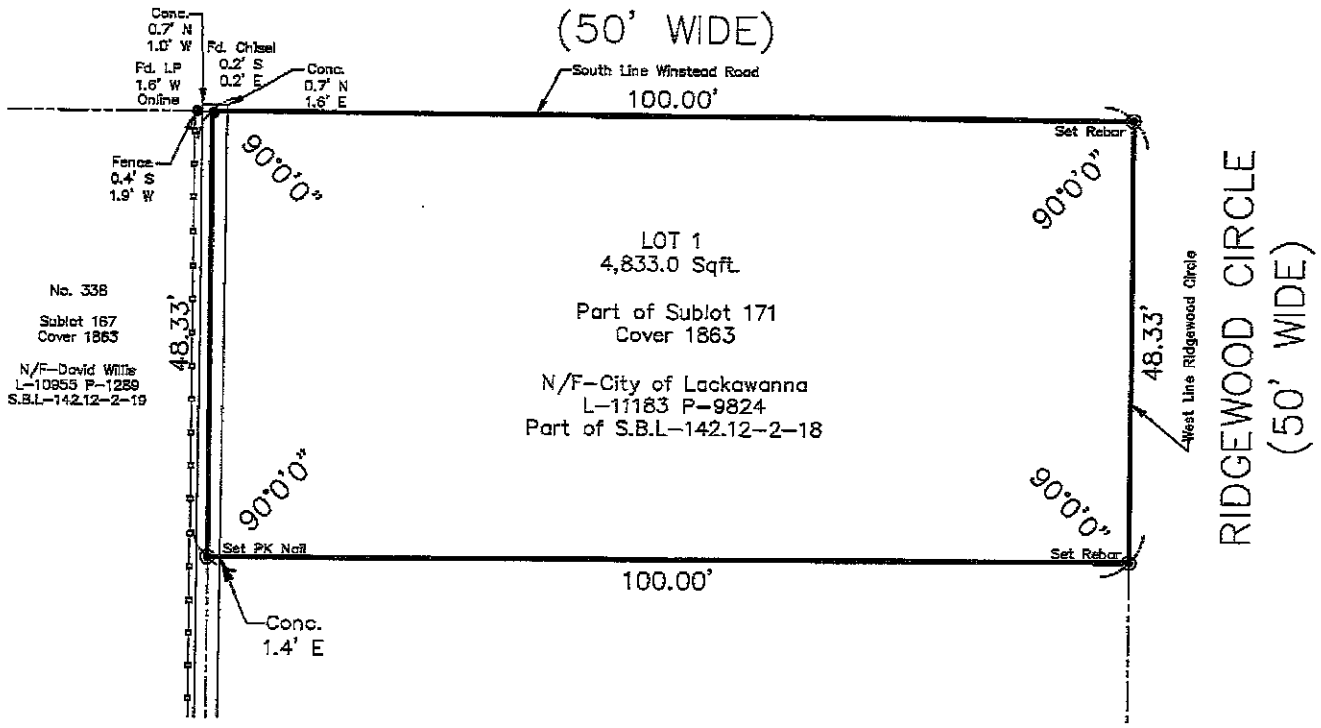
[redacted]

Sign Above, Print Name Below

Alexander Andrzejewski

SURVEY

LOT 1 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



1"=20'

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

GENZEL LAND SURVEYING, P.C. ©2026
7033 COLE ROAD COLDEN, NEW YORK 14033
PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

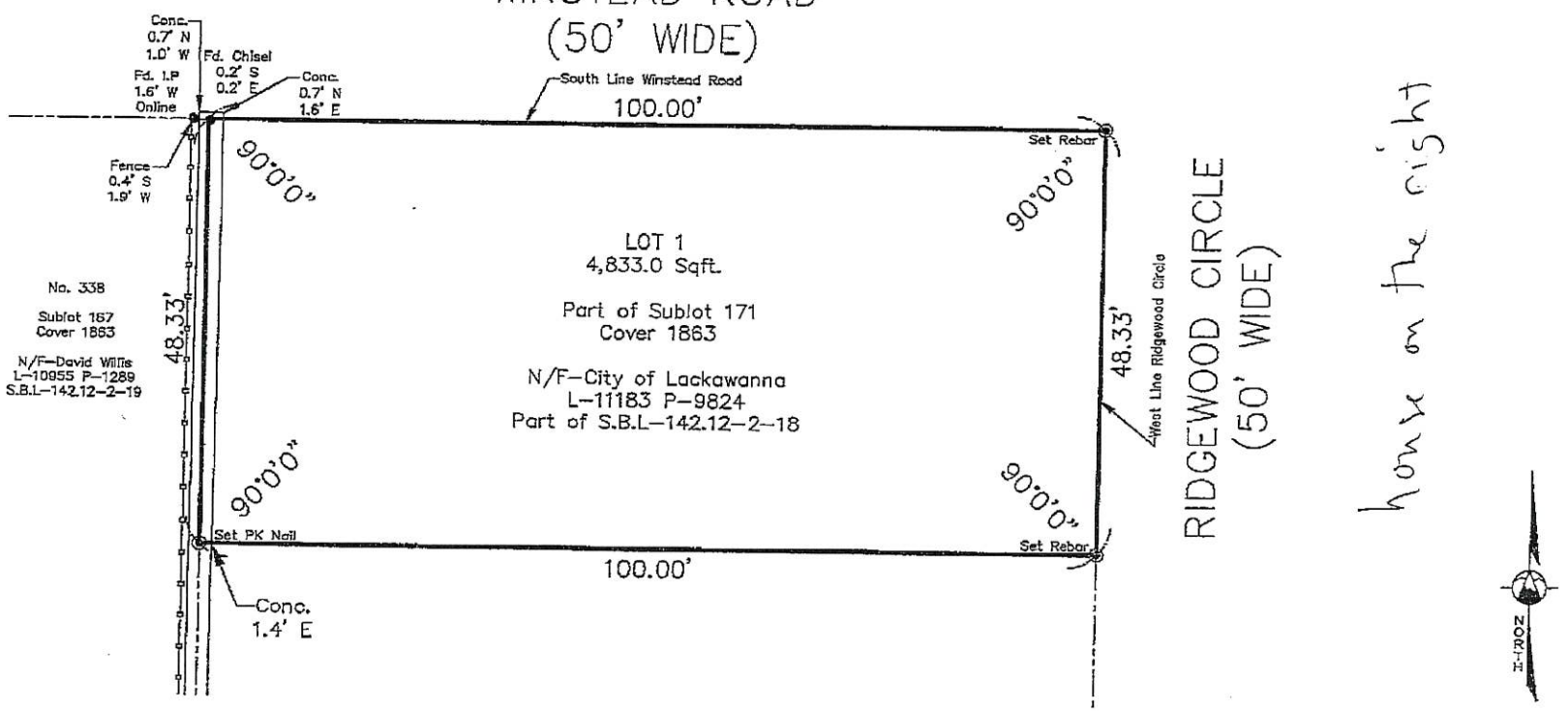
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16

THIS MAP VOID UNLESS STAMPED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL NO 050003

SURVEY

LOT 1 RIDGEWOOD CIRCLE #334
LACKAWANNA, NEW YORK



ADDRESS: LOT 1 RIDGEWOOD CIRCLE, LACKAWANNA NEW YORK

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

SURVEY REFERENCE: COVER 1883

LEGAL: PART OF LOT-290, T-10, R-7 OF THE BUFFALO CREEK RESERVATION DISTINGUISHED AS PART OF SUBLOT 171 UNDER MAP COVER 1883, 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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PH: (716) 667-9733 EMAIL: JEFF@GENZELSURVEY.COM

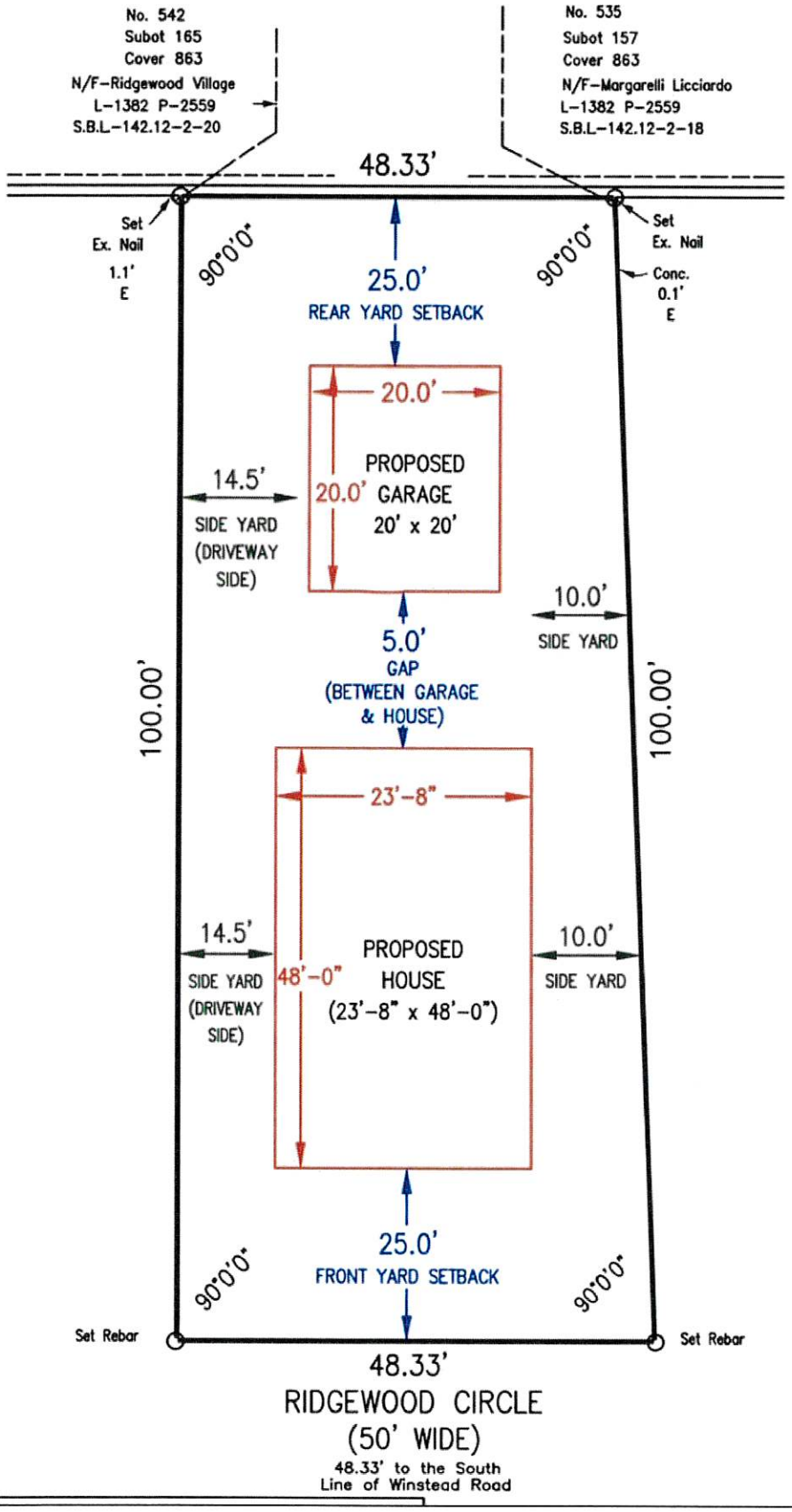
JOB NO. 11416 DATE: 03/13/26 DWN. BY: DJK

9/16 a. Gl

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

SURVEY

LOT 2 RIDGEWOOD CIRCLE
LACKAWANNA, NEW YORK



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 9/15/26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 1971 ABBOTT SUITE A

Reason in Front of Board SITE PLAN APPROVAL

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

Agenda Applicant JOSEPH ODIERNO

Agenda Item MOVING AN EXISTING BUSINESS FROM 1212 ABBOTT

Zone IN NEIGHBORHOOD 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) ✓

Description of agenda use MOVING CURRENT OPERATIONS INCLUDING A CALL CENTER FOR DEPT COLLECTIONS.

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: 8/18/26 Application No._____

Site Plan Review — Filing Fee $10.00

0 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	$ 60.00
_____Special Use Permit	$ 500.00
_____Development Plan Review	$ 50.00

Property Address: 1971 Abbott Road, Suite A, Lackawanna, NY, 14218

S.B.L. No. Reference # 2026-08-18-91220

Description of Proposed Project: Moving current operations to this address.

Current operations include a call center for debt collections

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.

Joseph ODierno
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: 123 Farm Property Holdings

Address: 1971 Abbott Road, Suite A

Lackawanna, NY, 14218

Director of Development

Asset Recovery Bureau is a third-party debt collection agency founded in 2016. We recover outstanding receivables and distressed assets for clients in industries such as consumer lending, and financial services. We are nationally licensed across all 50 states. Our clients are lenders and investment firms that purchase charged off receivables. We operate in a call center environment using telephone, digital communication and text message.

As a national operation, Asset Recovery Bureau LLC maintains strict adherence to federal regulations, industry standards, and local laws across various states and municipalities. We understand that compliance is an evolving responsibility, and we heavily invest in staying updated on current requirements and anticipated changes.

We currently have 17 employees and with the move to 1971 Abbott Road, Suite A, Lackawanna, NY, 14218 we will be looking to grow to 25 – 30 employees.

0
0
0 LAND
0 LAND
0 LAND
0 LAND
0
Parking
1965 ABBOTT RD
1971 ABBOTT RD
© All EagleView Technology Corporation

04/23/2026

COMMERCIAL LEASE

THIS LEASE AGREEMENT is made and entered on this ___1___ day of August 2026 by and between 123 FARM PROPERTY HOLDINGS, INC., with an address of 1971 Abbott Road, Lackawanna, New York 14218 (herein referred to as "Lessor") and ASSET RECOVERY BUREAU LLC., with an address of 1971 Abbott Road, Suite "A", Lackawanna, New York 14218 (herein referred to as "Lessee"). Lessor agrees to lease to Lessee the premises situated at 1971 Abbott Road, Suite "A", Lackawanna, New York 14218, being commercial office space consisting of 3534 sq. ft. under the following terms and conditions:

1. Term. This Lease has a maximum term of two (2) years and shall commence on August 1, 2026 and terminate on July 30, 2028.

2. Rent. Lessee agrees to make, without demand, following rental payments to Lessor:

> Years 1 (August 1, 2026 thru July 30, 2027): The monthly rental payment shall be THREE THOUSAND FIVE HUNDRED THIRTY FOUR DOLLARS ($3,534.00).
>
> Years 2 (August 1, 2027 thru July 30, 2028): The monthly rental payment shall be THREE THOUSAND SEVEN HUNDRED FORTY SIX DOLLARS ($3,746.04).

All rental payments shall be made in U.S. funds, due and payable in advance on the 1st day of each calendar month to the Lessor at 1971 Abbott Road, Lackawanna, New York 14218, or at such other address as Lessor may designate.

3. Security Deposit. Lessee agrees to keep a security deposit with Lessor the sum of

SEVEN THOUSAND SIXTY EIGHT DOLLARS ($7,068.00), to be held without interest, as a security deposit for the full and faithful performance of all lease terms and conditions. Lessee agrees and understands that under no condition shall the security deposit be applied to the last month's rent under this Lease. During the terms of this lease, the security deposit may be used by Lessor to cover any unpaid rent, additionally rent or damages arising from Lessee's breach of the Lease terms. In the event the security deposit is used for such charges, Lessee agrees within ten (10) days of demand, to fully replenish the security deposit. Lessor agrees that at the end of the term, to make an inspection of the Premises to determine the cost of cleaning and repairs, if any, arising from Lessee's occupancy and use of Premises. Lessee agrees to pay any such cleaning or repair charges out of the security deposit. Lessee further agrees to immediately pay any deficiency as a result of such cleaning or repair charges

being in excess of the security deposit. Lessor agrees to refund the excess security deposit, if any, to Lessee. In the event of a bona fide sale of the Premises, subject to this Lease, Lessor shall have the right to transfer the balance of the security deposit made hereunder to the vendee for the benefit of Lessee and Lessor shall be considered released from all liability relating thereto upon notice to Lessee.

4. Late Charges. In the event the monthly rent due hereunder is received by Lessor on or after the 5th day of each month, or if a rent check is not honored due to insufficient funds in Lessee's account, Lessee shall pay a late charge of TWENTY FIVE AND 00/100 DOLLARS ($25.00) for said delinquency. Plus Lessee shall pay an additional late charge of TWENTY FIVE AND 00/100 DOLLARS ($25.00) if the monthly rent due hereunder is received by the Lessor on or after 10th day of each month. After the 10th day of each month an additional late charge of TEN AND 00/100 DOLLARS ($10.00) per day shall be due and owing until Lessor is in actual receipt of the monthly rent. These late charges are without prejudice as to Lessor's other legal rights and remedies.

5. Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

6. Use of Premises. The Premises shall be used and occupied by Lessee exclusively as office space for business purposes. Lessee hereby acknowledges the smoking is strictly prohibited inside any part of leased premises. Smoking will only be allowed outside in a designated smoking area. Lessee shall comply with all the sanitary laws, ordinances, rules, and order of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Premises, during the term of this Lease. Lessee shall not use the Premises for any illegal or immoral purposes. Lessee shall be responsible for all interior office cleaning.

7. Condition of Premises. Lessee hereby stipulates that he has examined the Premises, including the grounds, buildings, improvements and appurtenances; and that they are, at the time of making this Lease, in good and proper working order, repair, and a safe, clean and tenantable condition. Lessee has not relied upon any representations or warranties of Lessor in respect to entering into this Lease or as to the Premises.

8. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this Lease, or sublet or grant any concession or license to use the Premises or any part thereof. An assignment, subletting, concession, or license without the prior written consent of Lessor shall be void and shall, at Lessor's option, be grounds to terminate this Lease.

COMMERCIAL LEASE

9. Alterations and Improvements. Lessee shall make no alterations to the buildings on the Premises or construct any building or make other improvements on the Premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the Premises by Lessee, with the exception of fixtures removable without damage to the Premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the Premises at the termination or cancellation of this Lease.

10. Damage to Premises. If the Premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the Premises shall be promptly repaired or rebuilt by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises may have been partially or wholly rendered

untenantable. If the Premises should be damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, where because of the extent of the damage that Lessor shall decide not to repair or rebuild, the term of this lease shall terminate and all rent shall be prorated up to the time of the damage.

11. Dangerous Materials. Lessee shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company or governmental agency.

12. Utilities. Lessee shall be responsible for arranging for and paying for all utilities that are used in the Premises which include the following: telephone, cable or satellite TV, & internet service. Electric, natural gas, & water utility costs will be paid by the Lessor.

13. Maintenance and Repair. All maintenance and repair issues shall be divided into two (2) categories as defined below, with the Lessee being responsible for all "Minor Repairs" and the Lessor being responsible for all "Major Repairs" under the following terms and conditions.

A. Minor Repairs: Minor repairs are hereby deemed to be any repairs or that have a total combined cost of less than TWO-HUNDRED and 00/100 DOLLARS ($200.00) AND/OR do not involve any structural components of the leased premises (i.e., roofs, foundations, structural walls, floors, ceilings) AND/OR do not require major changes or repairs to the mechanical systems (i.e., electrical, plumbing or HVAC). Lessee

shall be responsible for all completing and paying for all minor repairs and maintenance as reasonably required to maintain the leased premises and appurtenances in good working condition, and proper sanitary order. All repairs shall be completed in a good and workmanship manner. Lessee shall keep the leased premises and all common areas free from personal property and debris. Lessee shall be responsible for all

interior cleaning/janitorial services.

B. Major Repairs: Major repairs are hereby deemed to be any repairs that have a total combined cost of more than TWO-HUNDRED AND 00/100 DOLLARS ($200.00) AND/OR do involve any structural components of the leased premises (i.e., roofs, foundations, structural walls, floors, ceilings) AND/OR do require major changes or repair to the mechanical systems (i.e., electrical, plumbing or HVAC). Lessor shall be responsible for completing and paying for all general major repairs and maintenance as reasonably required to maintain the leased premises and appurtenances in good working condition and proper sanitary order. Lessor shall also maintain the exterior components of the leased premises and common areas (i.e. parking lot, parking lot lights and fences) in good working condition and proper sanitary order.

14. HVAC Service. Lessor shall be responsible for maintaining & servicing the HVAC system. The Lessee shall only control the HVAC for the purposes of temperature adjustment within the Lessee's space. It is the responsibility of the Lessee to notify the Lessor if there are any issues or problems with the HVAC within a reasonable amount of time to ensure the space is habitable for the Lessee, and ensure that in the event of a major issue, it is dealt with before causing potential risk to the building as a whole.

15. Snow Removal. During the winter months, Lessor shall be responsible for providing a snow removal service, for the purpose of keeping the driveway and common areas reasonably free and clear of snow and ice. However, Lessee shall be responsible for all snow removal (including salting as needed) of the areas consisting of the walkway and front door area of the Leased premises.

16. Yard Maintenance. During the summer months, Lessor shall be responsible for providing a landscaping service, for the purpose of maintaining any landscaped beds or mowing any grass areas.

17. Right of Inspection. With one (1) day prior notice, Lessor and/or his agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof, to enter the Premises for the purpose of inspecting the leased premises and all appurtenances and improvements. In the event of an emergency situation, Lessor

and/or his agents shall have the right at all times to inspect the Premises, without any requirement of prior notice.

18. Display of Signs. During the term of this lease, Lessor or his agent shall have the privilege of displaying the usual "For Sale" or "For Rent" signs on the Premises and of showing the property to prospective purchasers or tenants.

19. Subordination of Lease. This Lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such license or encumbrances. Lessee agrees to execute any instrument subordinating this Lease to any such mortgage or mortgages or renewal or replacements thereof, on request of Lessor, and if Lessee fails upon demand to execute such instruments, Lessor is hereby authorized to execute them as attorney-in-fact for Lessee.

20. Holdover by Lessee. In the event Lessee remains in possession of the Premises with the consent of Lessor after the natural expiration of this Lease, a month-to-month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof, but may be terminated by either party upon thirty (30) days' written notice being served upon the other party.

21. Surrender of Premises. At the termination or cancellation of the lease term, Lessee shall quit and surrender the Premises, leaving them "broom clean", with all carpets professionally cleaned and all personal property and debris properly disposed of, so that the Premises are in as good state and condition as they were at the commencement of this Lease, reasonable use and wear excepted therefrom.

22. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance, or non-performance, or compliance with any other term or condition thereof, this Lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default, or breach, and the impending termination and forfeiture of the Lease shall not result, if within ten (10) days of receipt of such notice, Lessee shall have corrected the default of breach or has taken action reasonably likely to effect such correction within a reasonable time period. Additionally, the following events shall constitute an event of default by Lessee:

A. If Lessee fails or refuses to pay any installment of rent, or additional rent, more than fifteen (15) days after such installment is due.

COMMERCIAL LEASE

B. If Lesser fails or refuses to perform observe or comply with any term, covenant or condition

of this Lease (other than the payment of rent or additional rent) more than twenty (20) days after written notice was received.

C. If Lessee shall make an assignment of its interest in this lease or in the Leased Premises for the benefit of its creditors.

D. If Lessee's interest in this Lease or in the Leased Premises is encumbered, transferred or taken by attachment, lien, execution or other legal process.

E. If any petition shall be filed by or against Lessee by any court, whether or not pursuant to any statute of the United States or any state, if bankruptcy, reorganization, composition, extension, arrangement or insolvency proceedings shall be commenced by or against Lessee or if Lessee shall thereby or otherwise be adjudicated bankrupt, or is such petition shall be approved by the appropriate court or if the court shall assume jurisdiction of the subject matter thereof.

F. If in any proceedings, a receiver or trustee shall be appointed or placed in control of Lessees property.

Upon or at any time after the happening of any one or more of the aforesaid events, Lessee shall be in default under this Lease and Lessor may, at its option, exercise any or all of its rights and remedies as proved in this Lease or as otherwise provided by law or equity.

23. Abandonment. If at any time during the term of this Lease, Lessee abandons the Premises or any part thereof, Lessor may, at its option, re-enter the Premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at its option, as agent for Lessee, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting. Additionally, at Lessor's option, the Lessor may hold Lessee liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting.

24. Abandoned Personal Property. In the event Lessor's right of re-entry is exercised following either termination or cancellation of this Lease, or abandonment of the Premises by Lessee, then Lessor may consider any personal property belonging to

COMMERCIAL LEASE

Lessee and left on the Premises, to have been automatically and permanently abandoned, in which case Lessor may retain or dispose of all such personal property in any manner Lessor shall deem proper and shall be relieved of all liability to Lessee for any retention or disposal.

25. Condemnation. In the event any person or corporation or other entity, municipal, public, private or otherwise, shall lawfully condemn and by reason thereof acquire and title to or interest in the Leased Premises, or by condemnation proceedings in pursuance of law, general, special or otherwise, Lessor shall be entitled to and shall, except as hereinafter provided, receive any award that may be made, including the award, if any, to Lessee for the value of the unexpired term of this Lease. Lessee shall and hereby does assign and transfer to any award that may be so made to Lessee for any damages for the term of years hereby demised, and Lessee shall have no claim against Lessor for the value of the unexpired term thereof. Such assignment shall include any award for taking of or damage to any and all improvements or fixtures on the Leased Premises, except the trade fixtures of Lessee

26. Waiver of Liability. Lessee hereby unconditionally agrees to indemnify and hold harmless Lessor from and against any and all liability or claims arising from injury or damage to any person or property, occasioned wholly or in part by any act or omission of Lessee, it's agents, servants or employees. Lessor shall not be liable for any injury or damage to any person or property due to gas, electricity, water, rain or snow, latent defects in the building, or any other cause unless same be caused by or through the gross negligence or intentional act of Lessor or Lessor's agents, servants, or employees. Lessor shall not be liable for injury or damage to any person or property caused by other tenants or persons in the building.

27. Insurance Requirements. Lessee agrees to obtain and maintain renters insurance covering all it's contents and personal property in the Premises against property damage and against general liability claims, with minimum general liability coverage of $1,000,000.00. Proof of said insurance shall be provided to the Lessor prior to the commencement of the term of this Lease, and said policy shall name the Lessor as an additional insured party. Lessor agrees during the full term of this lease or any renewals hereof to maintain the aforesaid property insurance covering the building and improvements against property damage and against general liability claims, with minimum general liability coverage of $1,000,000.00.

28. Rules and Regulations. Lessee shall conform to and comply with any and all rules or regulations Lessor has enacted regarding use of the Premises, or such other reasonable rules which may from time to time be adopted by Lessor. Lessee shall be given ten (10) days prior written notice of all rules and regulations whether prior to

the execution of this Lease or whether prior to any future adoption of rules and regulations.

29. Withholding Rental. Notwithstanding any other provisions contained in this Lease, it is understood and agreed that in the event of default in performance of any covenant, agreement, term or condition to be performed by the Lessor, or if for any other reason Lessee might be entitled to any reimbursement from the Lessor, in no event shall Lessee deduct or withhold any such amount from rental payments due Lessor pursuant to the rental provision of this Lease.

30. Legal Expenses. In the event Lessor shall be compelled to pay any expenses, including reasonable court and attorneys' fees in instituting, prosecuting, or defending any action or proceeding instituted by reason of any default of Lessee hereunder, the sum or sums so paid by Lessor, with all interest, costs and damages, shall be deemed to be additional rent hereunder and shall be due and payable from the Lessee to the Lessor on the first day of the next rental period following the incurring of such expenses.

31. Notices. Any notice to be given to a party under the terms of this Lease shall conclusively be deemed served if in writing and personally delivered to the other party or sent by first class mail.

32. Failure to Enforce Not Waiver. The failure of Lessor to insist upon strict performance of any of the covenants or conditions of this Lease or any rules or regulations against Lessee or other tenants, is not to be construed as a waiver of any succeeding breach of the same covenant or condition.

33. Invalidity. The invalidity or unenforceability of any provision of this Lease shall in no way affect the validity or enforceability of any other provision hereof.

34. Captions. The captions contained herein are for reference purposes solely and shall not be deemed to be a part hereof or to modify or qualify any of the terms, covenants or conditions hereof.

35. Modification. No change, modification or amendment of this Lease shall be valid unless the same is in writing and executed by all the parties hereto.

36. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of New York.

COMMERCIAL LEASE

37. Entire Agreement. This Lease constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties or agreements except as provided herein.

38. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

LESSOR:

123 FARM PROPERTY HOLDINGS, INC.

By:_____
Gregory Cavanaugh, Property Manager

Dated: _____ ___, 2026

LESSEE:

ASSET RECOVERY BUREAU LLC.

By: [redacted]

Joe Odierno, Title: CEO

Dated: 07/02/2026 ___, 2026

In accordance with Paragraph 28 "Rules and Regulations" of the Lease, the rules and regulations set forth below shall be binding and enforceable provisions of said Lease as though they were set forth in the main body of said Lease. The failure of Lessee to abide by these rules and regulations and the failure of Lessee to cure any violations within any stated cure period shall be deemed a default under the Lease.

1. Electrical Panels: The electrical panels within the Premises shall be kept clear of all obstructions or impediments to ensure the continuous open and easy access to the same, and to comply with any and all relevant OSHA Regulations or New York State Fire Codes.
2. Fire evacuations: The building has a fire evacuation procedure which will be reviewed upon moving into the space. It is required that all personnel in the space evacuate the building if the alarm system goes off in order to ensure they are accounted for with the fire department should an evacuation be required.

Lessor: 123 Farm Property Holdings, Inc. By: _____
Gregory Cavanaugh, Property Manager Dated: _____, ____ 2026

COMMERCIAL LEASE

Lessee: Asset Recovery Bureau LLC By: [redacted]
Joseph Odierno, Title: CEO Dated: 07/02/2026, ____ 2026

City of Lackawanna
Office of Code Enforcement

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

Date 9/15/26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 51 E. ALLEN 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'X60' NEW BUILD POLE 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) N/O

Scott Hayes
Code Enforcement Officer

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

APPLICATION
TO THE CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD

Date: 1/29/26 Application No._____

Site Plan Review	Filing Fee ~~$10.00~~
X Less than 0.5 acres	~~$ 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: 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 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: Matt Foster

Addre[redacted]

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:

	Fee
✓ Land Use Variance	~~$ 250.00~~
_____ Zoning Law Appeal	$ 250.00

Property Address: 51 Eagan

S.B.L. No. _____

Description of Action to be Appealed: New build
30'X60' 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

[redacted]

Matthew Foster
Name of Applicant

Signature of Applicant

[redacted]

Address of Applicant

Applicant Phone No.

[redacted]

Applicant's Email

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

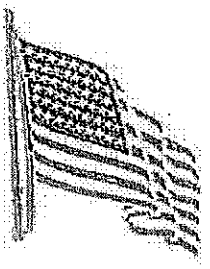
Property Owner:

NAME: Matthew Foster

Addre[redacted]

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: 51 Eagan

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 architore

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.

[redacted]

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

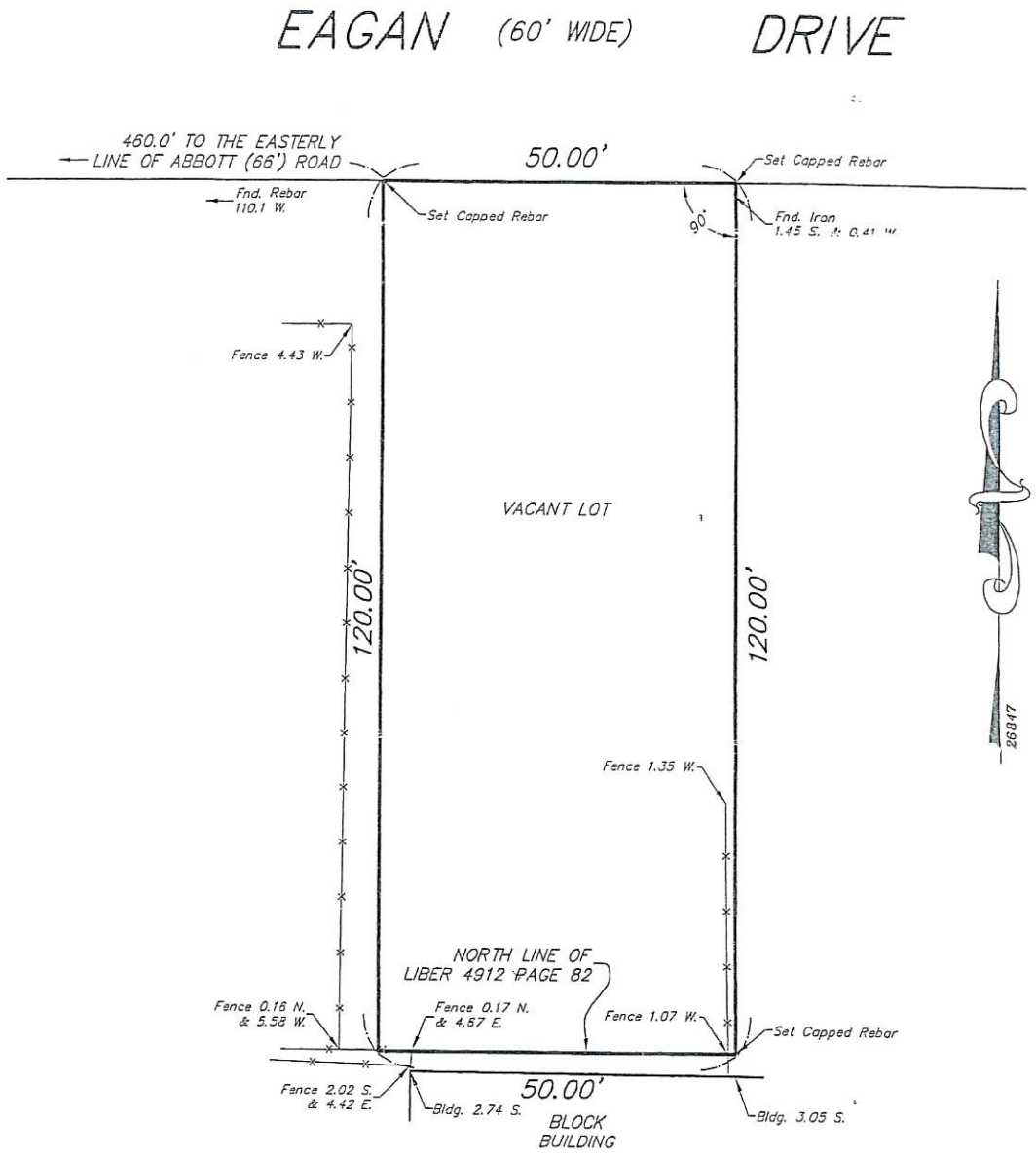
Millard, MacKay & Delles
Millard & MacKay
Amherst Land Surveying
Roy D. Millard, L.S.
Fred Strack, L.S.
David J. Millard, L.S.
Elwood Hummel, L.S.
John P. Niebrich, L.S.
Malcolm L. MacKay, L.S.
G. Granson Geis, L.S.

TRUE N RTH

LAND SURVEYING, PLLC
BUFFALO, NY

Phone: (716) 631-5140

Email: Truenorthpllc@aol.com



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 CURRENT STANDARDS FOR LAND SURVEYS ADOPTED BY THE BAR ASSOCIATION OF ERIE COUNTY AT THE REQUEST OF Anthony J. Cervi

CHRISTOPHER J. BARR NYSPLS No. 051068

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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"

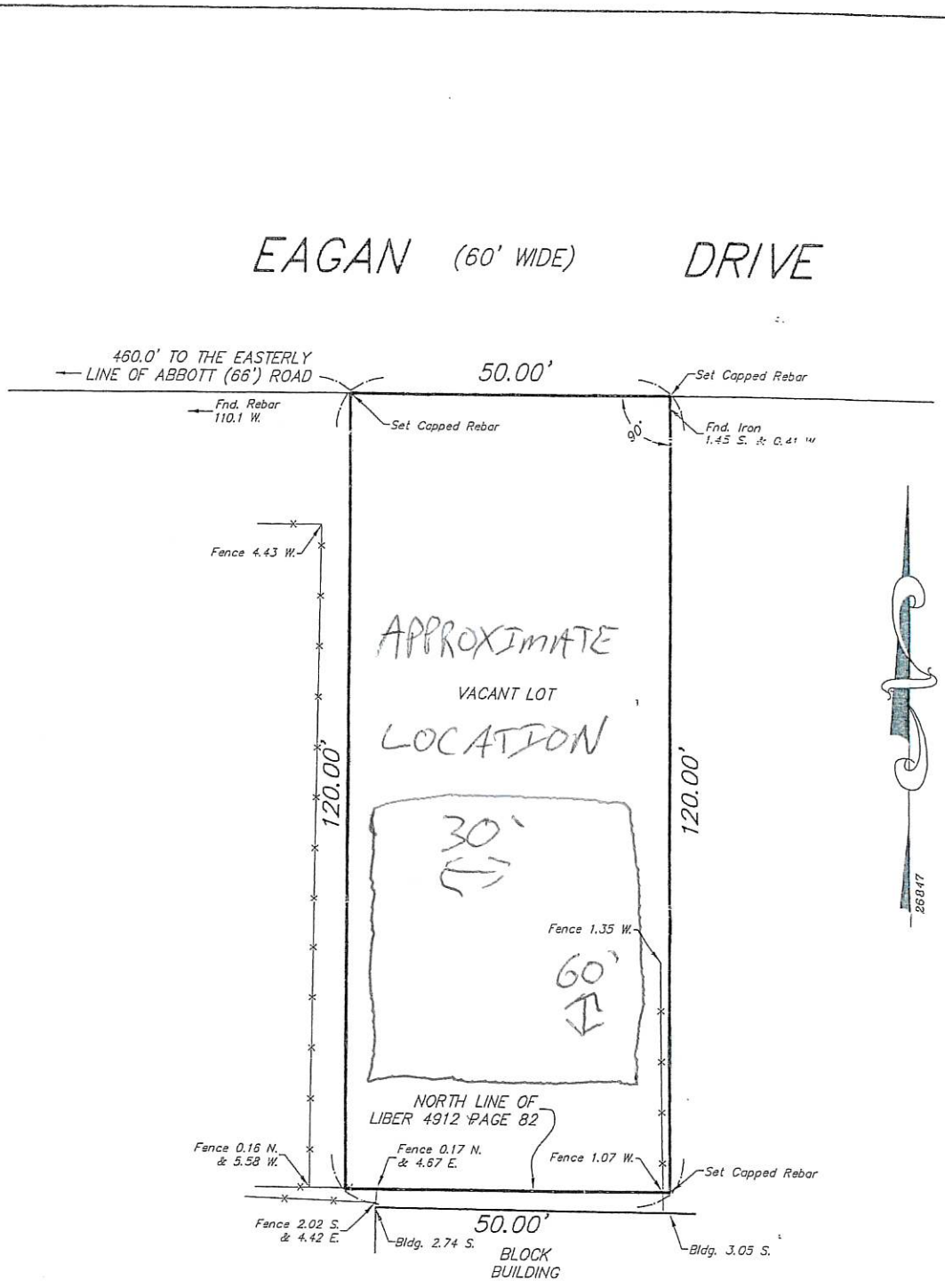
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

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

SBL No. 142.08-2-5

TITLE NO. 142.08-2-5



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.

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Christopher J. Barr

CHRISTOPHER J. BARR NYSPLS No. 051068

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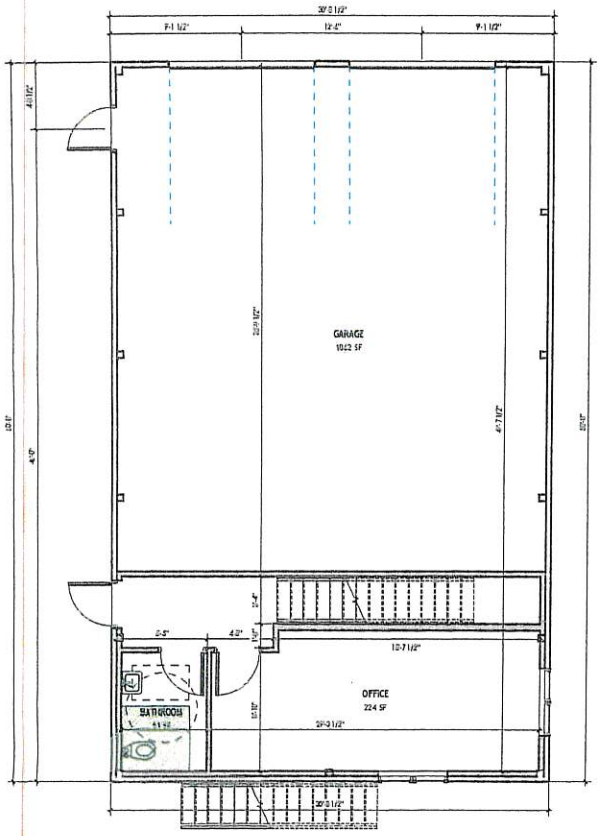
PART OF LOT 289 SECTION ____ TOWNSHIP 10 RANGE 7 OF THE: Buffalo Creek Reservation SURVEY- Erie COUNTY, N.Y.

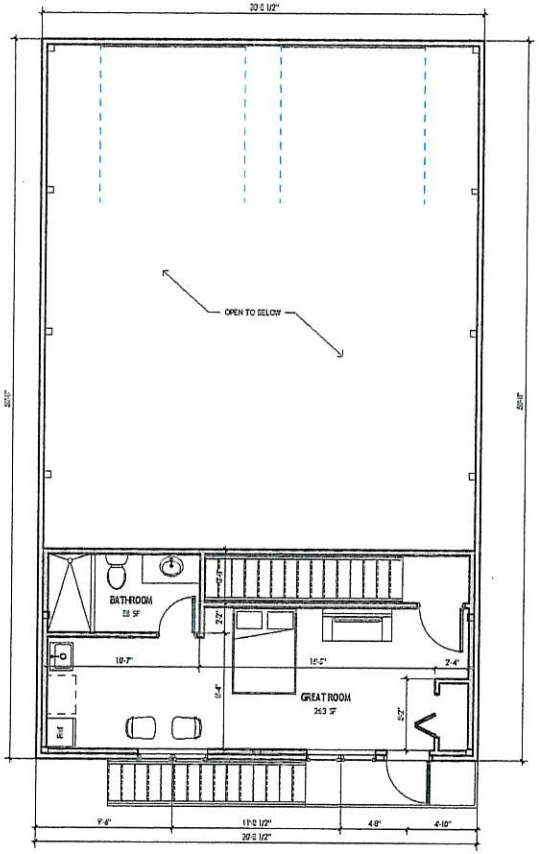
SURVEY OF: 51 Eagan Drive, City of Lackawanna

SBL No. 142.08-2-5

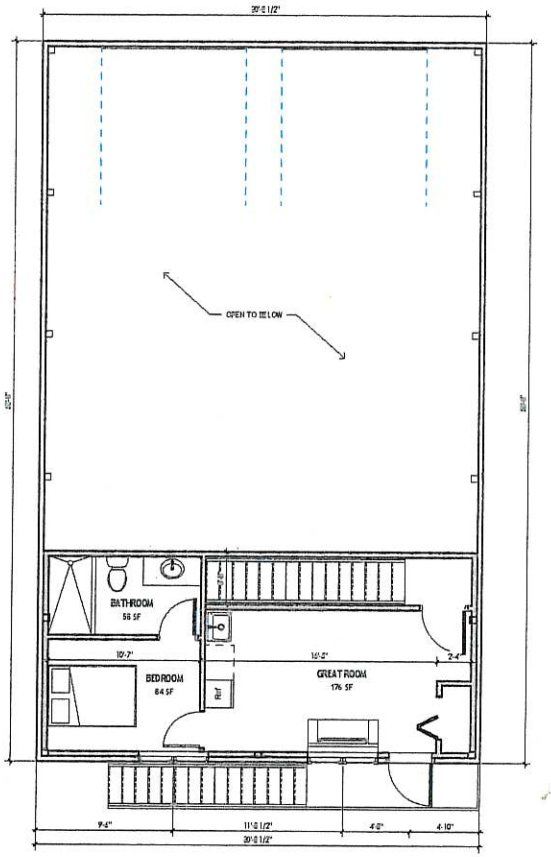
TITLE NO. 142.00-2-5



1 GROUND FLOOR ARCHITECTURAL PLAN
1/4" = 1'-0"



2 SECOND FLOOR OPTION 1
1/4" = 1'-0"



6 SECOND FLOOR OPTION 2
1/4" = 1'-0"

WAVES
ARCHITECTURE & ENGINEERING
4350 SENECA ST., W. SENECA NY 14224

PROJECT INFORMATION

Project Name
POLE BARN M-FOSTER

Project Address
51 EAGAN DRIVE, CITY OF LACKAWANNA, NY 14218

Client Name
MATT FOSTER

Waves Project Number
24052.00

PROJECT ISSUE & REVISION SCHEDULE

#	Description	Date

PROFESSIONAL STAMPS

IAAPA MEMBER

SHEET INFORMATION

Issued	Scale for 24x36 Sheets
12/5/25	1/4" = 1'-0"

Project Status
Construction Documents

Drawing Title
ARCHITECTURE FLOOR PLANS

Drawn By	Checked By
CP	JH

Drawing Number
A101

An official website of New York State.
Here's how you know

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	
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

Gmail Scott Hayes <shayes@lackny.com>

Development

2 messages

Matthew Foster <[redacted]> Mon, Jan 26, 2026 at 9:10 PM
To: "shayes@lackny.com" <shayes@lackny.com>

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
[redacted]

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
Office of Code Enforcement

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

Date 9/15/26.

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 206 RIDGE ROAD

Reason in Front of Board SITE PLAN APPROVAL

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

Agenda Applicant MARIUS OWENS

Agenda Item FOUR STORAGE CONTAINERS / REAR BERM

Zone INDUSTRIAL ZONE.

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) /

Description of agenda use APPROVAL FOR FOUR STORAGE CONTAINERS AND A BERM TO BE ADDED TO THE REAR OF THE PROPERTY

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: 7/31/2026 Application No._____

Site Plan Review	Filing Fee $10.00
_____Less than 0.5 acres	$ 50.00
~~X~~ 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: 206 Ridge Rd

S.B.L. No. _____

Description of Proposed Project:

- For Storage Container during remodeling
- Berm on Rear of Property

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.

Marius Owner
Name of Applicant

[redacted]
Signature of Applicant

[redacted]
Address of Applicant

[redacted]
Applicant Phone No.

[redacted]
Applicant's Email

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

Property Owner:

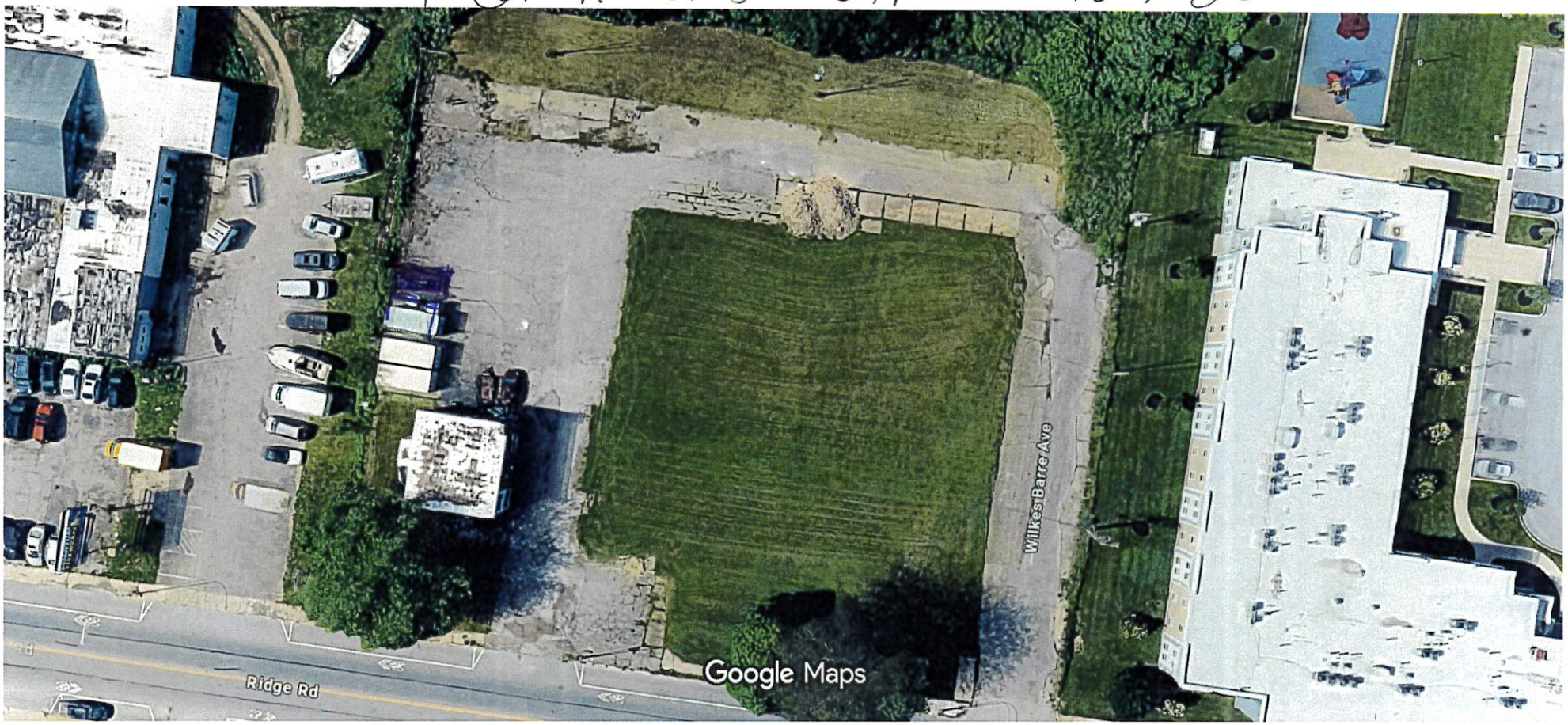
NAME: Marius Owner

Address: [redacted]

Director of Development

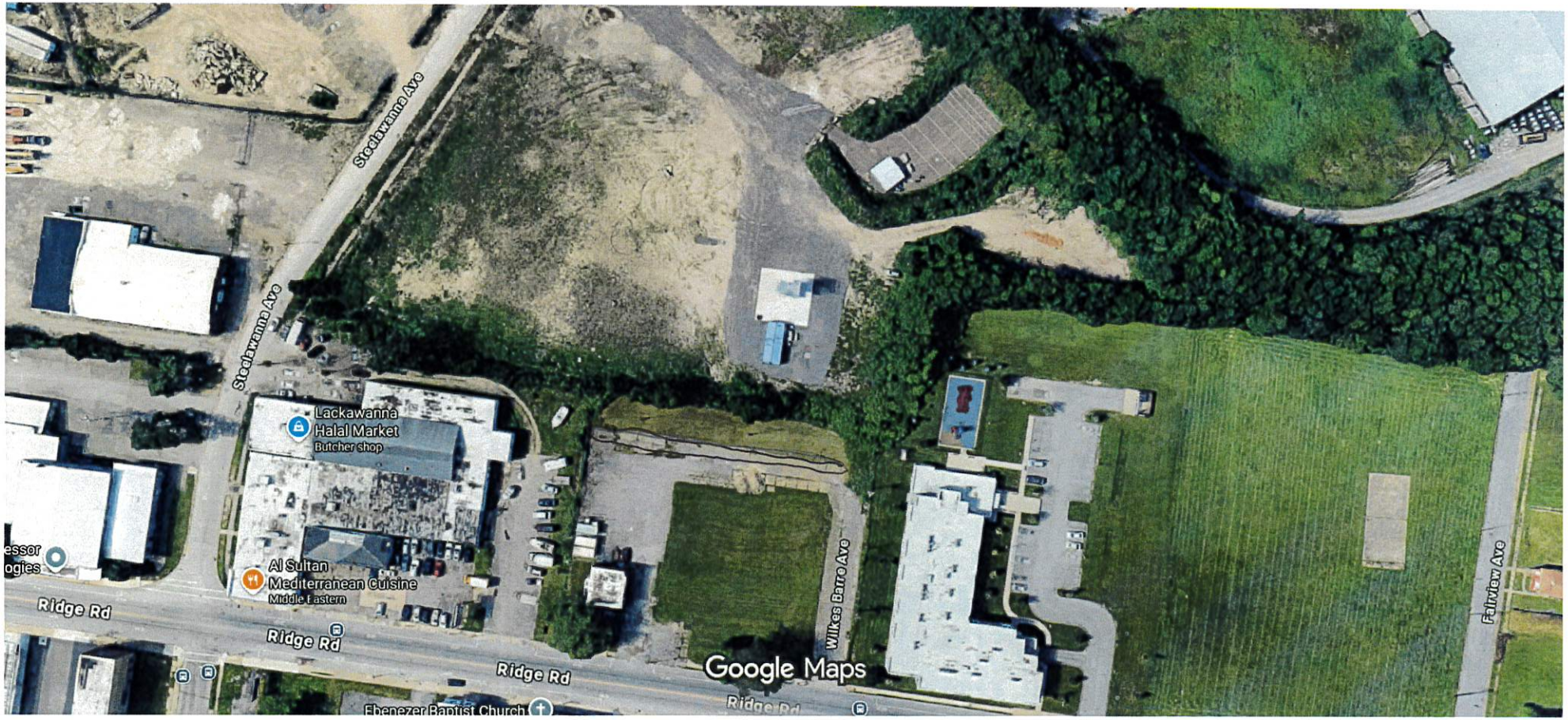
Google Maps

4 CONTAINERS TOTAL. 10' x 20'

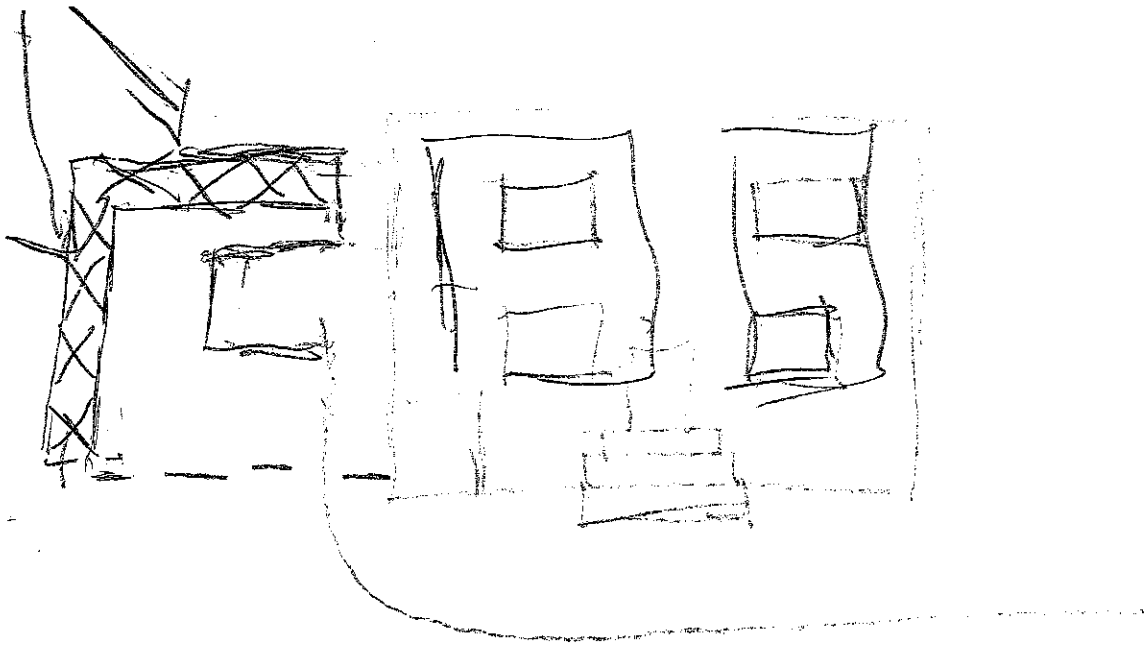


Imagery ©2026 Google, Imagery ©2026 Airbus, Map data ©2026 20 ft

Google Maps



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

BERM 8' TALL.

Proposed Forms