City of Lackawanna
Department of Development

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

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Date 11/18/26

Property Address 2504 SOUTH PARK AVE.

Reason in Front of Board USE VARIANCE / SITE PLAN APPROVAL

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

Agenda Applicant EVAN WALTON / CASH 4 CARS WNY LLC

Agenda Item REQUESTING AN USE VARIANCE AND SITE PLAN

Zone NEIGHBORHOOD COMMERCIAL

Use variance needed? (Yes) / No

Description of use variance (not allowed in that zone) CHANGE OF USE.

Area variance needed? Yes / (No)

Description of area variances needed (parking, height, etc.) ✓

Description of agenda use REQUESTING TO MOVE TO 2504 SOUTH PARK TO ACCOMMODATE AN ONLINE USED VEHICLE RESALE BUSINESS

Code Enforcement research (attached if applicable) YES

Legal opinion / research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer

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

APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: October 30, 2026 Application No. _____

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

Property Address: 2504 South Park Avenue, Lackawanna, NY 14218

S.B.L. No. 142.23-1-3

Description of Action to be Appealed: Request for a land use variance to operate a small, low-traffic administrative office for an existing, primarily online used-vehicle purchasing and resale business; three designated parking spaces, very limited customer activity, minimal signage, and no inspections, repairs, or vehicle servicing. See attached narrative.

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

Evan Walton
Name of Applicant

[redacted]
Signature of Applicant

[redacted]
Address of Applicant

[redacted]
Applicant Phone No.

[redacted]
Applicant's Email

Owner, Cash4Cars WNY I I C
Role of Applicant to Project
(owner, attorney, lessee, agent, architect, engineer, contractor...)

Property Owner:

NAME: 2504 South Park Ave LLC

Address [redacted]

Director of Development

ZONING BOARD OF APPEALS

SUPPORTING STATEMENT - LAND USE VARIANCE

Applicant: Evan Walton, Cash4Cars WNY LLC

Property: 2504 South Park Avenue, Lackawanna, NY 14218

SBL: 142.23-1-3

Property Owner: 2504 South Park Ave LLC

Proposed Use

Cash4Cars WNY LLC requests approval for a small administrative office for its existing, primarily online used-vehicle purchasing and resale business. Three designated vehicle parking spaces are proposed to satisfy applicable New York State Department of Motor Vehicles business-location requirements. The proposed use is limited in scale and is not intended to function as a conventional retail car lot.

Operations and Customer Activity

Vehicle purchasing and resale transactions would take place primarily online or by telephone. On-site customer activity would be very limited, with visits generally by arrangement. The proposed office would not operate as a public vehicle showroom or high-traffic sales location.

Parking and Neighborhood Compatibility

Three designated vehicle spaces are proposed within the property, closer to existing buildings rather than prominently along the street frontage, as illustrated in the accompanying preliminary parking exhibit. The intent is to minimize visibility and maintain a low-profile appearance compatible with the surrounding neighborhood. Signage would be minimal, small, and unobtrusive, subject to City approval.

No Vehicle Service Activities

No vehicle inspections, repairs, or servicing would occur on the property at any time. No vehicle dismantling or scrapyard activities are proposed as part of this use.

Request for Consideration

The applicant respectfully requests consideration of this limited administrative use and its modest traffic, parking, and visual impacts. The applicant will comply with applicable City requirements and any conditions of approval. Any separately required site plan review will be pursued as directed by the City.

Submitted by: Evan Walton, Owner, Cash4Cars WNY LLC

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 a Use Variance

(All applicants must answer questions below when a Use Variance is sought)

The Zoning Board of Appeals may not grant a Use without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

(1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

(2) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

(3) the requested use variance, if granted, will not alter the essential character of the neighborhood; and

(4) the alleged hardship has not been self-created.

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

Property Address 2504 South Park Avenue, Lackawanna, NY 14218

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

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

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

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

5. Is the alleged hardship self-created?

See attached response 5.

[redacted]

Sign Application and Print Name Below

Evan Walton, Owner, Cash4Cars WNY LLC

CASH4CARS WNY LLC — USE VARIANCE RESPONSES

Property: 2504 South Park Avenue, Lackawanna, NY 14218 **SBL:** 142.23-1-3

Applicant: Evan Walton, Owner, Cash4Cars WNY LLC

Property owner: 2504 South Park Ave LLC

Proposed use: A small, low-traffic administrative office for a newly DMV-approved business proposing primarily online used-vehicle purchasing and resale, with three designated parking spaces (per DMV requirements). On-site customer activity would be very limited, with minimal, small signage. No inspections, repairs, or vehicle servicing would occur on the property at any time.

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

Cash4Cars WNY LLC recently received approval from the New York State DMV. It has not yet begun vehicle sales or received its dealer plate. The building at its current registered location, 1166 Abbott Road in Buffalo, is being sold, creating uncertainty about whether the business may remain there. The proposed South Park location would accommodate a small administrative office and three designated parking spaces. These circumstances explain the need to establish a new location; they do not, by themselves, establish that the South Park property cannot earn a reasonable return from uses permitted under its current zoning. Any financial evidence required to demonstrate that standard would need to be provided by the property owner or other appropriate party.

2. Why is the alleged hardship unique to this property?

The proposed South Park location has been identified as a potential site for a limited office-based operation with three designated parking spaces, rather than a conventional automobile sales lot. The applicant requests consideration of the specific proposed use and site conditions. No unique physical or economic hardship affecting this property is asserted without supporting documentation.

3. Will the variance alter the essential character of the neighborhood?

The proposed operation is not expected to materially alter the neighborhood's character. When operations begin, vehicle purchases and sales would be handled primarily online or remotely. On-site customer visits would be very limited, signage would be small and unobtrusive, and only three parking spaces would be designated for the business. No inspections, repairs, or vehicle servicing would occur on the property at any time.

4. Will the proposed variance adversely affect physical or environmental conditions?

No significant adverse physical or environmental effects are anticipated from the proposed limited operation. The site would be used primarily for administrative activity, with very limited customer visits and occasional vehicle pickup or transportation. The three designated parking spaces and minimal signage are intended to limit traffic, noise, and visual impact. No inspections, repairs, or vehicle servicing would occur on the property at any time.

5. Is the alleged hardship self-created?

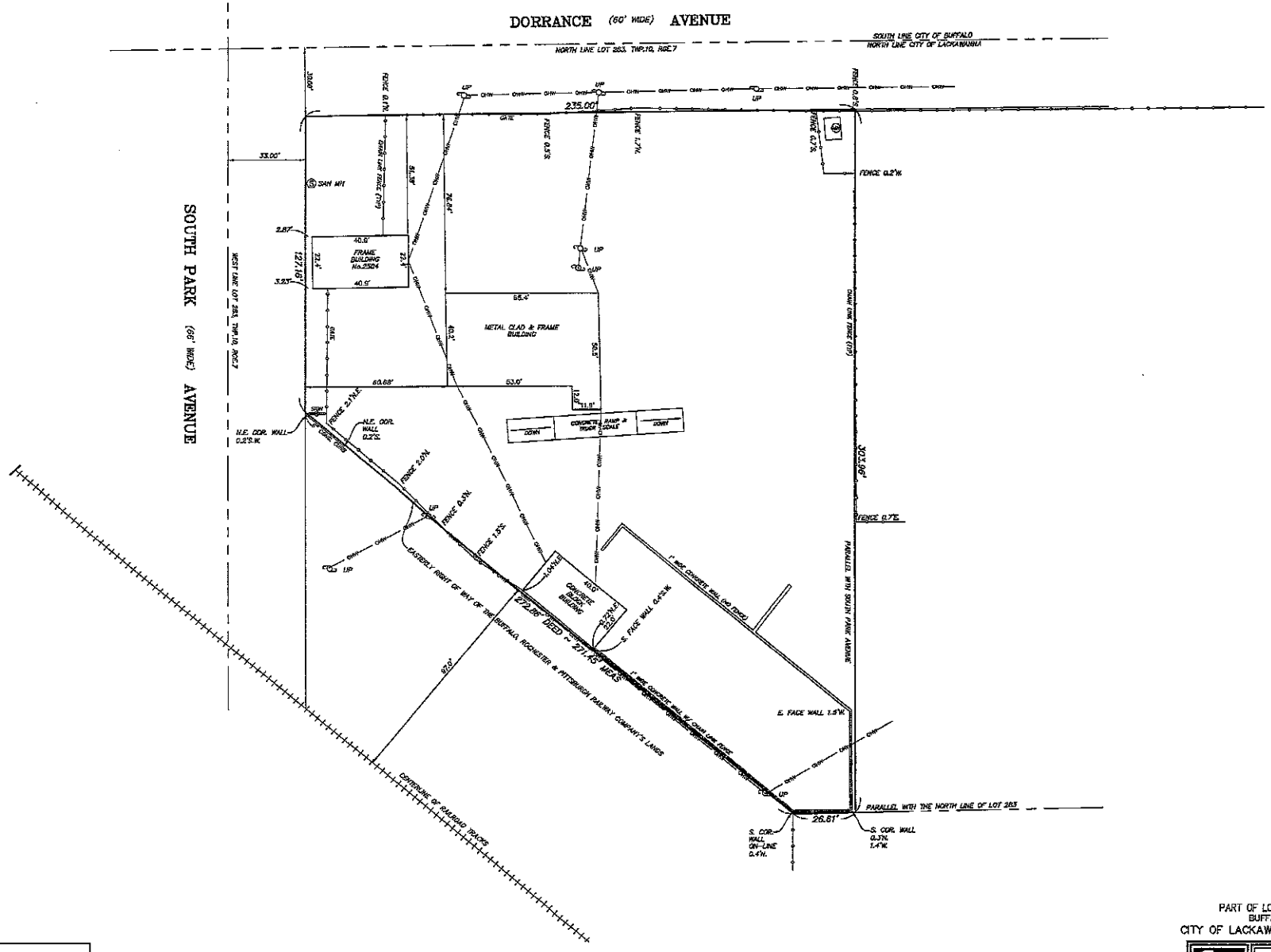
The business recently received DMV approval but has not yet conducted vehicle sales or received its dealer plate. The building at its current registered location, 1166 Abbott Road, is being sold, creating uncertainty about continued occupancy. The applicant is therefore seeking an approved location before beginning operations. Those circumstances were not created by the proposed South Park operation, but they do not independently establish that any zoning hardship associated with the South Park property is non-self-created. The applicant requests the Board's consideration based on the circumstances and any additional evidence the Board requires.

Submitted by: Evan Walton, Owner, Cash4Cars WNY LLC

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

● SET OR EX. 5/8" REBAR

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 283, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE
4820 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4949

Job No. 11253 Date: DECEMBER 8, 2023
Scale: 1" = 30' TAX No. 142.23-1-2 & 3

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

● SET OR Ex. 5/8" REBAR

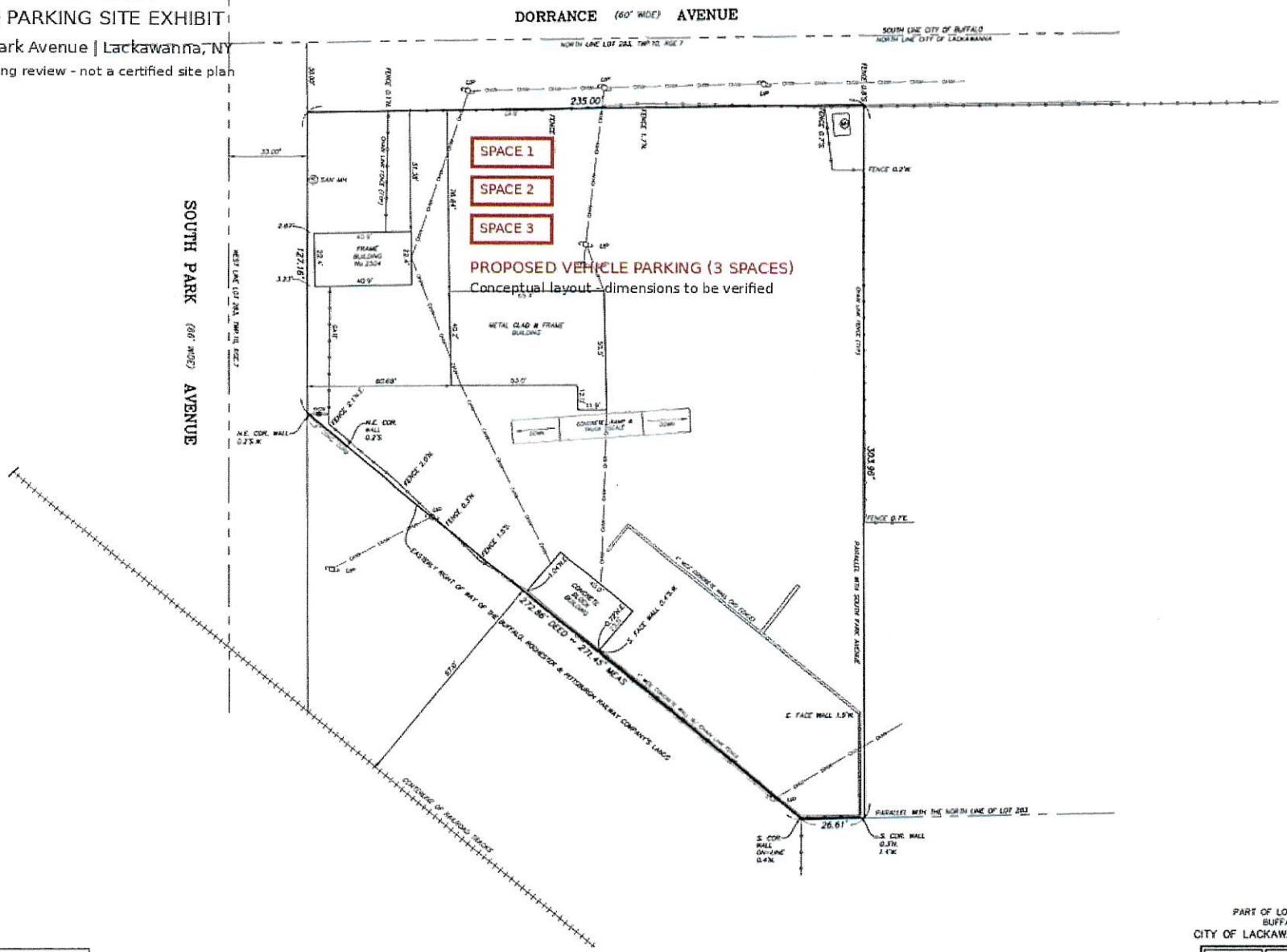
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

CASH FOR CARS WNY

PROPOSED PARKING SITE EXHIBIT

2504 South Park Avenue | Lackawanna, NY

Preliminary zoning review - not a certified site plan



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 283, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4600 GENESEE STREET, SUITE 109
BUFFALO, NEW YORK 14225
(716) 633-4646 FAX 633-4945

Job No. 11253 Date: DECEMBER 8, 2023

Scale: 1" = 30' TAX No. 142.23-1-2 & 3


2422 SOUTH PARK
2439 SOUTH PARK
2500 SOUTH PARK AVE
61 DORRANCE AVE
2501 SOUTH PARK AVE
2504 SOUTH PARK AVE
0
2514 SOUTH PARK AVE
2441 SOUTH PARK
© All EagleView Technology Corporation

03/30/2026

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

Application Notice

November 10, 2026

Evan Walton
[redacted]

Regarding: 2504 South Park Avenue, Lackawanna, NY 14218

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

Zoning Board of Appeals

Date: November 18, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: November 18, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

14M Enterprises Inc – 2540 South Park Avenue
Sorrento Lactalis Inc – 2501 South Park Avenue
Howard Feller – 67 Dorrance Avenue
William Simson – 65 Dorrance Avenue
Francesca Goodwin – 63 Dorrance Avenue
Erie County Sewer Dist #6 – 61 Dorrance Avenue

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

Application Notice

November 10, 2026

2504 South Park Ave LLC
[redacted]

Regarding: 2504 South Park Avenue, Lackawanna, NY 14218

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

Zoning Board of Appeals

Date: November 18, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: November 18, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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

Boarding Neighbors:

14M Enterprises Inc – 2540 South Park Avenue
Sorrento Lactalis Inc – 2501 South Park Avenue
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William Simson – 65 Dorrance Avenue
Francesca Goodwin – 63 Dorrance Avenue
Erie County Sewer Dist #6 – 61 Dorrance Avenue

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

Bordering Property Notice

Dear Sir or Madam:

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

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

Address: 2504 South Park Avenue, Lackawanna, NY 14218

Property owner: 2504 South Park Ave LLC

Applicant: Evan Walton / Cash4Cars WNY LLC

Regarding: Requesting a use variance to accommodate an administrative office for an online used vehicle purchasing and resale business in the Neighborhood Commercial (NC) Zone.

Regarding: Requesting site plan approval to operate an administrative office for an online used vehicle purchasing and resale business in the Neighborhood Commercial (NC) Zone.

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

November 18, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

November 18, 2026 @ 6:00 P.M. (Planning & Development Board)

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

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

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

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

City of Lackawanna
Department of Development

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

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Date 11/18/20

Property Address 2711 SOUTH PARK AVE.

Reason in Front of Board AREA VARIANCE / SITE PLAN APPROVAL

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

Agenda Applicant MARCUS ANDREWS / COREY WILLIAMS

Agenda Item REQUESTING TO OPEN AN EVENT SPACE.

Zone IN CENTRAL BUSINESS DISTRICT.

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.) VARIANCE FOR 42 PARKING SPACES, CHANGING A RESTURANT TO A SOCIAL EVENT SPACE FOR RENT.

Description of agenda use REQUESTING TO OPEN AN EVENT SOCIAL SPACE FOR PUBLIC AND PRIVATE RENTAL

Code Enforcement research (attached if applicable) YES

Legal opinion / research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer

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

APPLICATION
TO THE CITY OF LACKAWANNA
ZONING BOARD OF APPEALS

Date: 9/30/26 Application No. _____

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

Property Address: 2711 Southpark ave

S.B.L. No. 142.38-2-22.1

Description of Action to be Appealed: Requesting a use Variance to operate a place of Public Assembly and private event rental hall within the existing 7,338 sq.ft. commercial Structure. The former restaurant space will be used for private social gatherings & Community functions utilizing the existing floor plan for guest Seating with kitchen facilities restricted to pre-prepared Catering Staging only.

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]

Corey Williams

Name of Applicant

Signature of Applicant

[redacted]

Address of Applicant

[redacted]

Applicant Phone No.

Applicant's Email

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

Property Owner:

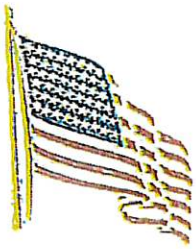
NAME:_____

Address:_____

_____

Director of Development

CITY OF LACKAWANNA
DEPARTMENT OF DEVELOPMENT
714 Ridge Road – Room 309
Lackawanna, NY 14218
Tel: (716) 827-6474 Fax: (716) 827-1866



City of Lackawanna Criteria for an Area Variance

(All applicants must answer questions below when an Area Variance is sought)

Before the Zoning Board of Appeals may grant an Area Variance the Applicant must provide proof of, and the ZBA must consider the following:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

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

(c) The board of appeals, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

Property Address: 2711 South park ave

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, an undesirable change to the neighborhood character or detriment to nearby properties will not be created because Visionz social Event Space requires zero new Construction or physical modifications to the exterior of the property. The event space will utilize an existing, fully constructed building that is already integrated into the fabric of the neighborhood. Operationally, the event space will protect nearby properties by implementing a strict →

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

No, the benefit cannot be achieved by any other feasible method. the property @ 2711 South park ave consists of a pre-existing commercial building on a fixed, fully developed 0.19 acre lot. Because the building footprints is physically unchangeable & there is no additional adjacent land available to acquire, any dimensional adjustments are structurally & logistically impossible. Denying the variance would effectively leave this existing commercial building underutilized or vacant, as there is no alternative configuration or layout that could satisfy the strict Regulations →

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

The Variance is not substatial because it requires Zero Structual changes to the neighberhood footprints & relies heavily on the abundant street & public parking already common at the South park and Bridge intersection.

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 area Variance will not have any adverse effect, physical or environmental impacts, because the project is 100% indoors, creates no new foot print or ground disturbance. 2711 Southpark ave will operate within an existing, fully enclosed commercial building there will be No disturbances.

1.) Strict neighborhood management plan, including defined Operating hours, interior-only Sound Containment, and organized Parking Coordinator. The project preserves the existing neighborhood aesthetic while activating an underutilized indoor space, benefiting local economic vitality without creating any physical or environmen detriments to our neighbors.

2. regulations while allowing the event space to operate safely and effectively. Seeking an area variance is the minimum and only [redacted] viable path to adaptively reuse this specific property.

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

No, the physical difficulty was not Self-created by the applicant The property at 2711 South 20th Ave Consist of pre-existing Commercial Structure built decades ago, long before we acquired the space. The physical realities and Specific Layout boundaries were established by the owners and Previous historical development. We didnt obtain this space knowing the Zoning regulations. We thought this would be the perfect space due to Location.

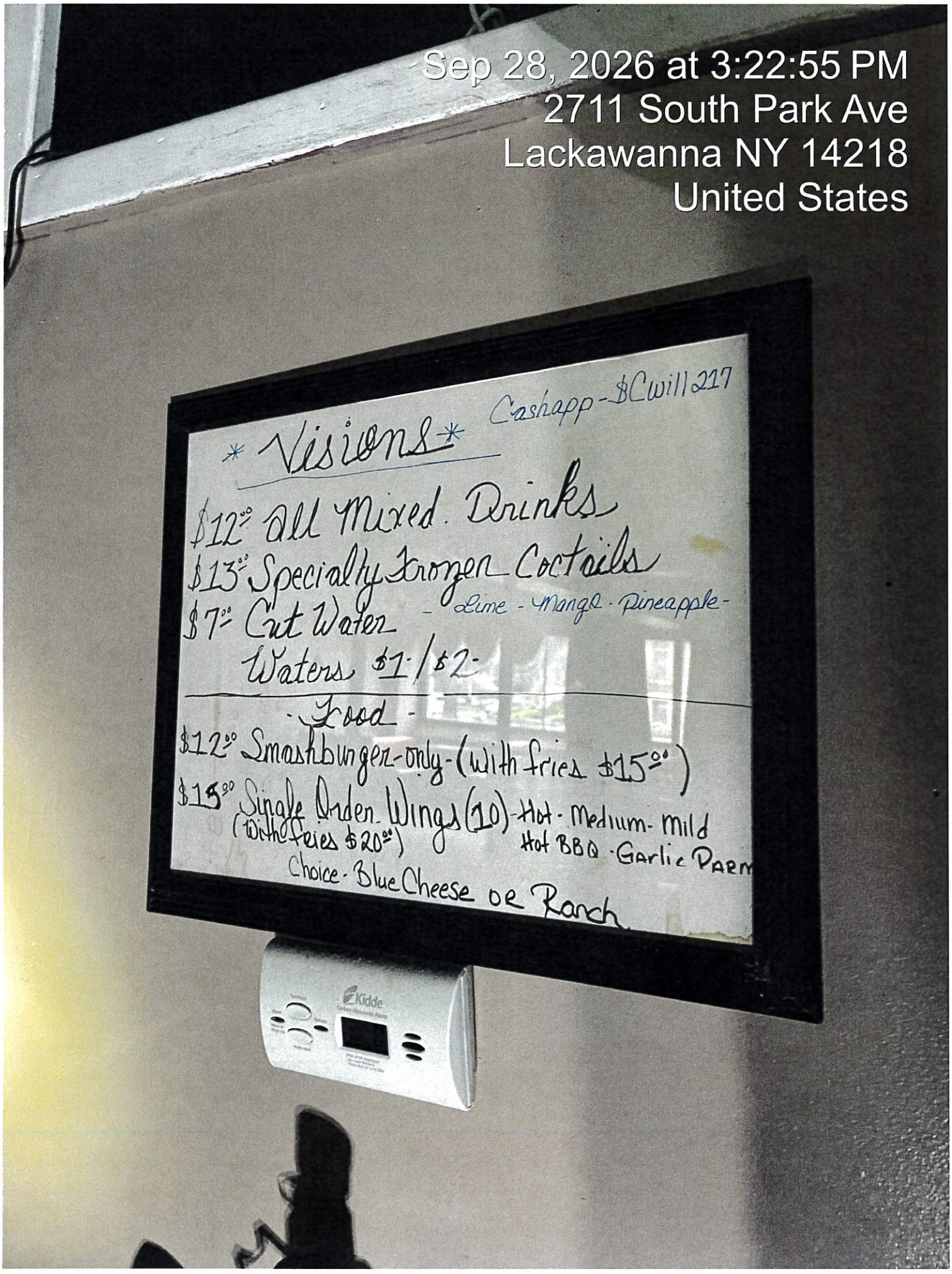
[redacted]

Sign Above, Print Name Below

Marcus Andrews

Corey Williams

Sep 28, 2026 at 3:22:55 PM
2711 South Park Ave
Lackawanna NY 14218
United States



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

Application Notice

November 10, 2026

Corey Williams

[redacted]

Regarding: 2711 South Park Avenue, Lackawanna, NY 14218

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

Zoning Board of Appeals

Date: November 18, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: November 18, 2026

Time: 6:00 P.M.

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

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

Boarding Neighbors:

Nasir Afif – 2719 South Park Avenue
Ahmed Ali Alahrag – 2717 South Park Avenue
Ahmed Alahrag – 2707 South Park Avenue
2703 South Park LLC – 2703 South Park Avenue
Fruci Apartments LLC – 2693 South Park Avenue
OLV Campus – 781 Ridge Road
Adolf Development Co LLC – 727 Ridge Road
717 Ridge Road LLC – 717 Ridge Road
SJAMS 2025 LLC – 715 Ridge Road
SJAMS 2025 LLC – 711 Ridge Road
Abdulla Almontaser – 109 Nason Parkway
Matthew Bly – 107 Nason Parkway
Federal Home Loan Mtg Co – 101 Nason Parkway
Gerald Berdysiak – 97 Nason Parkway

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

November 10, 2026

Bennett Enterprises of Buffalo

[redacted]

Regarding: 2711 South Park Avenue, Lackawanna, NY 14218

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

Zoning Board of Appeals

Date: November 18, 2026

Time: 5:00 P.M.

Planning and Development Board

Date: November 18, 2026

Time: 6:00 P.M.

Lackawanna City Hall

Council Chambers

2838 South Park Avenue

Lackawanna, NY 14218

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Nasir Afif – 2719 South Park Avenue
Ahmed Ali Alahrag – 2717 South Park Avenue
Ahmed Alahrag – 2707 South Park Avenue
2703 South Park LLC – 2703 South Park Avenue
Fruci Apartments LLC – 2693 South Park Avenue
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Bordering Property Notice

Dear Sir or Madam:

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

Address: 2711 South Park Avenue, Lackawanna, NY 14218

Property owner: Bennett Enterprises of Buffalo

Applicant: Marcus Andrews / Corey Williams

Regarding: Requesting a use variance to accommodate a conversion of a former restaurant to a social event space for both public and private gatherings and a parking variance for forty-two (42) spaces, located within the Central Business District (CBD) Zone.

Regarding: Requesting site plan approval to operate a social event space in a former restaurant for both public and private gatherings to include pre-prepared catering drop offs, located within the Central Business District (CBD) Zone.

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

November 18, 2026 @ 5:00 P.M. (Zoning Board of Appeals)

November 18, 2026 @ 6:00 P.M. (Planning & Development Board)

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

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



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

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

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