LEGAL NOTICE

CITY OF LACKAWANNA

PLANNING AND DEVELOPMENT BOARD AGENDA

COUNCIL CHAMBERS

TIME: 6:00 P.M.

Wednesday November 18, 2026

AGENDA:

- Approval of minutes for meeting held on October 28, 2026

NEW BUSINESS:

- Preliminary Site Plan Review

JG Petrucci Warehouse / Distribution Development
Renaissance Commerce Park
Review and discuss the preliminary site plan for a proposed 273,000-square-foot manufacturing and distribution facility to be developed by JG Petrucci at Renaissance Commerce Park. The proposed development is located on parcels south of Dona Street and Route 5, near the park's entrance (Section 141.19, Block 1, Lot 3).

The purpose of this review is to provide preliminary feedback and facilitate continued project planning. No final action will be undertaken on the site plan at this meeting. Final site plan consideration will occur at a future meeting and follow completion of the State Environmental Quality Review (SEQR) process and the referral review required under Section 239 of the General Municipal Law.

- Site Plan Approval
- SEQR Negative Declaration

Steven Rohauer
1311 Abbott Road
Requesting a negative declaration for a state environmental quality review (SEQR) and site plan approval to permit construction of a new 70-foot by 50-foot structure to handle current bottle & can redemption services offered at 1243 Abbott Road (Abbott Bottle Return), located in the Neighborhood Commercial (NC) zone.

- Site Plan Approval

Evan Walton / Cash4Cars WNY LLC
2504 South Park Avenue
Requesting site plan approval to operate an administrative office for an online used vehicle purchasing and resale business in the Neighborhood Commercial (NC) Zone.

- Site Plan Approval

Marcus Andrews / Corey Williams
2711 South Park Avenue
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.

TABLED ITEMS:

- Site Plan Approval
- SEQR Negative Declaration

Matthew Foster
51 Eagan Drive
Requesting a negative declaration for a state environmental quality review (SEQR) and site plan approval to permit installation of a new 30-foot by 60-foot pole barn with a single-family apartment on the second floor and to run a concrete business on the first floor located in the Regional Commercial (RC) Zone.

REQUEST TO WAIVE THE RULES:

- Subdivision & Reconfiguration of OLV Campus Properties

Lindsey Haubenreich, Phyllips Lytle (representing OLV Charities and OLV Renaissance Corporation)
Sarah Wheeler Bond, Schoeneck & King (representing the Diocese of Buffalo and OLV Basilica)
Charles Clark, City of Lackawanna – Director of Development

Joint request from aforementioned legal counsel seeking Planning Board approval of the following:

1. **781 Ridge Road:** Subdivision of an approximately 139-acre property owned by the Diocese of Buffalo, Catholic Cemeteries, and OLV Basilica into five (5) separate lots. The proposed subdivision is intended to facilitate the sale of portions of the property to OLV Charities and OLV Renaissance Corporation, while also formally separating the OLV Basilica property from the larger parcel.

2. **1362, 1366, and 1370 McKinley Parkway:** Reconfiguration of approximately 0.6 acres of property comprising three (3) existing lots owned by the Diocese of Buffalo into two (2) newly configured lots. The proposed reconfiguration is intended to facilitate the sale of these lots to OLV Charities and OLV Renaissance Corporation.

Both requests are associated with the Diocese of Buffalo's Chapter 11 bankruptcy reorganization plan. Accordingly, a waiver of the Planning Board's rules is requested to allow expedited consideration of these matters in accordance with the bankruptcy proceedings timeline.

OLD BUSINESS:

ADJOURNMENT: