City of Lackawanna
Department of Development

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

Date 11/18/26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 5 DONA STREET // SECTION 141.19, BLOCK 1, LOT 3

Reason in Front of Board PRELIMINARY SITE PLAN REVIEW

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

Agenda Applicant JG PETRUCCI WAREHOUSE // DISTRIBUTION DEVELOPMENT

Agenda Item REVIEW & DISCUSS PRELIMINARY SITE PLAN FOR A PROPOSED 273,000-SQUARE-FOOT MANUFACTURING & DISTRIBUTION FACILITY

Zone IN LIGHT & MEDIUM INDUSTRIAL

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 TO REVIEW & DISCUSS A PRELIMINARY SITE PLAN FOR A PROPOSED 273,000-SQUARE-FOOT MANUFACTURING AND DISTRIBUTION FACILITY

Code Enforcement research (attached if applicable) NO

Legal opinion / research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer

DYNAMIC ENGINEERING

Dynamic Engineering Consultants, PC
50 Park Place, Suite 901
Newark, NJ 07102
T. 973-755-7200

November 2, 2026
Via Electronic Submission
(chuck.clark@lackny.com)

City of Lackawanna
Planning and Development Board
714 Ridge Road – Room 309
Lackawanna, NY 14218

Attn: Charles D. Clark
Director of Development

RE: Proposed Manufacturing/ Warehouse Development
Section 141.19, Block 1, Lot 3
2303 Hamburg Turnpike
City of Lackawanna
Erie County, NY
DEC #2179 25-02847
Submission Cover Letter

Dear Mr. Clark,

On behalf of the applicant, J.G. Petrucci Co., Inc., please find the following enclosed items consulting the submission for the above-mentioned project:

- One (1) signed copy of this Submission Cover Letter prepared by our office, dated November 2, 2026;
- One (1) signed copy of the completed Full Environmental Assessment Form;
- One (1) signed copy of the City of Lackawanna Planning and Development Board application;
- One (1) signed and sealed copy of the Preliminary and Final Site Plan prepared by our office, dated October 30, 2026;
- One (1) signed and sealed copy of the Stormwater Pollution Prevention Plan (SWPPP) prepared our office, dated October 2026;
- One (1) signed and sealed copy of the ALTA/NSPS Land Title Survey prepared by Control Point Associates Inc. PC, dated June 11, 2026; and
- One (1) signed copy of the Traffic Impact Study prepared by Dynamic Traffic, dated October 30, 2026.

The 31.66-acre site is primarily undeveloped, vacant land located in the Renaissance Commerce Park. The site is bordered by Dona Street to the North, and Hamburg Turnpike (NYS Route 63) to the East. Existing conditions include railroad tracks along the Hamburg Turnpike frontage, an electrical transmission tower with a 60-foot-wide Niagara-Mohawk easement bisecting the site in the western portion, and Smoke Creek running along the southern property line.

The proposed development includes a 273,000 SF manufacturing/warehouse building and 140,000 SF lay down pavement area. The property is split zoned, with the western portion of the site in the BRA-MI (Medium Industrial) Zoning District while the eastern portion is in the BRA-LI (Light Industrial) Zoning District. A majority of the proposed building is within the approximate LI zoning district boundary, while the remaining portion of the building, and the entire laydown area is within the BRA-MI district. The LI district recognizes Manufacturing as a Permitted Use, and Warehousing as a Special Use Permit. The MI district recognizes Manufacturing as permitted use, warehousing as a special use permit, and outdoor storage as a permitted use.

The LI district permits building height up to 45 FT/3stories, while the MI district permits building height up to 60 FT. The proposed building anticipates a building height of approx. 60 FT which would be compliant in the MI district, however, would result in an anticipated variance in the LI district.

Additional improvements to the site to include employee/visitor parking with ADA access, lighting, landscaping, walkways, stormwater management facilities, utilities and other associated items.

Should you have any questions, comments or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Dynamic Engineering Consultants, PC

[redacted]

Zachary A. Kamm, PE
Principal

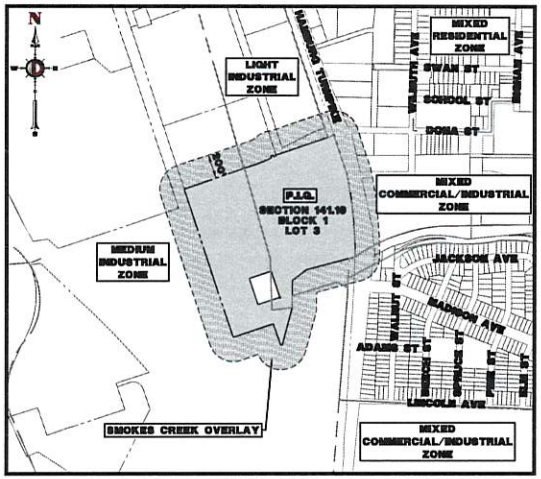
PRELIMINARY AND FINAL SITE PLAN

FOR

J.G. PETRUCCI CO., INC.

PROPOSED MANUFACTURING/WAREHOUSE DEVELOPMENT

SECTION 141.19, BLOCK 1, LOT 3
2303 HAMBURG TURNPIKE
CITY OF LACKAWANNA
ERIE COUNTY, NEW YORK



AREA MAP
1" = 400'



KEY MAP
1" = 2000'

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PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
50 PARK PLACE - SUITE 901
NEWARK, NJ 07102
WWW.DYNAMICEC.COM

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL TO ALTER ANY ITEM IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO SUCH ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
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ZACHARY A. RAMM
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097630

TITLE: COVER SHEET

DRAWN BY: MSMN
DATE: 10/30/2026
PROJECT No: 2179-23-02847

SHEET No: 1 OF 23
Rev. #: 0

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THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY OF THE STATE OF NEW JERSEY CAPTURED BETWEEN MARCH AND MAY, 2015. THE NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY PROJECT WAS FURNISHED BY THE NJ OFFICE OF INFORMATION TECHNOLOGY. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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DYNAMIC ENGINEERING CONSULTANTS, P.C.

BY	DATE	COMMENTS

VISION PLAN MAY BE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION

DRAWN BY: BD | DESIGNED BY: LB | CHK'D BY: ZAK | ISSUED BY: —

PROJECT: J.G. PETRUCCI CO., INC.
PARCEL ID: 141.15-1-3
PARCEL SIZE: 1,000± ACRE
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

PROJECT DESCRIPTION: RESIDENTIAL DEVELOPMENT

811 PROTECT YOURSELF
ALL BLOCK GRADE, REFUSION OR CHANGE, REMOVAL OF OR OTHER DISTURBANCE OF ANY SURFACE SHALL BE AVOIDED IN ANY WAY.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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STATE OF NEW YORK
ZACHARY A. HAMM
LICENSED PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

TITLE: AERIAL MAP

SCALE: 1" = 150' | DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 2 OF 23 | Rev. #: 0

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   - SURVEYOR: LAND TITLE SURVEY
     PREPARED: MANEY ASSOCIATES, PC
     DATED: 10/30/25 (LAST REVISED)
     SEE SHEET 1 FOR ADDITIONAL SURVEY NOTES
     SURVEYOR TEL: NO. 845-294-6808
2. APPLICANT: JEL ENTERPRISES, INC.
   PO BOX 1, 1 STONY HOLLOW DR, SUITE 201
   KIAMESHA, NY 12751
3. OWNER: JEL ENTERPRISES, INC.
   PO BOX 1, 1 STONY HOLLOW DR, SUITE 201
   KIAMESHA, NY 12751
4. PARCEL DATA: SECTION 141.18, BLOCK 1, LOT 3
   TAX ID: 141.18-1-3
   SAM COUNTY, NY
5. ZONE: LIGHT-INDUSTRIAL (SAM-LI ZONE) AND MEDIUM-INDUSTRIAL (SAM-MI ZONE)
6. EXISTING USE: VACANT, UNDEVELOPED
7. PROPOSED USE: PROPOSED MANUFACTURING/WAREHOUSE USE
   MANUFACTURING **PERMITTED USE IN SAM-LI, SPECIAL USE PERMIT IN SAM-MI**
   WAREHOUSING **PERMITTED USE IN SAM-LI, SPECIAL USE PERMIT IN SAM-MI**
   OUTDOOR STORAGE **PROHIBITED IN SAM-LI AND SAM-MI**
8. SCHEDULE OF ZONING REQUIREMENTS (§ 230-17)

ZONE REQUIREMENT	SAM-LI (LIGHT-INDUSTRIAL)	SAM-MI (MEDIUM-INDUSTRIAL)	EXISTING	PROPOSED
MINIMUM LOT AREA	5 AC	5 AC	1,373,504.9 FT (31.6 AC)	NO CHANGE
MINIMUM LOT FRONTAGE	300 FT	500 FT	1,013 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	45 FT OR 3 STORIES	60 FT	N/A	APPROX. 60 FT (**V**)
MINIMUM FRONT YARD	30 FT/50 FT SETBACK REQUIRED FROM MARKING STAMPED	50 FT	N/A	132.0 FT
MINIMUM SIDE YARD	25 FT	50 FT	N/A	278.9 FT
MINIMUM REAR YARD	N/S	50 FT	N/A	722.6 FT
MINIMUM BUFFER TO SHORES CREEK ORDINARY CONTOUR PUBLIC DISTRICT BOUNDARY	50 FT	50 FT	N/A	4116 FT
MAXIMUM BUILDING COVERAGE	15%	15%	N/A	19.0%
MAXIMUM LOT COVERAGE	75%	80%	13.8% (190,174 SF)	32.7% (725,001 SF)
MINIMUM LANDSCAPING COVERAGE	25%	20%	86.16 (1,184,668.9 SF)	67.3% (930,503.9 SF)
MINIMUM SETBACK FOR PARKING FROM ROW	10 FT	N/A	N/A	98.8 FT

N/A: NO STANDARD | N/A: NOT APPLICABLE | (E): EXISTING NON-CONFORMANCE | (V): VARIANCE ANTICIPATED

*USE STANDARD INCLUDES MEDIAN OF SOMA STREET WITHIN THE PROPERTY BOUNDARIES

9. PARKING.
   A. LOCATION (§ 230-35)
      a. BUSINESS OFF-STREET PARKING SHALL BE LOCATED ON THE SAME LOT AS THE BUILDING TO WHICH IT IS AN ACCESSORY USE, EXCEPT AS HEREIN PROVIDED.
      b. ALL NON-STREET PARKING FACILITIES SHALL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL USE BUILDING EXCEPT IN THE COMMERCIAL BUSINESS DISTRICT, WHERE OFF-STREET PARKING SHALL BE RESTRICTED TO THE REAR YARD.
      c. OFF-STREET PARKING FACILITIES SHALL NOT BE LOCATED WITHIN THE REQUIRED SETBACK AREAS.
      d. AT LEAST ONE OF THE REQUIRED SPACES FOR ATTACHED SINGLE-FAMILY RESIDENTIAL UNITS SHALL BE PROVIDED ON THE SAME LOT AS THE PRIMARY USE.
      e. NO PARKING LOTS SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY ADJACENT RESIDENTIAL PROPERTY.
      f. HOMEOCCUPATION PARKING SPACES SHALL BE PROVIDED ACCESS TO A HOMEOCCUPATION, PUBLIC STREET THROUGH A DRIVE OF ABOUT AT LEAST 10 FEET WIDE.
   B. PARKING FACILITY DESIGN (§ 230-36)
      a. NO MORE THAN FIVE PARKING SPACES SHALL BE PROVIDED IN EACH PARKING LOT SECTION.
      b. ALL PARKING AREAS, EXCEPT THOSE FOR THE PARKING FACILITIES OF LESSER BUILDING LOTS WHEREVER POSSIBLE, OR SUCH CASES VEGETATIVE SCREENING SHALL NOT BE REQUIRED BETWEEN PARKING SECTIONS.
      c. PARKING SPACES SHALL BE DELINEATED BY PAINTED LINES.
      d. PARKING DIMENSIONS SHALL NOT BE USED IN PARKING LOTS.
      e. PARKING AREAS AND DRIVES SHALL BE PAVED WITH CONCRETE MACADAM SURFACE AT LEAST ALL INCHES THICK PAVEMENT SECTION WITH POSITIVE DRAINAGE TO A STORM SEWER SYSTEM ALL PARKING LOTS, DRIVEWAYS, DRIVES AND UTILITIES SHALL DRAIN IN PRIVATE DRAINAGE
      f. ALL VEGETATION PARKING AREAS SHALL BE CLEARLY IDENTIFIED.
   C. PARKING SPACE DIMENSIONS (§ 230-37)
      a. PARKING STALL DIMENSIONS SHALL FOLLOW THOSE PROVIDED IN § 230-36 SECTION B, PT. F STALL WIDTH AND FT STALL LENGTH **(COMPLIED)**
   C. OFF-STREET PARKING REQUIREMENTS. IN ALL DISTRICTS, THE FOLLOWING MINIMUM OFF-STREET PARKING REQUIREMENTS SHALL BE PROVIDED AND MAINTAINED IN THE CASE OF NEW CONSTRUCTION, ALTERATIONS THAT INCREASE THE NUMBER OF REQUIRED PARKING UNITS, AND CHANGES IN USE. (§ 230-38)
   D. OFF-STREET PARKING REQUIREMENTS.

      INDUSTRIAL USES.
      1 PER 800 SQUARE FEET OF GROSS FLOOR AREA OR 0.75 SPACES PER EMPLOYEE OF THE 2 LARGEST SUCCESSIVE SHIFTS

      UTILIZED SPACE) PARKING SPACES/800 SF) = 450 SPACES REQUIRED
      ESTIMATED 150 TOTAL EMPLOYEES (75 PER SHIFT ON TWO SUCCESSIVE SHIFTS)

      150 * 0.75 = 113 SPACES REQUIRED
      TOTAL REQUIRED = 113 SPACES

      PROPOSED PARKING SUMMARY:

      PROPOSED SPACES = 152 SPACES **(COMPLIED)**
      INCLUDES 6 ADA SPACES
      + 40 LOADING SPACES PROPOSED **(COMPLIED)**

11. DRIVEWAY REQUIREMENTS
    A. AREAS OF ROADWAYS, DRIVEWAYS AND INTERSECTIONS. NOT. (§ 230-39)
12. BUFFER REQUIREMENTS
    A. A VEGETATIVE BUFFER SHALL BE MAINTAINED BETWEEN ALL USES SUBJECT TO SITE PLAN REVIEW AND SINGLE-FAMILY RESIDENTIAL UNITS. THE BUFFER SHALL BE 15 FEET WIDE AND PLANTED IN ACCORDANCE WITH THIS CHAPTER. (§ 230-20)
    B. FOR USES REQUIRING SITE PLAN REVIEW, THE FOLLOWING ITEMS MUST BE SCREENED FROM THE VIEW OF ADJACENT PROPERTIES, PEDESTRIANS AND VEHICLES THROUGH THE USE OF LANDSCAPING. (§ 230-40)
       a. OFF-STREET PARKING LOTS.
       b. EXTERIOR MECHANICAL EQUIPMENT.
       c. FUEL OR STORAGE SHELTERS.
       d. TRANSFORMERS.
       e. SATELLITE RECEIVING ANTENNAS.
       f. REFUSE CONTAINERS AND GARBAGE DISPOSAL FACILITIES.
       g. EXTERNAL FACILITIES, AND
       h. OUTDOOR SEATING AREAS.
    C. WHERE NATURAL SCREENING IS PROPOSED, PLANT SPECIES, SIZE AND LAYOUT SHOULD BE DEVELOPED TO PROVIDE AN EFFECTIVE SCREEN WITHIN THREE YEARS OF INSTALLATION. (§ 230-40)
    D. LANDSCAPE PLANS INCORPORATE SIGNIFICANT EXISTING ON-SITE TREES, NATURAL VEGETATION AND WILDLIFE HABITAT. (§ 230-20)
    E. PLANT MATERIALS THAT ARE WATER TO WITHSTAND ROAD SALTING AND MECHANICAL MAINTENANCE SHOULD BE USED. SYNTHETIC VEGETATION IS PROHIBITED. (§ 230-34)
    F. WATER INTENSIVE ORNAMENTAL PLANT MATERIALS SHALL NOT EXCEED 10% OF THE TOTAL LANDSCAPED AREA. (§ 230-34)
    G. EROSION RETARDANT VEGETATION IS USED ON ALL CUT AND FILL SLOPES. (§ 230-34)
    H. BLANK SIDE WALLS ARE LANDSCAPED. (§ 230-34)
    I. TREES ARE PROVIDED IN SETBACK AND BUFFER AREAS TO ENSURE THAT WITHIN 15 YEARS OF ESTABLISHMENT OF THE SETBACK, AT LEAST 60% OF THE SETBACK WILL BE SHADED, CALCULATED BY USING THE DIAMETER OF THE TREE CROWN AT 15 YEARS. (§ 230-34)
    J. SHRUBS PROVIDED IN SETBACK AND BUFFER AREAS TO ENSURE THAT WITHIN 15 YEARS OF ESTABLISHMENT OF THE SETBACK, AT LEAST 60% OF THE SETBACK WILL BE SHADED, CALCULATED BY USING THE DIAMETER OF THE TREE CROWN AT 15 YEARS. (§ 230-34)
    K. LANDSCAPED AREAS ARE A MINIMUM OF SIX FEET WIDE EXCLUDING CURBS OR RETAINING WALLS. (§ 230-34)
13. FENCE REQUIREMENTS
    A. FRONT YARD PRIVACY FENCING MAY NOT EXCEED THREE FEET IN HEIGHT. (§ 230-15)
    B. PERIMETER FENCING IS PERMITTED IN ALL FRONT YARDS WITHIN THREE FEET OF ANY SIDEWALK. (§ 230-15)
    C. NO MORE THAN HUN OF A FRONT FENCE MATERIAL MAY BE OPAQUE OR SOLID IF IT IS OVER THREE FEET TALL AND MAY NOT EXCEED FOUR FEET TALL. (§ 230-15)
    D. ALL FENCES SHALL BE INSTALLED SO THAT THE BETTER SIDE OF ALL FENCING FACES OUTWARD FROM A PROPERTY. (§ 230-15)
    E. STAR LOCS SUBJECT TO SITE PLAN REVIEW WHERE NEW FENCING WOULD CREATE A CONTINUOUS SURFACE AT LEAST 10 FEET IN LENGTH, THE VISUAL IMPACT OF BARE FENCE SHOULD BE MINIMIZED WITH LANDSCAPING THAT WILL GROW TO PLANTINGS IN ACCORDANCE WITH THE LANDSCAPING REQUIREMENTS OF THIS CHAPTER. (§ 230-15)
    F. THE USE OF BARBED WIRE AND OTHER DELIBERATELY HARM FENCING IS PROHIBITED WITHOUT A VARIANCE FROM THE ZONING BOARD. (§ 230-15)
    G. IN ALL RESIDENTIAL DISTRICTS, THE MAXIMUM FENCE HEIGHT IS SIX FEET WITHOUT A VARIANCE. (§ 230-15)
    H. ALL FENCING MUST FOLLOW THE GRADE OF THE PROPERTY ON WHICH IT IS INSTALLED. (§ 230-15)
14. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE PLANS AND ANY SPECIFICALLY IDENTIFIED HEREIN TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL CONFORMING AUTHORITY.
17. THE USE OF REPRINT WILL NOT CONSTITUTE AUTHORIZATION BY DYNAMIC ENGINEERING CONSULTANTS, PC FOR ANY CONSTRUCTION DOCUMENTS AND IN ALL OF CONFLICT SHALL ONLY CONSTRUCTION DOCUMENTS PREPARED AND SEALED BY DYNAMIC ENGINEERING CONSULTANTS, PC SHALL BE CONSIDERED VALID.
18. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
19. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
20. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONSTRUCTION SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO SCALE CONFIGURATION SHALL BE USED BY THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS BY SELF-NOTIFICATION AND NOT BEEN GIVEN.

TREE PROTECTION NOTE:

A. THE TREE PROTECTION AND MITIGATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-74 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LOCKWANNA WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE WITH MINIMUM OPTIMUM TREES AND NATIVE AREA WITH MANY TREES. SUCH TREES WILL BE PRESERVED AND PROTECT CERTAIN TREES TO REMAIN ARE AS FOLLOWS:
   1. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY
   2. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND ALL TREES.
   3. TREES DESIGNATED TO BE PRESERVED SHALL BE CLEARLY IDENTIFIED BY A MINIMUM OF A 4 TO 10-FOOT HEIGHT.
   4. THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      1. ONE (1) FOOT RADIUS FROM TRUNK FOR EACH INCH DBH.
      2. DRIP LINE OF THE TREE'S CANOPY. A CLEARLY VISIBLE BARRIER SHOULD BE ERECTED ON PROVIDING THE MINIMUM PROTECTION ZONE PRESCRIBED. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED BY THE CONTRACTOR DURING THE ENTIRE CONSTRUCTION PERIOD. IT IS TO BE AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE RELATIVE ONE OF THE FOLLOWING METHODS AS APPROVED BY THE TOWN ARBORIST.
      3. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      4. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      5. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      6. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      7. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      8. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      9. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:
      10. WHERE THE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE CONSIDERED TO BE ONE OF THE FOLLOWING METHODS:

COMMENCEMENT OF WORK NOTE:

AT LEAST ONE DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES ON THE READING OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE OFFICE OF LOCKWANNA TO BE ATTENDED BY THE DEVELOPER AND REPRESENTATIVE OF THE PROPERTY OWNER TO MONITOR SUCH A MEETING.

ADDITIONAL CERTIFICATIONS BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL ACTIVITIES BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.

DEMOLITION NOTES

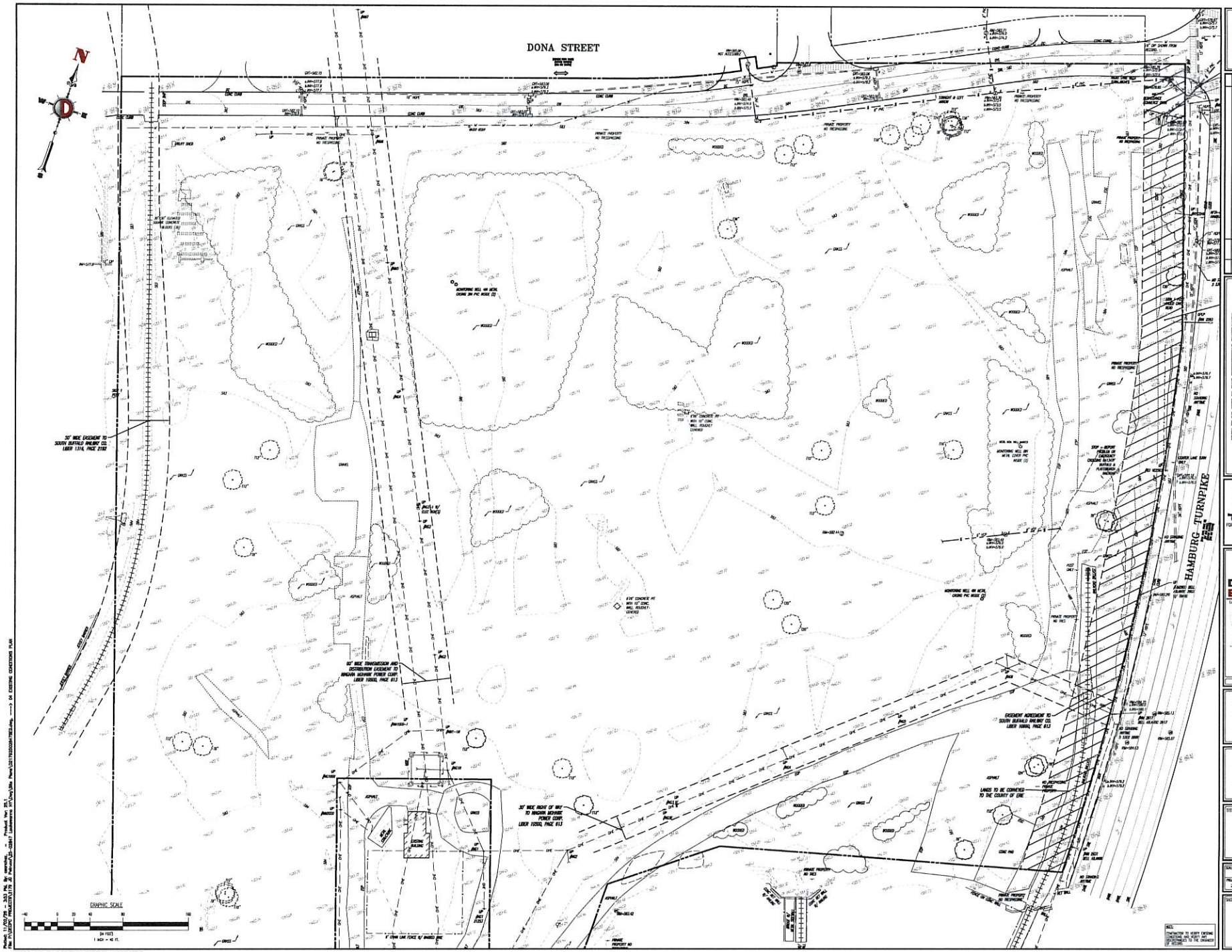
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. REMOVE CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROTECT INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF FUTURE BUILDING, ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR GRADE BASEMENT FLOOR SLABS, ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN CONVENIENT PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DANGER AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS. PLACE THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AS THE HIGHEST PRIORITY.
11. RETAIN FIRM LOSS AND EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE CONFORMANCE, AUTHORITIES.
12. CONVERT DEMOLITION DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE CONFORMANCE, AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE ENVIRONMENTAL REGULATIONS.
13. USE MATERIAL TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES IMPROVEMENTS REMOVE DUST AND DIRT FROM THEM IMMEDIATELY. PREVENT WATER FROM ANY ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. CONSISTING OF SOIL, GRAVEL AND SIMILAR MATERIALS, WASTE AND DEBRIS DEBRIS, TRASH, METALS, WOODS AND OTHER ORGANIC MATERIAL SHALL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS UNDERNEATH ALL ACCESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF UNDESIRABLE MATERIAL. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH BEFORE COMPACTING. GRADE THE SURFACE TO BEST ALLEVIATE CONDITIONS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT ANY TIME CAUSED PRODUCTS THAT WILL DECAY, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND CONTAMINANT SUBSTANCES. REMOVED MATERIALS MAY NOT BE BURNED, BURIED OR BURIED ON THE SITE. REMOVAL OF PROHIBITED AND CONTAMINANT MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION.
17. DISCONNECT, SHUT OFF AND SEAL OR CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. WORK FOR POSITIVE UTILITY OWNERS AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLOSEST EXPERTS BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SERVICES THAT HAVE NOT BEEN ABANDONED AND NEEDED ALL APPLICABLE UTILITY COMPANY REQUIREMENTS.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE PERFORMED IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND ANY APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROFESSIONAL RESPONSIBILITY FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
19. CONTAMINATION OF ASBESTOS NECESSARY TO ADDRESS ENVIRONMENTAL CONSIDERATIONS IS EXCLUDED FROM THIS PLAN SET. SUCH CONSIDERATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO THE CLOSURE/HANDLING/TRANSPORTATION/DISPOSAL OF UNDERGROUND STORAGE TANKS, CONTAMINATED MEDIA, UNIVERSAL WASTE, POTENTIALLY HAZARDOUS MATERIALS, ETC. PRIOR TO INITIATION OF DEMOLITION, THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED ENVIRONMENTAL CONSULTANT TO ADDRESS ENVIRONMENTAL CONSIDERATIONS. ENVIRONMENTAL CONSULTANTS SHALL BE RETAINED BY THE OWNER. THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT IS NECESSARY OR APPROPRIATE.
20. ENVIRONMENTAL CONSULTANTS WILL AND POSSIBLE WELLS OF PROPERTY SHALL BE PROTECTED DURING DEMOLITION. IF PROTECTION IS NOT POSSIBLE, THE ENVIRONMENTAL PROFESSIONAL RESPONSIBLE FOR THIS PROJECT SHALL BE CONSULTED. ANY WELLS THAT CANNOT BE MAINTAINED SHALL BE DECOMMISSIONED BY A LICENSED WELL DRILLER AND COORDINATED SPECIFICALLY WITH THE RESPONSIBLE ENVIRONMENTAL PROFESSIONAL.
21. HEREBY THAT ALL ENVIRONMENTAL CONCERNS INCLUDING BUT NOT LIMITED TO ASBESTOS, LEAD BASED PAINT, HAZARD MATERIALS, UNDERGROUND STORAGE TANKS, AND TRANSFORMERS HAVE BEEN REVIEWED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. THESE ARE NOT SHOWN ON THE PLANS. REFER TO ENVIRONMENTAL REPORTS AND DOCUMENTS FOR LOCATIONS AND DISPOSAL PROCEDURES.

NOTES

1. NO ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARDS OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED OR DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DRAINS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.
5. ELEVATIONS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE SOILS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND PROVISIONS OF APPLICABLE CODES AND REGULATIONS. ALL GRADING SHALL BE PERFORMED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER. ALL GRADING SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY GRADING OPERATIONS. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND SHALL BE SUBJECT TO HIS APPROVAL



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ZACHARY A. RAMM
NEW YORK LICENSE No. 099071

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

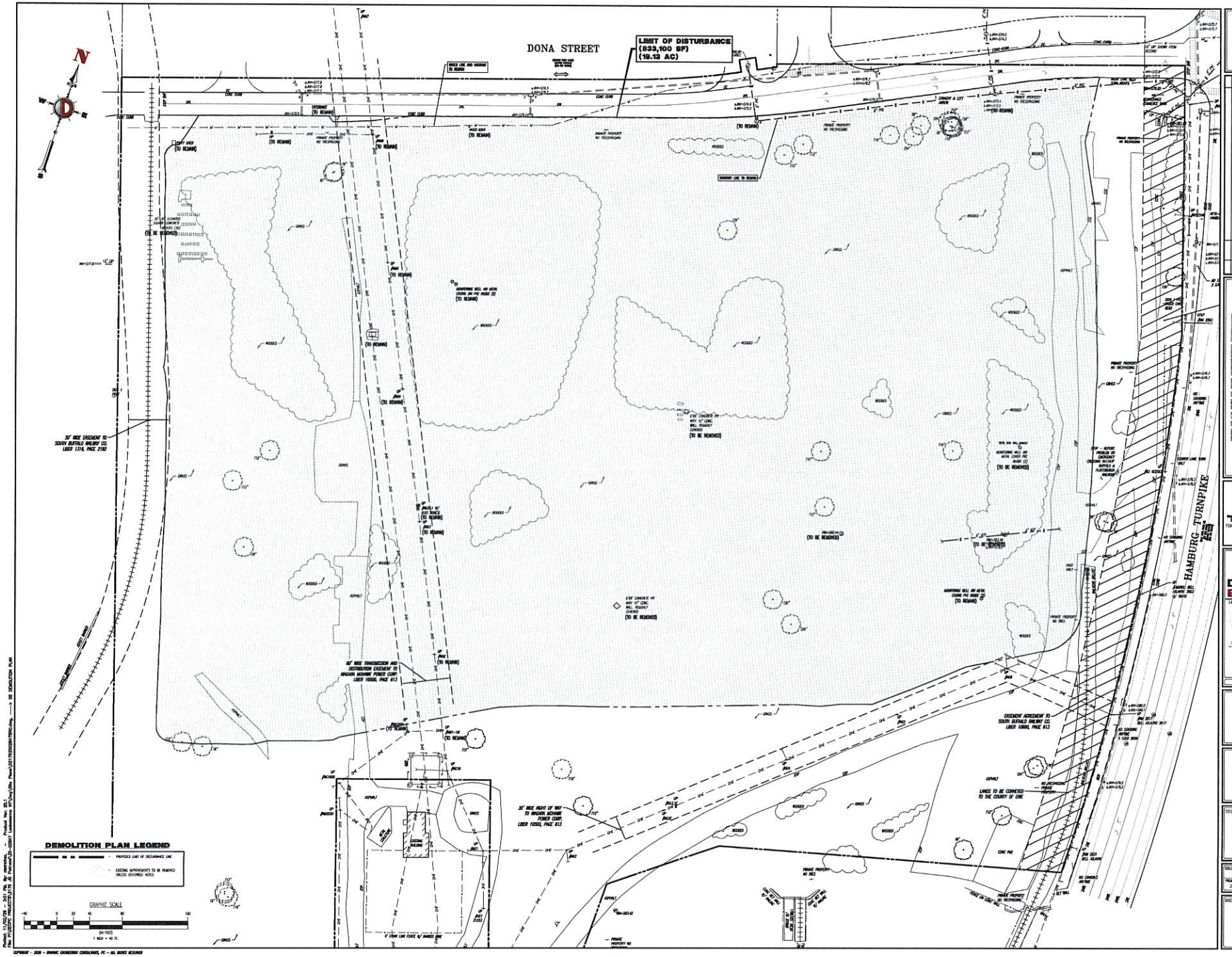
PROJECT: J.G. PETRUCCI CO., INC.
PARCEL ID: 141.19-1-3
CITY OF NORTH TONAWANDA, ERIE COUNTY, NEW YORK

TITLE: EXISTING CONDITIONS PLAN

SCALE: 1" = 40'
DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 4 OF 23

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DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED (UNLESS OTHERWISE NOTED)

GRAPHIC SCALE

1 INCH = 40 FT.

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ZACHARY A. KAMM
NEW YORK LICENSE No. 097071
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
DEMOLITION PLAN

SCALE: 1" = 40'
DATE: 10/30/2026
PROJECT No.
2179-23-02847

SHEET No.: 5
OF 23
Rev. 0

PROJECT: J.G. PETRUCCI CO., INC.
PARCEL ID: 141.15-1-3
SITE PLAN FOR PROPOSED WAREHOUSE DEVELOPMENT
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

REV | DATE | COMMENTS

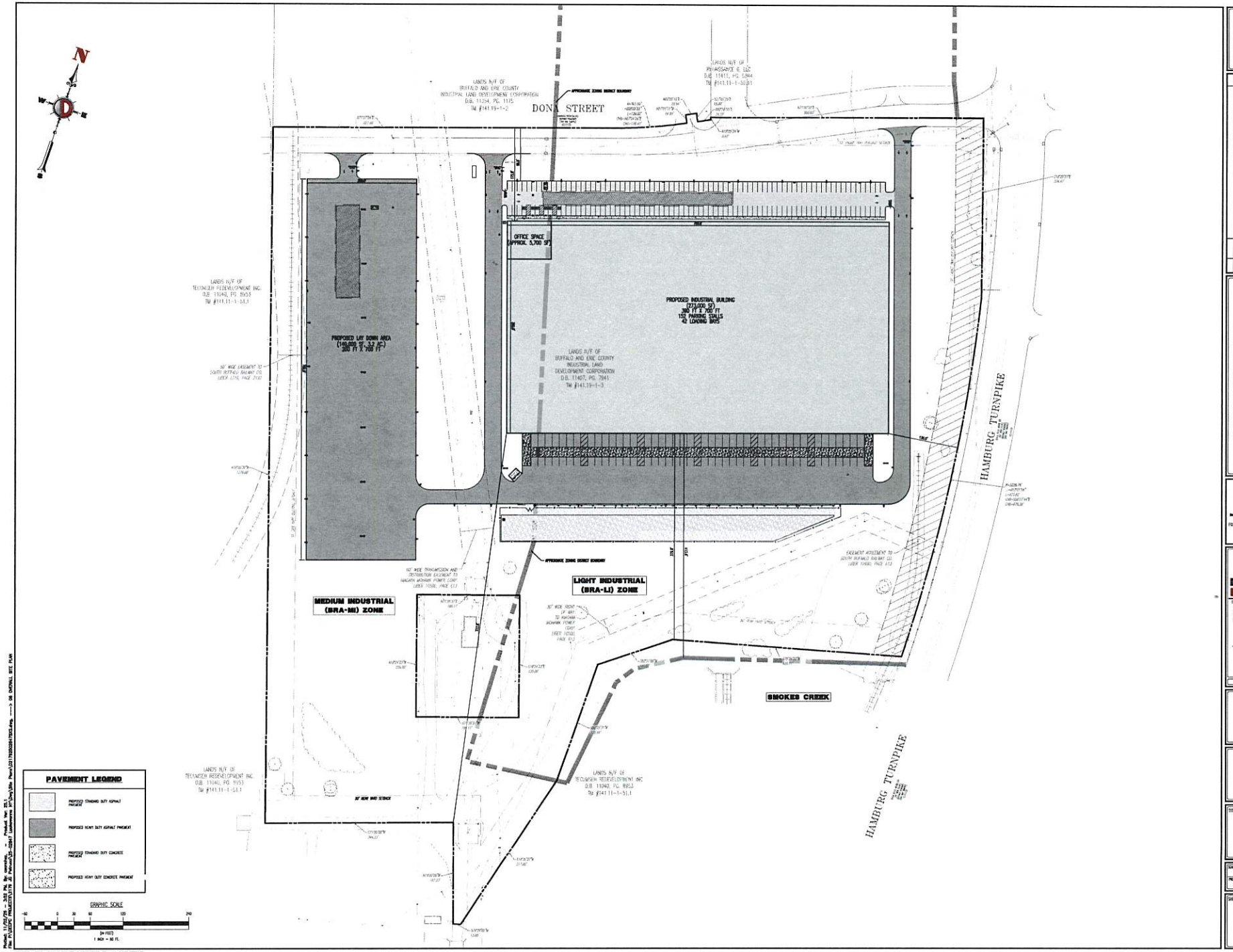
DRAWN BY: BD | CHECKED BY: JMS | SCALE BY: 1" = 40' | ISSUED BY: ZAK

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAN THAT MAY BE FOUND IN THE RECORDS OF THE COUNTY CLERK'S OFFICE. DYNAMIC ENGINEERING CONSULTANTS, PC DOES NOT CERTIFY TO THE ACCURACY OF ANY INFORMATION CONTAINED IN THE ABSTRACT OF TITLE EXCEPT THOSE ITEMS WHICH AFFECT THE PHYSICAL CONDITIONS OF THE PROPERTY.

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Plotted: 11/07/26 — 3:51 PM By: zkamm
File: P:\PROJECTS\2023\2179-23-02847 Lackawanna NY\Dwg\Site Plans\2179-23-02847 Lackawanna NY Dwg Plot — 05 DEMOLITION PLAN



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REV. | DATE | COMMENTS

VISION PLANS KEPT ON FILE DIRECTLY WITH PETRUCCI CO., INC. DAILY AND MAY DIFFER FROM AS-BUILT CONDITIONS

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED INDUSTRIAL/WAREHOUSE DEVELOPMENT
PARCEL ID: 141.19-1-3
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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NEW YORK LICENSE No. 095571

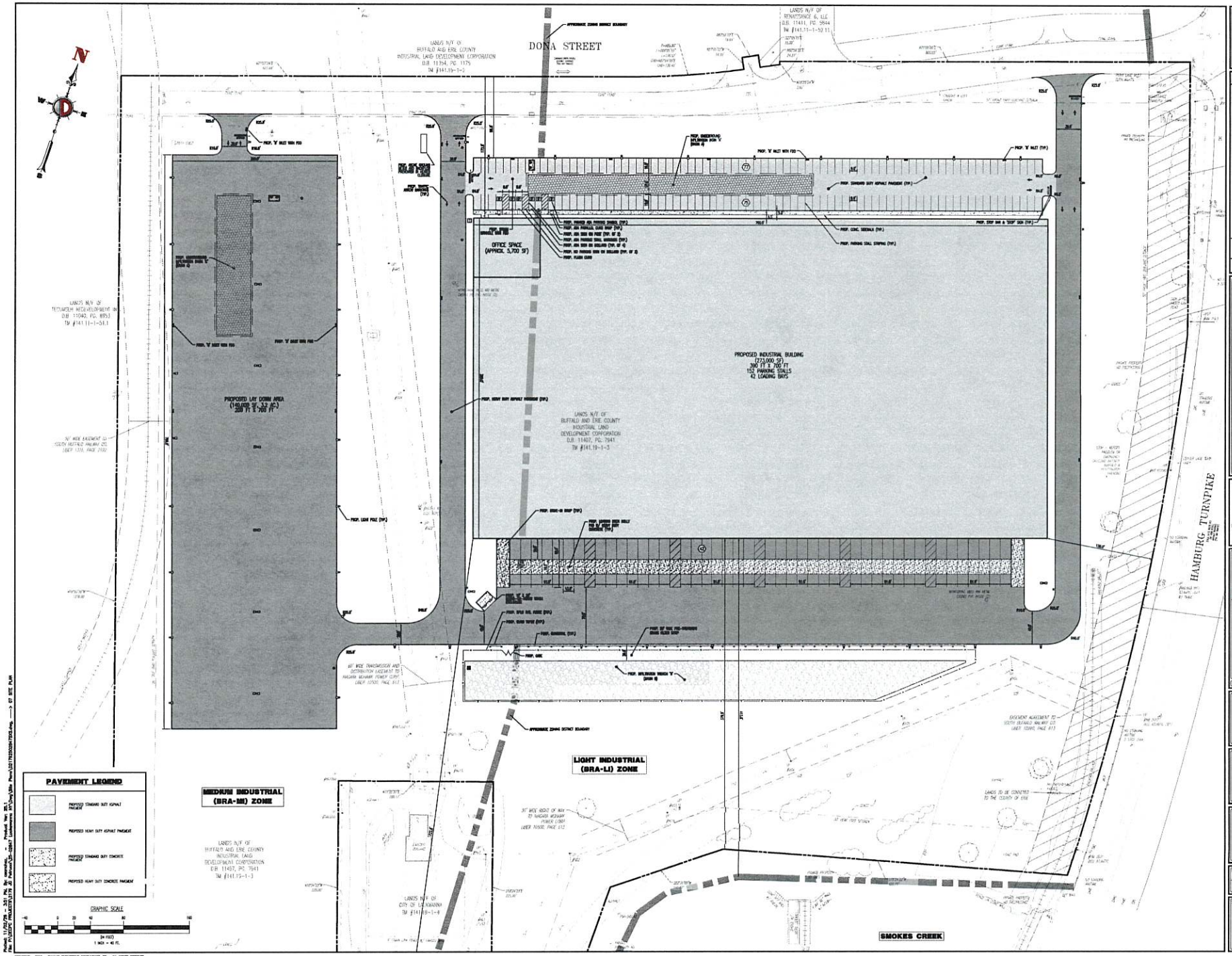
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
OVERALL SITE PLAN

SCALE: 1" = 60'
DATE: 10/30/2026
PROJECT No: 2179-23-02847

SHEET No: 6 OF 23
Rev. #: 0

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STORM DRAIN MAY BE FOUND DURING CONSTRUCTION
CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL ID: 141.19-1-3
2.2 ACRES ± OF LAND
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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ZACHARY A. KAMM
LICENSED PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

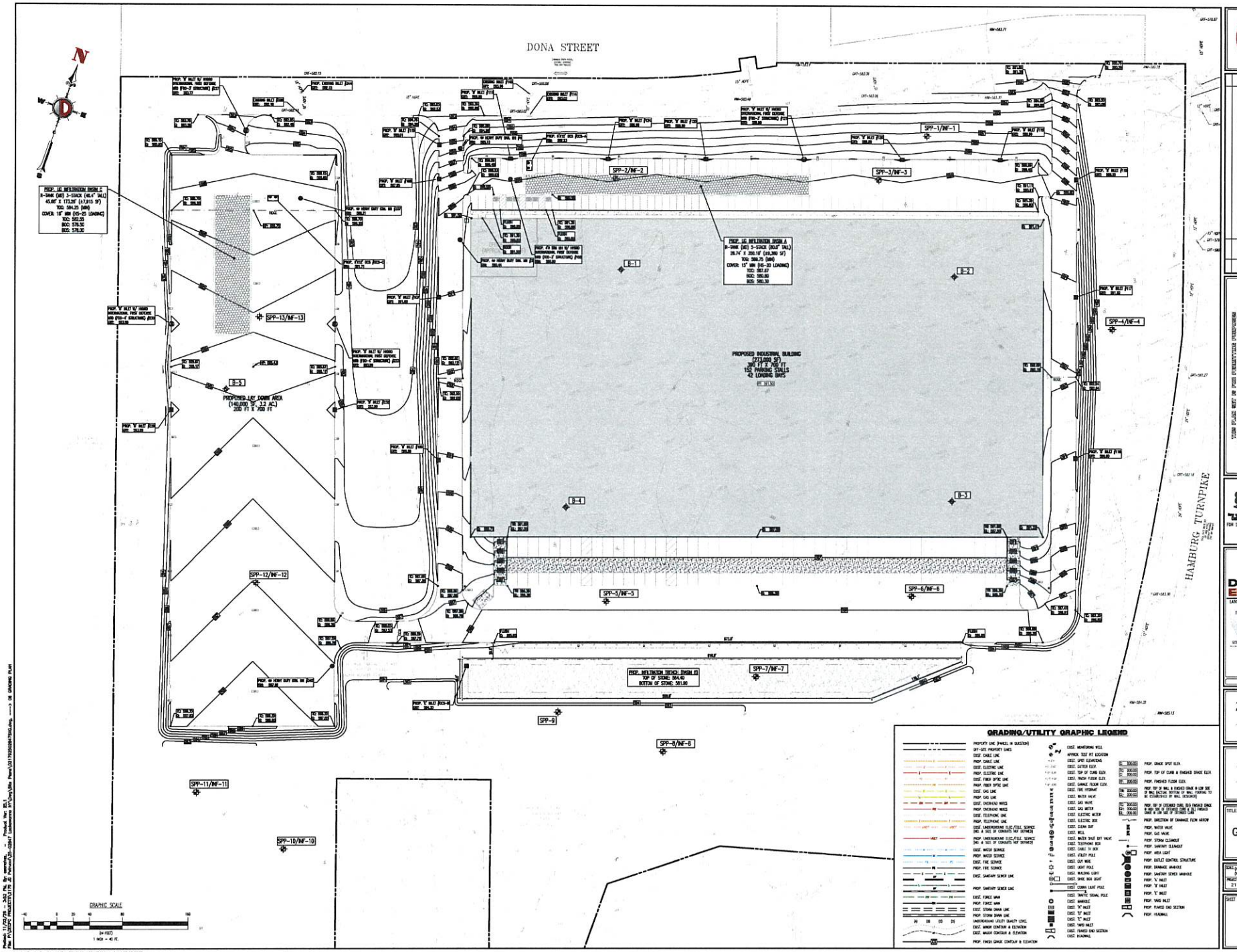
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

TITLE: SITE PLAN

SCALE: 1" = 40'
DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 7 OF 23
REV: 0

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GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL OR SUBDIVISION)
OFF-SITE PROPERTY LINES
EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. WATER SERVICE
PROP. WATER SERVICE
EXIST. FIRE SERVICE
PROP. FIRE SERVICE
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. FORCE MAIN
PROP. FORCE MAIN
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
UNDERGROUND UTILITY QUALITY LEVEL
EXIST. MINOR CONTOUR & ELEVATION
EXIST. MAJOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION

EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GRANGE FLOOR ELEV.
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. CLEAN OUT
EXIST. WELL
EXIST. WATER SHUT OFF VALVE
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GAS VENT
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. YARD MUA LIGHT
EXIST. CORNA LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. HANDICAP
EXIST. "A" INLET
EXIST. "B" INLET
EXIST. "C" INLET
EXIST. TWIN INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL

PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF RETAINING WALL & FINISHED GRADE & BOTTOM OF RETAINING WALL ELEVATIONS (SEE DETAILS ON RETAINING WALL DESIGNATE)
PROP. TOP OF DEPRESSED CURB, END FINISHED GRADE & BOTTOM OF DEPRESSED CURB & END FINISHED GRADE & BOTTOM OF DEPRESSED CURB
PROP. DIRECTION OF DRAINAGE FLOW ARROW
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "C" INLET
PROP. TWIN INLET
PROP. FLARED END SECTION
PROP. HEADWALL

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ZACHARY A. KOMM
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097636

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097636

TITLE: GRADING PLAN

SCALE: 1"=40'
DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 8 OF 23
Rev. #: 0

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED MIXED USE DEVELOPMENT
PARCEL ID: 41.18-1-3
TAX MAP: SHEET 41.18
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

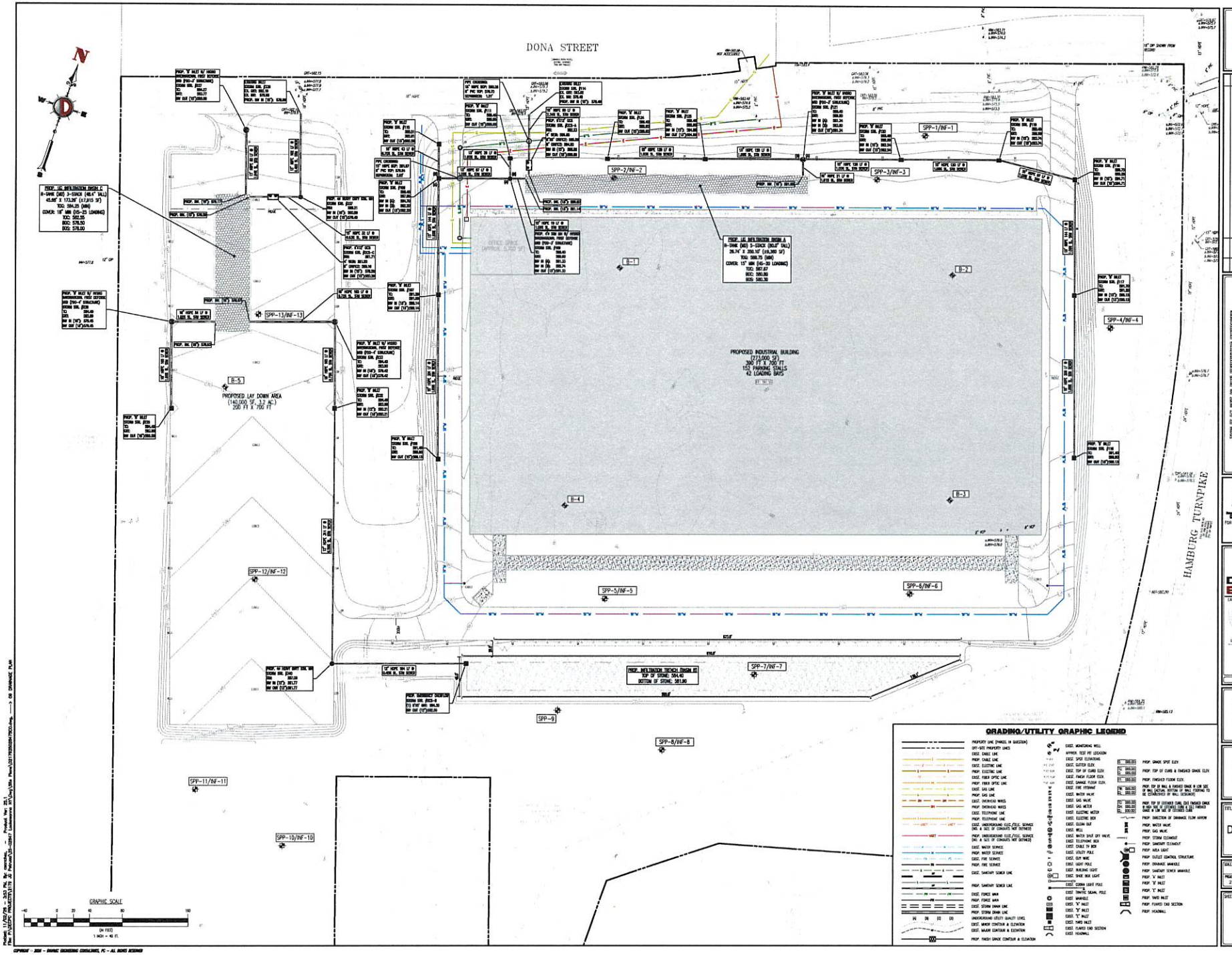
DRAWN BY: JMS
DESIGNED BY: JMS
CHECKED BY: ZAK
APPROVED BY: —

VISION BLUE SHEET OF PAPER CONSTRUCTION DRAWINGS
CLICK OR DOUBLE CLICK HERE TO ENTER PLANS CERTIFICATION

NO.	DATE	COMMENTS	BY

PROTECT YOURSELF
ALL STATE LAWS REQUIRE ANYONE WHO PLANS TO EXCAVATE TO CONTACT ALL UNDERGROUND UTILITIES THAT WILL BE AFFECTED BY THEIR EXCAVATION BEFORE THEY DIG, GRADE OR BLAST. DON'T RISK HARM IN ANY WAY.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Project: 21702.79 - 2253 Pkg. By: ramonlara Created: Mon, Oct 7, 2024 - 10:47:19 AM Last Revised By: ramonlara on Mon, Oct 7, 2024 - 10:47:19 AM Plotted: Mon, Oct 7, 2024 - 10:47:19 AM By: ramonlara
P:\2021\21702\21702.79 JG Petrucci Site Plans\GIS\21702.79 GIS.aprx ---> 08 GRADING PLAN



GRADING/UTILITY GRAPHIC LEGEND

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PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097539

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097539

TITLE: DRAINAGE PLAN

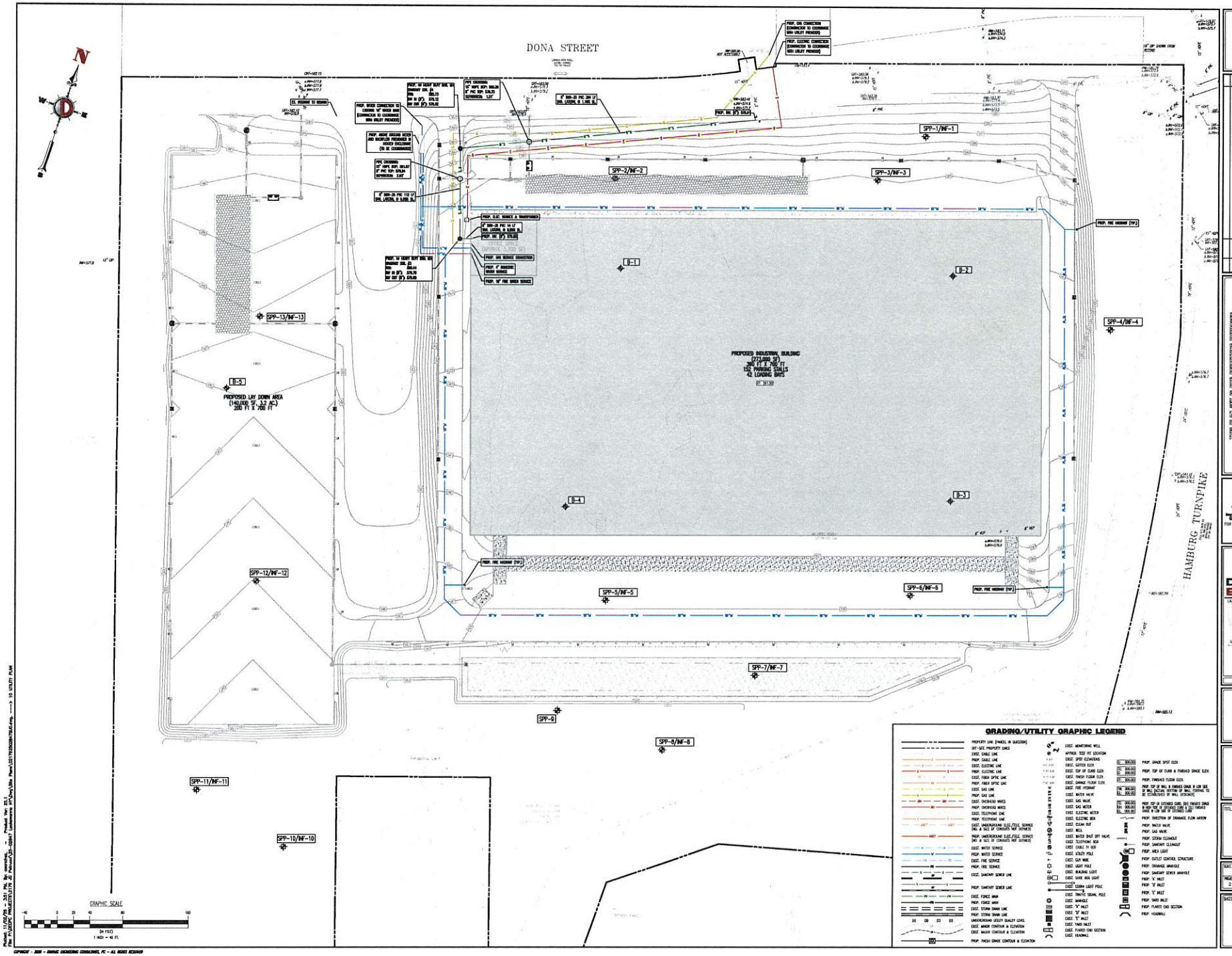
DATE: 10/30/2026

PROJECT No: 2179-25-02847

SHEET No: 9 OF 23

REV: 0

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GRADING/UTILITY GRAPHIC LEGEND

PROPERTY LINE (PARCEL OR SUBDIVISION)
OFF-SITE PROPERTY LINES
EXIST. CABLE LINE
PROP. CABLE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. OVERHEAD WIRES
PROP. OVERHEAD WIRES
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
EXIST. WATER SERVICE
PROP. WATER SERVICE
EXIST. FIRE SERVICE
PROP. FIRE SERVICE
EXIST. SANITARY SEWER LINE
PROP. SANITARY SEWER LINE
EXIST. FORCE MAIN
PROP. FORCE MAIN
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
UNDERGROUND UTILITY QUALITY LEVEL
EXIST. MAJOR CONTOUR & ELEVATION
EXIST. MINOR CONTOUR & ELEVATION
PROP. FINISH GRADE CONTOUR & ELEVATION
EXIST. MONITORING WELL
APPROX. TEST PIT LOCATION
EXIST. SPOT ELEVATIONS
EXIST. GUTTER ELEV.
EXIST. TOP OF CURB ELEV.
EXIST. FINISH FLOOR ELEV.
EXIST. GARAGE FLOOR ELEV.
EXIST. FIRE HYDRANT
EXIST. WATER VALVE
EXIST. GAS VALVE
EXIST. GAS METER
EXIST. ELECTRIC METER
EXIST. ELECTRIC BOX
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. UTILITY POLE
EXIST. GUY WIRE
EXIST. LIGHT POLE
EXIST. BUILDING LIGHT
EXIST. SPOT SIDE LIGHT
EXIST. CURBS LIGHT POLE
EXIST. TRAFFIC SIGNAL POLE
EXIST. MANHOLE
EXIST. "S" INLET
EXIST. "D" INLET
EXIST. "C" INLET
EXIST. YARD INLET
EXIST. FLARED END SECTION
EXIST. HEADWALL
PROP. GRADE SPOT ELEV.
PROP. TOP OF CURB & FINISHED GRADE ELEV.
PROP. FINISHED FLOOR ELEV.
PROP. TOP OF WALL & FINISHED GRADE @ TOP SIDE OF DEPICTED CURB & ELEV. FINISHED GRADE @ TOP SIDE OF DEPICTED CURB @ BOTTOM OF WALL (ACTUAL BOTTOM OF WALL TO BE ESTABLISHED BY WALL DESIGNER)
PROP. DIRECTION OF DRAINAGE FLOW ARROW
PROP. WATER VALVE
PROP. GAS VALVE
PROP. STORM CLEANOUT
PROP. SANITARY CLEANOUT
PROP. AREA LIGHT
PROP. OUTLET CONTROL STRUCTURE
PROP. DRAINAGE MANHOLE
PROP. SANITARY SEWER MANHOLE
PROP. "A" INLET
PROP. "B" INLET
PROP. "E" INLET
PROP. YARD INLET
PROP. FLARED END SECTION
PROP. HEADWALL

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NEW YORK LICENSE No. 097638

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PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL ID: 141.15-1-2
2121 HAMBURG TURNPIKE
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

REV.	DATE	COMMENTS	BY

DRAWN BY: MT
DESIGNED BY: JMS
CHECKED BY: ZAK
SIGNED BY: -

DATE: 10/30/2026
PROJECT No.: 2179-25-0284?

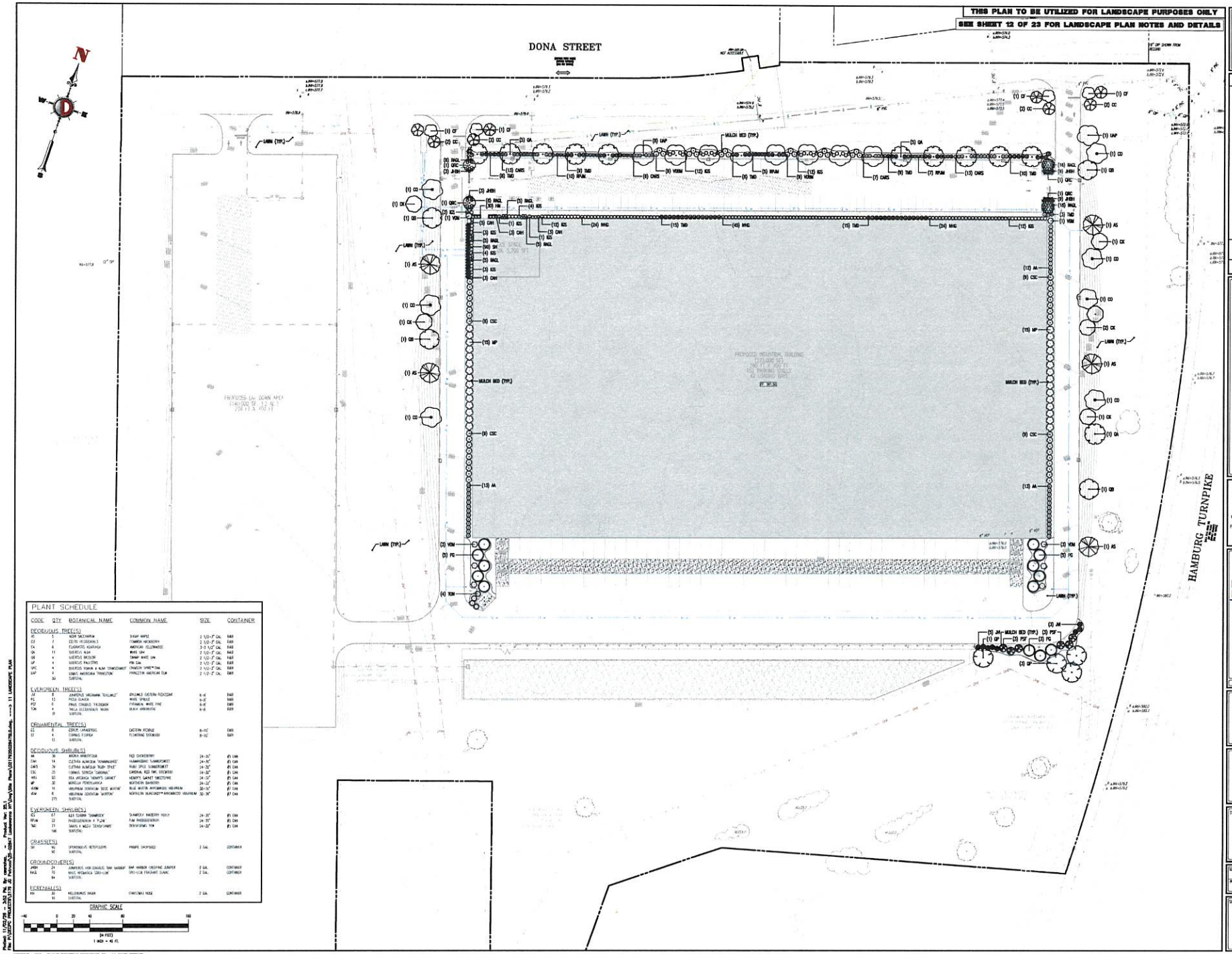
TITLE: UTILITY PLAN

SHEET No.: 10 OF 23
Rev. #: 0

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SEE SHEET 12 OF 23 FOR LANDSCAPE PLAN NOTES AND DETAILS



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREE(S)					
AT	5	ACER SACCHARUM	SUGAR MAPLE	2 1/2"-3" CAL.	B&B
CO	7	CORNUS KOUSA	COMMON HORNBERY	2 1/2"-3" CAL.	B&B
CA	6	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2 1/2"-3" CAL.	B&B
QA	11	QUERCUS ALBA	WHITE OAK	2 1/2"-3" CAL.	B&B
QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"-3" CAL.	B&B
QP	4	QUERCUS PALUSTRIS	PIN OAK	2 1/2"-3" CAL.	B&B
QRC	4	QUERCUS RUBRA 'A.W.K. CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	2 1/2"-3" CAL.	B&B
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2 1/2"-3" CAL.	B&B
	54	SUBTOTAL			
EVERGREEN TREE(S)					
JV	5	JUNIPERUS VIRGINIANA 'SKYLANDS'	SKYLANDS EASTERN REDCEDAR	6-8'	B&B
PG	12	PICEA GLAUCA	WHITE SPRUCE	6-8'	B&B
PSI	6	PINUS STROBUS 'FASTIGIATA'	FASTIGIATA WHITE PINE	6-8'	B&B
TM	4	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	6-8'	B&B
	31	SUBTOTAL			
ORNAMENTAL TREE(S)					
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B&B
CF	6	CORNUS FLORIDA	FLOWERING DOGWOOD	8-10'	B&B
	12	SUBTOTAL			
DECIDUOUS SHRUB(S)					
AA	36	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	24-30"	#5 CAN
CAH	14	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24-30"	#5 CAN
CAR3	36	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	24-30"	#5 CAN
CSC	20	CORNUS SERICEA 'CARDINAL'	CARDINAL RED OSIER DOGWOOD	24-30"	#5 CAN
HN1	83	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	24-30"	#5 CAN
MP	30	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	24-30"	#5 CAN
VDM	19	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	30-36"	#7 CAN
VM	8	VIBURNUM DENTATUM 'MYSTIC'	NORTHERN BURGUNDY™ ARROWWOOD VIBURNUM	30-36"	#7 CAN
	275	SUBTOTAL			
EVERGREEN SHRUB(S)					
ICV	47	ILEX CRENATA 'SKANNEKOK'	SKANNEKOK INKBERRY HOLLY	24-30"	#5 CAN
RPAN	22	RHODODENDRON X 'P.J.M.'	P.J.M. RHODODENDRON	24-30"	#5 CAN
TM2	77	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	#5 CAN
	146	SUBTOTAL			
GRASSES(S)					
SH	90	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL.	CONTAINER
	90	SUBTOTAL			
GROUNDCOVER(S)					
JHH	24	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	2 GAL.	CONTAINER
PAG	70	PACHYSANDRA GREEN-GEM	GREEN-GEM PACHYSANDRA	2 GAL.	CONTAINER
	94	SUBTOTAL			
PERENNIAL(S)					
RH	30	RUDBECKIA HIRTA	CHEROKEE ROSE	2 GAL.	CONTAINER
	30	SUBTOTAL			

GRAPHIC SCALE

-40 0 20 40 80 160

(IN FEET)

1 INCH = 40 FT.

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NO.	DATE	COMMENTS	BY

VISION PLANS MUST BE PREPARED UTILIZING PROFESSIONAL GUIDELINES AND SHALL CONSIST OF SITE SPECIFIC PLANS DESIGNED BY:

SCALE IF: ____ DESIGNED BY: ____ DRAWN BY: ____ CHKD BY: ____

PROJECT: J.G. PETRUCCI CO., INC. — PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL ID: 141.19-1-3
PARCEL SIZE: 11.5 ACRES
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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PROFESSIONAL ENGINEER
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TITLE:
LANDSCAPE PLAN

DRAWN BY: JT — SCALE: 1"=40' — DATE: 10/30/2026
PROJECT No: 2179-25-02847

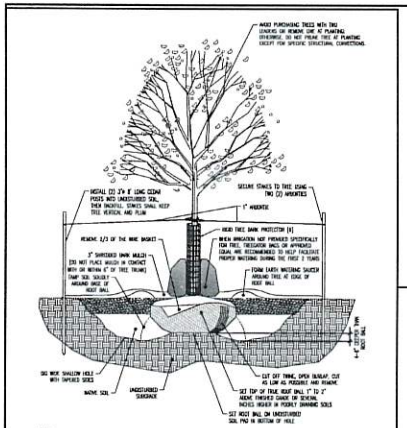
SHEET No: 11 OF 23 — Rev. #: 0

Plotted: 11/02/26 - 3:53 PM By: mpenders
File: S:\DWG Files\2179-25-02847 JG Petrucci\Lackawanna NY\Site\Site Plans\2179SDP01.dwg, ---> 11 LANDSCAPE PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

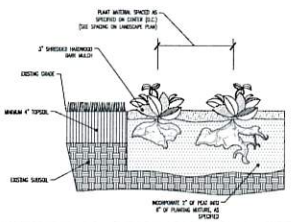
LANDSCAPE COMPLIANCE CHART

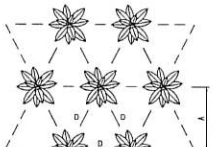
ORDINANCE SECTION	REQUIREMENT	CALCULATIONS	COMPLIANCE
§ 330-34.3	WATER INTENSIVE ORNAMENTAL PLANT MATERIALS SHALL NOT EXCEED 10% OF THE TOTAL LANDSCAPE AREA.	NO MORE THAN 10% OF THE TOTAL PLANT MATERIAL CONSISTS OF WATER INTENSIVE PLANT MATERIAL.	COMPLIES
§ 330-34.9	TREES ARE PROVIDED IN SETBACK AND BUFFER AREAS TO ENSURE THAT WITHIN 15 YEARS OF ESTABLISHMENT OF THE SETBACK, AT LEAST 80% OF THE SETBACK WILL BE SHADED, CALCULATED AS THE DIAMETER OF THE TREE CROWN.	0% OF SHADING PROVIDED WITHIN PROPOSED SETBACKS. EXISTING VEGETATION TO REMAIN.	WAIVER
§ 330-34.10	SHADE TREES ARE PROVIDED IN PARKING LOTS TO ENSURE THAT WITHIN 15 YEARS AFTER THE ESTABLISHMENT OF THE LOT, AT LEAST 40% OF THE LOT WILL BE SHADED, CALCULATED BY USING THE DIAMETER OF THE TREE CROWN AT 15 YEARS.	TOTAL PARKING AREA: 25,000 SF REQUIRED PARKING SHADING: 25,000 X 40% = 10,000 SF PROPOSED PARKING SHADING: 2,814 SF	WAIVER
§ 330-40.A	FOR USES REQUIRING SITE PLAN REVIEW THE FOLLOWING ITEMS MUST BE SCREENED FROM THE VIEW OF ADJACENT PROPERTIES, PASSERSHIPS AND VEHICLES THROUGH THE USE OF LANDSCAPING AND/OR FENCING: 1. OFF-STREET PARKING LOTS. 2. REFUSE CONTAINERS AND GARBAGE DISPOSAL FACILITIES 3. STORAGE FACILITIES	ALL PROPOSED PARKING LOTS, REFUSE CONTAINERS, AND STORAGE FACILITIES HAVE BEEN PROPERTY SCREENED WITH THE USE OF PROPOSED LANDSCAPING.	COMPLIES
§ 330-40.B	WHERE VEGETATIVE SCREENING IS PROPOSED, PLANT SPECIES, SIZE AND LAYOUT SHOULD BE DEVELOPED TO PROVIDE AN EFFECTIVE SCREEN WITHIN THREE YEARS OF INSTALLATION.	ALL PROPOSED SCREENING PLANTINGS WILL PROVIDE AN EFFECTIVE SCREEN WITHIN 3 YEARS OF INSTALLATION	COMPLIES



NOTES:
1. FOR CONTAINER GROWN TREES USE PRONGS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOT BALLS. USE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZAL SPORES AND FERTILIZER TABLETS IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATE SPECIFIED BY THE MANUFACTURER.
3. THOROUGHLY SOAK THE ROOT BALL AND THE ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THEREAFTER THE FOLLOWING TWO GROWING SEASONS. MAIN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, IT IS RECOMMENDED THAT GATOR BAGS ARE USED TO HELP FACILITATE THE PROPER AMOUNT AND RATE OF WATER ANY ADDITIONS. GATOR BAGS SHALL BE INSTALLED AT THE BEGINNING OF EACH GROWING SEASON AND REMOVED EACH FALL. THIS WILL ALLOW FOR THE AREA BENEATH THE GATOR BAG TO DRY OUT REDUCING THE GROWTH OF FUNGUS AND REDUCE POSSIBLE HOSE SPOTS FOR ROOTOTS. THE GATOR BAGS WILL BE REMOVED AT THE END OF THE SECOND GROWING SEASON UNLESS OTHERWISE ADVISED.
5. PRIOR TO INSTALLATION CONFIRM THE SOILS WILL DRAIN PROPERLY. IF NECESSARY PROVIDE PROPER DRAINAGE.
6. PROVIDE A 48 IN WIDE TREE BARK PROTECTION AROUND THE TRUNK OF SUNNY TREES AND UNDERSTORY TREES FOR TREE PROTECTION. "TREE BARK PROTECTORS – BURLAP (AA. LEONARD HORTICULTURAL SUPPLY) OR APPROVED EQUAL

DECIDUOUS TREE PLANTING DETAIL.
NOT TO SCALE

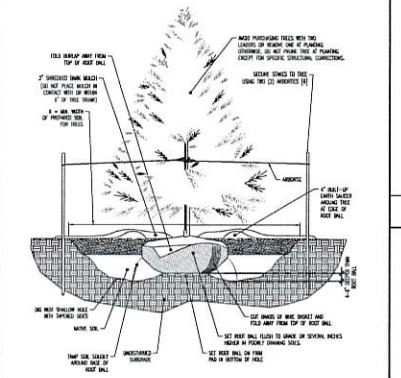




TYPICAL SPACING CHART	
SPACING "D"	SPACING "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C.	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	31.00"

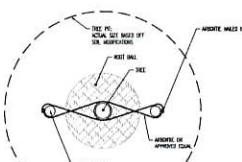
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING.
2. SMALL AREAS (1/4" OF LESS) THAT CREW AROUND, UP, OR DOWN THE ROOT BALL PERPENDICULAR ARE CONSIDERED A NORMAL CONDITION IN COMMERCIAL PRODUCTION AND MAY ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

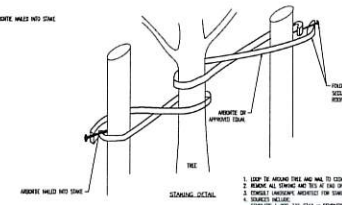
PERENNIAL/GROUND COVER SPACING AND PLANTING DETAIL.
NOT TO SCALE



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. MARK NORTH SIDE OF TREE IN THE NURSERY AND ORIENT TO THE NORTH IN THE FIELD.
3. DETAIL PLANTING TREE PREPARED SOIL FOR TREES – SEE CHART FOR SOIL PREPARATION DEPENDING UPON SOIL TYPE
4. WHEN PLANTING IN WINTER OR ON WINDY SITES APPLY ANTI-DESICCANT AS PER MANUFACTURER'S SPECIFICATIONS
5. PRIOR TO DIGGING HOLE MEASURE ALL EXCESS SOIL FROM ROOT FLARE TO DETERMINE DEPTH OF HOLE (SEE DETAIL)
6. INSTALL TWO (2) 2" DIA X FT LONG HARDWOOD POSTS INTO UNDISTURBED SOIL, THEN BACKFILL. STAKES SHALL KEEP TREE VERTICAL AND PLUMB
7. WHEN IRRIGATION IS NOT PROVIDED SPECIFICALLY FOR THE TREE, FREQUENTLY (4 DAYS (OR APPROVED EQUAL) ARE RECOMMENDED TO HELP FACILITATE PROPER WATERING DURING THE FIRST TWO YEARS.

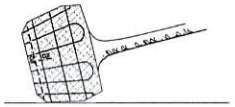
EVERGREEN TREE PLANTING DETAIL.
NOT TO SCALE

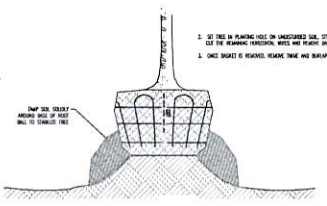




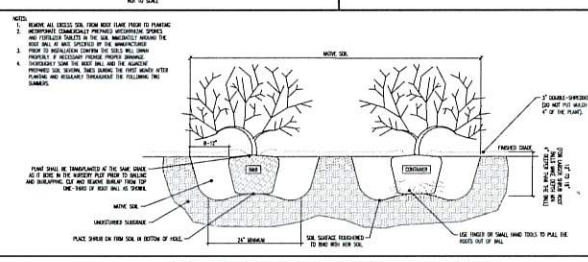
1. LOOP TIE AROUND TREE AND NAIL TO CLOSER STAKE
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 4".
4. SOURCES INCLUDE:
EARTHWORKS 1-800-232-6784 or EARTHWORKS.COM
DP SUPPLIERS 1-800-360-4940 or DPSUPPLIERS.COM

ARBOR TIE & TREE STAKING DETAIL.
NOT TO SCALE

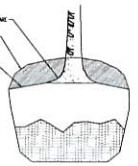




REMOVAL OF WIRE BASKETS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL.
NOT TO SCALE



NOTES:
1. PRIOR TO DIGGING TREE AT NURSERY LOCATE THE ROOT FLARE. THIS WILL ALLOW FOR PROPER ROOT BALL SIZING BEFORE DIGGING.
2. PRIOR TO PLANTING, VERIFY THE TOP ELEVATION OF THE TRUE ROOT BALL BY REMOVING BURLAP. IF MUCH SOIL IS PRESENT REMOVE UNTIL THE ROOT FLARE IS EXPOSED.
3. AT THIS TIME ANY GIRDLING OR CIRCLING ROOTS SHOULD BE REMOVED. EXCESSIVE GIRDLING OR CIRCLING ROOTS WILL CAUSE THE TREE TO BE REJECTED.
4. ONCE SOIL IS REMOVED NOTE CROWN LOCATION. IF BASKET IS PRESENT, NOTE TO BASKET.
5. IF TO MUCH SOIL IS PRESENT IN THE FIELD THE ROOT BALL IS EFFECTIVELY UNDERSIZED AND WILL BE REJECTED.

TREE ROOT FLAIR DIAGRAM
NOT TO SCALE

PLANTING NOTES

1. PLANT MATERIAL SHALL BE ORGANIZED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, WATERWORKS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF CURRENT GRASS AND ALL DEBRIS AS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
3. [illegible] OF TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND ARE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENTS.
4. [illegible] SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR AFTER COMPLETION OF THE PLANTING INSTALLATION. THIS GUARANTEE SHALL INCLUDE REPLACEMENT OF DEAD PLANTS AND RESTORATION OF PLANTING AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE WARRANTED FOR ONE FULL YEAR FROM THE DATE OF THEIR REPLACEMENT.
5. [illegible] SHALL BE GUARANTEED TO BE IN A HEALTHY, VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST GROWING SEASON AFTER THE PLANTS HAVE DIED. ALL REPLACEMENTS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. [illegible] SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS BY WHATEVER METHODS ARE NECESSARY. PROTECTIVE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, PROTECTIVE BARRIERS AROUND PLANTS THAT ARE TO REMAIN. ANY PLANTS DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. [illegible] SHALL BE PLANTED IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK".
8. [illegible] SHALL BE PLANTED IN ACCORDANCE WITH GENERALLY ACCEPTED PLANTING PROCEDURES. PLANTING AND TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS, AS DESIGNATED, EXCAVATED AND SOIL AMENDMENTS AS SPECIFIED IN MORE SPECIFIC DETAILS.
9. [illegible] SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH RECOMMENDED PRACTICES. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE PLANTED WITHIN ONE (1) DAY OF EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
10. [illegible] SHALL BE PLANTED AT LEAST 5 FEET FROM ALL PROPERTY LINES, STRUCTURES, AND SIDEWALKS.
11. [illegible] SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE FINISHED GRADE OF THE PLANT WITH THE GROUND SURFACE AND SHALL NOT BE COVERED WITH MULCH OR SOIL.
12. ALL BURIED ROOTS SHALL BE PRUNED TO MAKE CLEAN CUTS BEFORE PLANTING. UTILIZING CLEAN, SHARP TOOLS. IT IS IMPORTANT TO PRUNE APPROXIMATELY 1/3 OF THE CANOPY OF LARGE TREES AT THE TIME OF PLANTING TO COMPENSATE FOR THE LOSS OF ROOTS DURING THE TRANSPLANTING PROCESS. PRUNE ONLY DEAD, DISEASED, OR BROKEN BRANCHES. DO NOT CUT THE CENTRAL LEADER OF CONIFER AND MAINTAIN THE NATURAL SHAPE OF THE PLANT. PRUNE SHRUBS AS TO BE AS SHOWN WITH SOME SHRUBS BEING PRUNED TO MAINTAIN SUPERVISED GEOMETRIC SHAPES, WHERE WHICH CROSS, TRACK WHICH RUN PARALLEL, ETC.
13. ALL MULCHED AREAS SHALL BE PREPARED TO MAKE CLEAN EDGE BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS IMPORTANT TO PRUNE APPROXIMATELY 1/3 OF THE CANOPY OF LARGE TREES AT THE TIME OF PLANTING TO COMPENSATE FOR THE LOSS OF ROOTS DURING THE TRANSPLANTING PROCESS. PRUNE ONLY DEAD, DISEASED, OR BROKEN BRANCHES. DO NOT CUT THE CENTRAL LEADER OF CONIFER AND MAINTAIN THE NATURAL SHAPE OF THE PLANT. PRUNE SHRUBS AS TO BE AS SHOWN WITH SOME SHRUBS BEING PRUNED TO MAINTAIN SUPERVISED GEOMETRIC SHAPES, WHERE WHICH CROSS, TRACK WHICH RUN PARALLEL, ETC.
14. [illegible] SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES BY PRESERVING NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS AND IN A MANNER THAT DOES NOT DESTROY THE NATURAL GROWTH HABIT. DO NOT CUT CENTRAL LEADERS OF CONIFERS OR TREES.
15. ALL [illegible] SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL ENDZONE TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER 15-15-15 UPON COMPLETION OF WORK. THE FINISH LINE OF ANY PLANTED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. ALL PRUNING SHALL BE DONE WITH SHARP TOOLS IN A MANNER THAT DOES NOT DESTROY THE NATURAL GROWTH HABIT. DO NOT CUT CENTRAL LEADERS OF CONIFERS OR TREES.
16. [illegible] SHALL BE INSTALLED AFTER ROUGH GRADING AND BEFORE FINISH GRADING. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH THE REQUIRED METHODS AND NURSERY STOCK. THE CONTRACTOR SHALL EXERCISE CARE IN DELIVERING, HANDLING, PLANTING AND GUYING OF TREES AND SHRUBS TO PROTECT THE BARK, BRANCHES AND ROOT SYSTEMS FROM DAMAGE. ANY PLANTS AND MATERIAL DAMAGED DURING PLANTING OPERATIONS SHALL BE REPLACED WITH UNDAMAGED MATERIAL.
17. ALL PLANTING BEDS SHALL BE EDGED WITH 4" DEPTH OF SPECIFIED MULCH AT EDGE OF PLANTING BEDS AND LAWN AREAS. EDGE SHALL BE NEAT AND UNIFORM WITH SMOOTH CURVES AND STRAIGHT LINES. EDGE SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.
18. ALL PLANTING BEDS AND SOD SHALL BE ADEQUATELY WATERED BY METHODS CONSIDERED TO BE APPROVED BY PLANTS AND LAWN.
19. [illegible] SHALL BE PLANTED AS SHOWN ON THE PLANTING PLAN. ANY SUBSTITUTIONS OR CHANGES IN PLANTING LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT SHALL NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
20. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL, SEED SOD STABILIZATION METHOD.

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 9/15 9/15 TO 12/1

PLANTS/CHANGE THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THE SEASON.

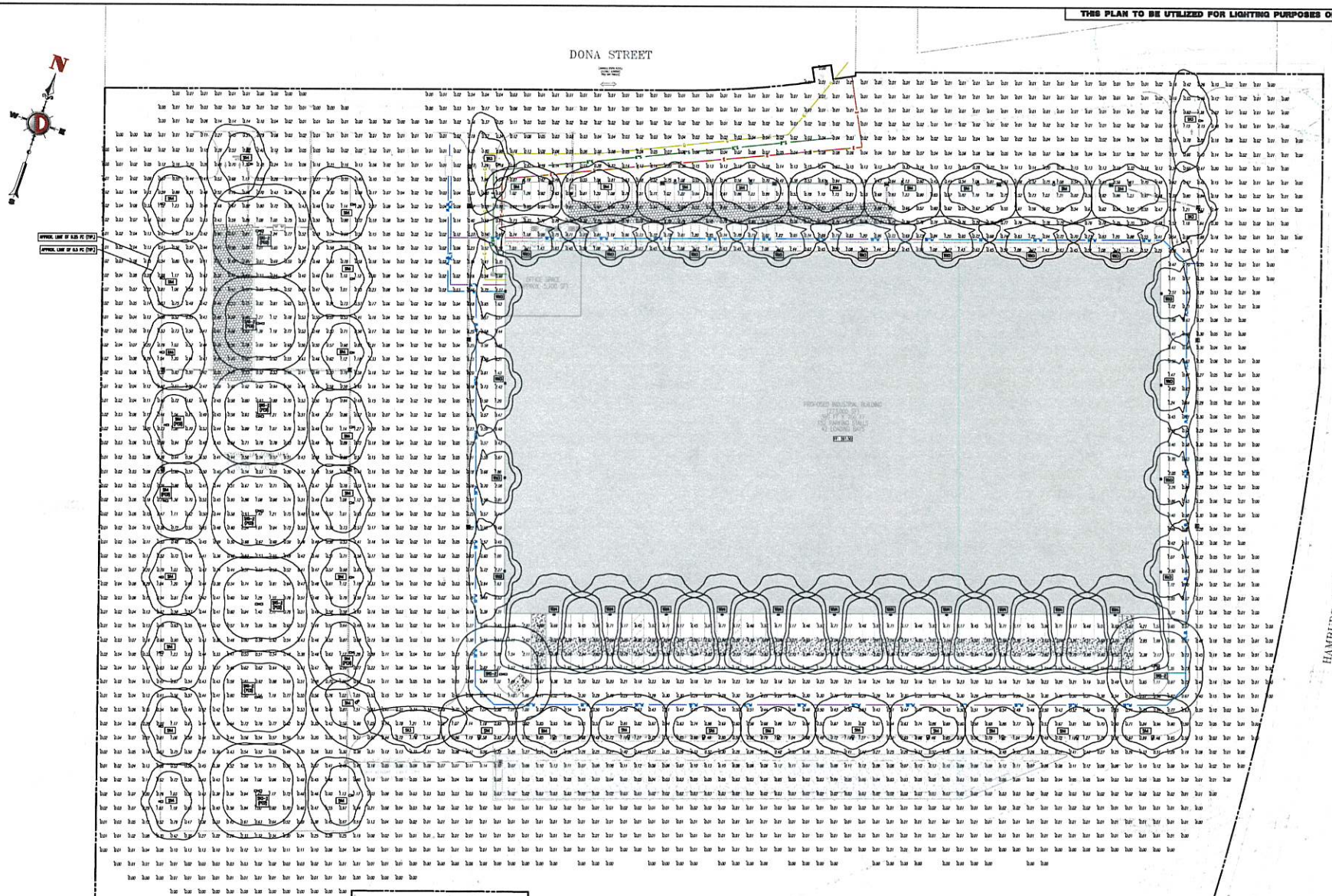
ACER RUBRUM	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CARYOPTERIS VARIETIES	PYRUS VARIETIES
CERCIS CANADENSIS	QUERCUS VARIETIES
CRATAEGUS VARIETIES	SALIX WEEPING VARIETIES
EUONYMUS ATROPURPUREA	TILIA VARIETIES
EUONYMUS EUROPAEUS	ULMUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	ZELKOVA VARIETIES

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL OF THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT SHALL NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. [illegible] SHALL CONSIST OF PERFORMANCE, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUSIVE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION STANDARD SPECIFICATIONS OR APPROVED EQUAL.
   B. [illegible] – ALL PLANTS SHALL BE NURSERY GROWN OR APPROVED EQUAL, NOT MOVED FROM FIELDS AND MARSHES.
   C. [illegible] – SHALL BE FREE OF STONES IN GROUND COVER AREAS AND NOT LESS THAN 3% OR MORE THAN 8% IN OTHER AREAS, ROCKS LARGER THAN TWO INCHES (2") WIDE, ROOTS, RUBBISH, WEEDS AND CLAY CLODS.
3. PLANTING AND SOIL PREPARATION – SEE ALSO LANDSCAPE PLAN AND DETAILS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWAGE SLUDGE WITH MINIMUM CONTENT OF 5% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "MILORGANITE".
   B. ORGANIC MATERIAL FOR MIXES AND SOIL CONDITIONER – SHALL BE "SOIL-PURIFY" AND ORGANIC BASE MATERIALS COMPOSED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT VIGOROUS GROWTHS, CONTAINING NO POISONS OR HARMFUL WASTE, GUARANTEED ANALYSIS (5-3-1) NITROGEN 5%, PHOSPHORIC ACID 3%, POTASH 1%.
4. GENERAL WORK REQUIREMENTS
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS FINISH GRADING OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION SUCH AS PLANTING, SEEDING, SODDING, ETC. AS PER PLANTING PLAN AND DETAILS. ALL PLANTING MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE. ANY PLANTS DEAD OR IN UNHEALTHY CONDITION DURING THIS PERIOD SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PROVIDE A 4" UNSETTLED THICKNESS. REPAIR, PREVENT AT THE SITE IT MAY MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO CONSULT ON SOIL TEST OF ON-SITE TOPSOIL UTILIZED TO ALL PLANTING BEDS. REMOVE ALL STONES AND MATERIAL LARGER AS REQUIRED TO ENSURE NO ACCIDENTAL GROWING MEDIUM.
7. SOIL PREPARATION
   A. CONTRACTOR TO REMOVE ALL DEBRIS TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND DISTINCTION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL [3 DIRECTIONS] INTO TOP 9" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      50 POUNDS GRANULAR LIMESTONE
      10 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS ORGANIC MATERIALS (COMPOST) 30-0-0 BLUE CHIP
   SOIL MIXTURE SHALL CONSIST OF:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 4 TO 12" IN 4" OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS FOR ESTABLISHED PLANTS. ADD ORGANIC MATTER AS PER PREVIOUSLY DETAILED OR COMPOSED OF 1 PART LOAM SOIL AND 1 PART PEAT MOSS.
   B. ADDITIONAL SOIL AMENDMENTS MAY BE REQUIRED AS PER SOIL TEST RESULTS. ADD ADDITIONAL AMENDMENTS AS REQUIRED TO ENSURE THE SOIL MIXTURE MEETS THE FOLLOWING CRITERIA: PH RANGE OF 6.0 TO 7.0 AND AT LEAST 3% ORGANIC MATTER.
   C. ADDITIONAL SOIL AMENDMENTS MAY BE REQUIRED AS PER SOIL TEST RESULTS. ADD ADDITIONAL AMENDMENTS AS REQUIRED TO ENSURE THE SOIL MIXTURE MEETS THE FOLLOWING CRITERIA: PH RANGE OF 6.0 TO 7.0 AND AT LEAST 3% ORGANIC MATTER.
   D. EXISTING TOPSOIL SHALL BE USED WHERE POSSIBLE AND SHALL BE SUPPLEMENTED WITH ADDITIONAL TOPSOIL AS REQUIRED TO ENSURE THE ACCEPTABLE GROWING MEDIUM.
8. PLANTING
   A. ALL PLANTING BEDS SHALL BE EDGED WITH A 4" DEPTH OF SPECIFIED MULCH AT EDGE OF PLANTING BEDS AND LAWN AREAS. EDGE SHALL BE NEAT AND UNIFORM WITH SMOOTH CURVES AND STRAIGHT LINES. EDGE SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, HOLES OR TRENCHES.
   B. PLANTING PITS SHALL BE DUG WITH VERTICAL SIDES, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED SOIL. EXCAVATE PITS TO A DEPTH 2" LESS THAN THE DEPTH OF THE ROOT BALL.
   C. [illegible] SHALL BE SET ON THE FINISHED GRADE AS SHOWN ON THE PLANTING DETAILS.
   D. PREPARE MIXED SOILS EARTH BACK AS WORK AS PLANTING HOLE OF EACH TREE.
   E. [illegible] AND SHRUBS AFTER PLANTING WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE DEPTH TO WHICH ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. [illegible] SHALL BE PROPERLY STAKED DIRECTLY ADJACENT TO MAINTAINED TO A MIN. OF 3' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 3-4" LAYER OF MULCH SPREAD INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. ALL GROUND COVER SHALL BE PLANTED IN STAGGERED ROWS AS SHOWN ON THE PLANTING DETAILS.
   C. [illegible] SHALL BE PLANTED IN SOIL PREPARED AS SPECIFIED AND WATERED THOROUGHLY AFTER PLANTING. STAKE AND GUY TREES AS SHOWN ON DETAILS. ADJUST STAKES AND GUYS AS NECESSARY TO KEEP TREES UPRIGHT AND SECURE UNTIL ESTABLISHED. REMOVE AT END OF GUARANTEE PERIOD.
   D. [illegible] SHALL BE REMOVED BY THE CONTRACTOR AT SATISFACTORILY PLACEMENT A TOP OF FINISH GRADE.
   E. ALL [illegible] SHALL BE PLANTED IN SOIL PREPARED AS SPECIFIED AND WATERED THOROUGHLY AFTER PLANTING. STAKE AND GUY TREES AS SHOWN ON DETAILS. ADJUST STAKES AND GUYS AS NECESSARY TO KEEP TREES UPRIGHT AND SECURE UNTIL ESTABLISHED. REMOVE AT END OF GUARANTEE PERIOD.
   F. [illegible] SHALL BE PLANTED AS SHOWN ON THE PLANTING PLAN AND DETAILS. ANY SUBSTITUTIONS OR CHANGES IN PLANTING LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT SHALL NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
   G. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL, SEED SOD STABILIZATION METHOD.
10. FINISH GRADING
   A. ALL PLANTING BEDS SHALL BE RECEIVED BY THE CONTRACTOR AT SATISFACTORILY PLACEMENT A TOP OF FINISH GRADE.
   B. ALL [illegible] SHALL BE PLANTED IN SOIL PREPARED AS SPECIFIED AND WATERED THOROUGHLY AFTER PLANTING. STAKE AND GUY TREES AS SHOWN ON DETAILS. ADJUST STAKES AND GUYS AS NECESSARY TO KEEP TREES UPRIGHT AND SECURE UNTIL ESTABLISHED. REMOVE AT END OF GUARANTEE PERIOD.
   C. [illegible] SHALL BE PLANTED AS SHOWN ON THE PLANTING PLAN AND DETAILS. ANY SUBSTITUTIONS OR CHANGES IN PLANTING LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	MANUFACTURER	LIGHT LOSS FACTOR	DESCRIPTION	LUM. LUMENS	LUM. WATTS	FILE NAME
SA1	4	SA1	20 FT	EAGLE	0.85	MH-1-T3-15L-7-30K-UNV	3080	36.00	MH-1-T3-15L-7-30K.ES
SA4	38	SA4	20 FT	EAGLE	0.85	MH-1-T4-15L-7-30K-UNV	3873	36.57	MH-1-T4-15L-7-30K.ES
SA5-2	9	SA5-2	20 FT	BACK-TO-BACK	0.85	MH-1-T3-15L-7-30K	3044	36.00	MH-1-T3-15L-7-30K.ES
WA3	16	WA3	20 FT	EAGLE	0.85	MH-W-T3-15L-7-30K	4433	37.00	MH-W-T3-15L-7-30K.ES
WA4	11	WA4	20 FT	EAGLE	0.85	MH-W2-T4-64L-1-30K7	21241	203.00	MH-W2-T4-64L-1-30K7.ES

NO GLARE LINES ARE SHOWN ON BOTH 0.5 AND 0.05 FC.

(TW) - TILISH WALL FOUNDATION (TFG) - POSTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA, MAINTENANCE IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.

LIGHTING NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN VOLTAGES, ELECTRICAL VOLTAGE TOLERANCES IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS, TAKEN WITH A LIGHT METER DUE TO FACTORS SUCH AS FUTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND CURBING POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR SITE WIRING DIAGRAM.
6. THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE LIMITS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.

CITY OF LACKAWANNA LIGHTING REQUIREMENTS

1. THE FOLLOWING MINIMUM LIGHTING LEVELS SHALL BE PROVIDED FOR USES REQUIRING SITE PLAN REVIEW:
   A. PARKING LOTS: 0.5 FOOTCANDLES.
   B. DRIVEWAYS: 0.25 FOOTCANDLES.
   C. PEDESTRIAN WALKWAYS: 0.10 FOOTCANDLES.
   D. BUILDING ENTRANCES: 0.5 FOOTCANDLES.
   E. ACCENT ILLUMINATION: 0.0 FOOTCANDLES.
2. EXTERIOR LIGHTING SHALL BE PLANNED, DIRECTED AND MAINTAINED SO THE LIGHT IS CONFINED TO THE PROPERTY AND WILL NOT CAUSE DIRECT LIGHT OR GLARE UPON ADJACENT PROPERTIES OR PUBLIC ROADS.
3. EXCEPT PEDESTRIAN-ORIENTED ACCENT LIGHTS, ALL LIGHT FIXTURES SHALL BE CONCEALED SOURCE FIXTURES.
4. LIGHT SOURCES SHALL NOT BE HIGHER THAN 20 FEET. PEDESTRIAN LIGHT FIXTURES SHALL NOT EXCEED 15 FEET IN HEIGHT.
5. SECURITY LIGHTING FIXTURES AND EXTERIOR WALL-MOUNTED FLOODLIGHTS ARE RESTRICTED TO ENCLOSED SERVICE COURTYARDS.
6. HIGH INTENSITY LIGHTING IS PROHIBITED.

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DYNAMIC ENGINEERING CONSULTANTS, P.C. — SURVEYING · ENGINEERING · PLANNING

BY	REV.	DATE	COMMENTS

STORM DRAIN(S) NOTIFY ON YOUR PERCOLATION OBSERVATIONS EXCEPT WHERE SHOWN ON PLANS

DESIGNED BY: JGC | DRAWN BY: JGC | CHECKED BY: ZAK | ISSUED BY: -

PROJECT: J.G. PETRUCCI CO., INC. — PROPOSED INDUSTRIAL DEVELOPMENT
PARCEL ID: 141.15-1-3
LOCATION: DONA STREET
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

811 PROTECT YOURSELF — ALL DIGS MUST NOTIFY UFPO AT LEAST 3 BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE DIGGING BEGINS OR YOU MAY BE SUBJECT TO PENALTIES AND LIABILITY FOR DAMAGES RESULTING FROM YOUR EXCAVATION. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM

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ZACHARY A. KAMM — LICENSED PROFESSIONAL ENGINEER — STATE OF NEW YORK

JOSHUA M. SEWALD — PROFESSIONAL ENGINEER — NEW YORK LICENSE No. 097638

TITLE: LIGHTING PLAN

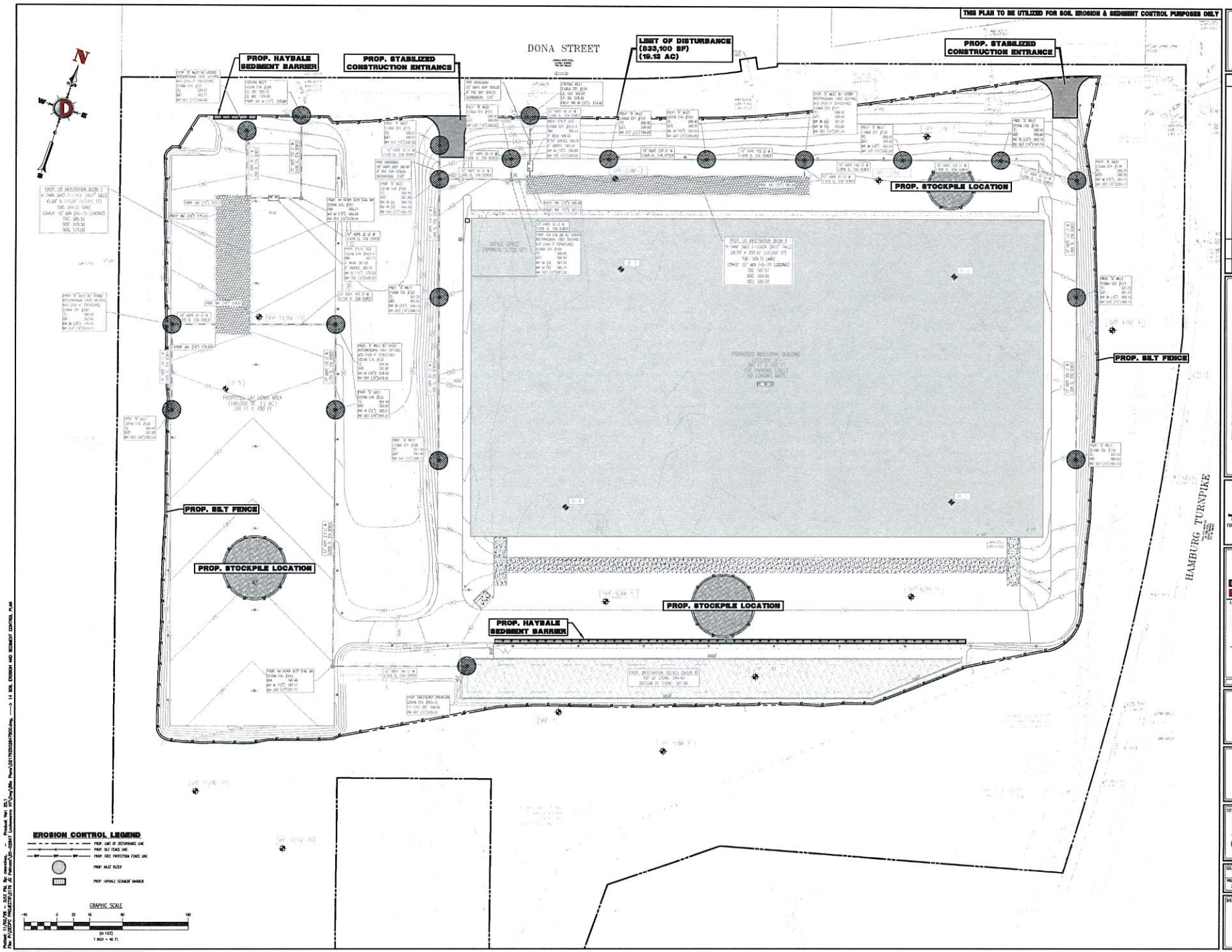
SCALE: 1" = 40' | DATE: 10/30/2026

PROJECT No: 2179-25-02847

SHEET No: 13 OF 23 | Rev: 0

Plotted: 11/02/26 — 3:53 PM By: zachary
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THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY



EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

GRAPHIC SCALE

(IN FEET)
1 INCH = 40 FT.

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File: P:\2021\PC PROJECTS\179 JG Petrucci\25-02847 Landscape Plans\SWPPP\SWPPP.dwg ——— 14 SOIL EROSION AND SEDIMENT CONTROL PLAN

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NO.	DATE	COMMENTS

VISIM PLANS NOT TO BE USED FOR CONSTRUCTION PURPOSES
COLOR AND HEAVY DUTY SEE VENDOR PLANS FOR SPECIFICATIONS

DRAWN BY: SPD | CHECKED BY: LB | CHECKED BY: ZMS | CHECKED BY: —

PROJECT: J.G. PETRUCCI CO., INC.
PROJECT NO: 2179-25-02847
2300 HAMBURG TURNPIKE
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

811 — PROTECT YOURSELF
N. EVEN MORE NOTICES IN DENSITY, SENSES, OR OFF PEAK PERIODS TO ENSURE NO SAFETY ISSUES ARISE IN OFF SITE
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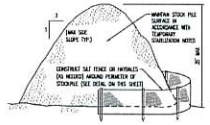
ZACHARY A. SAMM
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN

DATE (ORIGINAL DT): 10/30/2020
PROJECT No: 2179-25-02847

SHEET No: 14 OF 23
Rev. #: 0



TEMPORARY STOCKPILE DETAIL
NOT TO SCALE

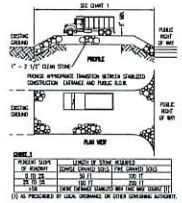
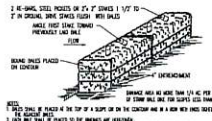


CHART 1

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED (LOWER COMMON SOILS / FINE GRAINED SOILS)	
0 TO 2%	50 FT	100 FT
2+ TO 5%	100 FT	200 FT
5%+	SHOW ENTRANCE STABILIZED WAY THAT MAY EXIST [1]	

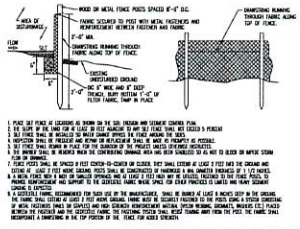
(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



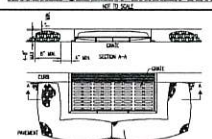
NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR RE-BARS SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTIONS SHALL BE REGULARLY AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

HAYBALE SEDIMENT BARRIER DETAIL
NOT TO SCALE



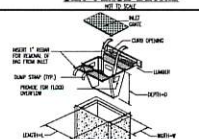
1. PLACE SILT FENCE AS LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ON SLOPE OR ON LINE FOR A LEVEL OR FLAT AVAILABLE TO ANY SILT FENCE THAT WILL NOT EXCEED 5 PERCENT
3. SILT FENCE SHALL BE INSTALLED SO THAT THE LOWER PORTION OF THE FENCE AROUND THE SLOPE.
4. SILT FENCE SHALL BE PLACED AS CLOSE TO PARALLEL TO THE CONTOUR OF THE SLOPE AS POSSIBLE.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE INDICATED.
6. THE ENTIRELY SHALL BE REMOVED WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. FENCE POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET CENTER-TO-CENTER OR CLOSER. EACH SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD A MIN. DIAMETER THICKNESS OF 1 1/2 INCHES. A METAL FENCE POST A MASS OR SIMILAR DIMENSIONS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED FASTENED TO THE FENCE. POSTS TO BE SPACED AT 8 FEET MAXIMUM AND SUPPORT TO THE SUITABLE FABRIC BASIC SPACE FOR GREAT PROCESS IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
8. A SUITABLE FABRIC, RECOMMENDED FOR EARTH USE BY THE MANUFACTURER, SHALL BE ROLLED AT LEAST 8 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 POST HOLE SPACES. FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF WOOD FASTENERS SPACED OR GRAPPLED AND HIGH STRENGTH REINFORCEMENT MATERIAL SYSTEM MEANING, GEOMATS, MODELS (S.) PLACE BETWEEN THE FASTENER AND THE SUITABLE FABRIC. THE FASTENING SYSTEM SHALL ACCEPT TAMING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DIAMETERING IN THE TOP PORTION OF SEE. FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. ACCEPTABLE TO BE NEENAH FOUNDRY(R) PRODUCT R-3191, BY DYNAMIC MANUFACTURING INC., OR EQUIVALENT AS, BY MEANS INC., OR APPROVED EQUAL.
2. 1/4" CLEAN STONE CORE SHALL BE COMPLETELY CONTAINED WITHIN GEOTEXTILE. SEAMS SHALL BE SEWN OR OVERLAPPED AND STAPLED TO PREVENT LEAKAGE OF SEDIMENT LADEN WATER.
3. INLET IS CLEAN IS REQUIRED, WHEN THE PERIMETER FILTER IS 1/2 FULL OF SEDIMENT LADEN WATER.
4. INLET LARGE OPENING IS TO BE KEPT CLEAR OF OBSTRUCTIONS AT ALL TIMES.
5. THE PROTECTION SHALL NOT BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY RUNOFF ALONG DIRECTLY INTO THE STORM SEWER SYSTEM.
6. ANY DEVICE THAT ACCOMPLISH THE PURPOSE OF STORM SEWER INLET PROTECTION MAY BE USED IF APPROVED BY THE ENGINEER.
7. INSPECTIONS SHALL BE REGULAR MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED THE ENTIRE SHALL BE REMOVED ONCE THE AREA DRAINING TOWARDS THE INLET HAS BEEN STABILIZED.

INLET FILTER, TYPE 1



INLET FILTER, TYPE 2

INLET FILTER COMBINED DETAIL
NOT TO SCALE

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY

SEQUENCE OF CONSTRUCTION:

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAY BALES AND SILT FENCING.
PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING EXCAVATION.
PHASE 3: EXCAVATE AND INSTALL UNDERGROUND PROPOSED UTILITIES, PIPING AND DRAINAGE STRUCTURES.
PHASE 4: EXCAVATE FOR BUILDING FOUNDATION.
PHASE 5: COMPLETE BUILDING CONSTRUCTION.
PHASE 6: FINAL GRADING ON SITE.
PHASE 7: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND LANDSCAPING.

SOIL EROSION & SEDIMENT CONTROL NOTES:

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE INSTALLED BY PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BE SEEDED IN ACCORDANCE WITH THE STATE STANDARDS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
3. IMMEDIATELY FOLLOWING FINAL DISTURBANCE OR BRIEF GRADING, ALL CUTTING, AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR EQUIVALENT COVERING. FERTILIZER SHALL BE 10-20-10 OR EQUIVALENT AS PER SOIL TESTS PER ACRE, ACCORDING TO STATE STANDARDS.
4. STABILIZATION SPECIFICATIONS FOR TEMPORARY SEEDING:
   - LIME – 90 LBS/1,000 SF GROUND LIMESTONE, FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
   - SEEDS:
     COOL SEASON:
     PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
     WARM SEASON:
     PEARL MILLET AT 20 LBS/AC OR OTHER APPROVED SEEDS, PLANT BETWEEN MAY 15 AND AUGUST 15.
   - MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER).
5. TEMPORARY SEEDING ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EMBANKMENT AREAS IN ACCORDANCE WITH THE STATE STANDARDS.
6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE DRIVEWAYS AND PARKING AREAS IN AREAS WHERE NO UTILITIES ARE PRESENT, SUB-BASE WILL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUN-OFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ANY STEEP SLOPES REQUIRING PERMANENT INSTALLATION WILL BE BACK FILLED AND STABILIZED SHALL AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER 3:1).
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
10. STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, ROADWAY, OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES MUST BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.
11. A CRUSHED STONE VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED IMMEDIATELY AFTER INITIAL SITE DISTURBANCE AND WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. BLANKET SHALL BE 1-1/2" TO 2" CRUSHED STONE AND AT LEAST 50' X 100', AND MUST BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND WAINSCOT.
12. MAXIMUM SLOPE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
13. ANY INDIVIDUAL ACCESS ROADS OR DRIVES MUST BE STABILIZED WITH 2-1/2" CRUSHED STONE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THAT AREA.
14. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
15. ALL CATCH BASIN INLETS MUST BE PROTECTED WITH A CRUSHED STONE OR HAY BALE FILTER (SEE DETAIL).
16. ALL DISTURBED AREAS MUST BE STABILIZED AS ALL RESIDENCES ARE BUILT PRIOR TO FINAL DRAINAGE SYSTEM BECOMING OPERATIONAL.
17. ALL EXCAVATION OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHALL BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL).
18. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
19. PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
20. PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
   A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ FT.
   B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 90% OF SOIL SURFACE WILL BE COVERED.
   C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
      (1) PEG AND TWINE
      (2) MULCH NETTING
      (3) LIQUID MULCH BINDERS
21. ALL UNCONTROLLED WATERS TO BE SPRINKLED WITH WATER UNTIL WET AT THE BEGINNING OF EACH DAY TO CONTROL DUST.
22. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDING PREPARATION.
23. AT THE TIME OF SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION, ANY SOIL NOT SUITABLE TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER WILL BE REMOVED OR TREATED SO AS TO BE SUITABLE FOR PERMANENT SEED AS PER SOIL CONDITIONS AND PERMEET IT SUITABLE FOR RESISTING GROUND CREEP. OF REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-RESISTIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE PROVIDED.
24. ALL SITE WORK FOR SITE PLANS WILL HAVE TO BE COMPLETED PRIOR TO THE SOIL CONSERVATION DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
25. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE.
26. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

STABILIZATION SPECIFICATIONS - TEMPORARY SEEDING AND MULCHING

- LIME – 90 LBS/1,000 SF GROUND LIMESTONE, FERTILIZER – 11 LBS/1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4".
- SEEDS:
  COOL SEASON PERENNIAL RYE GRASS 100LBS/ACRE OR OTHER APPROVED SEEDS, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
  WARM SEASON PEARL MILLET AT 20 LBS/AC OR OTHER APPROVED SEEDS, PLANT BETWEEN MAY 15 AND AUGUST 15.
- MULCH – SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS/1,000 SF TO BE APPLIED ACCORDING TO THE STATE STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDER.

STABILIZATION SPECIFICATIONS - PERMANENT SEEDING

- PERMANENT STABILIZATION SPECIFICATIONS: SEEDING
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, LIME CHECKED, AND RAKED OF ALL DEBRIS LARGER THAN
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PERENNIAL RYEGRASS	1/2 LBS/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LBS/1,000 SQ FT
	1 1/2 LBS/1,000 SQ FT
	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
	LBS/1,000 SQ FT

3. SEEDING DATES: APRIL 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 1ST.
4. SEDIMENTATION RATES WILL VARY AS TO TIME OF YEAR FOR SEEDING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.
- PERMANENT STABILIZATION SPECIFICATIONS: MULCHING
A. MULCH MATERIALS TO BE UNROTTED SALT HAY, HAY, OR SMALL GRAIN STRAW AT THE RATE OF 1.5 TO 2 TONS PER ACRE OR 70 TO 90 POUNDS PER 1,000 SQ FT.
B. SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 90% OF SOIL SURFACE WILL BE COVERED.
C. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING
   [1] PEG AND TWINE
   [2] MULCH NETTING
   [3] LIQUID MULCH BINDERS

MULCH STABILIZATION

A. UNROTTED SMALL GRAIN STRAW OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TO CONN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
B. ASPHALT EMULSION IS RECOMMENDED AT THE RATE OF 800 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAMEL BY PEOPLE, ANIMALS, OR MACHINES IS NOT A PROBLEM.
C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.
D. WOOD FIBER OR PAPER FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.
E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC MAY BE USED.
F. MULCH ANCHORING TO BE DONE IMMEDIATELY AFTER PLACEMENT BY ONE OF THE FOLLOWING METHODS:
   (1) PEG AND TWINE
   (2) MULCH NETTING
   (3) LIQUID MULCH BINDERS

DYNAMIC ENGINEERING CONSULTANTS, P.C.

BY	COMMENTS	DATE	REV

VISION PLANS MAY BE FROM OPERATIONAL ESTIMATIONS
CAN'T ADD EASY DOES SEE EXPERT PRIOR CONSTRUCTION

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED WAREHOUSE DEVELOPMENT
PARCEL ID: 4119-1-3
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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NEW YORK LICENSE No. 097631

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

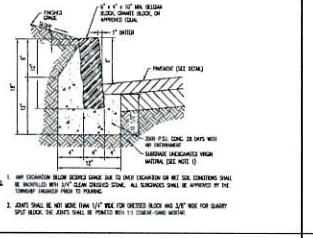
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SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

DRAWN BY: DSW/MK | DATE: 10/30/2026
PROJECT No: 2179-25-02847

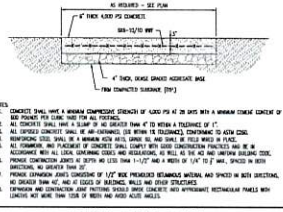
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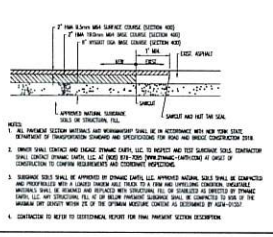
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Plotted: Nov 03, 3



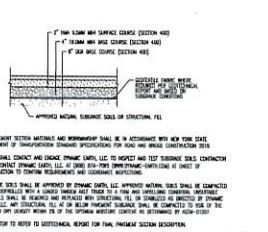
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NOT TO SCALE



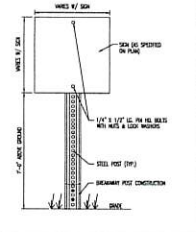
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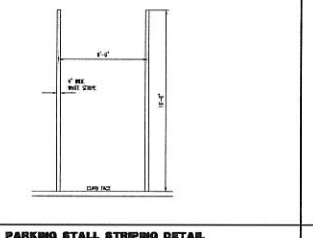
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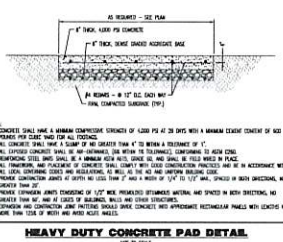
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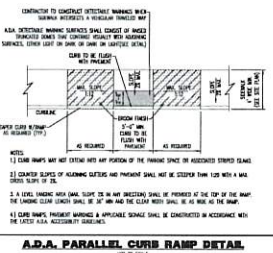
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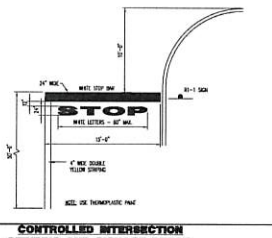
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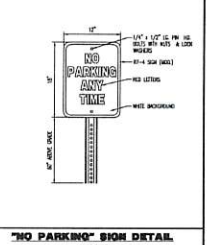
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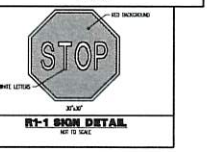
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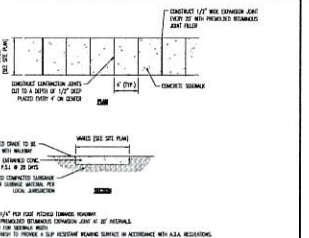
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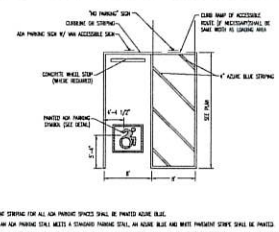
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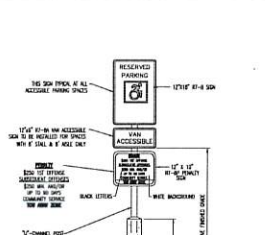
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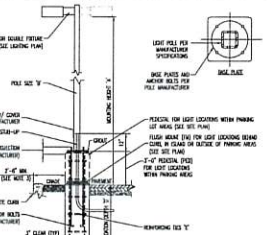
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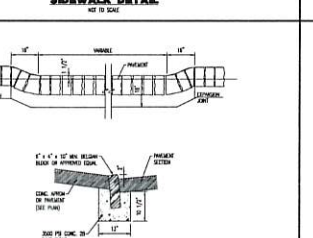
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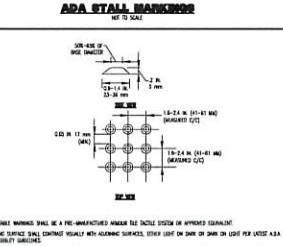
A.D.A. PARKING SIGN ON BOLLARD DETAIL.
NOT TO SCALE



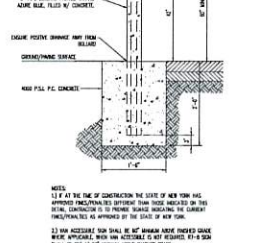
AREA LIGHT FOUNDATION DETAIL.
NOT TO SCALE



DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY DETAIL.
NOT TO SCALE



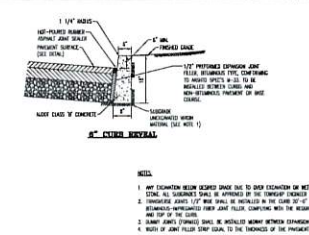
TRUNCATED DOME PATTERN FOR A.D.A. DETECTABLE WARNING SURFACE.
NOT TO SCALE



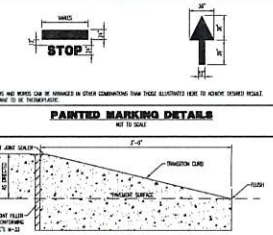
A.D.A. PARKING SIGN ON BOLLARD DETAIL.
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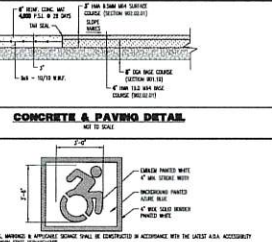
AREA LIGHT FOUNDATION DETAIL.
NOT TO SCALE



CONCRETE CURB DETAIL.
NOT TO SCALE



PAINTED MARKING DETAILS
NOT TO SCALE



CONCRETE & PAVING DETAIL.
NOT TO SCALE



VERTICAL CURB TAPER DETAIL.
NOT TO SCALE



PAINTED A.D.A. PARKING SYMBOL DETAIL.
NOT TO SCALE

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REV	DATE	COMMENTS	BY

VISION PLAN MAY OR MAY NOT BE PERMITTED/APPROVED
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DRAWN BY: ZAK
CHECK BY: JMS
SHEET BY: —

PROJECT: J.G. PETRUCCI CO. INC.
PROPOSED RESIDENTIAL DEVELOPMENT
PARCEL ID: 141.18-1-3
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CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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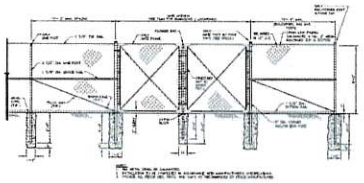
JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

TITLE:
CONSTRUCTION DETAILS

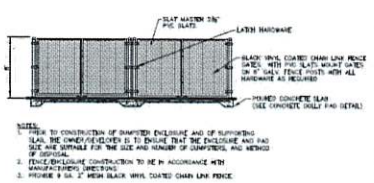
DATE: 10/30/2020
PROJECT No: 2179-25-02847

SHEET No: 16 OF 23
Rev: 0

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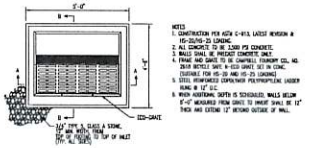


CHAIN LINK FENCE DETAIL.
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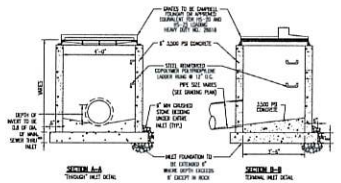


NOTES:
1. PRIOR TO CONSTRUCTION OF DUMPSTER ENCLOSURE AND OF SUPPORTING SLAB, THE OWNER/DEVELOPER IS TO ENSURE THAT THE ENCLOSURE AND PAD SIZE ARE SUITABLE FOR THE SIZE AND NUMBER OF DUMPSTERS, AND METHOD OF DISPOSAL.
2. FENCE/ENCLOSURE CONSTRUCTION TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE 6 GA. 2" MESH BLACK VINYL COATED CHAIN LINK FENCE.

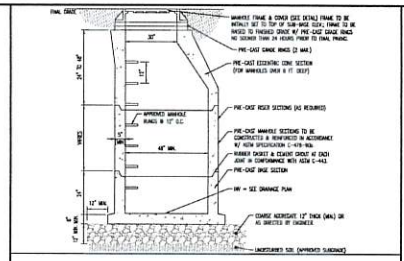
TRASH DUMPSTER FENCE AND PAD DETAIL.
NOT TO SCALE



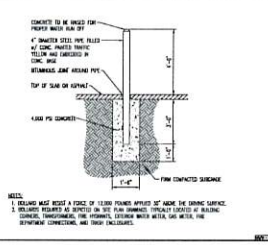
NOTES
1. CONSTRUCTION PER ASTM C-478, LATEST REVISION & HS-20/HS-25 LOADING.
2. ALL CONCRETE TO BE 3,500 PSI CONCRETE.
3. WALLS SHALL BE PRECAST CONCRETE ONLY.
4. FRAME AND GRATE TO BE CAMPBELL FOUNDRY CO., NO. 1030 BETWEEN SIZE N-1020 GRATE SET IN CONC. (SUITABLE FOR HS-20 AND HS-25 LOADING)
5. STEEL REINFORCED EXPOSURE POLYPROPYLENE LADDER RUNG @ 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SPECIFIED, WALLS BELOW 6'-0" MEASURED FROM GRATE TO INVERT SHALL BE 12" THICK AND EXTEND 12" BEYOND OUTSIDE OF WALL.



TYPE 'B' INLET
NOT TO SCALE

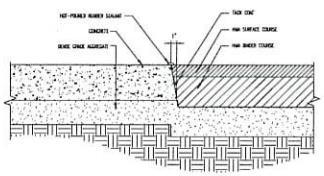


TYPICAL PRECAST STORM MANHOLE
NOT TO SCALE

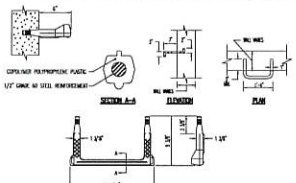


NOTES:
1. BOLLARD MUST RESIST A FORCE OF 10,000 POUNDS APPLIED 30" ABOVE THE DRIVING SURFACE.
2. BOLLARDS REQUIRED AS DEPICTED ON SITE PLAN DRAWINGS TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

4" BOLLARD DETAIL.
NOT TO SCALE



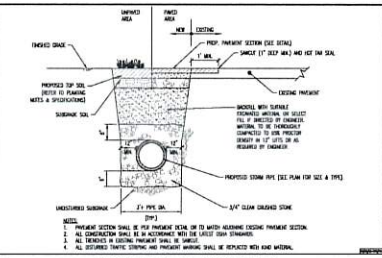
DOLLY PAD SLAB DETAIL.
NOT TO SCALE



STEEL REINFORCED CONTAINER POLYPROPYLENE LADDER RUNG

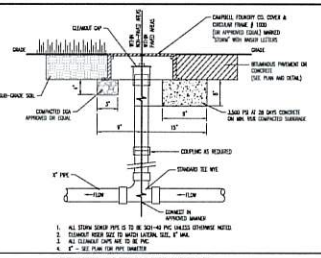
NOTE: LADDER RUNGS USING SIMILAR DETAIL OF 1" O.D.C.

LADDER RUNG DETAIL.
NOT TO SCALE



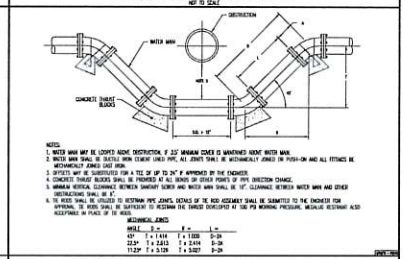
NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVEMENT SHALL BE SAWCUT.
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITH IN KIND MATERIALS.

STORM SEWER TRENCH DETAIL.
NOT TO SCALE



1. ALL STORM SEWER PIPE IS TO BE SCH-40 PVC UNLESS OTHERWISE NOTED.
2. CLEANOUT RISER SIZE TO MATCH LATERAL SIZE, 8" MAX.
3. ALL CLEANOUT CAPS ARE TO BE PVC.
4. 6" - SEE PLAN FOR PIPE DIAMETER

STORM CLEANOUT DETAIL.
NOT TO SCALE

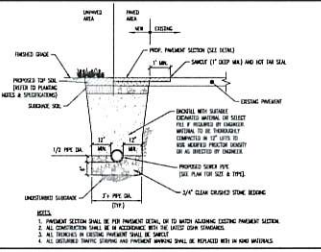


NOTES:
1. WATER MAIN MAY BE LOCATED ABOVE CONSTRUCTION, IF 10' MINIMUM COVER IS MAINTAINED ABOVE WATER MAIN.
2. WATER MAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, ALL JOINTS SHALL BE MECHANICALLY JOINED OR PUSH-ON AND ALL FITTINGS BE MECHANICALLY JOINED CAST IRON.
3. OFFSETS MAY BE SUBSTITUTED FOR A TEE OF UP TO 24" IF APPROVED BY THE ENGINEER.
4. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.
5. MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWERS AND WATER MAIN SHALL BE 10" CLEARANCE BETWEEN WATER MAIN AND OTHER OBSTRUCTIONS SHALL BE 6".
6. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS, DETAILS OF TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 150 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF TIE RODS.

MEGAMIX JOINT

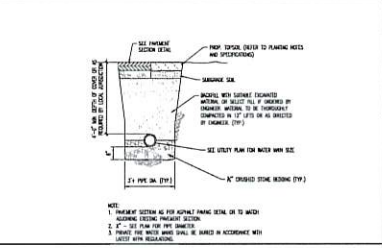
WALL	X =	Y =	L =
4"	1 x 1414	1 x 1.000	9-24
12.5"	1 x 2.813	1 x 2.414	9-24
17.29"	1 x 3.129	1 x 3.027	9-24

WATER MAIN - UTILITY CROSSING DETAIL.
NOT TO SCALE



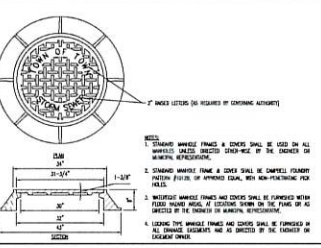
NOTES:
1. PAVEMENT SECTION SHALL BE PER PAVEMENT DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA STANDARDS.
3. ALL TRENCHES IN EXISTING PAVEMENT SHALL BE SAWCUT.
4. ALL DISTURBED TRAFFIC STRIPING AND PAVEMENT MARKING SHALL BE REPLACED WITH IN KIND MATERIALS.

SANITARY SEWER TRENCH DETAIL.
NOT TO SCALE



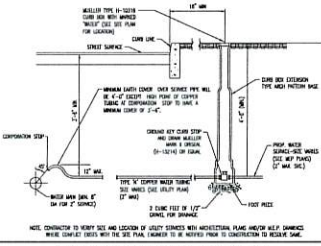
NOTE:
1. PAVEMENT SECTION AS PER ASPHALT PAVING DETAIL OR TO MATCH ADJOINING EXISTING PAVEMENT SECTION.
2. 6" - SEE PLAN FOR PIPE DIAMETER.
3. PIPING AND WATER MAIN SHALL BE BURIED IN ACCORDANCE WITH LATEST NJDW REGULATIONS.

WATER MAIN TRENCH DETAIL.
NOT TO SCALE



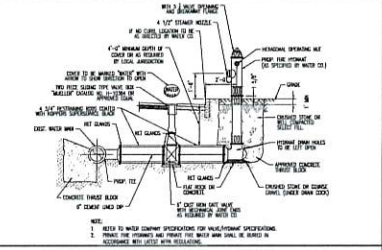
NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES UNLESS DIRECTED SPECIFICALLY BY THE ENGINEER OR MUNICIPAL REPRESENTATIVE.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN #1030, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.
3. WATERTIGHT MANHOLE FRAMES AND COVERS SHALL BE FURNISHED WITH FLOOD MARKS ABOVE, AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER OR MUNICIPAL REPRESENTATIVE.
4. LOCKING TYPE MANHOLE FRAMES AND COVERS SHALL BE FURNISHED IN ALL DRAINAGE EASEMENTS AND AS DIRECTED BY THE ENGINEER OR EASEMENT OWNER.

STORM MANHOLE FRAME DETAIL.
NOT TO SCALE



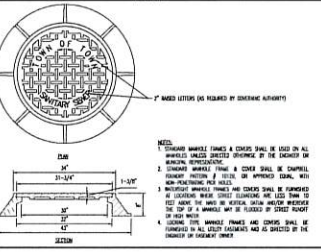
NOTE: CONTRACTOR TO VERIFY SIZE AND LOCATION OF UTILITY SERVICES WITH ARCHITECTURAL PLANS AND/OR MEP DRAWINGS. WHERE CONFLICT EXISTS WITH THE SITE PLAN, ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.

WATER SERVICE CONNECTION
NOT TO SCALE



NOTE:
1. REFER TO WATER COMPANY SPECIFICATIONS FOR VALVE/HYDRANT SPECIFICATIONS.
2. PRIVATE FIRE HYDRANTS AND PRIVATE FIRE WATER MAIN SHALL BE BURIED IN ACCORDANCE WITH LATEST NFPA REGULATIONS.

TYPICAL FIRE HYDRANT & VALVE INSTALLATION
NOT TO SCALE



NOTES:
1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR MUNICIPAL REPRESENTATIVE.
2. STANDARD MANHOLE FRAME & COVER SHALL BE CAMPBELL FOUNDRY PATTERN # 1010, OR APPROVED EQUAL, WITH NON-PENETRATING PICK HOLES.
3. WATERTIGHT MANHOLE FRAMES AND COVERS SHALL BE FURNISHED AT LOCATIONS WHERE STREET ELEVATIONS ARE LESS THAN 10 FEET ABOVE THE MHSI OR VERTICAL DATUM AND/OR WHEREVER THE TOP OF A MANHOLE MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
4. LOCKING TYPE MANHOLE FRAMES AND COVERS SHALL BE FURNISHED IN ALL UTILITY EASEMENTS AND AS DIRECTED BY THE ENGINEER OR EASEMENT OWNER.

SANITARY MANHOLE FRAME DETAIL.
NOT TO SCALE

Plotted: 11/22/24 - 3:43 PM, By: zachary
File: P:\DYNAMIC PROJECTS\2179-25-02847 J.G. Petrucci Co\Site Plan\2179SITEDETAILS.dwg, ---> 17 CONSTRUCTION DETAILS
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• SURVEY • TRAFFIC

BY	DATE	COMMENTS

STORM DRAIN INLET OR PIPE PROTECTION RESPONSIBILITY
QUALITY AND QUANTITY BMP SHALL BE CHECKED DURING CONSTRUCTION/MONITORED

DESIGNED BY: ZAK
DRAWN BY: JMS
CHECKED BY: JMS
SCALE: AS SHOWN

PROJECT: J.G. PETRUCCI CO.
PROPOSED MIXED USE DEVELOPMENT
PARCEL ID: 4419-1-3
BLOCK 4419 LOT 1
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

811 PROTECT YOURSELF
ALL DIGS REQUIRE NOTIFICATION TO CONSTRUCTION SITES, OR ANY PRIVATE PROPERTY WHERE UNDERGROUND UTILITIES ARE SUSPECTED TO BE LOCATED.
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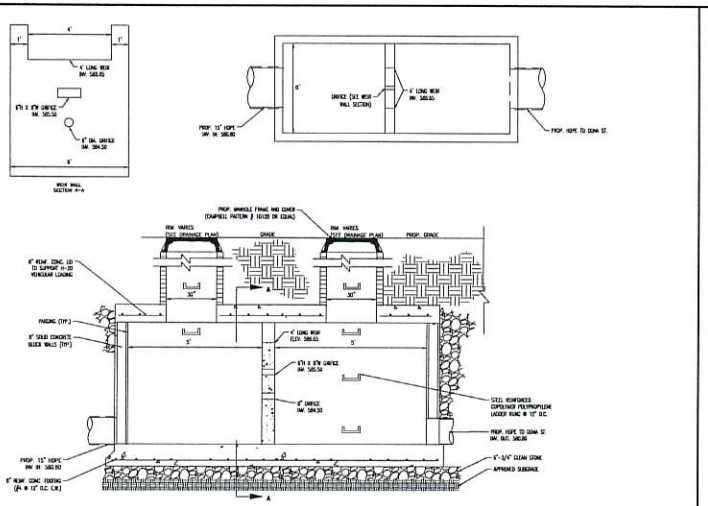
ZACHARY A. KAMM
NEW JERSEY LICENSE No. 24GE05071600
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

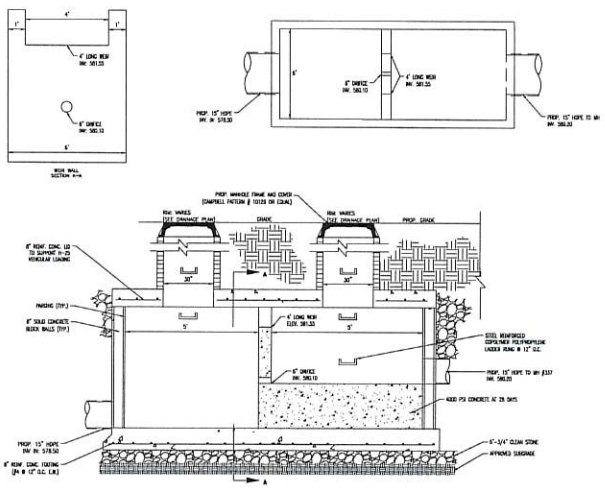
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SCALE: AS SHOWN
DATE: 10/30/2026
PROJECT No: 2179-25-02847

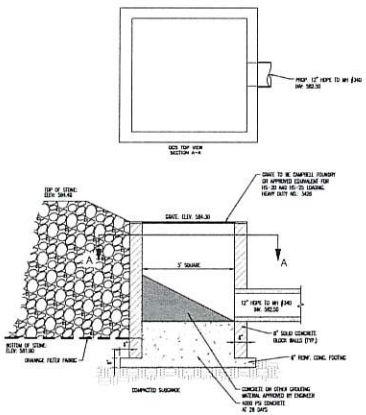
SHEET No: 17
OF 23
Rev. 0



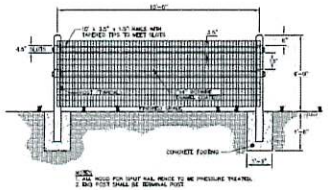
OUTLET CONTROL STRUCTURE (UG INF. BASIN 'A') (OCS-A) DETAIL
NOT TO SCALE



OUTLET CONTROL STRUCTURE (UG INF. BASIN 'C') (OCS-C) DETAIL
NOT TO SCALE



EMERGENCY OVERFLOW STRUCTURE DETAIL (AQ INF TRENCH 'B') (OCS-B)
NOT TO SCALE



SPLIT-FENCE FENCE
N.T.S.

SPLIT RAIL FENCE DETAIL
NOT TO SCALE

Infiltration Trench (I-1)

Infiltration trenches are excavated trenches filled with stone, designed to capture and temporarily store runoff in the stone reservoir, where it exfiltrates into the surrounding native soils.

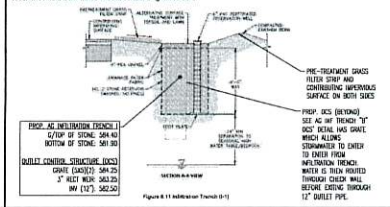


Figure 6.11 Infiltration Trench (I-1)

INFILTRATION TRENCH DETAIL
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ONLY AUTO CAD 2007 OR NEWER FILES ACCEPTED

DRAWN BY: SDC | CHECKED BY: LJS | CHECKED BY: PMC | CHECKED BY: —

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED MIXED-USE DEVELOPMENT
PARCEL ID: 141.19-1-3
2331 MILESTRIP ROAD
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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STATE OF NEW YORK
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097539

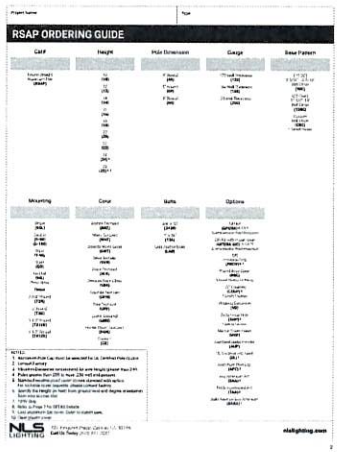
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DATE ISSUED FOR REVISION: 10/30/2025
PROJECT No: 2179-25-02847

SHEET No: 18 OF 23
Rev. #: 0

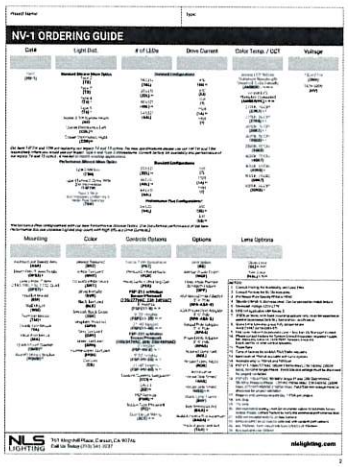
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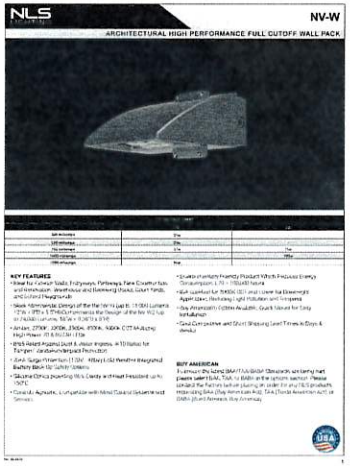


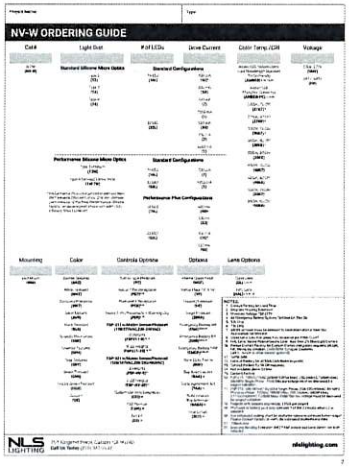
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NOT TO SCALE



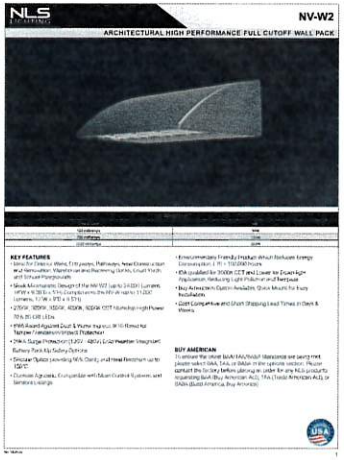


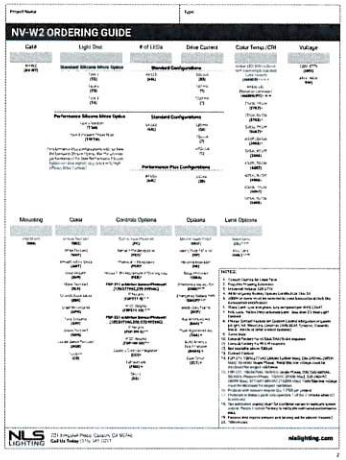
AREA LIGHT DETAIL
NOT TO SCALE





WALL MOUNTED SCONCE - NV-W LIGHT DETAIL
NOT TO SCALE





WALL MOUNTED SCONCE - NV-W2 LIGHT DETAIL
NOT TO SCALE

Plotted: 11/03/25 – 3:53 PM, By: ssembly – Product Ver: 25.1
File: P:\JOBS\PC PROJECTS\179 JC Petrucci\25-02847 Lakewood NY\Dwg\Site Plans\25-02847 Lakewood NY Dwg Site Plan.dwg – Layout: 19 CONSTRUCTION DETAILS

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NEW YORK LICENSE No. 097621

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

NO.	DATE	COMMENTS

DRAWN BY: ---
DESIGN BY: ZAK
CHECKED BY: JMS
DATE: 10/30/2026

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED MULTI-FAMILY DEVELOPMENT
2701 SHAWNEE TURNPIKE
CITY OF LAKEWOOD, CHAUTAUQUA COUNTY, NEW YORK

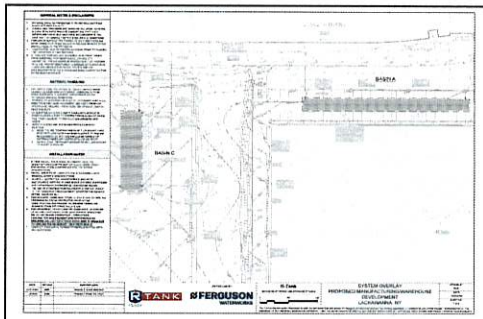
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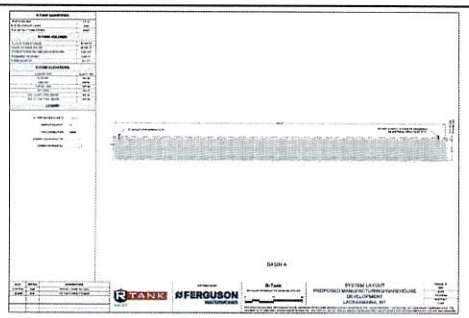
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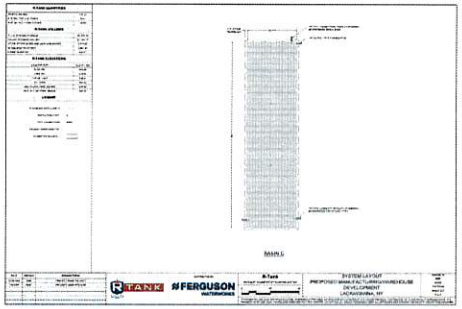
TITLE:
CONSTRUCTION DETAILS

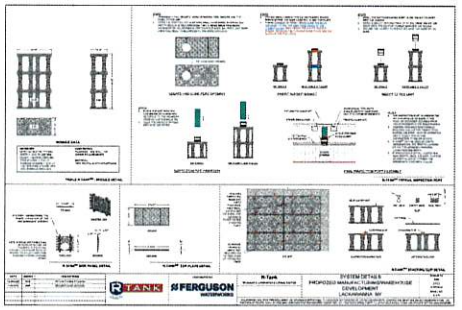
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DATE: 10/30/2026
PROJECT No: 2179-23-02847

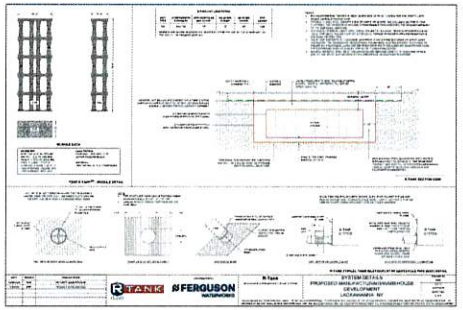
SHEET No: 19 OF 23
Rev. #: 0

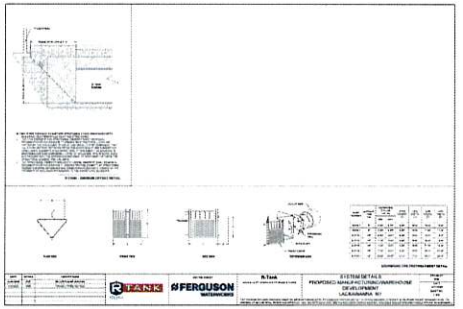


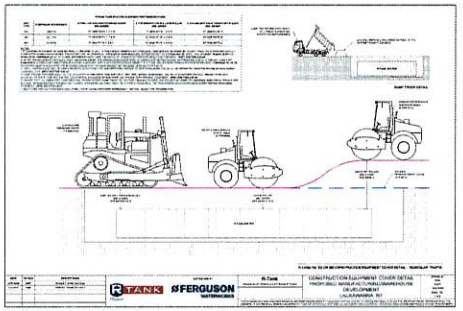


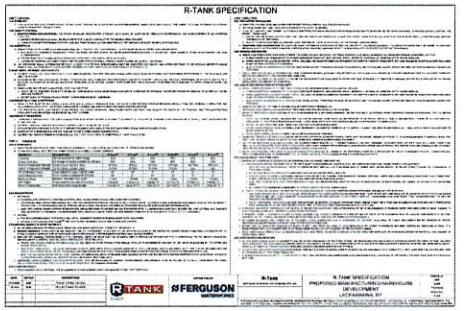




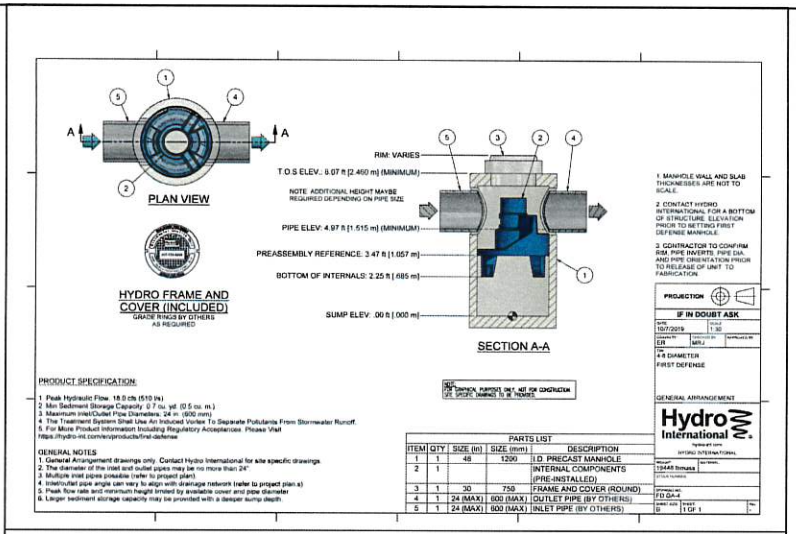








R-TANK SPECIFICATION



PRODUCT SPECIFICATION

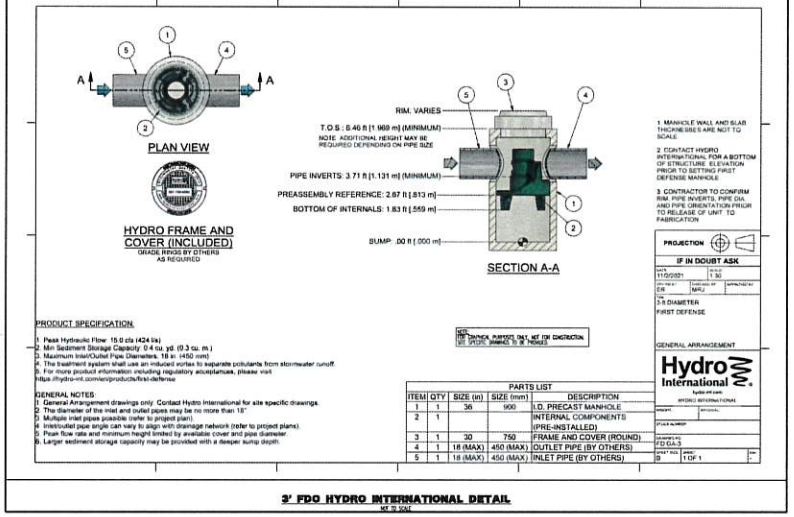
1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
5. For More Product Information Including Regulatory Acceptances Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24"
3. Multiple inlet pipes possible (refer to project plan)
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter
6. Larger sediment storage capacity may be provided with a deeper sump depth

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

4' FDO HYDRO INTERNATIONAL DETAIL
NOT TO SCALE



PRODUCT SPECIFICATION

1. Peak Hydraulic Flow: 15.0 cfs (424 l/s)
2. Min Sediment Storage Capacity: 0.4 cu. yd. (0.3 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 18 in. (450 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES

1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

3' FDO HYDRO INTERNATIONAL DETAIL
NOT TO SCALE

DYNAMIC ENGINEERING CONSULTANTS, PC
"SURVEY | TRAFFIC"

NO.	DATE	COMMENTS	BY

VISION PLANS ONLY OF SITE IMPROVEMENTS PERFORMED
QUALITY ASSESSMENT DOES NOT INCLUDE PIPES OR CONSTRUCTION

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED MANUFACTURING/WAREHOUSE DEVELOPMENT
PARCEL ID: 111.19-1-3
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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Newark, NJ 07102
T: 973.753.7200
www.dynamicpe.com

ZACHARY A. KAMM
NEW YORK LICENSED PROFESSIONAL ENGINEER
No. 097071

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097638

TITLE:
CONSTRUCTION DETAILS

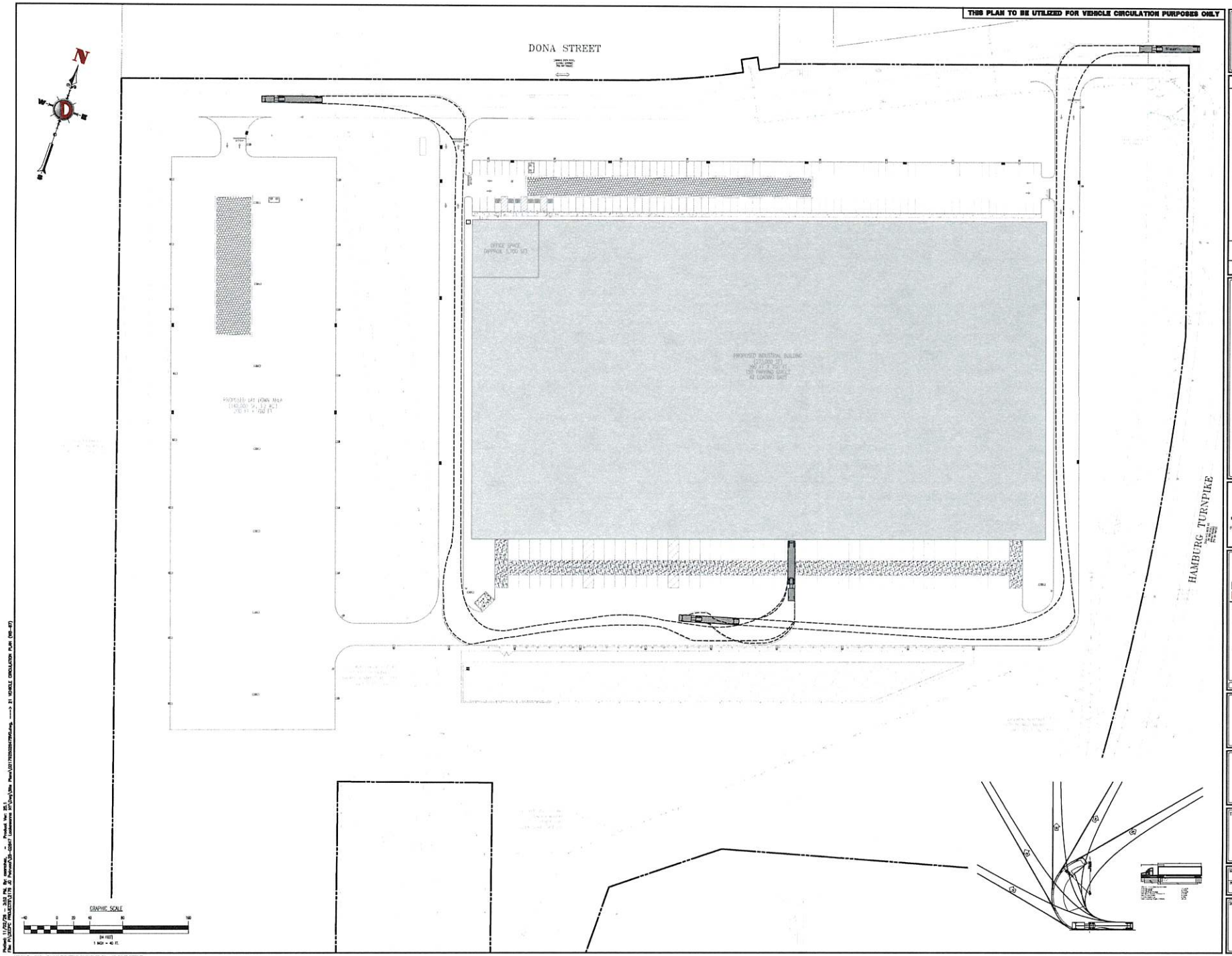
SCALE: AS NOTED
DATE: 10/30/2025
PROJECT No: 2179-25-02847

SHEET No: 20 OF 23
Rev: 0

Plotted: 11/03/25 — 3:51 PM By: asmeyers — Product Ver: 25.1
File: P:\2025\2179_25 Petrucci\25-02847 Lackawanna NY\Dwg\Site Plans\C20-02847-TRDA.dwg — C 20 CONSTRUCTION DETAILS

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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



DYNAMIC ENGINEERING
CONSULTING, INC.
"SURVEY - TRAFFIC"

NO.	DATE	COMMENTS

THIS PLAN MAY BE PART OF A SET OF ENGINEERING DRAWINGS. ONLY THE MOST RECENT SET SHOULD BE USED FOR CONSTRUCTION.

DRAWN BY: BD | DESIGNED BY: LR | CHECKED BY: ZAK | ISSUED BY: —

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED INDUSTRIAL/WAREHOUSE DEVELOPMENT
BLOCK 1, LOT 1
2350 HAMBURG TURNPIKE
SITE PLAN APPROVAL
CITY OF LAMBERTVILLE, HUNTERDON COUNTY, NEW YORK

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www.dynamicec.com

ZACHARY A. KAMM
STATE OF NEW JERSEY
PROFESSIONAL ENGINEER

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

TITLE: VEHICLE CIRCULATION PLAN (WB-67)

SCALE: 1" = 40' | DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 21 OF 23 | Rev. #: 0

Plotted: 11/03/25 - 3:53 PM, By: cmorris, -, Product Ver: 25.1
File: P:\2025\PC PROJECTS\179 JG Petrucci\25-02847 Lambertville NY\Dwg\Site Plan\25179202847SitePlan.dwg ——— 21 VEHICLE CIRCULATION PLAN (WB-67)
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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY

DONA STREET

HAMBURG TURNPIKE

PROPOSED INDUSTRIAL BUILDING
217,000 SQ.FT.
MIN. F.F. = 100.0
172 PARKING SPACES
42 LOADING BAYS

OFFICE SPACE
APPROX. 5,700 SQ.FT.

PROPOSED 24' DOCK AREA
(140,000 S.F. TO
230,771.2 /SQ.FT.)

GRAPHIC SCALE
1 INCH = 40 FT.

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Newark, NJ 07102
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www.dynamicec.com

ZACHARY A. RAMM
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097639

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED INDUSTRIAL/WAREHOUSE DEVELOPMENT
PROJ. ID: 2179-25-02847
TAX MAP: 141.19-1-3
CITY OF JAMESTOWN, FIRE COUNTY, NEW YORK

VISION PLANS NOT TO BE USED FOR CONSTRUCTION PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT YOURSELF
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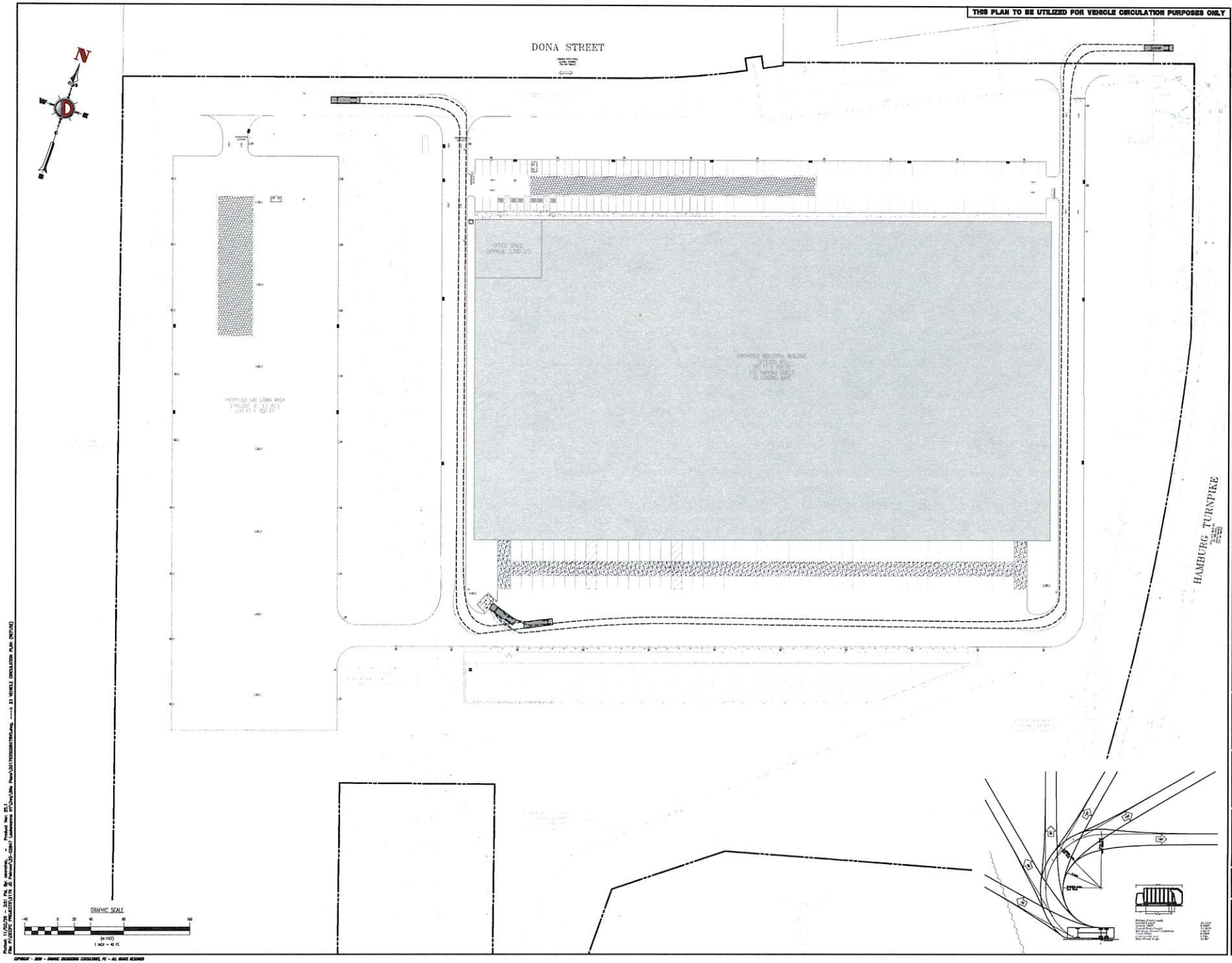
TITLE:
VEHICLE CIRCULATION PLAN (FIRE)

DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 22 of 23
Rev. #: 0

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THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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DYNAMIC ENGINEERING
SURVEY • TRAFFIC

BY	REV.	DATE	COMMENTS

VISION (PLANS) MUST BE FROM OPERATIONS JURISDICTION
ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

DRAWN BY: ---
CHECKED BY: ---
DESIGNED BY: ZAK
CHECKED BY: ---

PROJECT: J.G. PETRUCCI CO., INC.
PROPOSED WAREHOUSE DEVELOPMENT
PARCEL ID: 441.15-1-3
SITE ADDRESS: 3333 DONA STREET
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

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STATE OF NEW YORK
LICENSED
PROFESSIONAL ENGINEER
No. 097971

JOSHUA M. SEWALD
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 097628

TITLE:
VEHICLE CIRCULATION PLAN (REFUSE)

SCALE: 1"=40'
DATE: 10/30/2026
PROJECT No: 2179-25-02847

SHEET No: 23
OF 23
REV. 0

Plotted: 11/02/26 - 3:51 PM By: mmorgan
File: P:\2025\2179-25-02847\Engineering\Site Plan\2179-25-02847-Site Plan(REFUSE).dwg ---> 23 VEHICLE CIRCULATION PLAN (REFUSE)

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

Dynamic Engineering Consultants, PC

50 Park Place, Suite 901

Newark, NJ 07102

Regarding: 5 Dona Street, Lackawanna, NY 14218 // Section 141.19, Block 1, Lot 3

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

Zoning Board of Appeals	**Planning and Development Board**
Date: N/A	**Date: November 18, 2026**
Time: N/A	**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:

Welded Tube USA LLC – 2 Dona Street
Time Release Properties – 6 Dona Street
BLD VII LLC – 8 Dona Street
Total Quality Assurance International – 8 Dona Street Suite 100
Max Advance Brakes – 8 Dona Street Suite 130
Renaissance 6 LLC – 2 Steelworkers Way
KLP Logistics – 2 Steelworkers Way Suite 100
KPM Logistics – 2 Steelworkers Way Suite 100
Gateway Trade Center – 1951 Hamburg Turnpike
Carlioti Holdings LLC – 1951 Hamburg Turnpike
Compass Minerials – 1951 Hamburg Turnpike
Burroughs 1978 LLC – 1951 Hamburg Turnpike

T&T Andolino Properties LLC – 2300 Hamburg Turnpike
Sucro Real Estate NY LLC – 2303 Hamburg Turnpike
Tecumseh Redevelopment Inc – 2303 Hamburg Turnpike
Erie County Industrial Development Agency – 2303 Hamburg Turnpike
RAF Supply Inc – 2350 Hamburg Turnpike
2368 Hamburg Tpk Lckwn LLC – 2368 Hamburg Turnpike
2368 Hamburg Tpk Lckwn LLC – 2372 Hamburg Turnpike
2368 Hamburg Tpk Lckwn LLC – 2376 Hamburg Turnpike
2368 Hamburg Tpk Lckwn LLC – 2380 Hamburg Turnpike
MLG Contracting Inc – 2424 Hamburg Turnpike
FTS Development LLC – 2470 Hamburg Turnpike
Om Sai Hotels LLC – 2500 Hamburg Turnpike
Ellicott Lodging Inc – 2502 Hamburg Turnpike
2510 Hamburg Turnpike LLC – 2510 Hamburg Turnpike
2520 Hamburg Turnpike LLC – 2520 Hamburg Turnpike
Speedway LLC – 2530 Hamburg Turnpike
POAGS Hole Properties LLC – 2540 Hamburg Turnpike
2558 Hamburg Turnpike LLC – 2558 Hamburg Turnpike
2600 Hamburg Turnpike LLC – 2600 Hamburg Turnpike
2646 Hamburg Turnpike LLC – 2646 Hamburg Turnpike
Aida Rivera – 2674 Hamburg Turnpike
Charles Colosimo – 2678 Hamburg Turnpike
George Dechent – 2682 Hamburg Turnpike
Kimberly Knapik – 2686 Hamburg Turnpike
Frankin Ball – 2690 Hamburg Turnpike
Geoffrey Smith – 2694 Hamburg Turnpike
Sharon Colafranceschi – 2698 Hamburg Turnpike
Jeffrey LeRoy – 2704 Hamburg Turnpike
Thomas Carpenter – 2708 Hamburg Turnpike
James Dailey – 2712 Hamburg Turnpike
Matthew Pacillo – 2722 Hamburg Turnpike
Frank Gable – 2726 Hamburg Turnpike
Gino Monaco – 2730 Hamburg Turnpike
Property Build Unlimited – 2734 Hamburg Turnpike
Philip Gable – 2738 Hamburg Turnpike
Louis Fucina – 2742 Hamburg Turnpike
Abdul Albaneh – 2744 Hamburg Turnpike
Dennis Parsons – 2748 Hamburg Turnpike
Dennis Parsons – 2752 Hamburg Turnpike
Gerard Pilla – 2756 Hamburg Turnpike

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

Address: 5 Dona Street, Lackawanna, NY 14218 (Renaissance Commerce Park)

Property owner: Erie County Industrial Development Agency (ECIDA)

Applicant: JG Petrucci Warehouse / Distribution Development

Regarding: 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.

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 @ 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 11/18/26

Property Address 1311 ABBOTT ROAD.

Reason in Front of Board SITE PLAN APPROVAL / NEG DEC

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

Agenda Applicant STEVEN ROHAUER

Agenda Item REQUESTING TO BUILD AN NEW BOTTLE RETURN

Zone IN NEIGHBOR 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 REQUESTING. SITE PLAN TO BUILD A NEW BUILDING 70'x50' TO OPEN THE ABBOTT ROAD RETURN FROM 1243 ABBOTT

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
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
X Development Plan Review	$ 50.00

Property Address: 1311 Abbott Rd.

S.B.L. No. _____

Description of Proposed Project: We are looking to move forward with plans to construct a wood framed structure measuring approximately 70'x50' to upgrade our facilities for our business currently located at 1243 Abbott Rd. The project will also include the development of a new parking lot on the 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.

STEVEN DeMAHER

Name of Applicant

[redacted]

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:_____

Address:_____

_____

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

Steven Rollmer

Name of Action or Project:
Abbott Bottle Return

Project Location (describe, and attach a location map):
1311 Abbott Rd

Brief Description of Proposed Action:
We are looking to move forward with plans to construct a wood framed building 70'x50' to upgrade our facilities for our business currently located at 1243 Abbott Rd. The project will also include development of a new parking lot on the property

Name of Applicant or Sponsor:
Steven Rollmer

Telephone: [redacted]

E-Mail: [redacted]

Address: [redacted]

City/PO: [redacted]

[redacted]

Zip [redacted]

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local 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: City of Lackawanna	☐	☒

3. a. Total acreage of the site of the proposed action? .3 acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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

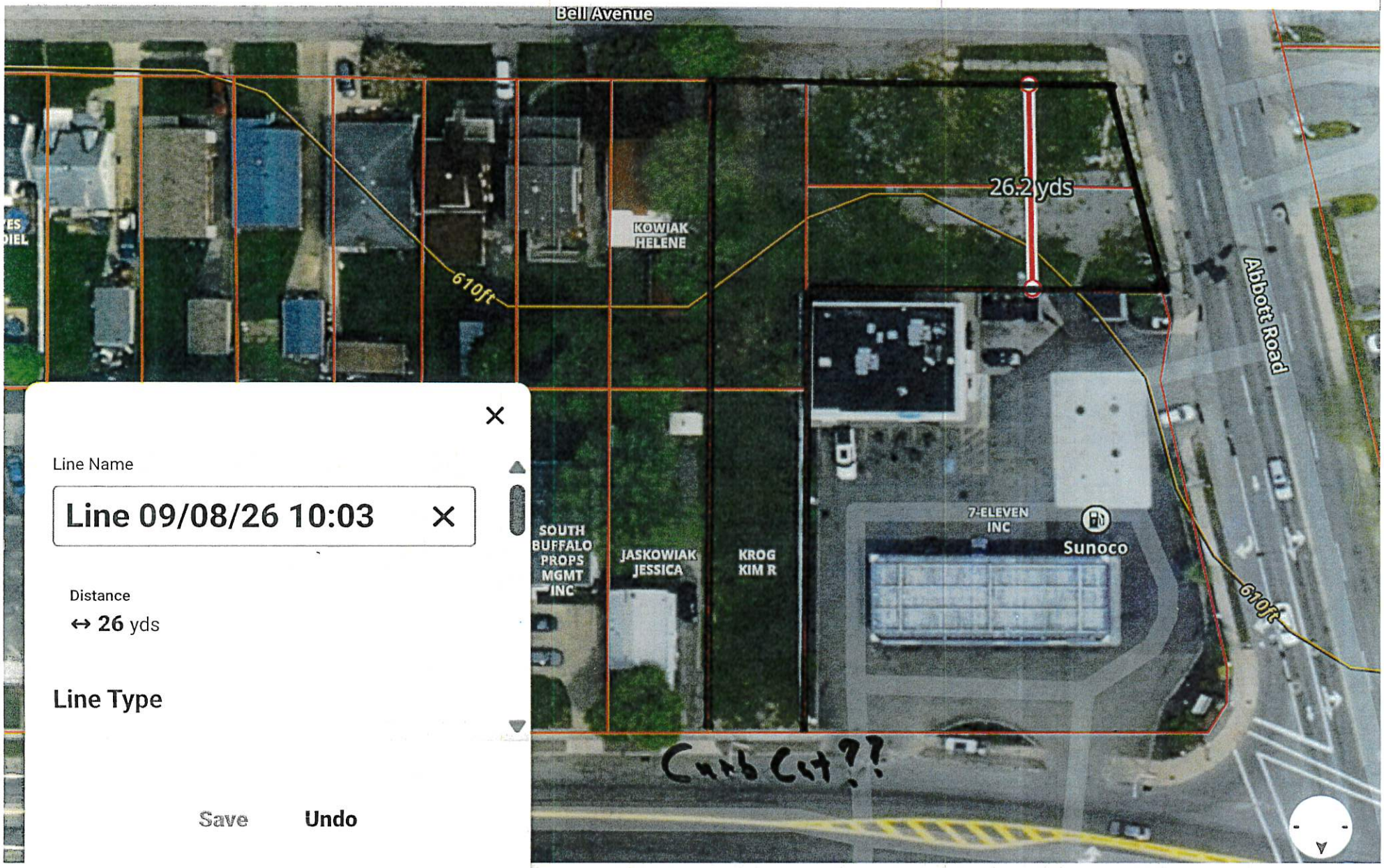
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, 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: We Have to Develop A new parking lot with Runoff.		
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:		

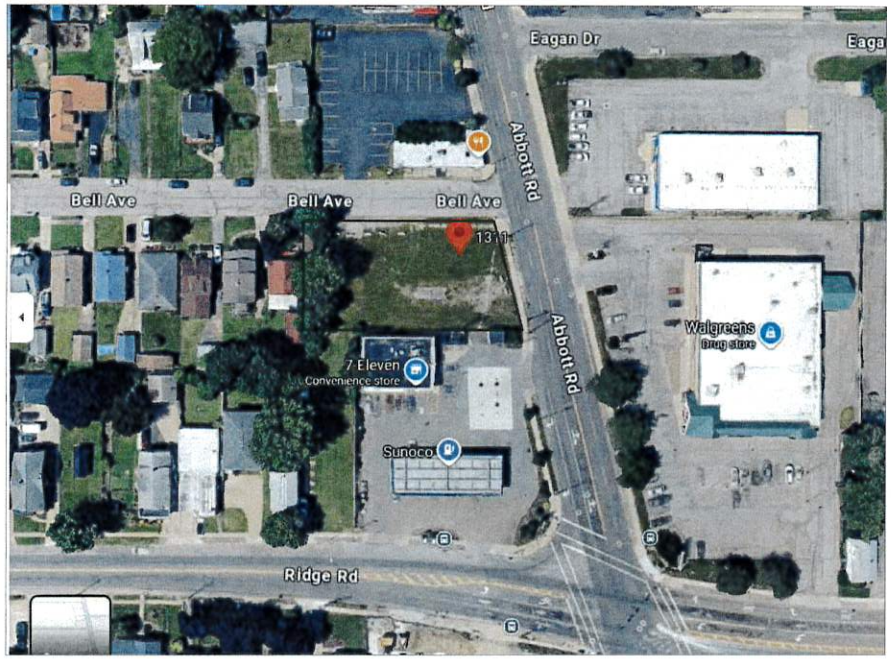
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

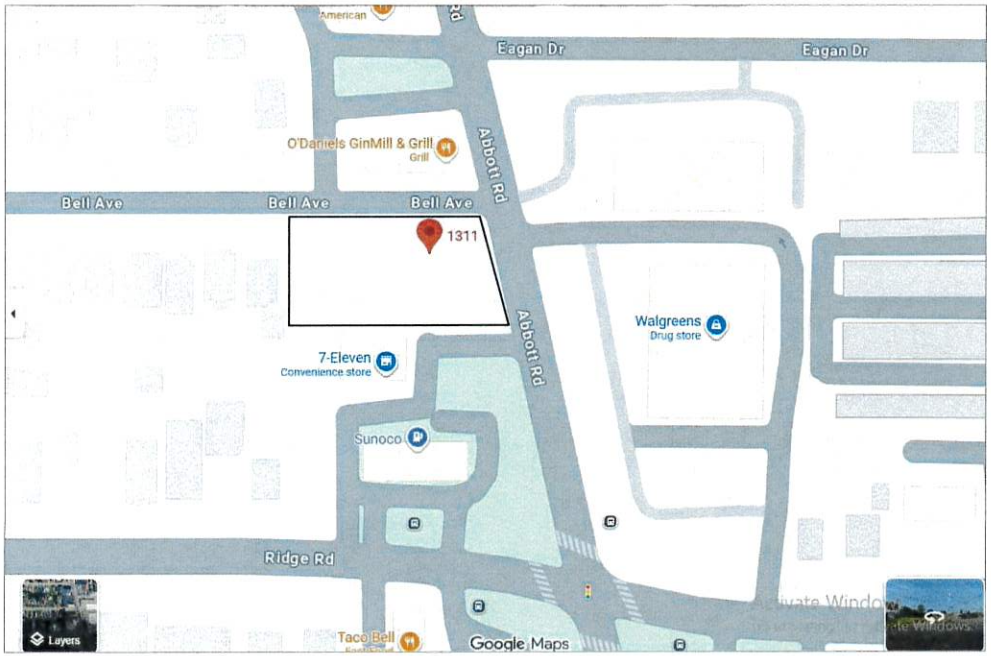
Applicant/sponsor/name: Shawn Rabbach Date: 9/9/26

Signatu[redacted] Title: owner

PRINT FORM


Bell Avenue
26.2 yds
610ft
KOWIAK HELENE
Abbott Road
7-ELEVEN INC
Sunoco
SOUTH BUFFALO PROPS MGMT INC
JASKOWIAK JESSICA
KROG KIM R
610ft
Curb Cut?!
Line Name
Line 09/08/26 10:03
Distance
↔ 26 yds
Line Type
Save
Undo





PROJECT ADDRESS

1311 Abbott rd
Lackawanna 14218

PROJECT INFORMATION

CLIENT\OWNER:

ISSUE DATE: 25\08\26

DRAWN \ CHECKED: BID ACCURATE

N

ADDRESS

1311 Abbott rd
Lackawanna 14218

CLIENT

DRAWN BY

BID ACCURATE

Project

PRELIMINARY DRAWINGS

PHASE

Project

00

DATE : 25-08-26



ADDRESS

1311 Abbott rd
Lackawanna 14218

CLIENT

DRAWN BY

BID ACCURATE

Project

SITE PLAN

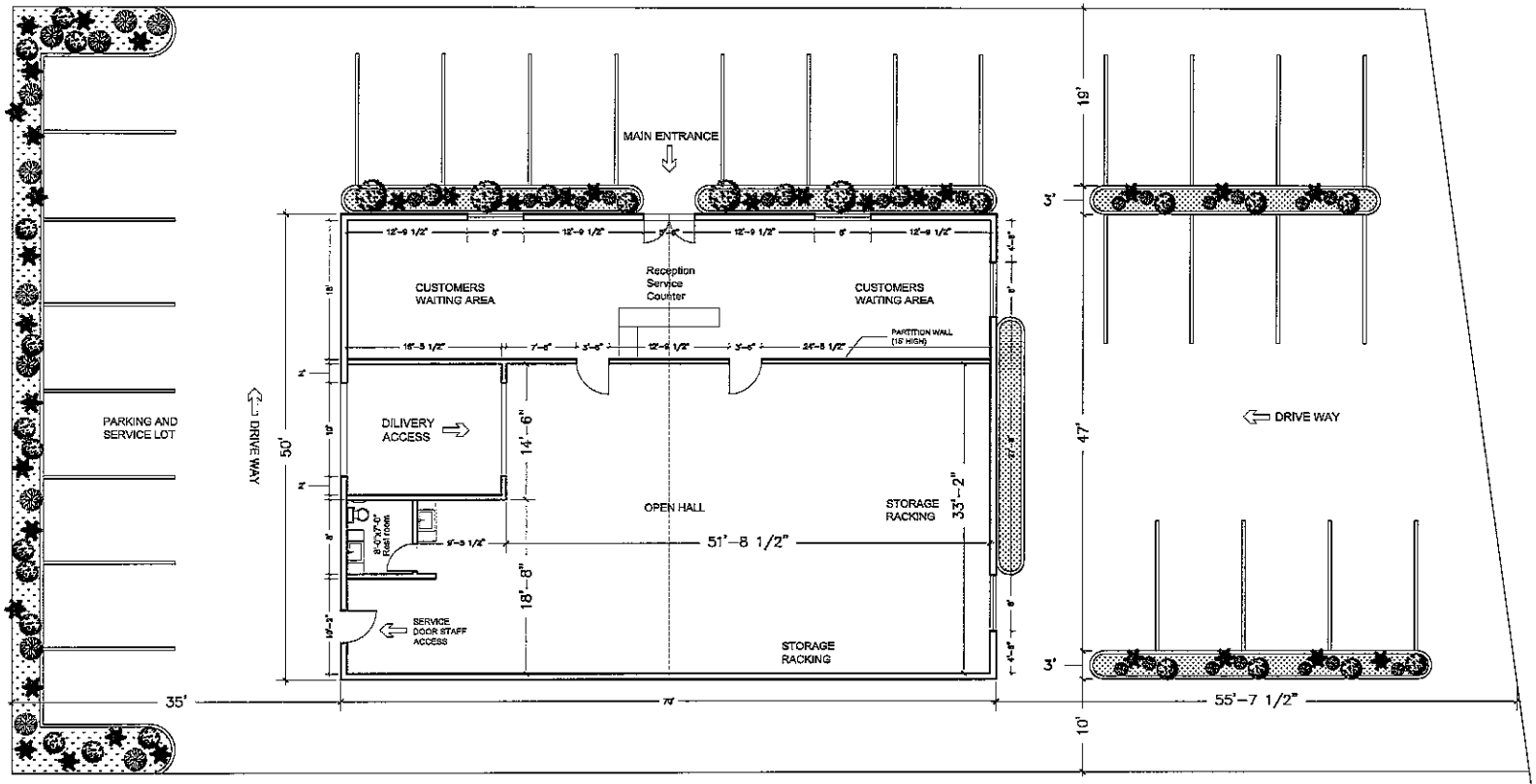
PHASE

Project

01

SCALE : 1\8" = 1'-0"

DATE : 25-08-26



ADDRESS

1311 Abbott rd
Lackawanna 14218

CLIENT

DRAWN BY

BID ACCURATE

Project

BUILDING LAYOUT PLAN

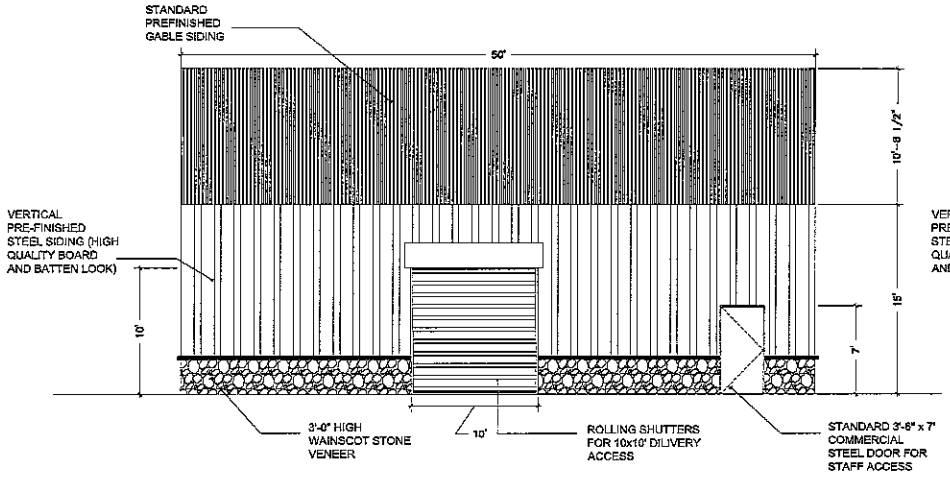
PHASE

Project

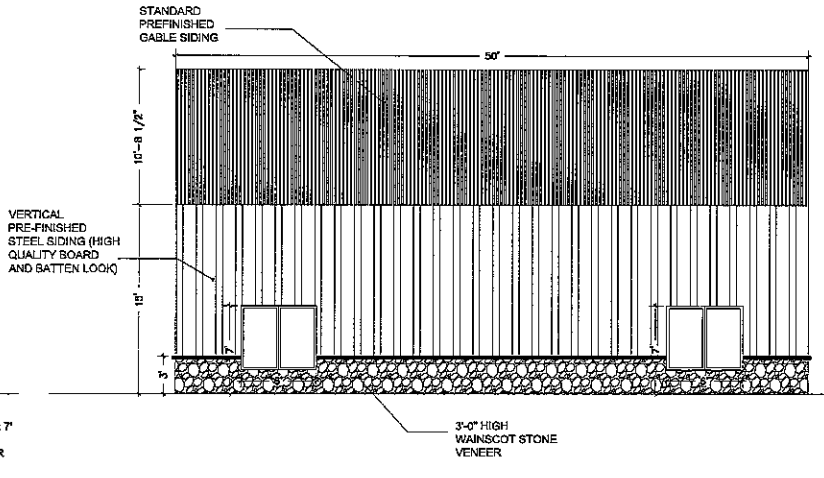
02

SCALE : 1\8" = 1'-0"

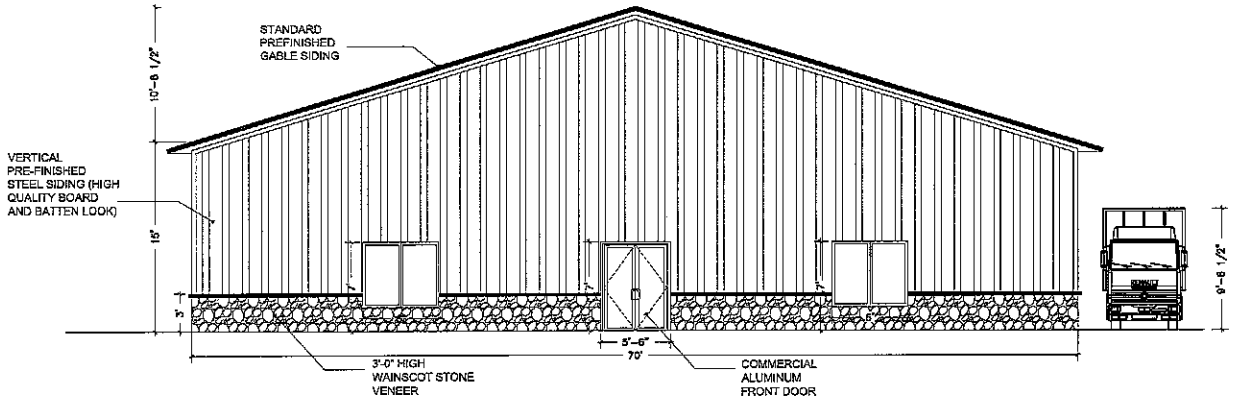
DATE : 25-08-26



RIGHT SIDE ELEVATION (FACING SERVICE LOT)



LEFT SIDE ELEVATION (FACING ABBOTT ROAD)



FRONT ELEVATION (FACING BELL AVE)

SCALE : 3\16" = 1'-0"

N

ADDRESS

1311 Abbott rd
Lackawanna 14218

CLIENT

DRAWN BY

BID ACCURATE

Project

ELEVATION DRAWINGS

PHASE

Project

03

DATE : 25-08-26

SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.
AND REPLY TO MUNICIPALITY

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: [redacted]

Postmark/Delivery Date: 10/02/2026

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - nn

A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: City of Lackawanna

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.
If the county fails to reply within such period, the referring body may take final action.
However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)
The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: **Date** _____ **Time** _____ **Location** _____

3. Action is before: ☐ Legislative Body ☐ Board of Appeals ☑ Planning Board

4. Action consists of: ☐ New Ordinance ☐ Rezone/Map Change ☐ Ordinance Amendment

☑ Site Plan ☐ Variance ☐ Special Use Permit ☐ Other: _____

5. Location of Property: ☐ Entire Municipality ☑ Address: 1311 Abbott Road

5a. S.B.L. of Property: 142.07-3-18.1

6. Referral required as site is within 500' of: ☐ State or County Property/Institution ☐ Municipal Boundary ☐ Farm Operation located in an Agricultural District

☐ Expressway ☑ County Road ☐ State Highway ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: *(specify the action, such as the scope of variances or site plans)* Abbott Bottle Return plans to construct a new 3,500 sq. ft. facility to replace current leased space at 1243 Abbott.

8. Other remarks: _____

9. Submitted by: Charles Clark **Email:** lackawannadevelopment@lackny.com

10. Return Address: Lackawanna City Hall, 2838 South Park Avenue - Rm 113. Lackawanna 14218

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 10/02/2026. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ **The proposed action is not subject to review under the law.**
2. ☐ **Comment on proposed action is attached hereto.**
3. ☐ **The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.**
4. ☑ **No Recommendation; proposed action has been reviewed and determined to be of local concern.**

By the Division of Planning: [redacted] **Date:** 10/27/2026

German, Timothy

From: Larson, Michael
Sent: Tuesday, October 27, 2026 9:41 AM
To: German, Timothy
Subject: Fw: Bottle Return building - 1311 Abbott Rd in Lackawanna

--
Michael Larson | Junior Sanitary Engineer
Erie County | Div. of Sewerage Management
95 Franklin St., 1034 | Buffalo, NY 14202
P:+1(716)858-2703 | F:+1(716)858-6257
Michael.Larson@erie.gov | http://www.erie.gov

From: Larson, Michael <Michael.Larson@erie.gov>
Sent: Monday, October 26, 2026 2:51 PM
To: Hall, David <David.Hall@erie.gov>
Subject: Bottle Return building - 1311 Abbott Rd in Lackawanna

David,

The Erie County Division of Sewerage Management (DSM) has reviewed the material submittal for the proposed Bottle Return Building in Lackawanna and has the following comments:

1. The proposed project is located within Erie County Sewer District No. 6. The sanitary sewers near the proposed project are owned by ECSD #6. The sanitary flows are tributary to Erie County trunk and interceptor lines and ultimately travel to the Southtowns Advanced Wastewater Treatment Plant.

2. Review and approval of any sanitary sewers installed is required by Erie County DSM.

3. Sanitary sewer system design shall be in accordance with Ten States Standards and Erie County Sewer District Rules and Regulations and Design Requirements.

The design engineer is encouraged to discuss preliminary sanitary sewer plans with DSM in advance of completing sewer design. If you have any questions, feel free to contact me.

Thanks,

--
Michael Larson | Junior Sanitary Engineer
Erie County | Div. of Sewerage Management
95 Franklin St., 1034 | Buffalo, NY 14202
P:+1(716)858-2703 | F:+1(716)858-6257
Michael.Larson@erie.gov | http://www.erie.gov

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

Steven Rohauer

[redacted]

Regarding: 1311 Abbott Road, Lackawanna, NY 14218

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

Zoning Board of Appeals	**Planning and Development Board**
Date: N/A	**Date: November 18, 2026**
Time: N/A	**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:
1253 Ridge LLC – 1249 Ridge Road
Kohinur Begum – 1250 Ridge Road
Soibhan Cooley – 1254 Ridge Road
Michael Kloc – 1257 Ridge Road
South Buffalo Properties – 1258 Ridge Road
Jessica Jaskowiak – 1260 Ridge Road
Nurjahan Hossain – 1261 Ridge Road
Maak Realty LLC – 1298 Abbott Road
Christopher Daniels – 1305 Abbott Road
Abbott Ridge Partners LP – 1328 Abbott Road
7-Eleven Inc – 1329 Abbott Road
Exhaust Realty LLC – 1350 Abbott Road
Wadha Propertiers LLC – 1361 Abbott Road
Mary LaSota – 38 Bell Avenue
Gina Glowacki – 39 Bell Avenue
Adam Hamm – 41 Bell Avenue
Sean Monaghan – 42 Bell Avenue
Devin Hayes – 45 Bell Avenue
Helene Kowiak – 49 Bell Avenue
Thomas Giammichele – 50 Bell 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: 1311 Abbott Road, Lackawanna, NY 14218

Property owner: Kim Krog

Applicant: Steven Rohauer

Regarding: 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.

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 @ 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 11/18/26

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
PLANNING AND DEVELOPMENT BOARD

Date: October 30, 2026 Application No._____

Site Plan Review	Filing Fee $10.00
_____Less than 0.5 acres	$ 50.00
_____0.5 to 1.0 acres	$ 200.00
_____1.0 to 2.0 acres	$ 400.00
_____2.0 to 5.0 acres	$ 400.00
_____Greater than 5 acres	
$ 400.00 plus $100.00 per acres	$_____
_____Special Use Permit	$ 500.00
_____Development Plan Review	$ 50.00

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

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

Description of Proposed Project: Small, low-traffic administrative office for an existing primarily online used-vehicle purchasing and resale business, with three designated parking spaces (per DMV requirements). On-site customer activity very limited; minimal signage; no inspections, repairs or servicing.

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.

Evan Walton
Name of Applicant

[redacted]
Signature of Applicant

[redacted]
Address of Applicant

[redacted]
Applicant Phone No.

[redacted]
Applicant's Email

Owner, Cash4Cars WNY LLC
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

PLANNING BOARD - PROJECT NARRATIVE

Cash4Cars WNY LLC | 2504 South Park Avenue, Lackawanna, NY 14218

SBL: 142.23-1-3 | Applicant: Evan Walton | Owner: 2504 South Park Ave LLC

Proposed Use

Cash4Cars WNY LLC proposes a small, low-traffic administrative office for an existing, primarily online used-vehicle purchasing and resale business, with three designated parking spaces (per DMV requirements). On-site customer activity would be very limited. Minimal, small signage is proposed. No inspections, repairs, or vehicle servicing would occur on the property at any time.

Operations and Customer Activity

Purchasing and resale activities would be conducted primarily online or by telephone. Customer visits would be infrequent and generally arranged in advance. The proposed location would not operate as a traditional, high-traffic vehicle dealership.

Parking and Neighborhood Compatibility

Three designated vehicle spaces are proposed to support DMV business-location requirements. The proposed spaces would be located farther inside the property, near existing buildings, as shown on the accompanying parking exhibit, subject to City review. This placement is intended to limit street visibility and neighborhood impacts.

Signage and Site Appearance

Only minimal, small business identification signage is proposed, subject to City approval. No large advertising signs, vehicle repairs, inspections, servicing, dismantling, or scrapyard activities are proposed.

Zoning and Planning Review

The applicant recognizes that vehicle sales are not a permitted use as of right in the Neighborhood Commercial district and is separately requesting a land use variance from the Zoning Board of Appeals. This proposal is subject to the applicable City review and approval requirements.

APPLICANT CONTACT

Evan Walton | Owner, Cash4Cars WNY LLC

Phone: [redacted] Email: [redacted]

Business mailing address: [redacted]

Property owner: 2504 South Park Ave LLC

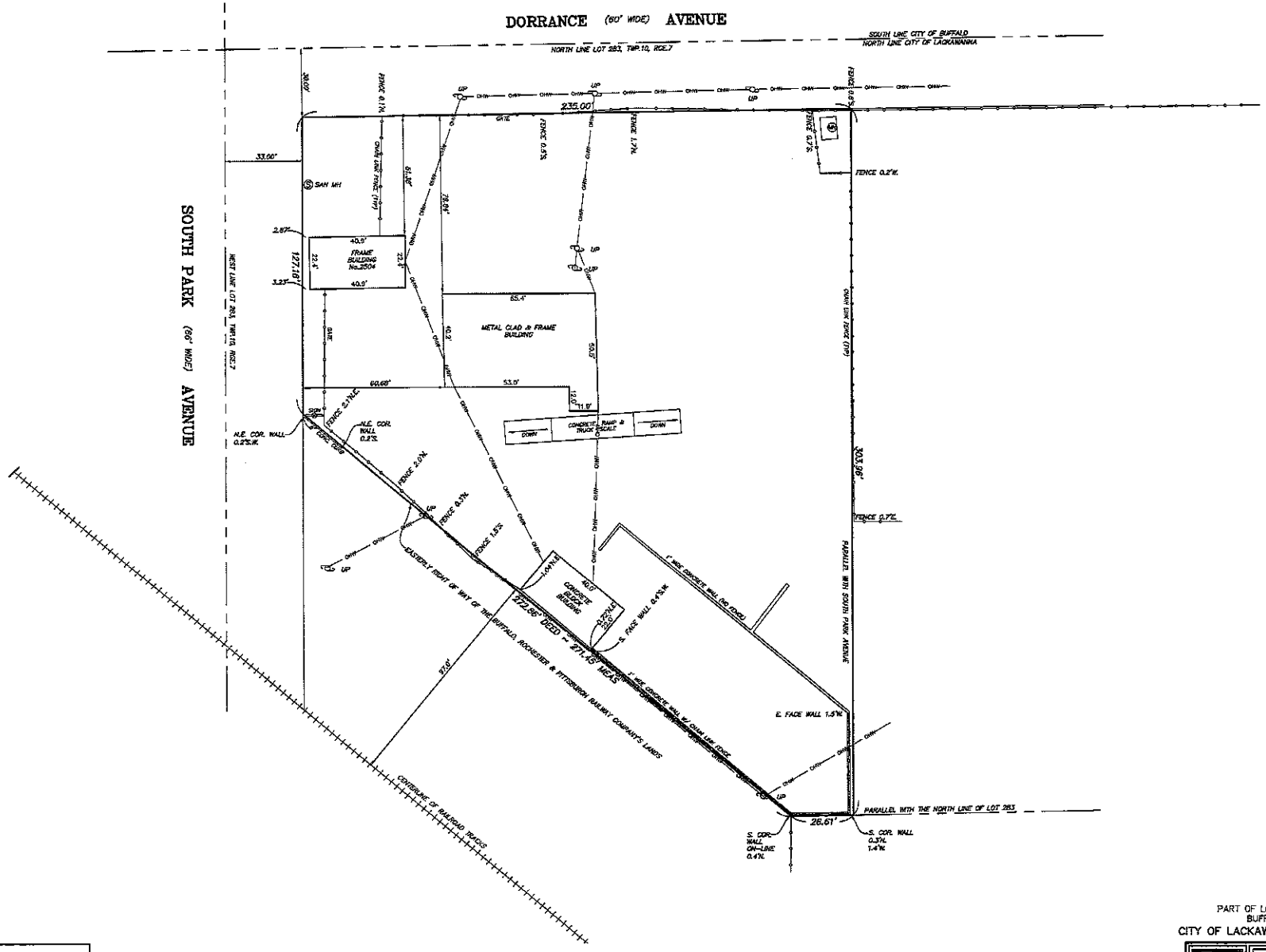
[redacted]

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) 633-4644 FAX 633-4940

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

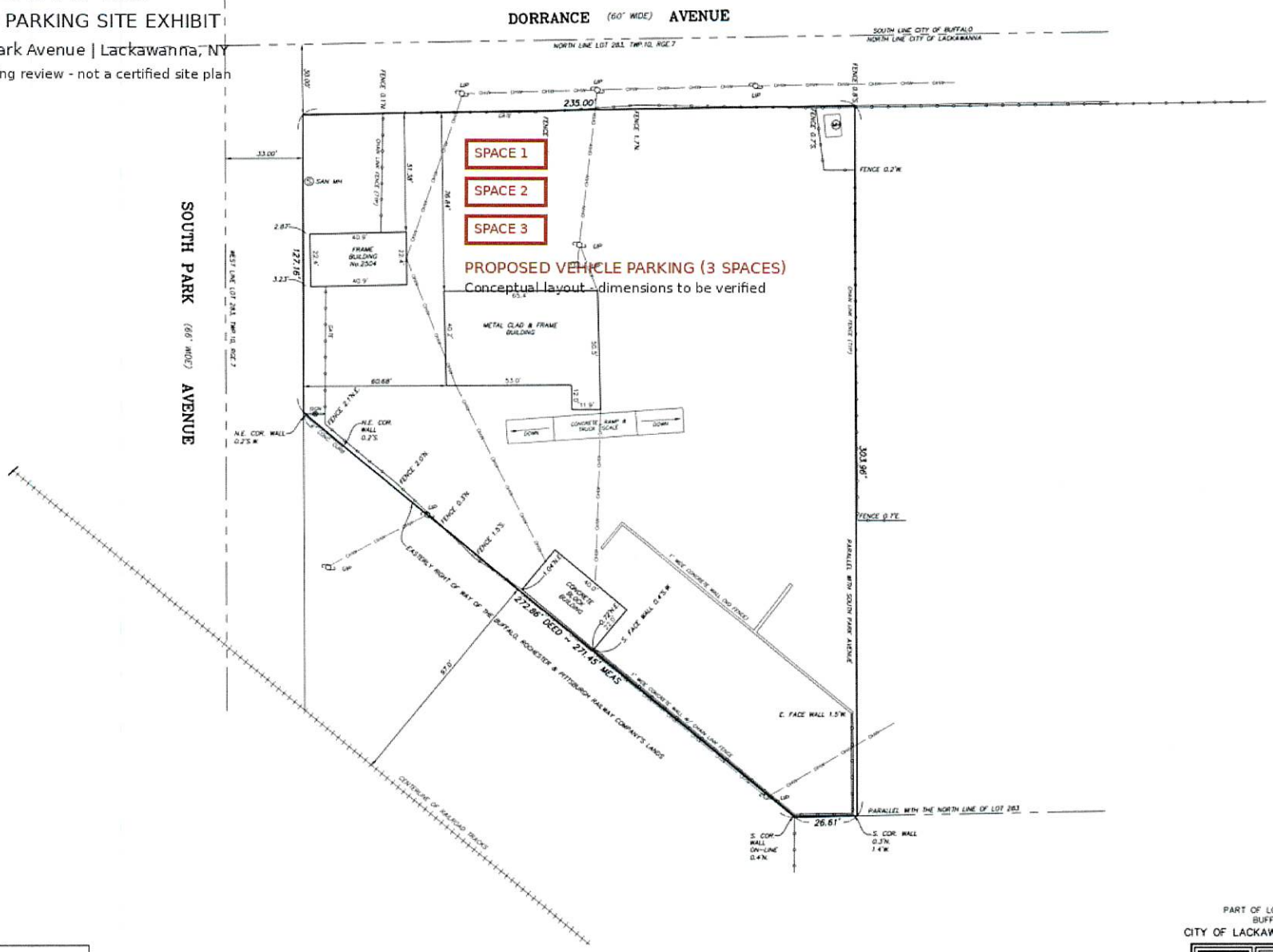
NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

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
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633-4844 FAX 633-4940

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
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

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 11/18/26

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 RESTURAUNT 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
PLANNING AND DEVELOPMENT BOARD

Date: 9/30/26 Application No._____

Site Plan Review	Filing Fee $10.00
✓ Less than 0.5 acres	$ 50.00
_____ 0.5 to 1.0 acres	$ 200.00
_____ 1.0 to 2.0 acres	$ 400.00
_____ 2.0 to 5.0 acres	$ 400.00
_____ Greater than 5 acres	
$ 400.00 plus $100.00 per acres	$_____
✓ Special Use Permit	$ 500.00
_____ Development Plan Review	$ 50.00

Property Address: 2711 Southpark Ave

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

Description of Proposed Project: Conversion of a former restaurant building into a place of Public Assembly & event rental hall. The facility will operate as a rental hall for private events, Community functions, and Social gathering ie. Bills game. The existing Kitchen layout will be restricted to temporary Staging and pre-prepared catering drop-offs only.

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.

Corey Williams
Marcus Andrew
Name of Applicant

[redacted]
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…)

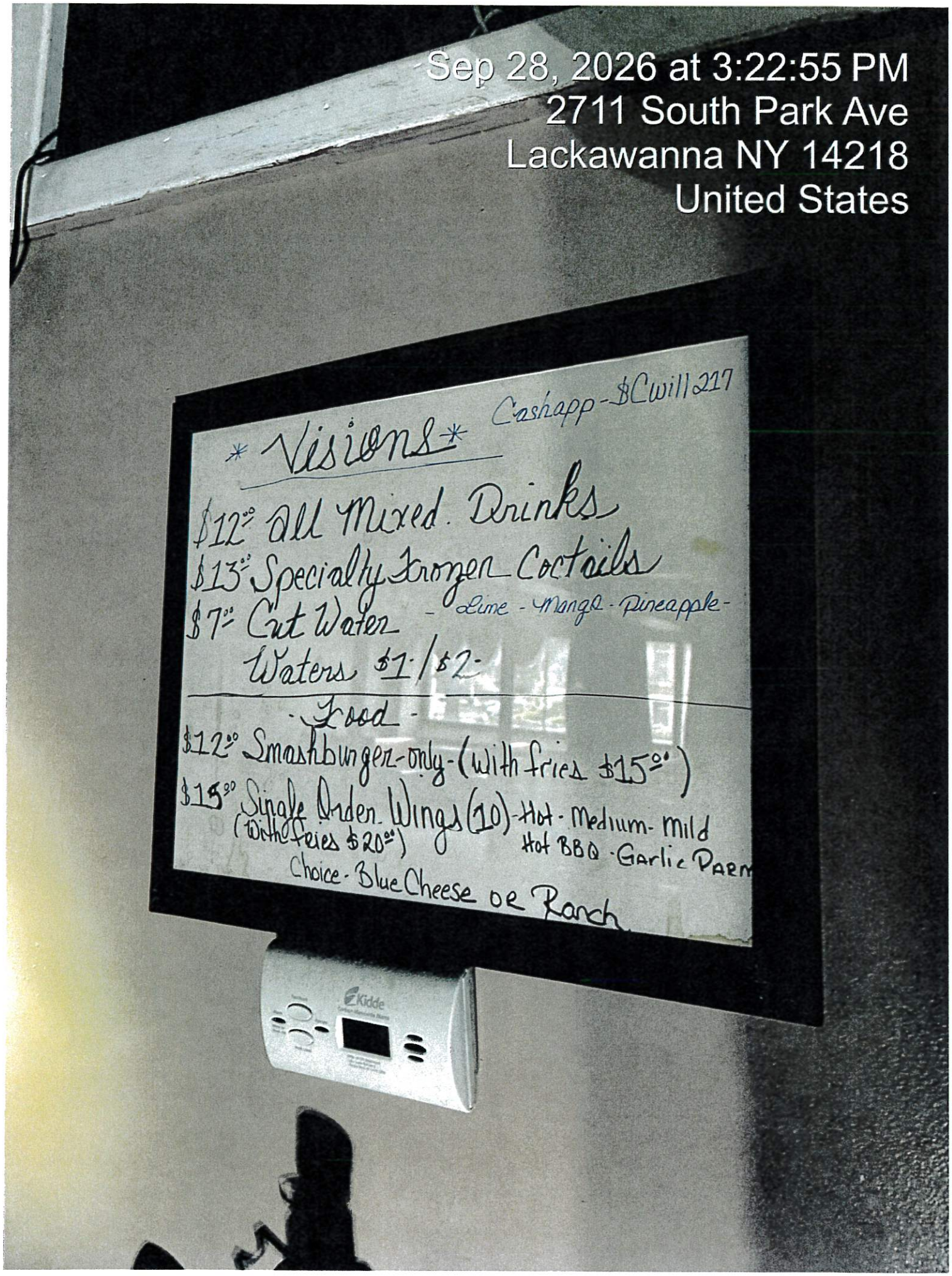
Property Owner:

NAME:_____

Address:_____

_____

Director of Development


Sep 28, 2026 at 3:22:55 PM
2711 South Park Ave
Lackawanna NY 14218
United States
* Visions *
Cashapp - $Cwill217
$12.00 All Mixed Drinks
$13.00 Specialty Frozen Coctails
- Lime - Mango - Pineapple -
$7.00 Cut Water
Waters $1/$2
- Food -
$12.00 Smashburger - only - (with fries $15.00)
$15.00 Single Order Wings (10) - Hot - Medium - Mild
(with fries $20.00)
Hot BBQ - Garlic Parm
Choice - Blue Cheese or Ranch
Kidde

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
Tel: (716) 827-6421 Fax: (716) 827-1866

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

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Lackawanna City Hall

Council Chambers

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

Boarding Neighbors:

Nasir Afif – 2719 South Park Avenue
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Gerald Berdysiak – 97 Nason Parkway

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: 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.

City of Lackawanna
Office of Code Enforcement

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

Date [redacted] 11/18/26

Agenda Checklist
Zoning Board of Appeals
Planning and Development Board

Property Address 51 E. ALGAN 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 SIDE YARD 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

Addres[redacted]

Director of Development

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

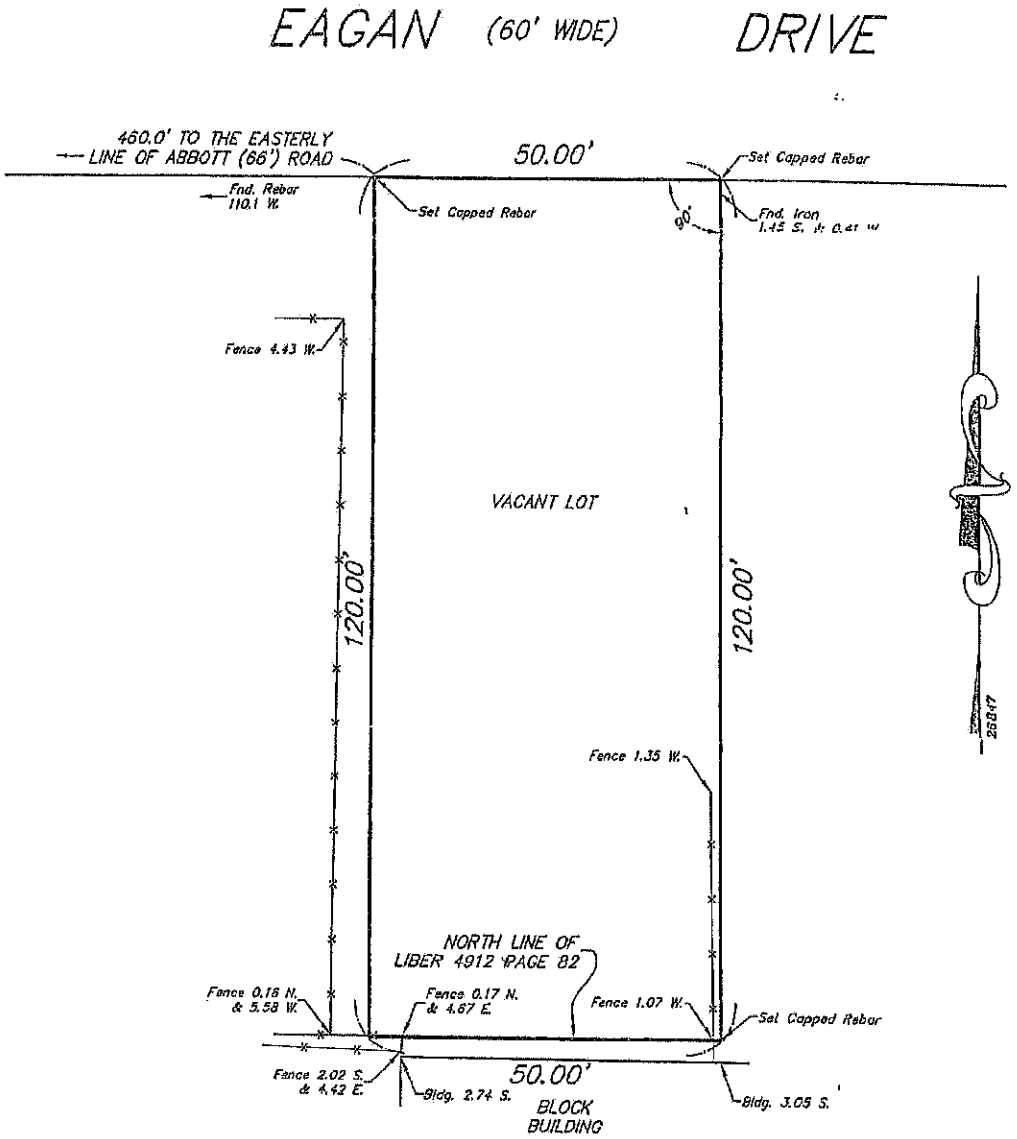
Millard, MacKay & Delles
Millard & MacKay
Amherst Land Surveying
Roy D. Millard, L.S.
Fred Strack, L.S.
David J. Millard, L.S.
Elwood Hummel, L.S.
John P. Niebrich, L.S.
Malcolm L. MacKay, L.S.
G. Granson Geis, L.S.

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

CHRISTOPHER J. BARR NYSPLS No. 050663

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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"

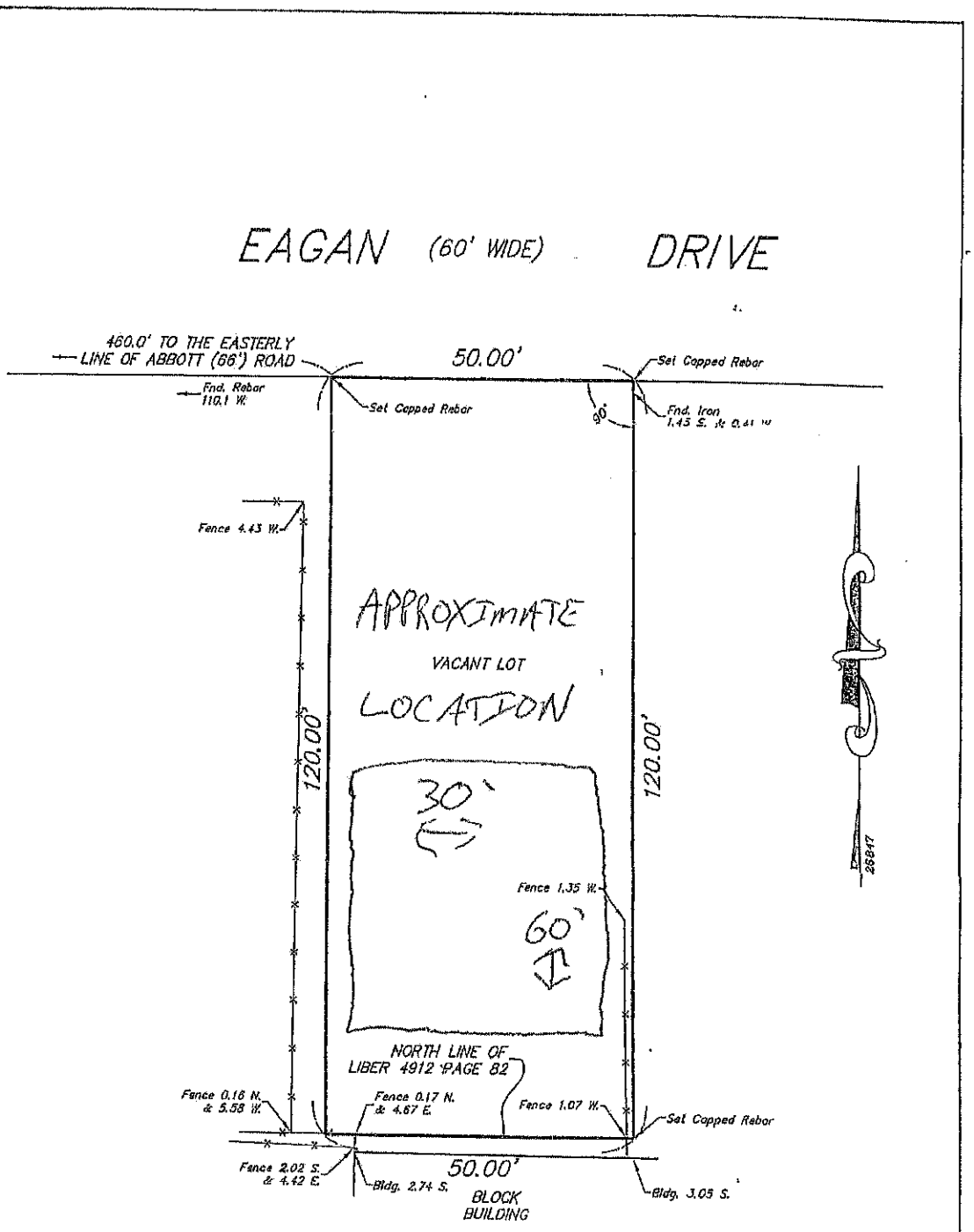
THIS MAP VOID UNLESS EMBOSSED WITH NEW YORK STATE LICENSED LAND SURVEYOR'S SEAL. ALTERING ANY ITEM ON THIS MAP IS A VIOLATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 7209, PART 2, OF THE NEW YORK STATE EDUCATION LAW.

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

142.08-2-5



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

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SURVEY DATE: 11-28-22

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SCALE: 1" = 20'

"ALL RIGHTS RESERVED"

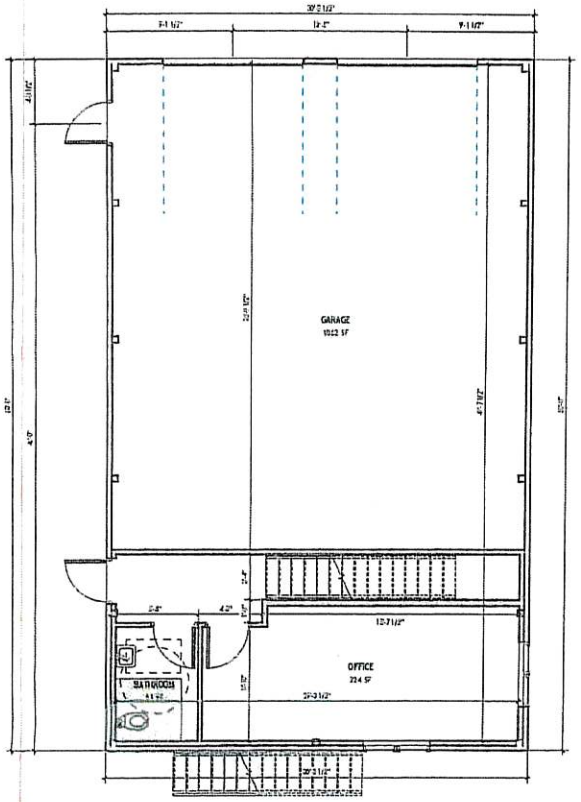
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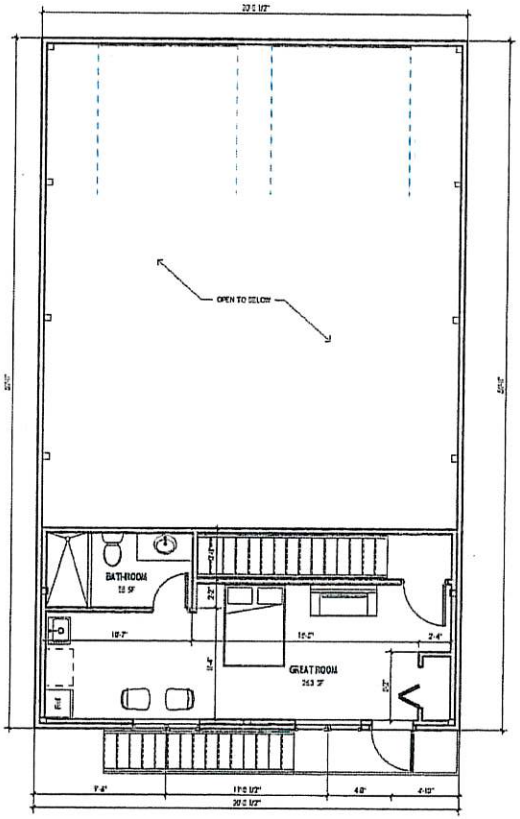
SURVEY OF: 51 Eagan Drive, City of Lackawanna

SBL No. 142.08-2-5

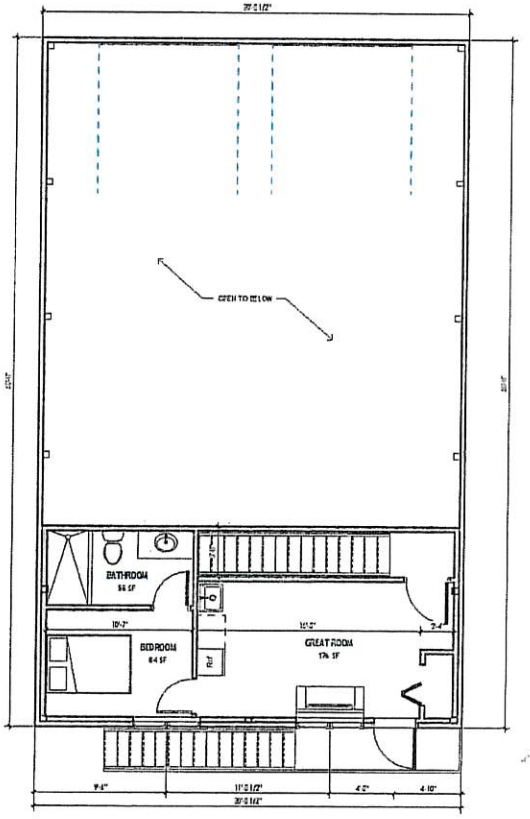
FILE NO. 142.08-2-5



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 DUGAN DRIVE, CITY OF LACHAWANNA, NY 14216

Client Name
MATT FOSTER

Waves Project Number
24052.00

PROJECT ISSUE & REVISION SCHEDULE

#	Description	Date

PROFESSIONAL SEALS

IAAPA MEMBER

SHEET INFORMATION

Issued	Scale for 24x36 Sheets
12/9/25	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

Office of General Services
Service-Disabled Veterans' Enterprise System

Login

Back to Directory Search

Guster Enterprises LLC

Certification Status: Certified

Business Details

Legal Name	Guster Enterprises LLC
DBA Names	N/A
Physical Address	[redacted]
Mailing Address	
Phone	
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]>
To: "shayes@lackny.com" <shayes@lackny.com>

Mon, Jan 26, 2026 at 9:10 PM

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

Matthew Foster
Guster Enterprises LLC
[redacted]

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

Mon, Feb 2, 2026 at 4:09 PM

[Quoted text hidden]
--
Scott Hayes
Code Enforcement Officer
City of Lackawanna
716-827-6427

Gmail

James Gibson <asstdevelopment@lackny.com>

51 Eagan

2 messages

Matthew Foster <[redacted]> Thu, Oct 29, 2026 at 6:31 AM
To: "asstdevelopment@lackny.com" <asstdevelopment@lackny.com>

Attached are pictures of the building style I'm proposing.

Matthew Foster
Guster Enterprises LLC
[redacted]

---------- Forwarded message ---------
From: **Jason Havens** <[redacted]>
Date: Fri, Oct 9, 2026 at 5:42 PM
Subject: Rendering Lackawanna Building
To: [redacted]
CC: Chris Panaro <[redacted]>, Phuong Nguyen <[redacted]>

matt,
2 options to consider. Let me know if one is preferred by you over the other.
We think that you could certainly present both and argue that they are very reasonably similar to the neighboring buildings enough.
The one with the paneling on the front would seem to be cheaper but we could also use a brick panel system on the front as shown on the first option if you or they require it.

thanks,

Jason Havens, P.E.
Principal - Civil Engineering

WAVES

Architecture & Engineering
4350 Seneca Street
West Seneca, NY 14224
C: 585-305-5199

2 attachments



Option 1_East_No Electric Pole.png
5563K



Option 2_East_No Electric Pole.png
5534K

James Gibson <asstdevelopment@lackny.com> Fri, Oct 30, 2026 at 10:52 AM
To: Scott Hayes <shayes@lackny.com>, Steve Balon <codeenforcement@lackny.com>

[Quoted text hidden]

---

2 attachments



Option 1_East_No Electric Pole.png
5563K



Option 2_East_No Electric Pole.png
5534K





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

Matthew Foster
[redacted]

Regarding: 51 Eagan Drive, Lackawanna, NY 14218

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

Zoning Board of Appeals	**Planning and Development Board**
Date: N/A	**Date: November 18, 2026**
Time: N/A	**Time: 6:00 P.M.**

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

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

Boarding Neighbors:

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

City of Lackawanna
Department of Development
2838 South Park Avenue – Room 113
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: 51 Eagan Drive, Lackawanna, NY 14218

Property owner: Matthew Foster

Applicant: Matthew Foster

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

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

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 11/18/26

Property Address 781 RIDGE ROAD & MCKINLEY PARKWAY ADDRESSES - 1362, 1366, AND 1370

Reason in Front of Board SUBDIVISION & RECONFIGURATION OF OLV CAMPUS PROPERTIES

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

Agenda Applicant LINDSEY HAUBENREICH (PHILLIPS LYTLE) // SARAH WHEELER BOND (SCHOENECK & KING) CHARLES CLARK (CITY OF LACKAWANNA)

Agenda Item DIOCESE OF BUFFALO'S CHAPTER 11 BANKRUPTCY REORGANIZATION PLAN.

Zone OLV OVERLAY, WITHIN CENTRAL BUSINESS DISTRICT // 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.) ✓

Description of agenda use 781 RIDGE - SUBDIVIDE APPROXIMATELY 13.9-acre property into Five (5) separate lots: 1362, 1366, 1370 McKINLEY - RECONFIGURE APPROXIMATELY 0.6 acres compromising three (3) existing lots into two (2) newly configured lots.

Code Enforcement research (attached if applicable) NO

Legal opinion / research (attached if applicable) NO

Scott Hayes
Code Enforcement Officer



Phillips Lytle LLP

Via E-Mail and Hand Delivery

November 2, 2026

Office of the Director of Development
Attn: Mr. Charles Clark, Director
2838 South Park Avenue, Room 113
Lackawanna, New York 14218

Re: Subdivision Application for the OLV Campus

Dear Mr. Clark and the Town of Lackawanna Planning Board:

We represent Our Lady of Victory Homes of Charity d/b/a OLV Charities ("**OLV Charities**") and Our Lady of Victory Renaissance Corporation ("**OLV Renaissance**"), and Bond, Schoeneck & King, PLLC represents The Diocese of Buffalo, N.Y. (the "**Diocese**") and Our Lady of Victory National Shrine ("**OLV Basilica**") (collectively "**Applicants**"), together in a joint application for a proposed subdivision of (1) an approximately 138.8873 acre parcel located at 781 Ridge Road, in the City of Lackawanna (the "**City**"), Erie County owned by the Diocese, Catholic Cemeteries, and OLV Basilica (the "**Ridge Road Property**"), and (2) three parcels that total approximately 0.58 acres located at 1362, 1366 and 1370 McKinley Parkway, in the City, Erie County owned by the Diocese (the "**McKinley Properties**"). Pursuant to the City's Zoning Map, the Ridge Road Property is situated in both the Central Business District and Open Space zoning districts, and the McKinley Properties are situated in the Mixed Residential zoning district. The Applicants submit this joint application to (1) subdivide the Ridge Road Property into 5 separate lots in order to facilitate the sale of a portion of the Ridge Road Property and establish lot lines that more accurately reflect the current owners (the "**Ridge Road Subdivision**"), and (2) reconfigure the McKinley Properties into 2 newly configured lots in order to sell the McKinley Properties and establish lot lines that correspond with the current use and occupancy of those lots (the "**McKinley Subdivision**").

As such, on behalf of the Applicants, and as set forth more fully below, we submit this letter of intent and supporting documentation in accordance with Chapter 144, Article III, Section 144-4 of the City of Lackawanna Municipal Code for approval of the

LINDSEY E. HAUBENREICH
DIRECT [redacted]

ATTORNEYS AT LAW

ONE CANALSIDE 125 MAIN STREET BUFFALO, NEW YORK 14203-2887 PHONE (716) 847-8400 FAX (716) 852-6100 | PHILLIPSLYTLE.COM
NEW YORK: ALBANY, BUFFALO, CHAUTAUQUA, GARDEN CITY, NEW YORK, ROCHESTER | WASHINGTON, DC | CANADA: WATERLOO REGION

proposed Ridge Road Subdivision and approval of the proposed McKinley Subdivision ("**Application**"). Enclosed please find the following exhibits attached hereto and made part hereof:

Exhibit A: Site Surveys
Exhibit B: Proposed Subdivision Plats

PROJECT DETAILS

Applicants/Owners:	Our Lady of Victory Homes of Charity d/b/a OLV Charities, Our Lady of Victory Renaissance Corporation, The Diocese of Buffalo, N.Y., and Our Lady of Victory National Shrine
Applicant Address:	780 Ridge Road Lackawanna, New York 14218
Attorney Contact:	Phillips Lytle LLP Attention: Lindsey E. Haubenreich, Esq. 125 Main Street Buffalo, New York 14203-2887 [redacted] E-mail: [redacted] Bond, Schoeneck & King, PLLC Attention: Sarah B. Wheeler, Esq. 200 Delaware Avenue, Suite 900 Buffalo, New York 14202 [redacted] E-mail: [redacted]

Project Location:	781 Ridge Road (Ridge Road Property), and 1362, 1366 and 1370 McKinley Parkway (McKinley Properties) Lackawanna, New York 14218
S.B.L.s:	142.10-1-12.111 (Ridge Road Property) 142.31-3-11, 142.31-3-12, 142.31-3-13 (McKinley Properties)
Zoning District:	Central Business District and Open Space (Ridge Road Property), and Mixed Residential (McKinley Properties)

PROJECT DESCRIPTION

The Ridge Road Property and the McKinley Properties are the site of the former Father Baker campus, and include the Our Lady of Victory National Shrine, the Holy Cross Cemetery, and various buildings leased and occupied by OLV Charities and OLV Renaissance. As the City is aware, the Diocese has filed for bankruptcy. In connection with the bankruptcy proceedings, the Diocese now seeks to sell portions of the Ridge Road Property and the McKinley Properties to OLV Charities and OLV Renaissance.

The Ridge Road Subdivision

The Applicants propose to subdivide the Ridge Road Property into five separate lots in order to facilitate the sale of portions of the Ridge Road Property to OLV Charities and OLV Renaissance, and to formalize the separation of the OLV Basilica land.

As depicted below, the proposed Ridge Road Subdivision will divide the existing tax parcel into five lots to better align the legal lot configuration with the Ridge Road Property's existing ownership, occupancy, and operational conditions. Importantly, the proposed subdivision does not contemplate any change in the existing use or occupancy of the Ridge Road Property. Rather, the five resulting lots will continue to be used and occupied consistent with existing conditions.



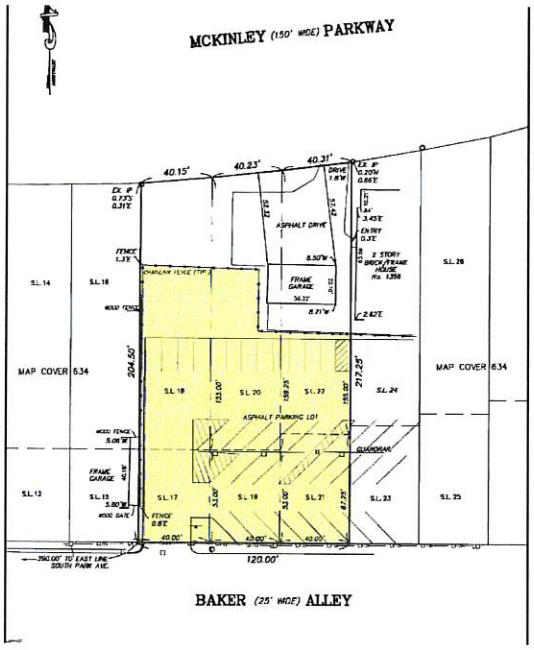
Proposed lots 1 and 4 will be purchased by OLV Charities, who currently leases and occupies these lots. Proposed lot 2 will be purchased by OLV Renaissance, who currently leases and occupies this lot. Proposed lot 3 was previously deeded to the OLV Basilica, but was not formally subdivided from the larger Ridge Road Property. Finally, Proposed lot 5, the Holy Cross Cemetery, will be retained by its titled owner.

The McKinley Subdivision

In addition, the Applicants propose to reconfigure the McKinley Properties from three lots into two newly configured lots in order to facilitate the sale of the McKinley Properties to OLV Charities and OLV Renaissance, and establish lot lines that correspond with the current use and occupancy of those lots.

As depicted below, the proposed McKinley Subdivision will reconfigure the existing three tax parcels into two, newly configured lots to align with the existing occupancy,

and operational conditions. Importantly, the proposed subdivision does not contemplate any change in the existing use or occupancy of the McKinley Properties. Rather, the resulting lots will continue to be used and occupied consistent with existing conditions.



The northern part of the parcels, as shown in white above, will be acquired by OLV Charities. The southern part of the parcels, as shown in yellow above, will be acquired by OLV Renaissance, who currently leases and occupies this area.

Overall, no change in the existing use or occupancy of the Ridge Road Property or the McKinley Properties is proposed as part of the Application, and conditions following subdivision will remain substantially the same as exist today.

SUBDIVISION APPLICATION PROCESS AND REQUIREMENTS

Pursuant to Chapter 144, Article III, Section 144-4 of the City of Lackawanna Municipal Code ("**Code**"), where a subdivision is proposed, an application must be submitted to the Office of the Director of Development of the City of Lackawanna, and must contain all components listed at section 144-5(B)(1) of the Code. Accordingly, the Applicants submit this application for approval of the proposed subdivision incorporating all required elements.

STATE ENVIRONMENTAL QUALITY REVIEW ACT

Pursuant to the New York State Environmental Quality Review Act ("**SEQRA**"), we respectfully submit that the Project is a Type II Action as it is a lot line adjustment. See 6 NYCRR § 617.5(c)(16). As such, no further SEQRA review is required.

GENERAL MUNICIPAL LAW REFERRAL

To the extent that this Application requires referral to the Erie County Department of Environment & Planning, we respectfully request that this Application be so submitted.

CONCLUSION

On behalf of the Applicant, we respectfully request the Planning Board to commence its subdivision review process and place this matter on the next available Planning Board agenda, and upon completion, issue approval for the Project.

Very truly yours,

Phillips Lytle LLP

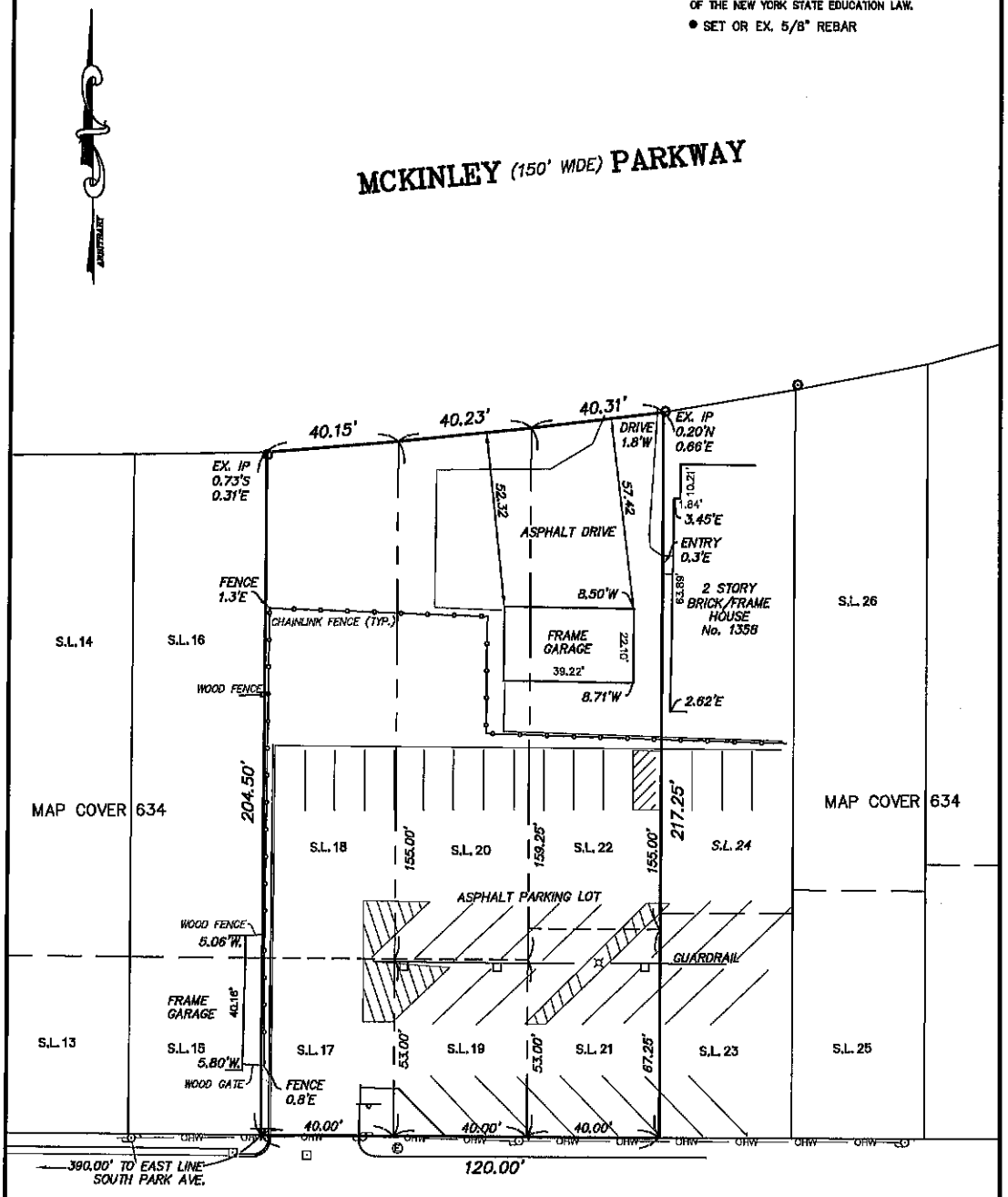
By [redacted] /s/

Lindsey E. Haubenreich

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

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

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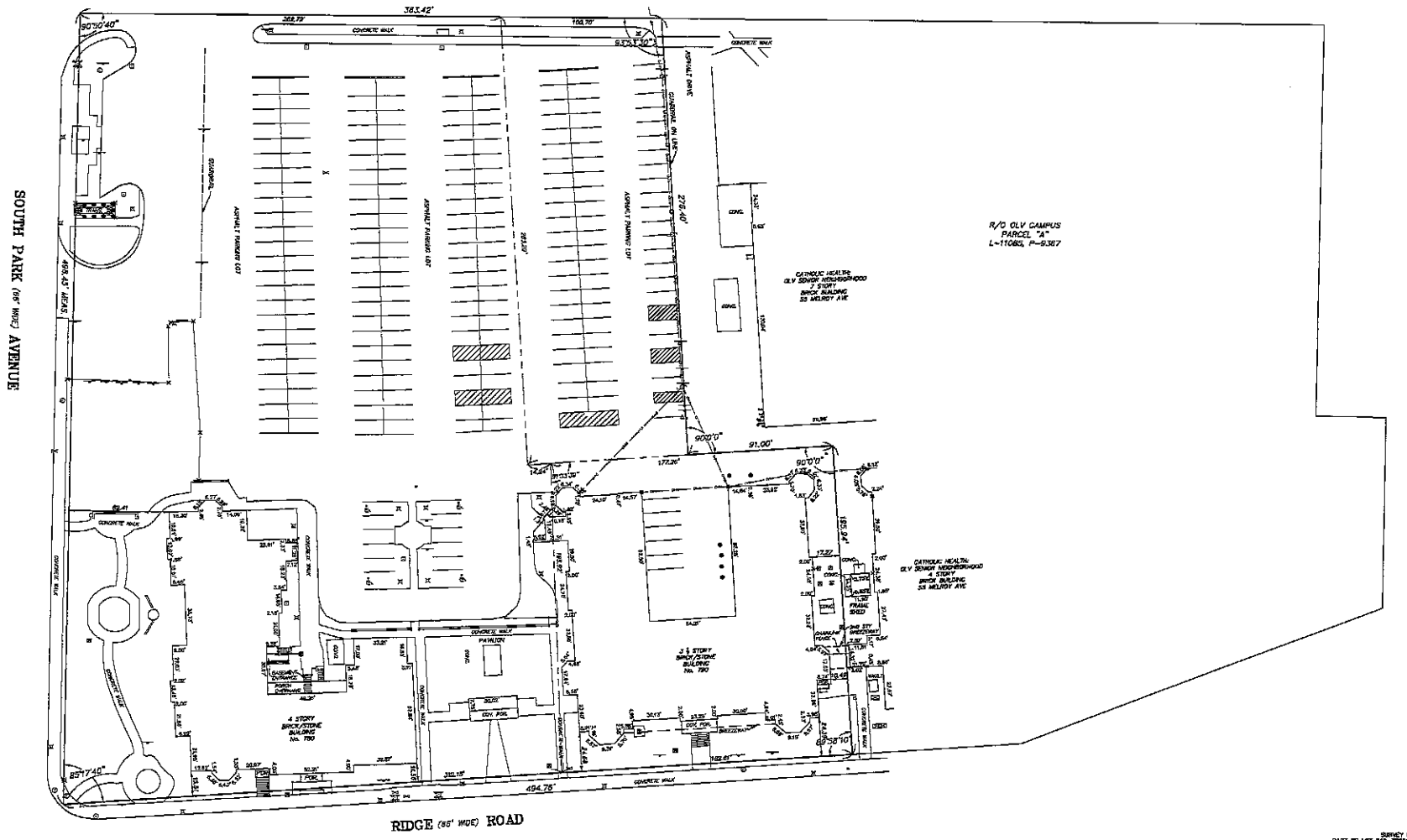


SURVEY OF
SUB LOTS 17–22, MAP COVER 634
PART OF LOT 283, TOWNSHIP 10, RANGE 7
BUFFALO CREEK INDIAN RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
4950 GENESEE STREET, SUITE 100
BUFFALO, NEW YORK 14225
(716) 633–4844 FAX 633–4940

Job No. 8995–3 Date: SEPTEMBER 23, 2026
Scale: 1" = 40' TAX No. 142.31–3–11,12&13

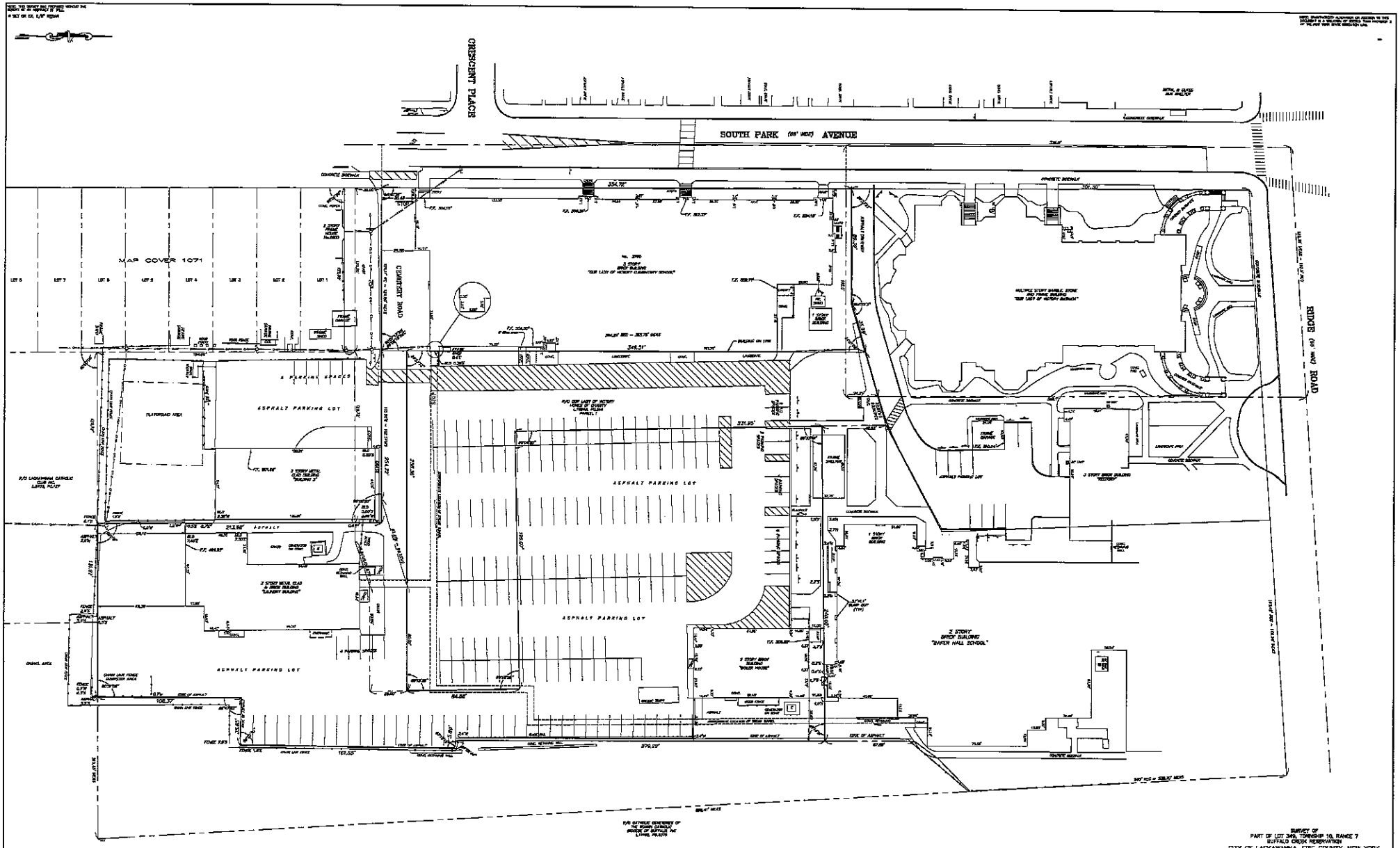


DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 349, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
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BUFFALO, NEW YORK 14202
(716) 853-3044 FAX 853-4988

Job No. 0935-2 Date: SEPTEMBER 23, 2025
Scale: 1" = 30' TAX MAP/Parcel 142.10-1-12.111



DATE	REVISION/TYPE

SURVEY OF
PART OF LOT 349, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

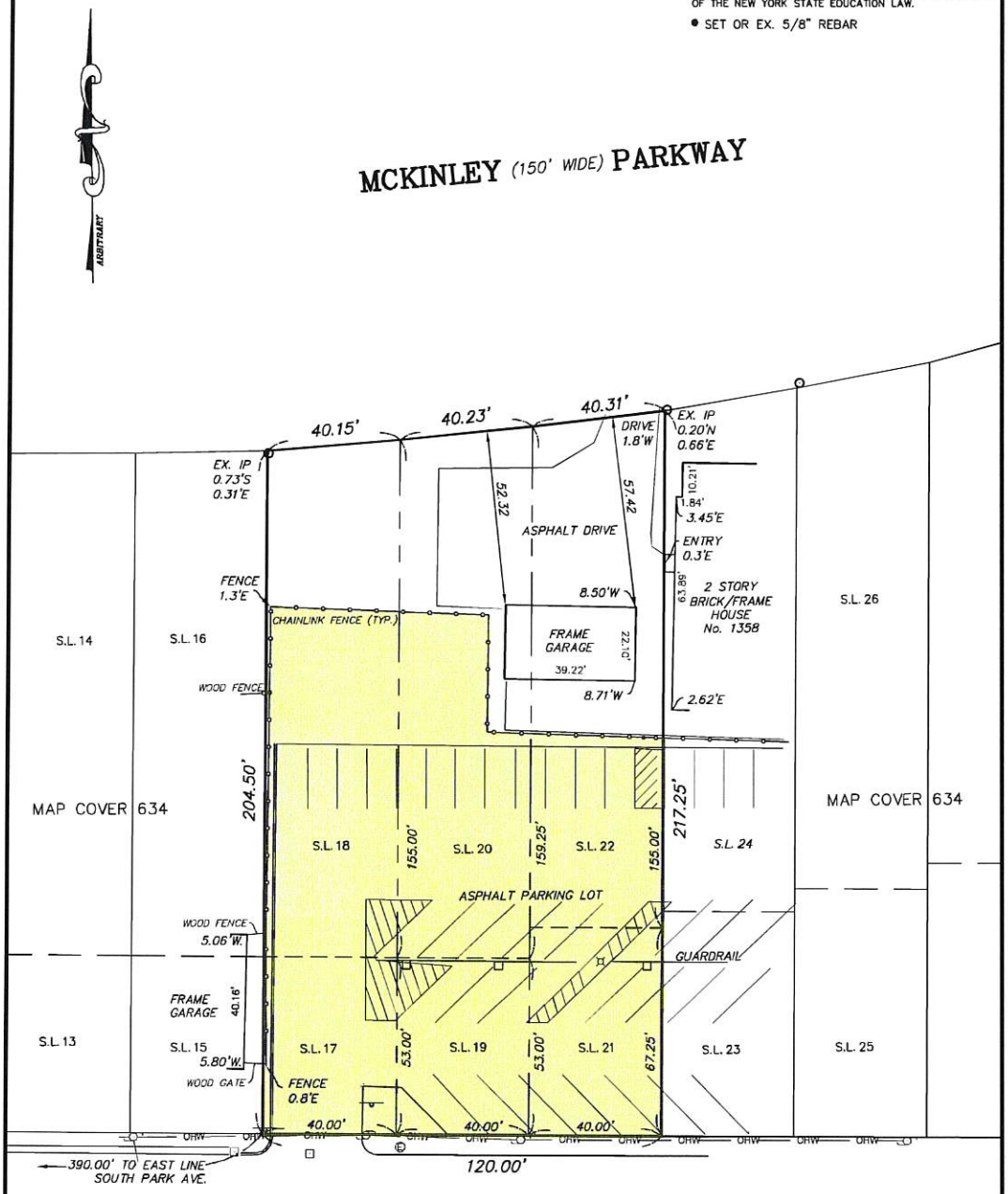
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Job No. 2023-1 Date: SEPTEMBER 21, 2023
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SURVEY OF
SUB LOTS 17–22, MAP COVER 634
PART OF LOT 283, TOWNSHIP 10, RANGE 7
BUFFALO CREEK INDIAN RESERVATION
CITY OF LACKAWANNA, ERIE COUNTY, NEW YORK

DATE	REVISION/TYPE

GPI ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEYING, LLP
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Job No. 8995-3 Date: SEPTEMBER 23, 2026
Scale: 1" = 40' TAX No. 142.31-3-11,12&13