



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday April 24, 2024

Opening:

The regular meeting of the City of Lackawanna Planning and Development Board was called to order at 6:00pm.

Present: Galanti, Spahn, Friend, Skulski, Algawani

Excused: Smith, Zambron

Motion to approve minutes for the meeting on 3/27/24: Friend: Second: Skulski

All yeas carried 5-0

New Business

Item #1

Site Plan Review

John Jacobi/White Elephant

1404 Abbott Rd

Requesting to replace fence with new decorative 6 ft fence

John Jacobi representing

Mr. Jacobi stated replacing the existing fence along Abbott Rd due to an accident. The fence will be torn down and build with block. The new fence will look similar to the existing one just different material such as wrought iron and with lights.

Chairwoman Galanti ask about the block

Mr. Jacobi replied poured concrete and the entire fence has to be removed

Chairwoman Galanti ask if pillars and the block are going to be decorative and will there be lights

Mr. Jacobi stated they haven't decided on the color but it will be down lit lights

Member Spahn ask if it will be wrought iron or steel

Mr. Jacobi said wrought iron

Member Spahn ask about the eighteen inch vertical post and are they suppose to be protective

Mr. Jacobi said it will be easier to plow across it and not come over which protects it as a barrier

Member Spahn said the thickness of the masonry wall is intended to be what

Mr. Jacobi said two blocks are eighteen inches

Member Spahn said two blocks would be sixteen inches and you have two ft shown for the masonry piers

Board discuss blocks and the height

Motion to approve with no cut ends of concrete block and the stone cap on the top section of the fence would match the lower section, the length matches what is there now: Spahn:
Second: Friend

All yeas carried 5-0

Item #2

Site Plan Review

Shirley Burgos

1478 Abbott Rd

Requesting to install fence slats

Shirley Burgos representing

Ms. Burgos explained they are proposing going back five feet

Chairwoman Galanti said are you moving the fence back

Ms. Burgos said moving the entire fence back five feet away from Abbott rd and looking at the drawing it is a foot back from the pole and then we would do the privacy fence around there.

Member Spahn said the fence would be privacy all round just moved five feet back

Chairwoman Galanti ask if they will stay with the chain link and the slats

Ms. Burgos replied yes

Board discuss the plans shown

Member Spahn ask what color

Ms. Burgos said maybe white or tan

Motion to approve the first preferred option which is to move it back 5 ft from Abbott Rd straight across and allowing the installation of the white privacy slats:

Skulski: Second: Friend

All yeas carried 5-0

Item #3

Site Plan Review

Angela Watson/Habitat

126 Keever Ave

Construction of new home

Angela Watson representing

Ms. Watson stated they are proposing to put up a new single family residence site build structure at 126 Keever. It will be a two story three bedroom; exterior will be vinyl siding, shingle roof.

Chairwoman Galanti ask about pictures

Ms. Watson presented photos of the home

Board reviewing plans

Chairwoman Galanti stated the way it is position there is a porch on the side and the driveway right there, maybe someone would want to put up a garage.

Ms. Watson said there is a stipulation with Habitat they don't allow garages unless there is one existing and can be rehab. The homeowner can once they purchase the house.

Chairwoman Galanti ask because of where the side door is and the driveway

Attorney Gaughan suggested to update the Board with the modification of the 20 ft back

Ms. Watson replied yes, the house will be moving back including the porch will be 20 ft sidewalk. It is currently show as 7ft 6, on the plan the house is 13.6 and the porch is 6 ft in depth. We are pushing it back to align with the houses next to it.

Chairwoman Galanti said the house will start 26 ft back

Member Spahn as about the house being wider than the 15 ft that is shown

Ms. Watson said this is a under sized lot for the City of Lackawanna, typically they are required to be 45, so if we go wider they will be much closer to the lot lines. Now we are 8 ft.3 off the west side and just under 6ft on the east.

Member Spahn said there were no side yard issues

Mr. Balon replied 5 ft

Member Spahn stated 5 ft required by code

Ms. Watson stated what drives the design is the architect keeps cost down

Member Spahn ask about the bedroom sizes and if it wasn't for the cost issues would you make the house wider

Ms. Watson stated it is a building cost issue and it will be more expensive to go wider than up.

Chairwoman Galanti ask about vinyl siding, shingles

Ms. Watson said the roof will be black asphalt, ice shield and felt

Motion to approve with the 20 foot setback and window with top mullions:

Spahn: Second: Skulski

All yeas carried 5-0

Item #4

Site Plan Review

Mostafa Tanbakuchi

477 Ridge Rd

Reopen as a furniture store

Mark Turanco representing

Mr. Turanco stated the information was emailed to him and I seen the one sign that has to be moved.

Mr. Balon explained the building has not been open for walk in customers in several years. He has to provide a site plan as to the parking, fire exists, storage in the basement and lighting.

Chairwoman Galanti ask if this is a multi story building and is the intention to use the entire building as a furniture store

Mr. Turance stated the first and second floor is product merchandize being sold and the basement is storage.

Chairwoman Galanti ask if any structural changes to the building and how will the furniture be set up and displayed

Mr. Turance said no changes and the furniture will flat design

Chairwoman Galanti ask if the windows are going to stay blocked

Mr. Turance said no plans to change the windows

Member Friend ask about the hours

Mr. Turance said Friday thru Monday 10am to 6pm

Member Friend ask if the deliveries will come to the front of the building

Mr. Turance said in the rear off of Caldwell and we have floating doors on that side for the trucks, so no customers come in the back only product. There is a man door in the front for customers to walk in.

Chairwoman Galanti ask if trucks have to come down Caldwell or off of Ridge

Mr. Turance said in an emergency when they was working on Center we enter off of Ridge, but most of the trucks come down Center and right on Caldwell

Chairwoman Galanti ask about the trucks if they are semi or box

Mr. Turance said some are semi and box such as FedEx, UPS

Member Skulski stated this is not open

Mr. Turance said it was open and being used for storage

Chairwoman Galanti ask about the exterior signage

Mr. Turance said they replace two signs one on the east and west side due to the building being so close to the road, we put a small sign on the front and all three are new signs.

Board discuss the site plan and parking

Member Spahn ask about the handicap spaces

Chairwoman Galanti ask are they paving

Mr. Turance said for now they are leaving it the way it is to see how the store goes and have future plans before putting a lot of money into it

Board discuss parking

Chairwoman Galanti stated the parking needs to be more formal and designated space with putting some gravel, painting lines, make it appear like a parking lot.

Member Spahn said for the handicap there is a percentage of the whole and you need one for every 25 spaces. Those handicap spaces need to be within so many feet of the main entrance.

Attorney Gaughan stated number one this case is different than the other three on the agenda and something has to be submitted with the modifications that have been discussed for the Board to review prior to making a motion in relations to approval for a site plan or denial of a site plan and number two the applicant should be here the person who signs and actually applies has to come.

Chairwoman Galanti stated the big change is the parking area; we need to see drawings of the parking area in relation to the building, bridge, and lot lines, how big are the spaces, how many handicap spots, material, and driveway entrance.

Motion to table Board requesting a revised site plan: Spahn: Second: Skulski

All yeas carried 5-0

Motion to adjourn: Friend: Second: Spahn

All yeas carried 5-0