



## PLANNING AND DEVELOPMENT BOARD

Meeting Minutes  
Tuesday, August 29, 2023

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### **Opening:**

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

**Present:** Zambon, Clark, Smith, Spahn

**Excused:** Galanti, Friend, Algawani

**Motion to vote Robert Spahn as temporary Chairman for the meeting held on 8/29/23: Clark: Second: Smith**

**All yeas carried 3-0**

**Motion to approve minutes for the meeting held on 7/25/23: Zambon:**

**Second: Clark**

**All yeas carried 4-0**

**New Business**

**Item #1**

**Special Use Permit**

Daniel Lewis

33-34 Wilkesbarre Ave

Request a special use permit for rooming house

Chairman Spahn stated previously on several occasions the board gave feedback and the community gave feedback, also there were several revisions to the plans.

Member Smith said the situation last time was the handicap parking

Chairman Spahn replied there are a few things that I recall such as a site design if accommodation can be made for outdoor gatherings and chairs, picnic table and the question on handicap accessibility with a ramp or lift. The building department shares with the Board members a section of the Americans with disability act that speaks to certain accommodations that are waived in an instant where a private club is definition is applied. If there no handicap excess accommodations being applied to the property this question should be referred to the presenter of the property

George Halsey/ Mr. Lewis representing

~~Mr. Halsey stated on behalf of the Church you are going to designate a specific status because at this moment handicap accessibility is not an issue.~~

Chairman Spahn said do they intend to provide handicap excess to take people from the parking lot, public right of way or any place of the building and provide handicap excess into the building.

Mr. Lewis said given the information that we were given they told us that we didn't have to do it at that point because of who was staying in the building, so we had contractors that was lined up in that position to get it done.

Member Clark stated the special use permit review applies specifically to the allowance of workers from SURCO to live in your property as terms of tenants.

Mr. Lewis yes

Member Clark there are 10 workers that are on VISA that came in to work in the United States and according to SUCRO it will continue until December 2024. These people will be here for another year and is that the only tenant that will be in your building in relations to the special use permit.

Mr. Lewis yes

Member Clark stated in the future if you are planning to make this a residential property that is open to anyone you will be required to engage in the handicap accessibility. For this special use permit the 10 workers are physically able to move throughout the building without any handicap accessibility.

Chairman Spahn stated for the special use permit if granted will end

Member Clark said the visa the workers are here on is in effect until 12/31/24. SUCRO is talking about expanding in the City and if they do the group of workers may need to stay here longer. SUCRO will need to apply for an extension for the VISA.

Member Smith ask can the special use permit be consistent with when the VISA expires

Member Zambron said you can put certain restrictions on the special use permit if you want to put a time frame on it you can

Member Smith ask would they have to come back again

Member Zambron said they maybe can apply for an extension

Member Clark ask is there anything in the special use permit that will prohibit us from extending something that long or is it a decision that the Board needs to make

Chairman Spahn ask about ownership change

~~Board discuss the ownership change will result in the special use permit will terminate with the SUCRO time frame.~~

Motion on a special use permit with a time frame consist in two(2) parts, with the SUCRO potential extension of the VISA time potential and if extended the Church discretion as to how long they continue on housing the SUCRO employees. As long as the special use permit is applied to SUCRO it's just SURCO: Zambron: Second: Clark

All yeas carried 4-0

Motion to adjourn: Smith : Second: Clark

All yeas carried 4-0

