



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday December 30, 2023

Opening:

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

Present: Galanti, Spahn, Friend, Smith

Excused: Algawani, Skulski, Zambron

Motion to approve minutes for the meeting held on 11/29/23: Friend: Second: Spahn

All yeas carried 4-0

New Business

Item #1

Site Plan Review

Larry Spacc

1212 Abbott Rd

Utilize the showroom and office space

Larry Spacc representing

Mr. Spacc explained they were previous tenants at 1212 Abbott Rd from 2005 to 2009. The building was sold to a gentleman in New York City and attempted to double the rent, therefore we moved out. The building has changed hands since then and the current owner has agreed to similar terms to what we had. We are proposing to reopen selling pre

own vehicles, utilize the showroom and offices. Our lease will not allow us to use the service department or the three bays in the front of the building which are occupied by detail shops. Parking will be on the side of Dorrance and the front of the building.

Chairwoman Galanti ask in terms of displaying cars they will be in a single line

Mr. Spacc replied yes our lease will not prevent double parking. When we where before we had more parking for display area. I have talked to the owner of the Plaza regarding putting cars in storage in the parking lot in the back. We came to an agreement and I am not using it now because I don't need the spots yet but I may come to that.

Chairwoman Galanti ask if any changes to the building interior or exterior

Mr. Spacc replied no

Chairwoman Galanti ask where were operating between 2018 and now

Mr. Spacc said we have a GMC store in Dunkin and been there for 69 years and we came here and did very well until the building was sold and the new owner wanted to double the rent.

Member Smith ask how many cars for display

Mr. Spacc said 35 and if business is good we will have some stored in the parking lot behind us maybe in a few months

Member Smith ask about the hours

Mr. Spacc said hours will be Monday, Tuesday, Thursday 9am to 7pm, Wednesday & Friday 9am to 5:30pm and Saturday 9am to 3pm and closed on Sunday.

Member Spahn said on the south side of the property there is a bunch of tires stacked up over by the dumpster

Mr. Spacc said that is another tenant and it may be Joe from extreme collision

Motion to approve: Spahn: Second: Smith

All yeas carried 4-0

Item #2

Site Plan Review

Shirley Burgos

1478 Abbott Rd

Replace fence with 4ft picket fence

Shirley Burgos representing

Ms. Burgos explained she will be opening a daycare center.

Chairwoman Galanti ask will they be utilizing the whole building or the back section due to some business in the front

Ms. Burgos stated they own the whole building and not leasing and will be utilizing the whole building for the day care.

Member Smith ask is she in front of the Board for the day care center or the fence

Mr. Balon explained it was for the Zoning and the Site Plan is for the day care

Chairwoman Galanti ask you want to change the chain link to a picket fence

Ms. Burgos yes, to make it not so easy for children to climb it

Chairwoman Galanti ask if you are going to picket you won't be able to see as well and are you taking it up to the corner of the building or stopping it, it should be stopped before the stop sign

Board discuss the fence and the comments from the Zoning Board

Ms. Burgos explained what the State recommends and she could go with a picket fence that is a little more spaced out to make it better.

Member Friend as how many kids

Ms. Burgos said I will be licensed for the first two years for 42 children and the way the State works one class room will be out at a time and at very most two with 20 children

Chairwoman Galanti ask what do you mean a movable fence

Ms. Burgos replied the previous owners had a child that got out of the property and we do fire drills every month as required by the State. I am trying to create something so when we do the fire drills the school age kids will be coming out this door (showing on the Plans). There will be a small fence at an angle as per another member stated. The fence will be bolted to the ground and if anything was needed by the town the fence can be removed.

Member Spahn ask did she reference a property survey to see the relationship between the fence lines there now and the property boundry. Sometimes fences are placed in locations that are necessarily in legal boundaries of the property and the way that the corner of the fence line is showing on this plan, the property maybe over the property line.

Board discuss the angle of the fence

Chairwoman Galanti ask what is the square footage that the State requirement for the yard and equipment

Ms. Burgos said they grandfathered you in since this was a play area they will allow me to do what they did previous and put the same equipment in there, but if I change it at all and make this smaller then this area won't work for a playground area.

Chairwoman Galanti stated first the fence will have to come in a little bit because of the way the sidewalk comes in and also the pole is about 3to4 feet back, so if someone stops their car with the front being in line with the stop sign they are physically sitting six feet back from the corner, so that is what you need to angle is about a 6x6.

Ms. Burgos said she is ok with that

Member smith ask if the State gave her a calculation of so many square feet of yard for this many kids

Ms. Burgos replied they said if I replace an existing fence I would be ok, but if I change it I have to go to them.

Board discuss the survey and if Ms. Burgos change the fence she needs a fence permit

Ms. Burgos ask if the property goes back further would the City allow for a variance to utilize more space

Member Spahn said not on City property

Ms. Burgos explained parking for staff

Member Spahn said the last section on the Side Street and Abbott Rd; those last sections come in 4ft with or 6. If those were rod iron or vertical so that you can still see through that section and the rest of the fence would still be privacy fence does that help with the fence?

Chairwoman Galanti ask if she look into a smaller chain link with smaller holes and mesh, any changes to the building

Ms. Burgos replied no, just painting and floors

Member Spahn asked about signage

Ms. Burgos stated she will keep the same size due cost and it will be vinyl

Member Smith ask when will she open

Ms. Burgos said in February

Motion to approve with stipulations: black small mesh chain link around the yard area with privacy screening up to 6ft of the corner in both directions to allow line of site from Greenwood and aluminum vertical slat black fencing around the front for the movable fence: Spahn: Second: Smith

All yeas carried 4-0

Item #3

Site Plan Review

Denise Lorrens

81 Shamokin

Requesting to open a small dog sitting business

Denise Lorrens representing

Ms. Lorrens stated she wants to open a small dog sitting at her house and the Zoning granted a variance sue to being in a residential area. There is a fence by the pool so no one can get in the pool. They will not be kennel anywhere; they will be like our dogs in my house. We have a spare bedroom with a crate if needed. I will have only two dogs at a time. This doesn't affect the neighbors and we have a four car driveway for 8am to 8pm pickup and drop off, this will not impede traffic. The dogs will not be outside barking and disturbing anyone and I have contractor Poop 911 coming in once a week to clean up the feces.

Member Spahn ask what size are allowed

Ms. Lorrens said they have had babies that are large and they are free to roam the house.

Member Smith ask who do you get customers

Ms. Lorrens said Rover.com and create a face book page

Chairwoman Galanti ask if it is a kennel or day to day doggie day care

Ms. Lorrens said no not day to day due to she still works and basically I watch dogs when people to on vacation or have to go out of town

Member Smith ask what are the requirement for leaving the dog

Ms. Lorrens said up to date on vaccination, neutered and dog friendly

Chairwoman Galanti ask if he own or leasing the space

Mr. Nagi said we own the building

Chairwoman Galanti ask about parking

Mr. Nagi said on the side of the building with fifteen cars

Member Smith ask about the hours

Mr. Nagi said 9am to 9pm

Member Smith ask will the time go pass 9pm

Mr. Nagi said I can stay until 9pm or 10pm, but in the beginning it might be a little hard it might be 9am to 9pm. In the future when business kicks in I might extend the hours to 7am to 12pm

Chairwoman Galanti as about opening the front windows

Mr. Nagi said they are open

Member Friend ask 9am to 9pm seven days a week

Mr. Nagi yes

Member ask about the apartments upstairs

Mr. Nagi said there are two apartments upstairs and they are rented

Member Spahn ask will he occupied all the space that is not apartments with the store

Mr. Nagi said no

Member Spahn ask do you plan to expand the area of space that was always commercial

Mr. Nagi no, the old owner use to live in the back apartment of the bar

Member Spahn ask if he will occupy that part of the building for the store

Mr. Nagi said no

Motion to approve: Spahn: Second: Friend

All yeas carried 4-0

Motion to adjourn: Galanti: Second: Spahn

All yeas carried 4-0