



Approved

PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday February 28, 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, Zambron, Smith

Absent: Algawani

Motion to approve minutes for the meeting on 1/31/24: Skulski: Second: Friend

All yeas carried 6-0

New Business

Item #1

Site Plan Review

Melissa Irizarny

179 Ridge Rd

Requesting to open day care

Melissa Irizarny did not appear

Tabled

Item #2

Site Plan Review

Shirley Burgos

1478 Abbott Rd

Requesting to put in Fence slats

Shirley Burgos representing

Ms. Burgos explained she wants to put privacy slats on the fence. The person doing the fencer didn't feel that mesh fence wouldn't last very long and in the winter they will become frail quickly.

Mr. Balon said the small fence in the front corner where the street is

Ms. Burgos replied yes and before we do it, I will come in and show the guys pictures.

Mr. Balon stated he would like to do measurement today and ask if Ms. Burgos got prices

Ms. Burgos said for the front area I will do the one inch or leave it alone due to a small area. The staff will be aware of to make sure children don't climb and the playground will not be over there. Someone will be coming to do a soft surface that the State requires and will be over in the other area.

Mr. Balon replied you are asking to put the slats on the existing fence and leave the corner open or put in a smaller fence.

Ms. Burgos yes

Board discuss mesh and slats

Board review the pictures of the slats

Chairwoman Galanti stated were they bring the fence in and working with square footage

Mr. Hayes stated she didn't need a permit due to installing the same fence that was already there. We wanted a measurement off the corner so people could see through when pulling off the street or no slats at all.

Ms. Burgos said there is a gas line there and no way to change where it was

Board discussing the fence areas and where the playground will be

Board discuss interior barrier and square footage

Board suggest to open an modify later

Motion to table: Smith: Second: Zambron

All yeas carried 6-0

Item #3

Site Plan Review

Rick Folger/ Habitat

112 Center St

Construct single family 4 bedrooms home

Rick Folger representing

Chairwoman Galanti explained to the new members of the Board the previous houses built by Habitat at 116 Center.

Mr. Folger stated the houses are being built with the support of the Lackawanna Community Housing Development. The Council stated we can get three houses on the lots with 116 Center being under sized and was approved. We are looking to put a similar model home next to 116 Center. Both the 112 and 114 Center will be four bedrooms, owner occupied and a little more square footage than 116 Center. We are expanding our building to make the bathroom bigger for wheel chair access. We are asking for a variance to build on another side block

Mr. Hayes stated they have been approved for all your variances and you are just here for site plan

Chairwoman Galanti said the last time there were modifications to the windows. We wanted double hung not casement is what we wanted.

Board reviewing the plans

Member Smith asked why grids just on one floor it should be consistence with both floors

Chairwoman Galanti said it the grids should be on all and can they match 116 Center

Mr. Folger stated yes they can match with no problem

Member Spahn ask if all lots are the same size

Mr. Folger said they are all thirty five feet wide

Chairwoman Galanti ask where is the different in dimension in these houses verse 116 Center

Mr. Folger said they added a little more square footage to the first floor to make it slightly bigger in the rear

Chairwoman Galanti said on your site plan you have that stoop, you have the driveway and there is about three inches between the driveway and the house, is there a sidewalk going back to the stoop or what is it

Mr. Folger said it is grass for storm water runoff so not to go on the neighbor's lawn and the foundation is water proof, the grass allows us to remove moisture off the driveway. It can go forward the stoop on the lot I will have to take a look at it. We like to have green space on both sides of the driveway if possible.

Chairwoman Galanti said they wonder why the driveway isn't up against the house

Mr. Folger said that where we put water and I can put the driveway against the house, we build in 27 to 30 lots so 35 is a luxury and a little more room to work with.

Mr. Hayes said the original lots were 33 on Center St

Member Spahn ask does the front yard setback of 17 feet match the other ones

Board discuss set back of the other properties

Motion to accept the Neg Dec for 112 Center: Spahn: Second: Smith

All Yeas carried 6-0

Motion to accept the Neg Dec for 114 Center: Friend: Second: Smith

Motion to approve the site plans for 112 Center with adjustment to the driveway, putting the driveway adjacent to the house with the 3foot 3inch green space being moved to the opposite side of the driveway and the front facade being consistent with 116 Center. Also having muntins and grids on all: Friend: Second: Spahn

All yeas carried 6-0

Motion to approve 114 Center with the same requirements as 112 Center: Zambron:
Second: Skulski

All yeas carried 6-0

Item#5

SEQR

Lead Agency SEQR for Alliance Drive Sale

Member Clark explained that the property has a northern and southern piece. The northern piece is 5 acres wide and we are subdividing the parcel for two projects. One is for Empire Building Diagnostics which is a demolition company, they own 400 Ingham Ave which is the property to the left of the picture, so they are expanding their campus into Alliance Drive and the smaller company is a concrete installer in sells and service is putting a smaller building nearby there. The two and a half parcel that abuts smoke creek will stay as open green space, while a recreation project relative to Bethlehem site takes place. We are working with CNS engineers as guidance on this project due to a DEC Cleanup Site back in the early 2000. The SEQR requirements is what is going on there is

appropriate for the Zoning and they will follow all the site cleanup plans that are outlined by the DEC from the grant in 2002.

Motion for the Neg Dec for the sale of the land: Skulski: Second: Smith

All Yeas carried 6-0

Motion to adjourn: Zambron: Second: Skulski

All yeas carried 6-0

