



Approved

CITY OF LACKAWANNA
Zoning Board of Appeals
COUNCIL CHAMBERS

MINUTES

Wednesday January 11, 2023

Opening:

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00 pm.

Present: Stampone, Krakowski, Beres, Mohamed, Turner

Agenda:

A. Approval of Board meeting minutes:

Motion to approve minutes for 11/16/22: Krakowski: Second: Stampone
All yeas carried 5-0

Item #1

Land Use Variance

Talia Johnson-Huff/Flexlume
Hamburg & Dona
Requesting variance for 32x44sq ft sign

Chairman Beres explained to the Board about the Renaissance Commerce Park entrance sign at Hamburg Turnpike & Dona. The company is looking to erect a sign (44 sq. ft.) slightly larger than the zoning ordinance allows (32 sq. ft.). The Board has no problem with the sign as per the submitted drawings.

Motion to approve: Krakowski: Second: Stampone
All Yeas carried 5-0

Item #2

Land Use Variance

Blake Schweikowsky

242 Warsaw St

Requesting construction of a garage closer to the property

Blake Schweikowsky representing

Mr. Schweikowsky stated he owns a 12x12 shed in his backyard and wishes to build a 24x24 garage. Mr. Schweikowsky continued to explain that his property is 30 ft wide and per code he must build 5 ft. from the side and 20 ft. from the rear property lines. He stated that he is seeking a variance to build 3 ft. from the side and 2 or 3 ft. off the rear to complete his 24x24 garage.

Chairman Beres asked if there was any opposition from Mr. Schweikowsky's neighbors. Mr. Balon stated all the neighbors were notified; no opposition.

Mr. Hayes said the garage will line up with all the other garages in the neighborhood.

Motion to approve: Stampone: Second: Beres

All yeas carried 5-0

Item #3

Land Use Variance

Nabil Hagagi

3254-3260 South Park

Requesting to open auto sales and U-Haul rentals

Nabil Hagagi representing

Mr. Hagagi began by stating he is seeking approval for auto sales and u-haul rentals.

Director Jednak stated for context that according to our zoning ordinance the only zone that permits automobiles sales is Lackawanna's "Regional Commercial" zone with only two (2) sections in Lackawanna designated a such. She added that every other zone including Neighborhood Commercial (3254-3260 South Park) does not permit automobile sales. Additionally, Mr. Hagagi was approved by the Planning Board for accessory sales, detailing, and repairs at the last Planning and Development Board meeting.

The board discussed the criteria for a use variance.

Chairman Beres asked if this location was formally a gas station.

Director Jednak replied yes.

Chairman Beres inquired about variances for u-hauls.

Mr. Hayes stated there is no language or guidance for rentals of this nature in our current zoning ordinance. Director Jednak added that the City of Lackawanna was just awarded a grant to review and update its zoning ordinance.

Mr. Hagagi explained to the Board where the parking would be located.

Mr. Hayes informed the Board they can limit the amount of u-hauls where they are located, the amount of cars for sale with for sales signs on them.

Member Krakowski suggested ten (10) spots in the front and the u-haul rentals should be empty.

The Board discusses the previous variance request on the property years ago.

Chairman Beres suggested five (5) cars for sale and five (5) u-haul rentals.

Board discussed the different sizes of u-haul, where they could be stored on the property, and the possible installation of a privacy fence.

Mr. Hagagi added that he would not be parking wrecked cars outside. He also stated that the automobile repairs are typically in and out including oil changes, tires issues but nothing mechanical.

Board discussed the number of permitted automobiles on the lot during repairs.

Motion to approve with conditions:

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- Five (5) automobiles and five (5) U-Haul rentals all twenty (20) ft. and under.
 - Fence will be six (6) ft up to the last ten (10) ft to the sidewalk then slope down to four (4) ft as to not block the bordering neighbor's driveway
 - : Beres: Second: Stampone
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All yeas carried 5-0

Motion to adjourn: Stampone: Second: Krakowski
All yeas carried 5-0