



## PLANNING AND DEVELOPMENT BOARD

Meeting Minutes  
Wednesday January 31, 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**

**Excused: Smith**

**Absent: Algawani**

**Motion to approve minutes for the meeting on 12/30/23: Friend: Second: Zambron**

**All yeas carried 5-0**

### **New Business**

**Item #1**

#### **Site Plan Review**

Melissa Irizarny

179 Ridge Rd

Requesting to open day care

Melissa Irizarny did not appear

Motion to table: Skulski: Second: Zambron

All yeas carried 5-0

**Item #2**

**Site Plan Review**

Brian Covey

734 Ridge Rd

Requesting to open barbershop

Brian Covey representing

Mr. Covey stated he is proposing to open a barbershop at 734 Ridge Rd

Chairwoman Galanti ask if any interior or renovation to the space

Mr. Covey said they are putting in the stations, mirrors and painting

Chairwoman Galanti ask about plumbing with sinks

Mr. Covey replied no

Chairwoman Galanti ask about parking

Mr. Balon stated he received a variance for parking and they are moving from Ace of Fades on South Park due to the shop is closing down

Member Skulski ask about operations

Mr. Covey said 5 days hours 10 to 6 and Sunday & Monday 12 to 6

Member Spahn ask about retail sales

Mr. Covey replied no

Motion to approve: Spahn: Second: Zambron

All yeas carried 5-0

**Item #3**

**Site Plan Review**

Joseph Georges  
2600 Hamburg Tpke  
Requesting to open auto shop

Joseph Georges representing

Mr. Georges explained he has work in other shops and has a customer base. It's going to be a small business no high turn around. We do engine work with a 2 to 4 week turnaround time. There will only be two employees myself and Calvin and I am proposing to be open 5 days a week. The hours are 10 to 6 and weekends we will be there but not open to the public. There are concerns from Code and Fire about storing vehicles. We went out got some quotes and depending if we are approve I will have them installed to bring the building up to Code. I paid for rezoning it.

Member Skulski ask about someone working at a dealership and what dealership

Mr. Georges replied yes, my partner Calvin at the North Town Dealership and I also use to work there.

Member Skulski said he is leaving

Mr. Georges no, not until we get this established

Chairwoman Galanti stated you have four lifts inside the building and you are doing major engine changes

Mr. Georges said I do internal engine work such as removing the engine and replacing what needs to be replaced and put it back together, install it back in the car.

Chairwoman Galanti ask what kind of turnaround is it like a one day

Mr. Georges said 2 to 4 weeks

Chairwoman Galanti said are you going to keep the cars that are in process in the building

Mr. Georges replied yes in the building due to hard pull out and security

Discuss the areas of the building

Member Spahn ask how many vehicles will be stored outside

Mr. Georges said right now his own vehicle and maybe a race trailer at some point. It's just me and the employees or someone dropping off parts. I prefer cars inside under lock.

The fire alarm system also has security, so if someone breaks in we have cameras and the alarm system will notify the Police.

Mr. Hayes explained that Mr. Georges has bids as per the Fire Marshal request

Chairwoman Galanti ask about the fire walls

Mr. Hayes said yes there are firewalls

Chairwoman Galanti ask how many vehicles will be stored

Mr. Georges said 10 and 4 lifts and the Fire Marshal wants the man door open in case of a fire.

Discuss in types of vehicles, insurances and dealers license

Mr. Georges stated he does have insurance and no dealers' license

Member Skulski ask about NYS Repair License

Mr. Georges said it depends on this out come

Member Spahn ask are the spaces for your business

Mr. Georges said the landlord set it up with 4 spaces in the front and 4 across from the building

Member Spahn said this is part of your lease

Mr. Georges yes

Motion to approve: Skulski: Second: Friend

All yeas carried 5-0

Motion to adjourn: Galanti: Second: Friend

All yeas carried 5-0

