



CITY OF LACKAWANNA
Zoning Board of Appeals
COUNCIL CHAMBERS

MINUTES

Wednesday January 31, 2024

Opening:

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

Present: Beres, Stampone, Mohamed, Turner, Sobaszek - *Already Missed 2*

Agenda:

A. Approval of Board meeting minutes:

Motion to approve minutes for 12/20/23: Mohamed: Second: Stampone
All yeas carried 5-0

Item #1

Land Use Variance

Brian Covey
734 Ridge Rd
Requesting to open barbershop

Brian Covey representing

Mr. Covey explained he wants to open a barbershop him and his partner. We currently work at 2703 South Park Ave the barbershop there and the owner is moving next month. We decided to open our own and build our career.

Member Mohamed ask are they looking for a variance for parking

Mr. Balon replied yes

Member Mohamed ask if rules are different for the Central Business District

Mr. Balon said no, it's 2 spots per chair

Motion to approve variance: Mohamed: Second: Stampone
All yeas carried 5-0

Item #2

Land Use Variance

Ray Flis
9 Cooke St
Construct new 20x80 pole barn to be used
as a auto detail shop

Mr. Charles Clark informed the Board he accepted the position of Director of Development.

Mr. Clark stated today meeting is to act on a variance on a commercial property in a residential area.

Mr. Clark explained to the Board some back ground points on the property. The property located at 9 Cooke has been a nuisance and a challenge for the City since March 2022. This property has been the site of numerous debris and junk. To say junkyard would be true and since March, 2022 there has been numerous violation on the site that has driven it to housing court. Since September 2022 there has been 15 court dates and the current one will be February 2024. Out of this activity on the property the City has been force to get three bids to clean up the property in its entirety at the City expense and the taxes are delinquent.

Member Mohamed ask if there is a place to prevent an applicant coming to the Planning Board seeking a variance with so many violations

Mr. Clark said this is a good point and something to address in the future

Mr. Hayes stated a year ago the property when it was in court the Judge told him to come in front of the Zoning and Planning Board and he never dropped off any applications.

Mr. Ray Flis stated 4 years ago the plan was to own the land but I went to the Uncle Paul Flis. I have been cleaning up some of the property and putting money into it. I didn't want to get into the property until I spoke with the Board. I didn't know about the court dates and moving forward I got two dumpsters and if I get approve I will get it cleaned up and make it a better place. It is a great piece of land

Member Stampone said you have two dumpsters

Mr. Flis said prior to this

Member Stampone said what the reason for more dumpsters

Mr. Flis said before the dumpsters there was a RV that I got it chopped up and I got pictures of it two months ago and it was terrible. I would have more dumpsters but I didn't want to waste money and come here and get a no answer. It wasn't me that made the mess and there is a garage on the property

Mayor Iafallo stated she is against this project; the good people of Cooke and Edna have suffered enough with this property. The last thing they need is a detail shop in a residential

area. I urge you to listen to what everybody has to say, but I urge you to vote no and not put another project on this property until it is remediated to the City satisfaction

Neighbors

Michael Schroeder read a letter from himself and the residents of Cooke St.

James Gibson stated he is representing his grandmother who has resided on Edna and the the residents. There has been vehicles in and out, homeless people, garbage, rubbish, generators and the lot is decaying. This lot has several violations and the owners have done nothing to comply with these violations.

Motion to Deny: Stampone: Second: Mohamed

All yeas carried 5-0

Motion to adjourn: Beres: Second: Mohamed

All yeas carried 5-0