



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Tuesday, July 25, 2023

Opening:

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

Present: Galanti, Zambron, Friend, Clark, Algawani, Smith

Excused: Spahn

Motion to approve minutes for the meeting held on 6/28/23: Clark:

Second: Zambron

All yeas carried 6-0

New Business

Item #1

Site Plan Review

Abraham Ahmed

609 Ridge Rd

Requesting to change Hala International into a community
Market (L.A. Market)

Owner did not submit any plans

Motion to table: Friend; Second: Zambron

All yeas carried 6-0

Item #2

Site Plan Review

Chris McKeever
1458 Abbott Rd
Requesting to display storage sheds

Chris McKeever/ William Leonard representing

Mr. McKeever explained he propose to lease storage sheds on the lot for sale

Chairwoman Galanti ask will it be staffed or just a sign

Mr. McKeever said the lot location will be listed on our web site and customers can go out and look at them and they are locked.

Chairwoman Galanti ask how many sheds and what about the furniture

Mr. McKeever maybe a dozen sheds and right now we are down to 7 or 8 and by fall there may be 1 or 2 or maybe nothing on the lot. The furniture will be locked in a shed or removed.

Member Clark ask is it one appointment at a time or several at a time

Mr. McKeever said one at a time

Member Algawani ask is the lease a month to month

Mr. McKeever said a lease was drawn up for the City and insurance purpose

Chairwoman Galanti ask if they had any issues and how much furniture is there

Mr. McKeever we have no issues and we have 3 table sets with 6 chairs and they are locked.

Motion to approve: Algawani; Second: Clark

All yeas carried 6-0

Item #3

Site Plan Review

Daniel Lewis
33-34 Wilkesbarre Ave
Site Plan Review for rooming house

Remains tabled

Item #4

Site Plan Review

Seth Amman/Remedy House
717 Ridge Rd
Stain existing stone façade black and replace windows
and doors. New metal awning with new metal planter

Seth Amman/ Justin Smith representing

Mr. Amman stated he is the architect working with Remedy House and our work is a part of Erie County Store Front Revalidation Program. This project will spruce up the front door and use a darker stain on the stone.

Member Smith ask is it more brown than black

Mr. Amman said it will be a deep multi very color more like a translucent stain so natural tones and texture will come through

Member Smith said of the brick that is there now

Mr. Amman said of the stone and once we get the contract done we will do some discreet staining on the side

Member Zambron ask about removing the parcel window in the front

Mr. Amman said that window may stay as is due to the budget and the limit of grant from the County. The door, awning, stain will be done.

Mr. Smith stated it has taken some time for different business reasons for us to get up and running. We own a café on the west side and soon to have one in Allen town as well. We bought this building about 3 years ago with the intension of using it as a kitchen and office space. After speaking with the City we are required to put in something customer facing. It will be a retail coffee shop not serving food just selling coffee beans, Coffee equipment, tea, etc. The building is large which will give us the opportunity in the future. We will be open five day a week Monday thru Friday.

Chairwoman Galanti inquired about the county

Mr. Amman stated things with the county may move slower but if we have approval tonight we can then forward this to the county along with other approvals. We do have a contractor and the county will give us approval once they get the contract. We will try to complete before the snow falls.

Member Zambron ask will the building be open before construction

Mr. Amman stated we have the business registration with the City once that is approved we can open the doors within 2 or 3 weeks of getting it.

Chairwoman Galanti ask about signage

Mr. Amman we will purchase a new sign in the same location

Motion to accept the plans presented with the exception of the existing garage window:

Galanti: Second: Smith

All yeas carried 6-0

Item #5

Special Use Permit

Arthur Nowak

126 Cleveland Ave

Requesting private detached garage micro gym

Arthur Nowak representing

Chairwoman Galanti stated the question was the restrooms facilities being structure as oppose to the garage wherever the gym is going to be rather or not that is going to be a problem since it is a private club that is not an issue.

Motion to approve: Clark: Second: Friend

All yeas carried 6-0

Item #6

Site Plan Review

Development Plan Review

Quick Service Realco/Taco Bell

1361 Abbott, 1265 & 1271 Ridge

Demolition of existing building to facilitate construction
for Taco Bell Restaurant

Ken Shaw and 2 other representative of Marathon Engineering representing

Mr. Shaw stated they would like to put a 20,000 sf Taco Bell restaurant with drive through. They will be doing grading, drainage, lighting, landscaping and utility improvement. Parking in the front and a 15 ft landscape buffer.

Member Friend how many parking spaces are there?

M. Shaw replied 13 parking spots

Board discuss drive through enter and exist

Chairwoman Galanti ask about the egress and grade

Mr. Shaw said it will be on a 3-3/12 percent on apron grade

Chairwoman Galanti ask if a traffic study was done

Mr. Shaw said they have not done a traffic study yet

Board discuss the left and right turns coming out of the restaurant

Mr. Shaw explained the traffic flow on some of the other sites

Board discuss traffic flow on Abbott and Ridge

Member Smith ask how much demo is needed and are the tanks still on the premise

Mr. Shaw said the tanks are gone and the existing building will be easy to remove

Chairwoman Galanti ask about the fencing on Ridge Rd and the height

Mr. Balon explained the fence cannot exceed 6 ft tall pass the foundation of the house

Chairwoman Galanti ask about the lighting

Mr. Shaw said there will be 4 standard with deflectors, 4 in the fence area and perimeter lighting.

Mr. Shaw explained that every restaurant has a person overseeing operations

Member Smith ask why just do Taco Bell verse a Taco Bell & KFC

Mr. Shaw said the new development is no longer the 2 together

Chairwoman Galanti said is the air condition compressor and exhaust system on the roof
Mr. Shaw said yes, there is really no cooking at Taco Bell it is heated there is one fryer
and one grill.

Chairwoman Galanti ask the dumpster enclosure will the trucks come in off of Abbott Rd
Mr. Shaw said there is an existing utility pole with an overhead line and we will reroute
it.

Motion to approve Neg Dec: Zambron: Second: Clark

All yeas carried 6-0

Motion to approve site plan with the following stipulation right turn only out of the Ridge
driveway and limiting the fencing height pass the foundation on both neighboring
properties: Algawani: Second: Friend

All yeas carried 6-0

Mr. Shaw said they will be combining the lots and they start the process in April 2024.

Motion to adjourn: Clark: Second: Galanti

Next Meeting 8/29/23