



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday June 26, 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, Geercken, Algawani, Smith, Zambron

Motion to approve minutes for the meeting on 5/29/24: Friend: Second: Geercken

All yeas carried 7-0

New Business

Item #1

Site Plan Review

Christopher Duffy

1212 Abbott Rd

Requesting to operate car wash and detail shop

Christopher Duffy representing

Mr. Duffy explain he has a auto detail shop and do he need a permit

Mr. Balon explain he needs a business registration after meeting with the Planning Board for a Site Plan Review

Chairwoman Galanti stated you are going into one of the suites at the old Jack Ackins building.

Mr. Duffy showing the board (on Picture) where he is and has been there since April, 2023.

Chairwoman Galanti ask what type of business is he doing

Mr. Duffy said detailing cars, trucks

Chairwomen Galanti said no repairs and is there outdoor storage

Mr. Duffy no repairs and no outside storage, I have six spots in the front and two on the side of the building

Chairwoman Galanti said parking for customers only

Mr. Duffy yes

Chairwoman Galanti no changes to the interior structure

Mr. Duffy no

Board question why this keep happening people operating

Mr. Balon said the owners are not letting the people know they have to come in front of the Board

Member Spahn asked about a pile of tires on the south side of the building

Mr. Duffy said they are Extreme Collision and he stop putting them there because people keep adding tires to his pile, so now he keeps them inside

Motion to approve: Algawani: Second: Smith

All yeas carried 7-0

Item #2

Site Plan Review

Bappa M. Ba

1212 Abbott Rd

Requesting to open auto repair shop

Bappa M. Ba representing

Mr. Ba explained he does repairs and sales

Chairwoman Galanti asked are you on the Dorrance side

Mr. Ba yes

Chairwomen Galanti ask are you doing a repair shop and how long have you been operating

Mr. Ba replied last month

Chairwoman Galanti ask if any interior repair and selling cars

Mr. Ba no repair and yes selling cars

Chairwoman Galanti ask any outdoor storage

Mr. Ba yes

Member Smith asks how many vehicles and what will the maximum be

Mr. Ba said eight and max is ten

Member Spahn stated you said you will be storing cars is that like selling them

Mr. Ba said selling them

Chairwoman Galanti ask where will the cars for sell be stored

Mr. Ba (showing on the spots)

Board discuss the spots for selling cars

Chairwoman Galanti ask about a dumpster for scrap and where will it be located

Mr. Ba dumpster inside and outside to empty

Chairwoman Galanti as about customers parking

Mr. Ba said inside

Motion to approve: Algawani: Second: Geercken

All yeas carried 7-0

Item #3

Site Plan Review

Clementina Gratacos

723 Ridge Rd

Requesting to open Spiritual Vibes Bontanica Store

Clementina Gartacos representing

Ms. Gartacos stated she wants to open a spiritual shop

Chairwoman Galanti said is it retail sales

Ms. Gartacos said retail sells, taro reading

Chairwoman Galanti ask if any interior changes and selling of any cannabis

Ms. Gartacos said no changes and no cannabis

Member Smith ask about the square footage is, a bathroom and the set up

Ms. Gartocos said footage 16x31, no bathroom, set up is open space along the walls and L shape cabinets. The readings will be in a room on the right hand side

Member Smith said it is a private room

Ms. Gartocos yes

Motion to approve: Spahn; Second: Geercken

All yeas carried 7-0

Item #4

Site Plan Review

Frank Wailand/Union of Fouta of Buffalo

108 Dona St

Conversion of existing Church into a Mosque for
the Fouta Islamic Center

Frank Wailand representing

Mr. Wailand stated he is here on behalf of the Fouta Islamic Center. The former St Marks Church built in 1931. About two months ago we went to the Zoning Board for putting in a parking lot and due to the side yard and setback we were limited to how many cars that can fit on the site. We were granted a variance and there is a building in the back that will be demolished. We will demo the raise platform on the upper level and the lower level is where the plumbing is that will be removed.

Chairwoman Galanti ask about the walls being removed

Mr. Wailand (showing on the plans which walls will be removed)

Chairwoman Galanti ask if the walls were temporary

Mr. Wailand they are not structural and there is a winding staircase that takes you to each floor from the lower level. The elevation is 97 and finish grade is 100 which is three feet below the grade. The main floor is five feet above the grade, which the objective is to make sure people can attend all levels. The main level is a pray hall, second emergency exist on the back level. On the lower level will be the ablution, restrooms for men and woman. There will be an elevator with three stops starting at the lower level, second level is the parking lot and the third level will be the main level, so that takes care of the ADA requirements. We will redo all the plumbing to the south end of the building and make it handicap accessible. There will be ablution station for the woman and men

Chairwoman Galanti ask ablution station with sinks

Mr. Wailand said ablution stations is where you wash private prayers

Chairwoman Galanti ask if they are sinks with plumbing or base

Mr. Wailand said there are faucets on the wall

Mr. Wailand said they will insulate the building and the window will remain. They will have LED light with a chandelier.

Member Smith ask about speakers and where are the members coming from

A gentleman from the audience said some from Lackawanna and S. Buffalo

Mr. Wailand said they will have interior speakers

Board and Attorney discus the noise ordinance within certain hours

Chairwoman Galanti ask about parking

Board discuss parking

Mr. Wailand said they will come in off Dona St

Member Smith ask since it was a house of Worship can the parking be grandfather in

Mr. Balon explained the Church has been close for so long

Member Spahn said the variance that was granted you needed to provide nine spaces. The width of the driveway there is no apron shown and is it the intension to have a 24 foot wide throat on the apron.

Mr. Wailand replied yes

Member Spahn said if you take the 29.5 feet and deduct these spaces you intend to be 9 feet x18 feet long

Mr. Wailand yes

Member Spahn said you are left with a 20 foot driveway

Mr. Wailand yes and it will be a one way driveway

Member Spahn said that is a skinny drive and is not a standard width for a two way drive. The handicap space, by code it has to have a aisle way next to it for the vehicle to discharge people and that is not allow to take place in a drive aisle. There is a back out problem. Also there is a gas and electric meter on the neighboring building that projects out and it appears to be over the property line.

Chairwoman Galanti ask how many spaces are they required to have prior to any variance

Member Balon said nine

Chairwoman Galanti said what was the variance granted by Zoning

Mr. Hayes said black top was to be 15 feet from all properties and going to the edge of the property

Chairwoman Galanti said it has nothing to do with the spaces and you need a variance for the parking.

Member Smith said if a house of worship wanted to open and there was no parking they wouldn't be allowed to open

Mr. Balon said they would have to get a variance

Board discuss the variance, parking and curb cut, snow plowing, green space

Motion to adjourn so they can address going before the Zoning Board for a variance for the number of parking spaces and revising the plans to include the protection of the gas & electric meters on the neighboring building and expanding the plan to show the curb cut and apron are: Smith: Second:Algawani

All yeas carried 7-0

Item #5

Development &

Code Enforcement

Fencing Code heights and Zoning Map

Mr. Balon stated in residential districts eight foot fencing is not allowed. In nonresidential eight foot is allowed. Neighborhood Commercial goes up and down Abbott Rd and South Park. If the property abuts a commercial property you can put an eight fence. After discussing it with the Zoning Board they suggested making it six foot fencing and if a person wants an eight foot they have to get a variance.

Board discuss the three feet fencing

Chairwoman Galanti ask in a residential district the maximum fence is six feet measured from the average finished grade of the lot and whose lot.

Mr. Balon said we go with the grade and we don't want to see people just putting up six foot fences. So if you want an eight foot fence you must get a variance

Mr. Clark stated we got a recommendation from the Zoning Board to bring this before the City Council with a six foot height and a variance above that.

Chairwoman Galanti ask about a public hearing on Smoke Creek

Mr. Balon stated the Habitat people like the trees on the creek and the army core engineers don't like them and want them gone due to flood damage and the trees fall into the creek.

Member Smith ask does this speak to anything being grandfather in or to new fencing

Mr. Balon said new fencing

Motion to go with Zoning Board recommendation to limited the heights to six feet and anything else requires a variance: Zambron: Second: Friend

All yeas carried 7-0

Motion to adjourn: Zambron: Second: Geecken

All yeas carried 7-0