



Motion Beres
2nd Krakowski
All pass

CITY OF LACKAWANNA
Zoning Board of Appeals
COUNCIL CHAMBERS

MINUTES

Wednesday March 29, 2023

Opening:

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

Present: Stampone, Krakowski, Beres, Mohamed, Turner

Agenda:

A. Approval of Board meeting minutes:

Motion to approve minutes for 1/11/23: Beres: Second: Krakowski
All yeas carried 5-0

Item #1

Land Use Variance

**Brandon Sireika
602 Willet Rd
Requesting to install fence around property**

Brandon Sireika representing.

Mr. Sireika stated he would like to put a fence around his property with double gates in the back. It will be six (6) to ten (10) feet off the curb.

Member Krakowski asked Mr. Sireika to show exactly where he intends to erect the fence.

(Mr. Sireika showing the Board photos as to where the fence will be located)

Mr. Hayes stated the front foundation is 23 ft and the back foundation is 23.5 to the inner part of the curb. Mr. Hayes added that there is plenty of room.

Chairman Beres asked if there was anyone wishing to speak on this matter.

Member Hayes stated there is a letter from a bordering neighbor.

All members stated they have read the letter.

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

Item #2

Land Use Variance

**Arthur Nowak
126 Cleveland Dr
Requesting private detached garage (micro gym)**

Arthur Nowak representing

Mr. Nowak stated he wishes to open a micro gym. He added that members sign up under allotted time slots with location information online once members pay. In addition, there will be no signs displayed at the property location. Members must sign up and pay in order to obtain further information.

Member Mohamed asked if Mr. Nowak is the owner of the property.
Mr. Nowak replied yes.

Member Mohamed asked if Mr. Nowak will be on premises when the gym is in use.
Mr. Nowak responded that at times he will not be and added that he can control and monitor the gym from his phone. He can view security cameras, unlock the doors, and control the lighting and televisions; everything is under surveillance.

Member Stampone asked about music and noise.
Mr. Nowak stated there are two monitor speakers in the front and the two speakers in the back corners of the space. He added that the garage is sound proof. Mr. Nowak also added that he intends to replace a window on the garage.

Member Mohamed asked if Mr. Nowak if he intends on using the micro gym as an "automatic" site where he doesn't have to be at the location.
Mr. Nowak replied yes.

Member Mohamed asked if there are there wash rooms on the premises.
Mr. Nowak responded that there is no plumbing in the garage.
Member Mohamed asked how he intends to operate a gym without plumbing.
Mr. Nowak replied that there is detached bathroom access. Once you enter the house, there is a staircase that goes straight up to a bathroom on the left. All other doors to access the home are locked adding that the kitchen door has a smart lock on it with fingerprint access only; if anyone tampers with it, video recording starts immediately.
Mr. Hayes asked if the bathroom is a second-floor bathroom.
Mr. Nowak replied yes.

Member Mohamed stated that although no one is living in the second-floor apartment currently; does he intend to rent the space?

Mr. Nowak replied that he is not renting it out and is already using it for his home office and studio space.

The Board discussed the use of bathrooms.

Member Krakowski asked how many people will be there at one time.

Mr. Nowak said no more than three (3) people at one time; adding there is space on the street for one or two cars.

The Board discussed code, green space, square footage and parking for the property.

Bordering Neighbor comments:

Mr. Kowalewski of 134 Cleveland stated he and his partner moved there last August because it was a quiet, residential neighborhood. He added that there is not a lot of parking on the street. Mr. Kowalewski stated that he did talk to Mr. Nowak once after he noticed there was a business there with a closed garage and cameras. Mr. Kowalewski stated that his concern rests in the patrons coming in and out of the neighborhood. He stated that he doesn't know who the clients are, if background checks were performed, etc. He added that although he has security cameras on his home and a dog, he is still concerned that patrons will have access to his property including his valuables. The parking and security are Mr. and Mrs. Kowalewski's biggest concerns. He stated that when they purchased the property there was no indication of a business next door and if he knew of such he would have not purchased there. He went on to say that he knows Mr. Nowak operates a gym already because he has seen it on the internet. Mr. Kowalewski stated his Councilman informed him that Mr. Nowak has had people coming in and out of there for a year or so.

The Board discussed security and the vacant lot in the area.

Member Turner stated the complaints were heard; he then asked if there is any way this can be worked out to make sure Mr. Nowak's neighbor is satisfied.

Chairman Beres stated that because this is a residential neighborhood he recommends a motion to deny the variance.

Motion to deny the variance: Beres: Second: Stampone
All yeas carried 5-0

Item #3

Land Use Variance

**Antunovich and Associates
539 Ridge Rd
Requesting to construct a mixed-use building**

Director Lauren Jednak explained to the Board that 539 Ridge Rd requested to table the agenda item to make design improvements on their submission this month.

Motion to table: Beres: Second: Krakowski
All yeas carried 5-0

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