



## PLANNING AND DEVELOPMENT BOARD

Meeting Minutes  
Wednesday March 27, 2024

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### **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,**

**Absent: Algawani**

**Excused: Smith**

**Motion to approve minutes for the meeting on 2/28/24: Friend: Second: Zambron**

**All yeas carried 5-0**

**New Business**

**Item #1**

**Site Plan Review**

Mark Williamson/ Abbott Lanes

1840 Abbott Rd

Requesting to have Farmer/Vendor market

Mark Williamson representing

Mr. Williamson stated he would like to get a permit for Farmers Market on the property in the summer from May1, 2024 to September 30, 2024. I have been working with John Ingram on this project. It is something I want to do for the Community because our summertime business is not like our fall business. We have a big parking lot and a big venue where the Community can come in and display their goods, such as crafts, etc.

Chairwoman Galanti ask they will be setting up trucks and tables

Mr. Williamson said basically we will be a landlord and there will be tenants with a 10x10 area with a tent. We worked with John to bring in a professional farmer market person that does this for the Erie County Fair. They gave us a check off list and a contract to use to let the people know they have to be cleaned up at a certain time. There are rules of conduct, cleanliness and very professional.

Mr. Clark stated you spoke with Jamie Decker from the South town Chamber of Commerce and she runs the Farmers Market

Mr. Williamson yes, she is the one who got me the contract and has been our guide for the project.

Member Friend ask about vendors

Mr. Williamson said they have 50 responses once it was put on Face book

Member Zambron ask if it is room for fifty vendors

Mr. Williamson said he is not going to have fifty people there, maybe twenty five. It will be done twice a week on Wednesday and Saturday. We schedule for the whole month with indoor spots in the building. I envision Abbott Lanes being a community center and work with the special needs people.

Board discuss food and alcohol

Mr. Clark ask if food will be sold outside

Mr. Williamson said only food trucks

Chairwoman Galanti ask about the time to remove everyone from the lot

Mr. Williamson said as per the contract they have to clean up at least 15 20 minutes before hand.

Member Spahn ask about the area that is blocked off next to the vender unloading in the front and will there be vehicles in that area or keeping the vehicles out of the area

Mr. Williamson said only to unload and not a parking area

Member Spahn ask about the area where that is blocked off

Chairwoman Galanti suggest putting signs up for people coming in the area

Board discuss the parking

Linda Dursan vendor

Ms. Dursan stated safety is of concern and is there anything to protect them in the parking lot if some rouge driver comes in and the attendance is busy with someone else. Will there be cones to protect them from all traffic. Also who is the owner or is Clinton & Bailey LLC the owner and who owns the insurance in case there is an issue. I was told that the vendors can bring their own tent, if it is a windy day what will prevent the tent from flying into Abbott Rd. Also, the contract the he refers to is that enforceable by the City or a contract between the owner and vendors.

Chairwoman Galanti stated with regards to the safety issue that was one of the things with the curb cut something more robust than cones and caution tape. Maybe some barrels or something if you hit it you will know.

Mr. Clark suggest portable gates or fencing

Chairwoman Galanti said in terms for insurance

Mr. Williamson stated it is owned by Clinton & Bailey LLC and that is where the insurance policy is. Basically performing the same kind of venue to our regular customers and our regular policy covers it.

Member Spahn ask if Lackawanna can be an additional insurer for any community event on the property

Mr. Williamson replied yes no problem

Chairwoman Galanti said far as the contract is it enforceable and does the City have any involvement or is it between the vendors

Mr. Williamson said the City of Lackawanna can argue maybe a third party of beneficiary of a certain contract, but the City would only be enforcing its rights in order to collect its benefits that it is suppose to receive, so any contract that the City is not a party to the City is not going to enforce and it will be between party A and B.

Chairwoman Galanti ask if people will be providing their own tents  
Mr. Williamson said everybody will provide their own table and tent

Board discuss parking and scheduling

Motion to approve: with the stipulation to use the crowd on control gates for the south driveway and blocking it off closer to Abbott Rd. Including the City as an addition on the insurance: Skulski: Second: Friend

All yeas carried 5-0

## Item #2

### Site Plan Review

Charles Clark

264 Ridge Rd

Requesting to rezone the property at 264 Ridge and adjoining vacant parcel to Neighborhood Commercial

Charles Clark representing

Mr. Clark explained there is an issue with the zoning at 264 Ridge Rd. For many years 264 Ridge was the home of the Friendship House on 5 acres. When the Friendship House was demolished the five acres parcel became owned by the City. In 2016 to 2018 the City engaged in a contentious project that resulted in the construction of Ridgeway Commons apartment complex run by Community Services for Every 1 on one half of the parcel and the other half is open for redevelopment. When the City updated the zoning ordinance in 2001, they implemented an open space destination which is mostly for green space, parks, nature lands. However the designation was also applied to the 264 Ridge parcel. Despite the Open Space designation, the City allowed construction of the apartment complex without appropriate rezoning of the parcel. For correcting the two parcels I am asking the Planning Board to make a recommendation to be brought before the Council to rezone the entire property to Neighborhood Commercial. We have tested the site it is not a Brownfield and there is one small hot spot on the property but not enough to cause it to be Brownfield eligible or to be a Brownfield redevelopment type project. Who ever develops the property will have to satisfy DEC requirements.

Board discuss the zoning of 264 Ridge

Motion to recommend to the Council to rezone 264 as Neighborhood Commercial:  
Spahn: Second: Skulski

All yeas carried 5-0

**Item #3**

**Site Plan Review**

Melissa Irizarny

179 Ridge Rd

Requesting to open a day care

Motion to deny the application and remove from table: Galanti: Second: Zambron

All yeas carried 5-0

Mr. Clark informed the Board that there is a member who has exceeded their limit of non excused absent and appropriate communication need to be taken

Motion to adjourn: Galanti: Second: Skulski

All yeas carried 5-0

