



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday May 29, 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 4/24/24: Friend: Second: Algawani

All yeas carried 7-0

New Business

Item #1

Director of Development

Creation of OLV Historic District

Mr. Chuck Clark representing

Mr. Clark stated the Basilica is place on the National Register of Historic Places. In the eyes of the National Register they are now known as Our Lady of Victory Roman Catholic Basilica Complex. A preservation expert who helped get them to this point explained it is a designation and does not require any developer to follow any ruled and regulations without local laws and other stipulations in place.

What this does for the Basilica is protecting it and opens the door for funding sources allowing improvements. Once things are in place we can pass an ordinance that mirrors the footprint of the Basilica destination Historic Register as a Historic District for the City of Lackawanna. This will allow us to reinforce through Zoning, Planning, and Code Enforcement the distinction of the area.

What we need from the Board is thoughts, comments and hope the Board will make a recommendation to pursue this further. A resolution to the Council to create the Historic District, but only if we follow the steps for getting approved for the CLG status.

Board discuss the cemetery

Chairwoman Galanti ask if the designation have any impact on the neighboring properties

Mr. Clark replied no

Member Zambron ask if OLV School close tomorrow some developer wants to put an apartment complex there they could

Mr. Clark stated the Basilica could try to fight it, but the City would have very few recourse available to stop it. If we create a local law with the Historic District with a preservation guidance creating a Board to maintain the integrity of the building

Member Smith said the paper from the Feds doesn't include the High School

Mr. Clark said on the application all names and address of the properties are listed

Member Algawani ask why would we want to do this

Mr. Clark said to preserve the integrity of what is now recognizes as a Historic set of buildings

Mr. Clark explained to the Board this is not a decision of the Board, it is a recommendation of the Board and it will be the City Council responsibility for approving or denying.

Member Spahn express the concerns on the preservation and architectural standards

Member Smith stated it is important to preserve

Motion from the Board to allow the Department of Development to pursue a CLG (Certified Local Government) designation and to continue and complete the work necessary to create an ordinance naming the OLV footprint a Historic District:

Smith: Second: Friend

All yeas carried 7-0

Item #2

Director of Development

Law Department

Chairwoman Galanti explained we do not have a code on Flag Lots and looking for the Board for a recommendation

Mr. Clark stated we have been getting inquires from people who want to build on what we call Flag lot.

Member Smith ask what do they want to build

Mr. Clark replied a home and for example Willet Rd. People own good size properties on Willet Rd that back up to wetlands; railroad and they have enough land to build another building. Flag lot is a long driveway where they put the flag pole and the back lot looks like a flag and build another home behind it. We have various requests to do flag lots.

Member Smith ask what about commercial with a open square, would that have to be commercial also

Mr. Clark it would be and depends on the zone.

Member Smith ask would we make recommendation on what the stipulation should be and is this part of the discussion now

Mr. Clark said you could refer it for more research

Chairwoman Galanti stated it is a worthwhile discussion to have and what are the requirements for construction, screening, etc

Board discuss property lots

Mr. Clark said the Board can have more conversation at another time

Mr. Gaughan suggests the Board think of the pros and cons of Flag lots. One pro is tax base and the cons are dividing the property or should there be restrictions on flag lots.

Motion to adjourn: Zambron Second: Friend

All yeas carried 7-0