

75 Shamskin



## PLANNING AND DEVELOPMENT BOARD

Meeting Minutes  
Wednesday November 29, 2023

---

### **Opening:**

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

**Present: Galanti, Zambron, Skulski, Spahn, Algawani,**

**Excused: Smith, Friend**

**Motion to approve minutes for the meeting held on 10/25/23: Skulski:**

**Second: Zambron**

**All yeas carried 6-0**

### **New Business**

#### **Item #1**

#### **Site Plan Review**

2993 South Park Ave LLC

2993 South Park Ave

Requesting to install walk in cooler

Azaldeen Mohamed representing

Mr. Mohamed stated they are moving the refrigeration system from inside to outside.

Chairwoman Galanti said you will be putting a 20ft x 8 ft walk in cooler on the rear of the building on the west side and installing a 5ft wide sidewalk from the parking area to the cooler is that for excess for supplies, etc

Mr. Mohamed yes

Chairwoman Galanti said with regards to the cooler where is the compressor unit and any noise information

Mr. Mohamed said the condensers are located inside the cooler and would like the condenser to be outside for easy access for service right beside the cooler on a concrete pad.

Chairwoman Galanti ask about another door on the plans being an exist

Mr. Mohamed said no, there is enough egress in the building and the door in question was going to be for excess for the cooler.

Chairwoman Galanti ask about the property line with limitation

Mr. Balon said neighborhood commercial is zero on side yard

Member Spahn said with a cooler like this the installation on the outside

Board discuss noise and neighbors

Mr. Mohamed said the units are not as loud as they use to be and the neighbor has a picket fence and he is willing to replace the fence a solid fence to take away any noise

Member Skulski ask if the cooler is going on a concrete pad

Mr. Mohamed yes, they dig into the ground making a barrier stone it and put concrete pad so it doesn't raise, then place the cooler on the ground.

Chairwoman Galanti has an issue with where the dumpster is

Member Spahn said did the original approval expire or are these modification of the plan

Mr. Hayes said modification

Chairwoman Galanti said the dumpster has to be moved from near the neighbor's house and away from the driveway

Mr. Hayes suggested a smaller dumpster with wheels on it where it can be rolled off the patio and picked up twice a week

Mr. Mohamed said that sounds feasible

Member Spahn said is the dumpster for food or recycle

Mr. Said it is for refuse

Motion to approve the exterior cooler, dumpster enclosure to be moved to the southwest corner of the parcel to the north side of the National Grid property and any external equipment going on the north side of the cooler on the 5x5 pad:

Skulski: Second: Zambron

All yeas carried 5-0

**Item #2**

**Site Plan Review**

Kevin Kirk/Uniland Development

2 Steelworkers Way

Intended use is storage/warehousing of product and office

Kevin Kirk representing

Mr. Kirk explained a new tenant moving into 2 Steelworkers Way. Both building are 151, 000 sq ft and the first building is full. The tenant is looking to use 64, 000 sq ft at the south end of the building with 1700 sq ft of office e and the remaining 62, 000 as warehouse space. They distribute outdoor equipment such as power lawn and garden equipment, snow and ice removal equipment. They have 7 to 14 people that will be working there.

Member Spahn ask if retail

Mr. Kirk no and only new equipment

Chairwoman Galanti as if any tanks or fuel storage

Mr. Kirk replied no

Member Skulski as if any testing

Mr. Kirk replied no

Member Spahn ask if any changes to the exterior of the building or site plan

Mr. Kirk said no everything is as presented

Motion to approve the plans submitted: Algawani: Second: Skulski

All yeas carried 5-0

**Item #3**

**Site Plan Review**

David Paquette/Safety Kleen  
41&31 North Gates Avenue  
Parking lot and building expansion with  
storm water management system

Patricia Bittar/ Tom Rents representing

Ms. Bittar explained the project is the expansion of warehouse over 3400 sq ft, also expanding employee parking and truck parking. The reason for expansion is increasing the skill service team size right now there are 15 employees and want to expand to 25 more employees which means more parking. This is also a reconfiguration of the parking currently there. They are going from 28 spaces to 53 spaces and from 7 trucks spaces to 38 spaces. There is a storm water system infiltration swell and a retention area (showing on plans) and will have a controlled discharged up to the storm sewer on North Gates.

Chairwoman Galanti asked about receivers

Ms. Bittar replied there are receivers

Board reviewing the plans

Chairwoman Galanti asked about the exterior on the expansion

Ms. Bittar said it will look like the other structure

Member Spahn ask about the lighting for the new addition and parking area

Ms. Bittar said no external poles being propose

Member Spahn ask how the parking were determine

Ms. Bittar replied it was based on the number of employees

Member Spahn ask there is no additional equipment

Ms. Bittar no just what is on the plan

Board discuss truck parking (showing on plans)

Member Spahn stated paving

Ms. Bittar said it is asphalt and concrete

Motion to approve the plans: Spahn: Second: Algawani

All yeas carried 5-0

**Item #4**

**Site Plan Review**

Mana Yahya

19 Wasson Ave

Requesting to open convenience store

Fiad representing

Mr. Faid stated they want to open a deli

Chairwoman Galanti asked if he was the owner of the building or his son

Fadel Alhajjaji said he is the owner and the son will be the owner of the business

Mr. Hayes stated the store closed over a year ago and is bringing them in for site plan, so we have a list of what will be sold and approve of what is going to be sold in the store

Chairwoman Galanti reviews the list of products and asks no structure changes

Mr. Faid said no

Member Spahn ask about signage on the building

Mr. Faid the name will be changed

Chairwoman Galanti asked about the dumpster

Member Zambron said the totes will be for the tenants and not the store

Mr. Faid yes

Member Zambron said what will the store use

Mr. Faid said there are 4 units and the store is the 5<sup>th</sup>, they let us use because no food and most of the store is recycle

Chairwoman Galanti said are you preparing subs

Mr. Faid said cold subs

Chairwoman Galanti said make sure if there are any other permits required such as, Health Department, Erie County and that everything is compliant.

Mr. Faid hours of operation will be 7am to 12pm

Member Spahn ask about parking

Mr. Hayes said no never has been from previous store

Discuss on vacant land

Motion to approve: Algawani: Second: Zambron

All yeas carried 5-0

**Item #5**

**Site Plan Review**

Badraddin Nagi

1346 Electric Ave

Requesting to open retail store

Tabled

Motion to adjourn: Galanti: Second: Skulski

All yeas carried 5-0