



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Wednesday October 25, 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, Smith, Algawani, Friend

Excused: Spahn

Motion to approve minutes for the meeting held on 9/27/23: Friend:

Second: Zambron

All yeas carried 6-0

New Business

Item #1

Site Plan Review

Fulvio Stampone

2540 Hamburg Tpke

Pending an adult Use Cannabis Dispensary License
and location will be utilized as a retail shop for THC
products only

Fulvio Stampone representing

Mr. Stampone is proposing an Adult Use Dispensary

Chairwoman Galanti ask about the store front

Mr. Stampone stated his family owns the property; they own and operate the liquor store, there is an empty middle unit and a smoke shop at the end.

Chairwoman Galanti ask you are looking to occupy the middle unit

Mr. Stampone yes

Mr. Hayes said this proceeding is what you need approval before you go further for your license

Mr. Stampone said yes and the Board will give the people that already have a brick and mortar and have sent the municipality two notice letters.

Member Zambron ask for more detail on what they will be doing

Mr. Stampone said they will be selling all NYS all adult THC products such as flower, oils, creams and eatables

Member Smith ask about the hours of operation

Mr. Stampone said Monday thru Saturday 10am to 8 pm and Sunday 9am to 5 pm

Chairwoman Galanti stated there are limitations that the State put on businesses and municipalities are also limited to what they can require or limit

Mr. Balon said right not we don't have anything in our code, but I have a list of the State regulations as far as keeping distance from Churches

Chairwoman Galanti ask is the property zoned properly or did he appear before the Zoning Board

Mr. Balon explained the property is zone for retail

Member Zambron ask are there any shops near by

Mr. Balon said West Seneca due to being close to our border and we received a packet from them with the regulations

Member Smith ask about occupancy for the building according to the floor plan

Mr. Balon said if he gets approve he can then go for his business registration, we sign off and the Fire Marshal does his inspection and the occupancy will be determined

Chairwoman Galanti ask what is the process

Mr. Stampone explained the control entry must show proper ID or you can't gain excess (showing the Board on the plans the other parts of the building).

Member Smith ask about security

Mr. Stampone said they have to security according to the State
Member Smith ask about the amount of people allow in the building and parking
Mr. Stampone explained about the amount of people and parking was spread out for the
property ten years ago
Board discuss rules and regulations of the process to open
Motion to accept plans as presented: Friend: Second: Zambron
Yeas 6 Nay1 carried

Item #2

Site Plan Review

Eiman Alsalahi

609 Ridge Rd

Requesting to open store for clothes, scarfes and dresses

Eiman Alsalahi representing

Ms. Alsalahi explained she wants to open a store with clothing

Chairwoman Galanti ask where in the building will the store be

Mr. Hayes stated she is where to old gym used to be

Chairwoman Galanti ask any structural changes

Ms. Alsalahi said there will be a changing room, office

Member Smith ask about parking

Mr. Hayes said they have parking across the street

Member Smith ask about hours

Ms. Alsalahi said hours are 12pm to 5 pm 7 days a week

Motion to approve: Algawani: Second: Friend

All yeas carried 6-0

Item #3

Site Plan Review

Mohsin Mohamed

3047 South Park Ave

Requesting to open tobacco shop

Mohsin Mohamed representing

Mr. Mohamed stated he wants to open a tobacco shop

Chairwoman Galanti said is it in the plaza

Mr. Hayes said it is the store front of the pizza place

Mr. Mohamed said it is set up

Mr. Hayes said someone informed him the shop was there and he took pictures and did a stop work order

Member Zambron said it was prepared before they came in front of the Board

Mr. Hayes yes it was completely open and running

Chairwoman Galanti ask if any changes

Mr. Mohamed no

Member Smith ask what is he selling

Mr. Mohamed said cigarettes and tobacco

Chairwoman Galanti ask about hours of operation

Mr. Mohamed said 8am to 10pm seven days

Motion to approve: Algawani: Second: Galanti

Yeas 4 Nays 2 carried

Item #4

Site Plan Review

Badraddin Nagi

1346 Electric Ave

Requesting to open retail store

Tabled

Motion to adjourn: Algawani: Second: Smith

All yeas carried 6-0