



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes
Tuesday August 27, 2024

Opening:

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

Present: Galanti, Geercken, Friend, Zambron

Excused: Smith

Resigned: Robert Spahn

Motion to approve minutes for the meeting on 7/30/24: Galanti: Second: Geercken

All yeas carried 5-0

Motion to approve minutes for the meeting on 7/13/24: Geercken: Second: Friend

All yeas carried 5-0

New Business

Item #1

Site Plan Review

Rance Choate
715 Ridge Rd
Erie County Store Front Revitalization Grant

Ron Daniel Icehouse Pub representing

Mr. Daniel stated they are replacing side patio doors, two front doors; trim on the top of the building, replacing the siding with a different color, replacing the fence with a different fence the same size.

Chairwoman Galanti ask about the color

Mr. Daniel said they will do a darker gray trim in white

Chairwoman Galanti said are you changing the door to the upstairs, the door to the business and the doors to the patio

Mr. Daniel said the door to the upstairs identical just a new one, bar door will be glass and the patio will be glass

Chairwoman Galanti ask about the fencing around the patio

Mr. Daniel said nothing to do with that just the alley fence

Chairwoman Galanti ask about the alley fence

Mr. Daniel said match the front with the black rod

Member Friend stated you are changing the blue

Mr. Daniel replied yes to a darker gray, bottom white and all plastic

Mr. Clark stated this is an Erie County Store Front Program, such as Broadway Bobby with different repairs

Motion to approve the plans presented: Friend: Second: Zambron

All yes carried 5-0

Item #2

Site Plan Review

David Nossavage
1240 Abbott Rd
Requesting renovation and expansion of Premier Rentals
into adjoining building

David Nossavage / Benchmark representing

Mr. Nossavage stated this is to expand Premier Rental on Abbott Rd using one half of the building and using the other half. There is no structural change it is all cosmetic, we are opening up a wall and a bathroom.

Board review plans

Mr. Nossavage said the exterior had foam stick on the side and the building will mirror the Save of Lot store, maybe the same colors.

Chairwoman Galanti said you are not taking out the interior wall

Mr. Nossavage said in the existing space the wall will open with a header to walk through due to extending the showroom down. There will be a new bathroom on this side and a little storage (showing on the Plans), install a regular door for an emergency exist. There will be all new store front down the whole side of the building.

Member Algawani asked when you said new store front are you changing all the windows

Mr. Nossavage replied no everything is brand new and maybe a bronze

Mr. Clark asked about signage

Mr. Nossavage said that is on the tenant not in the landlord pack and once approved we will discuss that with tenant about the signage on the front of the building

Motion to approve the plans presented: Algawani: Second: Friend

All yeas carried 5-0

Item #3
Site Plan Review

Waleed Shairi
1819 Abbott Rd
Requesting complete remodel of old restaurant

Waleed Shairi representing

Mr. Shairi stated Prime Time pizza store

Chairwomen Galanti ask what will be done with the interior or structural

Mr. Shairi said he rip out the panels and painted the walls, dropped ceiling, rip out the floors

Chairwoman Galanti ask will there be dining in and takeout such as subs

Mr. Shairi replied yes and burger, subs, milk shakes, salads, etc

Member Friend ask 7 days a week

Mr. Shairi said yes

Chairwoman Galanti ask about the patio outside

Mr. Shairi said no it will be taken out

Chairwoman Galanti about the sign

Mr. Shairi yes we will be putting up new signs on the outside and side of the building

Member Friend ask about the house

Mr. Shairi said they will be open 11 am to 12pm Monday thru Sunday

Motion to approve: Geercken: Second: Algawani

All yeas carried 5-0

Item #4

Site Plan Review

Sam Hussein

1447 Electric Ave

Requesting to open new bakery retail store and delivery
in (NC) Neighborhood Commercial Zone

Motion to table: Algawani: Second: Zambron

All yeas carried 5-0

Motion to remove Item #4 from table: Algawani: Second: Geercken

All yeas carried 5-0

Sam Hussein representing

Mr. Hussein stated he wants to open a bakery using pita bread

Chairwoman Galanti ask if he will be baking the bakery

Mr. Hussein replied yes

Chairwoman Galanti ask if he will be selling and mostly bread only

Mr. Hussein said mostly all sales and only bread

Chairwoman Galanti ask if any changes to the building structurally

Mr. Hussein said no just paint

Member Algawani ask about ovens

Mr. Hussein said some people come and if we sell bread to a lot of stores and Save a lot

Member Algawani said are you cooking there

Mr. Hussein said just only bread

Member Algawani said you going to have ovens

Mr. Hussein said it is different from bakery line we have machines

Chairwoman Galanti said like a conveyor

Mr. Marion stated you will be using the lot owned by the landlord so parking is not an
issue

Mr. Hussein yes

Chairwoman Galanti ask how many employees
Mr. Hussein replied 2 or 3 to package
Member Algawani ask is this the first operation
Mr. Hussein said first time and it is not hard and I have 6 machines (explained how the machines work).
Member Zambron ask how many days open
Mr. Hussein replied 6 days
Mr. Clark ask how would he get supplies and deliveries
Mr. Hussein said a cargo van and a side door
Motion to approve: Zambron: Second: Friend
All yeas carried 5-0

Item #5

Site Plan Review

227 Ridge Rd
Medical Office Parking Plan (revised)

Mr. Balon explained the parking is not ready for the Board due to some parking on City property. They will look for an easement or redo the parking and maybe use the lot next door.

Motion to adjourn until the meeting on 9/25/24: Algawani: second: Zambron
All yeas carried 5-0

Item #6

Director of

Development Regulating Short Term Rental Properties

Mr. Clark stated in the package there is a memo from Mr. Clark. This came about from getting a large number of call and people asking about the City Code relating to Airbnb or Bed & Breakfast. In addition various people in the City administration have notice that on sites like VRBO or Airbnb that people are running sites in Lackawanna and short term rentals without being properly register. We don't have a code at the moment, so what the Council pass to do primarily as per First Ward Council Women Muflahi just take a discussion on where these short rentals might be in existence. Also, I own property in Chautauqua Lake Side Park. In Chautauqua I rent it out as a short term property and in that County I am required to pay occupancy tax based upon my rentals.

Anybody that owns these types of properties are required to register the property and a certification number is issued for the property. This is how Code Enforcement and other things happen; you will see a copy of my certificate with a number, a copy of the form that we use on an annual basis to self report. If I didn't put in my occupancy tax for a given year they would put it in my taxes for me.

Where could Airbnb and VRBO run, they are small businesses. They will never be in an industrial area or along RT 5. The central business district does allow for hotel, but doesn't specify short term rentals. The Council is looking for recommendations to entertain short term rentals at all or if we do entertain what is the recommended limitation as to where they go. There is a pretty strong push back from the Council and a great concern about the quality of tenant that comes in through an Airbnb. The point is we allow or don't allow them and would have to register, monitor them. The Council is looking for the Boards input as to if you agree on a direction or guidance and the recommendation is the Law making body.

Chairwoman Galanti ask where are you seeing it more in the 1st ward or 2nd ward, etc

Mr. Clark stated that people with multifamily property or a large single is engaging in Airbnbs.

Board discuss the areas where Airbnb can go in the City

Mr. Clark said the City doesn't have is a ordinance that governs Airbnb or short term 30 day rentals.

Chairwoman Galanti said if it is allowed or where, the one requirement would be the property has off street parking

Board discuss Bethlehem Park area pertaining to Airbnb

Mr. Clark said an adjournment until the next meeting

Attorney Marion suggested work secession for public notice, a special meeting or part of the agenda.

Chairwoman Galanti suggest an adjournment

Motion to adjourn Item#6 until the September 25, 2024 meeting:

Friend: Second: Geercken

All yeas carried 5-0

Motion to adjourn: Geercken: Second: Zambron

All yeas carried 5-0