



CITY OF LACKAWANNA
Zoning Board of Appeals
COUNCIL CHAMBERS

MINUTES

Wednesday September 25, 2024

Opening:

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00pm.

Present: Beres, Mohamed, Turner, Sobaszek

Excused: Stampone

Agenda:

A. Approval of Board meeting minutes:

Motion to approve minutes for 8/27/24: Mohamed: Second: Sobaszek
All yeas carried 4-0

Item #1

Land Use Variance

Stephanie Hunt

227 Ridge Rd

Requesting variance for 7 parking spots for medical office

Stephanie Hunt representing

Ms. Hunt stated they were going to use the existing parking lot and at the last meeting it was determined that the parking lot crosses into the right of way and the isles ways are too small for 90 degree parking. We reconfigured it to increase drive isles and we are losing some parking under the requirement minimum.

Chairman Beres as did they buy the parking lot across the street

Ms. Hunt said it was part of real estate transaction and Catholic Health was the previous owner, so everything was transferred.

Mr. Clark stated what Mr. Beres is asking if you are looking at the front of the building on Ridge Rd, there was a residential lot to the left that was actually purchased for the purpose of parking. At the previous meeting someone said it wasn't in the budget to develop that land as parking.

Ms. Hunt said it was not in the budget right now, this project is being funded by the Department of Health. We don't have the money to develop the lot and the owner Community Health is relying on street parking, the bus stop and the flow of patients where it is not going to be long term like office building.

Mr. Clark stated that lot that was purchased was residential and the case that was made to the City Council was at some point that was important and we had the option to sell the land for another residential property. It was sold to you with the express purpose of parking and thinking about the future it has to eventually make that an accommodation.

Ms. Hunt replied sure

Chairman Beres said if they make the lot, do they still need a variance for the seven spots

Mr. Clark said they are asking for the seven spots now due to the budget doesn't allow for development of the lot at the moment.

Ms. Hunt replied correct

Chairman Beres asked do we do a temporary variance such as 24 month and the Board understand what is going with this.

Member Turner said he needs to know what is going due to it is around the corner from his house and nothing is going to be done to the parking lot across the street.

Chairman Beres said they are changing the parking spots

Mr. Gaughan stated the lot would be developed for parking

Mr. Clark stated the purpose of the clinic building and the parking lot was all a land sale transaction. A separate transaction occurred to buy the empty lots east of the building for the express purpose of parking. You are asking for a variance for the parking south of the building behind it correct

Ms. Hunt showing the lot on the plans

Mr. Gaughan stated the entity that you are employed by promise to develop the one lot that it currently doesn't have money for but to use for parking, so the Board is considering that concept of the employer said we will use that for parking and right now you are saying we don't have the money which is fine, but that is how the Board is going to decide on issuing a variance and a time set on the variance.

Ms. Hunt said I understand that

Blake Campbell representing Community Health

Mr. Clark stated to Mr. Blake we were talking about parking situation, the variance that is being requested and the purchase of the residential vacant lots east of the building for the purpose of parking. We had an option as a City which the City Council approved and the option was to put up a mixed use building or sale to Community Health for parking. The Council decided to sale it to Community Health for that purpose. The Board would consider your variance and it will not be a forever variance, it will be a time variance with the understanding that you will develop that residential lot for parking.

Carolyn Vasukio construction manager stated they didn't realize a parking situation until 60 days ago in front of the Planning Board this is why our budget didn't account for the development yet. We thought we were coming in for interior renovation and the other attorney brought up the parking spaces. We didn't consider the parking any type of issue until 60 days ago.

Motion to approve a variance for 24 months with the condition on the east of the building they get the parking lot fixed for parking: Beres: Second: Mohamed
All yeas Carried 4-0

Item#2

Land Use Variance

Thaddeus Czosnyka

1600 Electric Ave

Requesting 5 foot variance on side yard and requesting
9 foot variance off front yard for new attached garage

Thaddeus Czosnyka representing

Mr. Czosnyka stated he looking for a variance for 1600 Electric

Chairman Beres said are you looking to put up a garage

Mr. Czosnyka yes, I sold the house on Ridge Rd and I have a collection of cars that need to get out there. I want to remain in Lackawanna and stay on the tax base here. I want to build a garage on the existing building which I own on Electric.

Board discuss variance and permits

Motion to approve the 5 foot variance and 9 foot variance: Beres: Second: Sobaszek
All yeas carried 4-0

Item #3

Land Use Variance

Ahmed Hassan
148 Firestone St
Requesting to build 6 foot fence in the front yard
16 feet from curb
Our code calls for 3to4 foot height only

Ahmed Hassan representing

Mr. Hassan stated he is asking for a variance to put up a fence off the property foundation and 50 feet off the street.

Mr. Balon said normally a 6 foot fence can't go past the front of the foundation and he is asking for a variance to come past the foundation.

Member Mohamed ask if he own the lot next to it

Mr. Hassan replied yes and where the scrubs are they were taken down and want to put the fence there.

Mr. Hayes stated he put in the paper work to connect all the properties

Chairman Beres ask he is just enclosing the properties

Member Mohamed said is it 15 feet away from the home and would he be able to back out of the driveway

Mr. Hayes said there would be visible but no one has it and the neighbor across the street didn't need a variance due to not going past the foundation of the house

Neighbor

George Cassity 142 Firestone- stated the wife and I talked about it and we are all for it. We raised 3 kids in the military and it is hard to keep up with open spaces. He has a double lot which is a pretty big yard. There are dogs in the neighborhood, kids running by and we welcome a fence to help him with the kids being contained.

Motion to approve the variance for the fence: Beres: Second; Mohamed
All yeas carried 4-0

Motion to adjourn: Mohamed: Second; Beres
All yeas carried 4-0