



CITY OF LACKAWANNA

Zoning Board of Appeals

COUNCIL CHAMBERS

MINUTES

Wednesday January 29, 2025

Opening:

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

Pledge of Allegiance called

Present: Geercken, Sobaszek, Stampone, Turner

Excused: Kogut

Mr. Charles Clark

Director of Development

Mr. Clark addressed the Board regarding chairmanship stating there would need to be a motion, a second, and a vote.

Motion to nomination a Zoning Board Chair for 2025

Board nominates Daniel Geercken as the 2025 Zoning Board Chair: Stampone Second: Sobaszek

All yeas carried 3-0



Item #2

Area Variance

UFP Real Estate, LLC

Brian Lenneman

300 Commerce Drive

Requesting SILO height variance in an Industrial Zone

Director Clark requested the UFP representative provide a brief description of the business's plans before the Board makes a motion to open up for comments.

Richard Buitenhuis representing

Mr. Buitenhuis stated they have Buffalo Construction Consultants on this project, and that they're proposing an approximate 18,000 square foot building addition at 300 Commerce Drive.

Mr. Buitenhuis stated their endeavors include relocating storm water ponds; paving the existing gravel driveway around the facility; implementing three new rail spurs off of the Tennessee and Wyoming railroad lines; and relocating utilities to accommodate the new building position.

Mr. Buitenhuis stated they are requesting a 65-foot height variance for the northern material silos, which is lower than the existing 82-foot existing tower group.

Director Clark advised this is the industrial park in the area of Rooster's Café, in the location historically known as the Krog building.

Director Clark shared that this building has been difficult for the city in terms of tenants, operations and code enforcement, but that those past issues would not influence UFP's operations as they would make their decisions.

Motion to open the public hearing: Geercken Second: Sobaszek

All yeas carried 4-0

Mr. Estrada of 20 Kossuth Ave and Mr. Lopez of 19 Kossuth Ave were in attendance with Mr. Estrada expressing concerns of noise and pollution, as well as what kind of factory work would occur as well as factory worker transportation.

Director Clark advised Mr. Estrada that the 300 Commerce Drive building has been on the grounds for over 20 years and that the building itself is staying.

Director Clark instructed UFP Representative Richard Buitenhuis to explain to Mr. Estrada and Mr. Lopez the extension in which City Attorney John Gaughan and Code Enforcement Officer Steve Balon assisted with explaining the silos proximity to the residential properties.



Director Clark stated there are multiple entrance points off of Ridge Road for commercial and personal vehicle traffic, and that the facility has had an industrial use for many years with UFP Real Estate reinvigorating the property.

Motion to close public hearing: Geercken: Second: Sobaszek All yeas carried 4-0

Motion to approve site plan as presented: Sobaszek: Second: Geercken All yeas carried 4-0

Motion to adjourn: Sobaszek: Second: Stampone