



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes

Wednesday March 26, 2025

Opening:

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

Pledge of Allegiance called

Present: Abdulla, Gable, Smith, Zambron

Excused: Algawani, DeSantis, Friend

Motion to approve minutes for the meeting on 2/26/25: Abdulla: Second: Gable

All yeas carried 4-0



New Business

Item #1

Site Plan Approval

Patricia Woyshner

910 & 880 Ridge Road

Adding flower shop to side of Christmas Store

in Neighborhood Commercial Zone

Director Clark provided overview of the agenda item, stating the Woyshner family owns two buildings, Woyshner's Flower Shop at 910 Ridge Road and the Christmas Shoppe at 880 Ridge Road. The building east of the flower shop is Stone Art Memorial at 914 Ridge Road, and the Woyshner family is consolidating the flower shop into the Christmas Shoppe. The Stone Art Memorial will be buying the soon-to-be former flower shop and redevelop it as a warehouse and additional space for their business and will be moving an operation into it from Woodlawn.

Director Clark advised the Board that what they are presenting is the site plan from the Woyshner team, explaining how they are going to move the flower shop into the Christmas Shoppe. This will likely be a good move because it will make the Woyshner family more efficient keeping business open year-round to help sales.

City Attorney John Gaughan requested the applicant provide their name and address

Kristin Schlegel, Paul Schlegel and Patricia Woyshner's daughter representing.

Kristine Schlegel stated the family has been thinking of consolidating operations for many years, as the mother is in her 80s and the children in their 60s, and the maintenance of two buildings is too much. They have a new entrance on the side of the Christmas Shoppe and there will be two entrances one for each business that will be open to each other. The space they will be using in the Christmas Shoppe for the flower shop is existing storage and warehousing space. They will use existing signage and add digital components as needed to reflect the changes.

Director Clark stated that the flower shop will conduct a simple move into an existing open space. Also, there would need to be servicing desk and refrigeration units to accommodate the sale of flowers, but doesn't warrant the rearranging of the Christmas Shoppe. There should be more than enough parking spots for the combined operation.

Chairwoman Smith asked if the operation is going from 910 Ridge Road to 880 Ridge Road.

Paul Schlegel replied yes.

Member Zambron asked how the Woyshner family will direct everyone over to the new flower shop.



Krisrine Schlegel stated they have been working with Tom and Lisa Koch of Stone Art Memorial having known them for a long time where clientele of either business can access either store through a shared drive. Also, they will have signage up after the sale and will do what is needed to help direct clientele.

Member Zambron stated the public may be confused with the change at first.

Paul Schlegel replied there will be a new sign placed where people can see it.

Kristine Schlegel stated the clientele of either business historically used both drives to access either shop.

Director Clark asked if any construction done by Stone Art Memorial to the soon-to-be former flower shop may impact traffic flow in and out of the lot.

City Attorney John Gaughan asked about a project timeline.

Kristine Schlegel stated they would like to be operational by May 1st, 2025 but may need to consider June 1st, 2025 due to Mother's Day (May 11th, 2025).

Director Clark asked if the sale and closing of the soon-to-be former flower shop is contingent upon the Woyshner family moving out and being functional.

Kristine Schlegel replied no, they should be closing at the end of March 2025 or sometime in April 2025.

Kristine Schlegel stated there is approximately 65 years worth of items in the building that need to be cleaned out and will rent the building from Stone Art Memorial if needed until cleanout is complete.

Member Gable stated the Woyshner family appears to be conducting a simple move.

Chairwoman Smith asked if there is anything else that needs to be addressed.

Motion to open public hearing: Smith: Second: Zambron All yeas carried 4-0

Motion to close public hearing: Zambron: Second: Abdulla All yeas carried 4-0

Motion to approve site plan as presented: Abdulla: Second: Gable All yeas carried 4-0

Chairwoman Smith informed Kristine Schlegel to follow up with obtaining appropriate permits.

Code Enforcement Officer Steve Balon said permits have been received and advised on the potential of a new business registration.

Director Clark answered no.

Code Enforcement Officer Scott Hayes stated an adjustment may be needed.

Director Clark stated the applicant may need to adjust the record.

Chairwoman Smith asked if the adjustment would be for the new address.



Director Clark answered yes, stating that Grace Marrano and her team in the City Clerk's office would be the point of contact to address for when the applicant moves.

Item #2

Site Plan Approval

James Barrett

2839 South Park Ave

Requesting to open auto repair shop in existing auto
repair building in Central Business District

Code Enforcement Officer Scott Hayes stated an adjustment was made to the address, as the applicant listed 2389, but the correct address of the property is 2839.

Code Enforcement Officer Scott Hayes asked the applicant if they are moving from 2389 South Park Ave.

Mr. Barrett stated they are moving from 2365 South Park Ave.

Director Clark clarified the property on the agenda is 2839 South Park Ave.

City Attorney John Gaughan requested the applicant provide their name and address.

James Barrett - 74 Magnolia Street representing.

Paul Enderle - 415 Independence Drive, Orchard Park representing.

Chairwoman Smith asked Mr. Barrett what his plan is.

Mr. Barrett stated he is moving he does not own the building at 2365 South Park Ave. The owner of 2365 South Park Ave is going to demo the structure which forced him to move.

City Attorney John Gaughan asked Mr. Barrett will he purchase the building and move or is he going to rent or lease.

Mr. Barrett stated he wants to purchase the building.

City Attorney John Gaughan clarified his question, asking about operating in the beginning will Mr. Barrett rent or lease or purchase it and move his business.

Director Clark stated the property is listed for sale through Recckio Real Estate and Mr. Barrett is looking to purchase the building. The property is an auto repair shop next to the former Bokans Pub, and across from the soon-to-be new Lackawanna City Hall.

Chairwoman Smith asked what days and hours the business will operate.



Mr. Barrett stated they will operate 8:00AM to 5:00PM, Monday to Friday.

Member Abdulla asked if the business will have the same employees.

Mr. Barrett replied yes and one of his employees used to work at the property for several decades.

Member Zambron asked if this property is the old Guarino's garage.

Mr. Barrett replied yes, the former shop operator at Guarino's works for him.

Member Zambron asked if Mr. Guarino is retiring.

Mr. Barrett replied Mr. Guarino is elderly and likely will stop doing business.

Member Zambron asked if there will be any change to the existing building, as well as any weekend hours.

Mr. Barrett replied no changes or hours.

Director Clark requested the Board consider imposing a reasonable functional limit on the number of vehicles in front of the building that could be visible from South Park Avenue.

Code Enforcement Officer Steve Balon asked if cars are fixed the same day

Mr. Barrett replied that cars may sometimes stay overnight, but are usually serviced and returned the same day.

Code Enforcement Officer Steve Balon asked how many cars would exist on the property at one time.

Mr. Barrett replied he receives approximately five to six cars a day.

Code Enforcement Officer Steve Balon asked how many spots would he need and how many would be out front.

Mr. Barrett replied he believes he has approximately ten spots in the front. There are three car bays and doesn't leave vehicles in his parking lot they are lock inside overnight. The business would not operate the way Guarino's has cars will not be sitting outside for a prolonged period of time. There are cars there now that Mr. Guarino will need to remove.

Code Enforcement Officer Steve Balon asked how many spots would Mr. Barrett need to not hinder his business but also keep the neighborhood looking presentable.

Mr. Barrett replied ten, and advised that his business does not usually keep cars longer than they need to stay.

Code Enforcement Officer Steve Balon asked the approximate size of the front of the property.

Chairwoman Smith stated she doesn't believe more than seven or eight cars could exist on the front based on Internet images.



Mr. Enderle stated he measured the property and it's approximately 100 feet wide and approximately 10 feet per spot ten cars could fit.

Mr. Barrett replied that he believes Mr. Guarino always had ten cars.

Chairwoman Smith stated it appears to be a lot of cars which would be a tight fit and does the ten car count include what's going to be on the inside the shop as well.

Mr. Barrett replied yes.

Chairwoman Smith said she was asking about the cars going straight across the front of the property and not the ones inside the building.

Director Clark asked about the area behind the building as there are vehicles there as well.

Mr. Barrett stated those vehicles will be removed and was advised by Mr. Guarino all vehicles are being towed out.

Director Clark stated they are clearly visible and an eyesore to the back neighbors.

Mr. Barrett stated those vehicles will be removed before he moves in, and he will keep it cleaner than what it was previously.

Member Zambron asked what is the timeline for the business.

Mr. Barrett stated his last working day at his current location is June 1st, 2025.

Member Zambron asked when he plans to move in.

Mr. Barrett replied that he wants to be in by June 1st, 2025 any gap in his business will result in lost clientele.

Chairwoman Smith asked if he is already closed.

Mr. Barrett replied that he will be working right up until his last day and that the building's owner gave them until June 1st, 2025.

Motion to open the public hearing: Smith: Second: Zambron All yeas carried 4-0

Motion to close public hearing: Zambron: Second: Abdulla All yeas carried 4-0

Motion to approve site plan with ten-car limit: Smith: Second: Gable All yeas carried 4-0

Code Enforcement Officer Steve Balon stated the business registration will need to be updated because it is in the wrong name and directed the applicant to the City Clerk's office.



Item #3

Planning & Zoning Update

Chuck Clark

Director of Development, Marketing & Public Information

Cannabis Regulation Grid and Zoning & Planning training webinars

Director Clark advised the Board of a Cannabis Regulation job aid which summarizes the City's zoning area requirements for locating cannabis facilities in accordance with New York State law.

Director Clark advised the Board that New York Department of State has not yet published a Spring/Summer training schedule, which would likely include a repeat of the Zoning & Planning training webinars held in early January 2025. The Board is welcome to view the recorded videos however those wouldn't be eligible for a certification credit from the Department of State.

Chairwoman Smith asked will the upcoming spring training be different.

Director Clark stated it should be a re-run of the same webinar and the State has yet to publish a schedule.

Member Abdulla asked about the need to be certified.

Director Clark stated not certified but to have members of both the Zoning and Planning Boards go through a basic training session once a year. There are two choices to complete the training: either bring in someone to pay them to run a class which would require Board members modify their schedules or to complete the training online. They chose the online training, but because it was running at the end of the year with multiple holidays and sicknesses that only a few individuals were able to complete it. The Board would only have to take the webinar and once they receive their online certificate to then provide it to him.

Member Abdulla asked if it has to be a live session.

Director Clark stated the recorded webinar can be viewed for informational purposes but would not provide a certificate as that is the New York Department of State's rule.

Chairwoman Smith said the training is informative, interactive and brings together multiple individuals from across the state running approximately 90 minutes.

Director Clark stated the total time is inclusive of interactions and questions.

Chairwoman Smith encouraged the Board to take the training.

Director Clark stated the online training can be conducted on each member's schedule at a time convenient for them.



Director Clark stated that the last time they did the training they brought in a trainer which was prohibitive to the Board Members' schedules.

Chairwoman Smith stated that the previous in-person training was much longer than the web-based training.

Motion to adjourn: Zambron: Second: Gable

All yeas carried 4-0