



PLANNING AND DEVELOPMENT BOARD

Meeting Minutes

Wednesday April 30, 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, DeSantis, Friend, Smith

Excused: Algawani, Gable, Zambron

Motion to approve minutes for the meeting on 3/30/25: Friend Second: Abdulla

All yeas carried 4-0



New Business

Item #1

SEQR

Dan Geercken

City of Lackawanna – Department of Public Works (DPW)

Lead Agency SEQR for Veteran's Stadium Rehabilitation Project

Daniel Geercken, Senior Foreman of the City of Lackawanna DPW representing.

Senior Foreman Geercken requested the Board be the lead agency for the Veteran's Stadium Rehabilitation Project.

Chairwoman Smith asked if there needs to be two separate motions, one for the negative declaration and another for approval.

Director Clark stated the Board is approving if they accept the negative declaration.

Chairwoman Smith asked if the Board needs to vote on the negative declaration.

Director Clark explained that it is one motion to accept the negative declaration and the SEQR and if the Board votes on the negative declaration it means that they accept the findings of the SEQR.

Director Clark requested Senior Foreman Geercken provide an overview of the stadium project.

Senior Foreman Geercken explained the project is occurring at 2960 South Park Avenue, and that the City oversees putting in new lights and demolishing the old concrete bleachers.

Senior Foreman Geercken stated that a grant through New York State (NYS) Parks is responsible for other project components, such as adding another pulse ball diamond pavilion, synthetic ice rink, and bathrooms once the grant is approved.

Senior Foreman Geercken explained that the new lighting is phase one which is almost complete, bleacher demolition is phase two, and the final phase is everything else approved through NYS.

Member Friend asked what the project length is and what is required from the Board to oversee it.

Director Clark stated the Board's role is not to oversee the project as it will be overseen by Senior Foreman Geercken.

Director Clark stated the Board's role is to decide on either accepting or rejecting the negative declaration.



Director Clark explained that the negative declaration means there is no environmental impact of significance related to the project and the Board serving as lead agency means they are verifying, validating, and accepting the findings and not serving a day-to-day role as that will be handled by Senior Foreman Geercken of the DPW.

Senior Foreman Geercken stated the only environmental issues were the incinerator building, which has been closed off and remediated and in 2020 the NYS Department of Environmental Conservation removed and remediated the pathway along the back of the incinerator building.

Chairwoman Smith asked about Minority and Women-Owned Business Enterprise (MWBE) requirements for the project as state funds are financing a portion of the project.

Senior Foreman Geercken stated there are MWBE requirements.

Chairwoman Smith asked what they are.

Senior Foreman Geercken stated he did not know offhand.

Member DeSantis stated it is a percentage of who the contractors are, citing approximately 10 percent.

Chairwoman Smith advised on NYS percentage requirements, ranging from approximately 2 percent up to 18 percent.

Senior Foreman Geercken stated the DPW is overseeing the upgrading of the lighting and bleacher demolition.

Chairwoman Smith asked if there was any MWBE utilization for those pieces.

Senior Foreman Geercken replied no.

Director Clark stated there was no grant money but county funding that did not have MWBE requirements and there will be MWBE requirements for the state grant which is in the process of being finalized. There are questions about project boundaries from when the application was submitted several years ago and until it is resolved they will not know the state grant requirements.

Motion to accept the negative declaration and the SEQR: DeSantis: Second: Friend

All yeas carried 4-0



Item #2

Site Plan Approval

MT Olive Baptist Church

66 Wasson Ave

Peter J. Sorgi, ESQ, Project Attorney

To build four new buildings in Mixed Residential Zone

Peter J. Sorgi, ESQ, Project Attorney with Hopkins Sorgi & McCarthy PLLC representing.

John Barniak, Civil Engineer with Carmina Wood Morris representing.

Project Attorney Sorgi provided overview of the agenda item. They requested 12 area variances which were granted by the Zoning Board. The project is a mixed-use redevelopment of numerous parcels contiguous to the existing Mt. Olive Baptist Church located at 66 Wasson Avenue, containing approximately 2.25 acres. Project construction consists of the following:

1. A 3-story mixed-use building at approximately 31,000 square feet containing a coffee shop and Laundromat in part on the first floor; and residential apartments in part on all three floors;
2. A 3-story building at approximately 29,000 square feet containing senior apartments;
3. A field house and athletic center at approximately 7,000 square feet; and
4. A child care center at approximately 3,000 square feet which will be an addition to the existing church.

Project Attorney Sorgi stated the construction will occur in the following manner: the 3-story mixed-use building; the 3-story senior housing; the child care center; and finally, the field house and athletic center. All utilities for the structures are stated to be connected to the public system.

Code Enforcement Officer Scott Hayes stated that the Mount Olive Baptist Church project came in front of the Board in approximately 2021 and were approved at that time, but the approvals expired. The original approval included a medical component and that one of the stipulations was no drug or day drug rehabilitation center on the property.

Project Attorney Sorgi stated that when any potential retail establishment wants to come into the mixed-use building they will be in front of the Board for site plan approval. Also, they are trying to get a medical component, and that it will not be a rehabilitation center but rather a doctor's office or clinical site to provide increased medical care. They will agree to a condition about no rehabilitation center as they did with their original approval and if they are approved would request a 24-month approval.

Chairwoman Smith asked about project funding and how it will impact the construction timeline.

Project Attorney Sorgi stated there is another firm working on the funding.



Chairwoman Smith stated that the building layout and plan presented to them appears identical to what was previously presented and the buildings will blend into the existing neighborhood.

Member DeSantis asked if the entire project will be owned by Mt. Olive.

Project Attorney Sorgi replied that the properties will be owned by Mt. Olive and explained they have a development company made up of several separate entities.

Chairwoman Smith compared the ownership to that of similar projects in Buffalo, where religious organizations set up a housing development corporation who owns the structure and there are multiple separate entities involved in the ownership of such developments.

Project Attorney Sorgi agreed with Chairwoman Smith's explanation as when he did cursory research on Mt. Olive he discovered a similarly named development group in Buffalo.

Chairwoman Smith stated that group is another church of the same name in Buffalo that has no connections to the redevelopment project in Lackawanna.

Member Friend asked if the entire project is tax free.

Chairwoman Smith replied that the church already owns all the property.

Director Clark stated the properties already fall under a religious exemption.

Chairwoman Smith inquired about the proposed apartment building and where it will be placed.

Project Attorney Sorgi acknowledged the concern about the taxes, stating that the redevelopment should generate other taxable developments in the immediate area.

Director Clark explained that the Mt. Olive project will be similar to how Our Lady of Victory operates with various entities having religious exemptions and with the mixed-use building any potential tenant will have to undergo site plan approval.

Chairwoman Smith asked about a negative declaration.

Project Attorney Sorgi replied there is one.

Motion to accept the negative declaration and the SEQR: Abdulla Second: DeSantis
All yeas carried 4-0

Project Attorney Sorgi asked the Board that if they are approved can they be given a twenty-four-month approval.

Chairwoman Smith asked if this was possible to do.

Project Attorney Sorgi stated that was previously granted in 2021, and most recently in the Zoning Board meeting.

Director Clark stated that the Board could approve with such a time frame, but are not obligated to do so.

Motion to open the public hearing: Friend Second: DeSantis
All yeas carried 4-0



Motion to close public hearing: Abdulla: Second: Friend

All yeas carried 4-0

Motion to approve site plan for extended period of twenty-four months:

Friend: Second: DeSantis

All yeas carried 4-0

Director Clark asked Project Attorney Sorgi to make sure the funding application(s) is/are completed in a timely manner.

Item #3

Site Plan Approval

Naef Alhajjaji

19 Wasson Ave

Opening a grocery store in Mixed Residential Zone

Chairwoman Smith called upon the applicant to address the Board.

Naef Alhajjaji - 19 Wasson Avenue representing.

Mr. Alhajjaji stated the business will be a small grocery store.

Chairwoman Smith asked what the hours will be.

Mr. Alhajjaji stated 9:00AM to Midnight.

Chairwoman Smith expressed concern with a saturation of stores in the neighborhood and asked what the business will do differently.

Mr. Alhajjaji replied there would be NYS lottery access.

Member DeSantis asked if there are multiple apartments above the proposed store.

Mr. Alhajjaji replied yes.

Member DeSantis asked if all of the apartments will be rented.

Mr. Alhajjaji replied some will be family-occupied and the others will be rentals.

Member Abdulla asked if this store was previously open.

Mr. Alhajjaji replied yes.

Member Abdulla asked why it was closed.

Mr. Alhajjaji replied that his father leased the store and that the lessee left the city.



Member Abdulla asked how long ago the store closed.

Mr. Alhajjaji replied approximately one year ago.

Member Abdulla asked if the products will be similar.

Mr. Alhajjaji replied it will be grocery store products, with bags, cosmetics, various accessories, and tobacco.

Chairwoman Smith asked about cold food and NYS Lottery services.

Mr. Alhajjaji replied those would also be offered.

Chairwoman Smith asked about cold food offerings by the local competitor stores.

Mr. Alhajjaji replied they do not offer what he is proposing, cold food preparation at a counter.

Director Clark stated the proposed business is in an appropriate zone and that there is no concentration requirement.

Chairwoman Smith advised the applicant that food preparation will require working with the Erie County Health Department.

Mr. Alhajjaji replied that he understands and he may not open the business and may potentially lease it.

Chairwoman Smith asked if the applicant is considering not operating at all.

Mr. Alhajjaji replied he may not and that he isn't certain at this time.

Chairwoman Smith asked about trash and garbage totes.

Code Enforcement Officer Scott Hayes stated to the applicant that they are in front of the Board because of their intent to open the store. Approximately a year and a half ago another applicant for the same address came in to get approval to open the store but backed out.

Mr. Alhajjaji replied yes.

Member DeSantis advised the applicant that he is in front of the Board to open with cold food preparation services and that any potential leasing cannot be done to a different type of business.

Director Clark advised the applicant that they are here for approval of a site plan to operate and if the applicant were to lease their business to another deli operator and that operator wanted to make a change, then there would need to be another site plan review.

Director Clark clarified to the applicant that because they are in front of the Board the applicant is assumed to be running the business.

Mr. Alhajjaji replied yes.

Chairwoman Smith asked if the applicant were approved to operate as a deli and leases his business to another deli operator, would there need to be a follow up site plan meeting.



Director Clark stated that if the potential lessee accepts the business layout as is, then no site plan approval is required and only the potential lessee needs to be a licensed business to operate in the city. If the potential lessee does not accept the business layout as is, then there would need to be a follow up site plan meeting.

Chairwoman Smith asked about what changes have been made to the business.

Mr. Alhajjaji replied the windows, roof, and siding were remodeled.

Chairwoman Smith asked if anything was changed to the inside.

Mr. Alhajjaji replied no.

Chairwoman Smith asked about code enforcement violations against the property.

Code Enforcement Officer Steve Balon stated he believes all violations have been addressed and remediated.

Code Enforcement Officer Scott Hayes stated the applicant did receive their Zoning Board approvals approximately two-to-three months ago regarding parking variances.

Director Clark stated the applicant passed the Zoning Board before he was tabled at the Planning Board.

Chairwoman Smith asked the audience if anyone wished to speak on this project and no response.

Motion to approve site plan as presented: Abdulla: Second: Friend

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration.



Item #4

Site Plan Approval

Jordan Pacillo

4.5 South Fisher Rd

Auto Detailing Shop in Mixed Residential Zone

Chairwoman Smith called upon the applicant to address the Board.

Jordan Pacillo - 4.5 South Fisher Road representing.

Mr. Pacillo stated he is the owner of JP's Auto Detailing and he started off mobile and now operates out of a rental bay.

Member DeSantis asked if the applicant is renting the bay.

Mr. Pacillo replied yes.

Member DeSantis asked if the applicant still operates a mobile service.

Mr. Pacillo replied yes.

Member DeSantis asked how many cars are at the property at one time.

Mr. Pacillo replied there are three cars at one time.

Chairwoman Smith asked what are the operating hours

Mr. Pacillo replied 8:00AM to 5:00PM.

Chairwoman Smith asked what days.

Mr. Pacillo replied Monday to Friday with weekends off.

Code Enforcement Officer Steve Balon asked the applicant if there will be a sign.

Mr. Pacillo replied there is an existing sign that will continue to be used for clientele to find the business.

Director Clark advised the Board of the proposed business location in relation to nearby properties and the Lackawanna/West Seneca border.

Chairwoman Smith asked about public access to an on-site bathroom.

Mr. Pacillo replied the bathroom is only for the one employee he has. There is no waiting room for liability reasons and the customer drops off their vehicle.

Chairwoman Smith asked how long the applicant has been in business.



Mr. Pacillo replied approximately three years having started off mobile and moved into the shop a year and a half ago.

Chairwoman Smith asked the applicant if they will still be mobile.

Mr. Pacillo replied yes.

Chairwoman Smith asked the audience if anyone wished to speak on this project and there was no response.

Motion to approve site plan as presented: DeSantis: Second: Friend

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration, and to obtain a permit from room 311.

Item #5

Site Plan Approval

Mohammed Alyahi

1212 Abbott Rd (Old Adkins Dealership)

Used Auto Dealership in Regional Commercial Zone

Chairwoman Smith called upon the applicant to address the Board.

Mohammed Alyahi - 1212 Abbott Road representing.

Jamal Alyahi translator for Mohammed representing.

Chairwoman Smith asked if the applicant is already in business and if they have a dealership.

Mr. Alyahi stated he is not in business.

Chairwoman Smith asked if this is his first business.

Mr. Alyahi stated he already has the company.

Chairwoman Smith asked how many cars are expected to be put on the lot.

Code Enforcement Officer Scott Hayes stated approximately 15 to 17 cars as that's all the applicant has room for.



Code Enforcement Officer Scott Hayes stated this is the old Adkins dealership with the three garage bays facing Abbott Road. This location also used to be an automotive detail shop that moved out.

Director Clark stated the building is at the corner of Abbott Road and Dorrance Avenue and the applicant is proposing to operate in the old detail shop which is closest to the McDonald's drive-thru near Abbott Road.

Code Enforcement Officer Steve Balon advised the Board that potential vehicles for sale can be placed in the parking lot out front facing Abbott Road.

Member DeSantis asked about the other parts of the building.

Code Enforcement Officer Steve Balon said the building is split into multiple sections to include other tenants such as a repair shop facing Dorrance Avenue as well as vacant spaces.

Chairwoman Smith asked if there will be a sign placed.

Mr. Alyahi replied yes.

Chairwoman Smith asked where the sign will be placed.

Mr. Alyahi replied on the face of the building on top of the garage door.

Chairwoman Smith asked about the existing light poles and if they are functioning.

Mr. Alyahi replied yes.

Member DeSantis asked if the applicant will be renting.

Mr. Alyahi replied yes.

Chairwoman Smith stated it has been a long time since this site was a car dealership.

Code Enforcement Officer Steve Balon stated they have met with the building owner and he's been maintaining the structure.

Director Clark what the time frame is for opening.

Mr. Alyahi replied approximately 10 to 15 days.

Code Enforcement Officer Scott Hayes advised the applicant if they are approved, that they have to go through business registration which could add an additional 2-to-3 weeks.

Chairwoman Smith asked if the applicant has their vehicles and business equipment ready to go.

Mr. Alyahi replied that vehicles will be brought in as needed to maintain inventory.

Chairwoman Smith asked if the shop will do any automotive repairs.

Mr. Alyahi replied they will work with Timbol Auto Repairs, which is in the same building.

Chairwoman Smith asked what the operating hours will be.



Mr. Alyahi replied 9:00AM to 5:00PM

Chairwoman Smith asked what days they will operate.

Mr. Alyahi replied Monday to Friday.

Chairwoman Smith asked if they will be closed on Saturdays.

Mr. Alyahi replied they would consider Saturdays if appointments are made.

Chairwoman Smith asked the audience if anyone wished to speak on this project and there was no response.

Motion to approve site plan as presented: Abdul: Second: Friend

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration.

Item #6

Site Plan Approval

Abdulgawi Alyahri

1550 Abbott Rd

Café and Snack Shop in Neighborhood Commercial Zone

Chairwoman Smith called upon the applicant to address the Board.

Abdulgawi Alyahri - 1550 Abbott Road representing.

Ahmed Alyahri, translator for Abdulgawi representing.

Yousef Alyahri, translator for Abdulgawi representing

Yousef Alyahri stated they want to open a café and snack shop featuring an assortment of sweets.

Member DeSantis asked if they own the building or are renting it.

Yousef Alyahri stated they have a rental contract starting June 1st

Yousef Alyahri explained they have the apartments above the proposed business reserved for family and the apartment in the back of the building is for a sole individual.

Director Clark asked if this is the old Allstate insurance building.



Code Enforcement Officer Scott Hayes replied yes.

Member Abdulla asked about the product offerings.

Chairwoman Smith asked if the business will only sell desserts.

Yousef Alyahri replied yes.

Member Friend asked about the hours of operation, stating they are listed for seven days a week until 1:00AM.

Yousef Alyahri replied seven days a week, from 2:00PM to 1:00AM to account for pickup orders (e.g. DoorDash) and a lack of such offerings from existing competition.

Chairwoman Smith asked if they will offer ice cream.

Yousef Alyahri replied they will offer what their clientele asks for such as ice cream, shakes, etc.

Chairwoman Smith asked what preparation needs to occur to the inside.

Yousef Alyahri replied they intend to work on a sign and siding.

Ahmed Alyahri replied there are plans to do work on the inside.

Chairwoman Smith asked for a floor plan of the interior.

Code Enforcement Officer Steve Balon provided a copy of the plan to the Board for review.

Chairwoman Smith asked how many customers the space can hold as the plan gives the impression of six to eight people.

Yousef Alyahri stated more than six to eight.

Code Enforcement Officer Steve Balon stated per NYS Building Code, they are permitted up to 32 occupants based on the building size and business use.

Chairwoman Smith asked if there will be stools at the service counter.

Yousef Alyahri replied no, there will be designated tables for clientele to sit at.

Member Fried asked if they will serve coffee.

Yousef Alyahri replied yes.

Chairwoman Smith asked about the bathroom and potential concerns of it not meeting building code.

Code Enforcement Officer Steve Balon stated the bathroom does not appear to be ADA compliant as there needs to be a 60 inch turn around area in it. The bathroom is existing they may not need to make it ADA compliant, but if they were to remodel it then it would have to comply.

Yousef Alyahri stated they will fix the bathroom to be handicap accessible.



Code Enforcement Officer Steve Balon advised the applicant of when they plan to renovate the bathroom they will need to provide a proposed layout and to apply for a permit.

Chairwoman Smith asked about food preparation machine placement.

Yousef Alyahri pointed out food preparation machine placement on the provided floor plan layouts.

Chairwoman Smith asked how clientele will place an order.

Yousef Alyahri replied clientele will come up to the service counter to see the menu and view the products.

Chairwoman Smith asked about garbage collection for the store.

Code Enforcement Officer Scott Hayes asked if it will be a dumpster corral or if they will use city provided garbage totes.

Yousef Alyahri stated he didn't know yet, as they will make that decision based on the amount of waste generated by the business.

Chairwoman Smith asked if they will use a private business collection service or if they will request additional garbage totes from the city.

Yousef Alyahri replied they will consider getting additional totes from the city should they need it and if warranted will use a private commercial waste collection service.

Chairwoman Smith asked the audience if anyone wished to speak on this project and there was no response.

Motion to approve site plan as presented: Friend: Second: Abdulla

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration, and to obtain a permit from room 311 if they're going to remodel the bathroom.



Item #7

Site Plan Approval

Gregory Herzog

2800 Hamburg Tpk

Storage for pallet racking company in Mixed Commercial Industrial Zone

Chairwoman Smith called upon the applicant to address the Board.

Nick Herzog fill in representative for Gregory Herzog - 2800 Hamburg Turnpike representing.

Mr. Herzog stated their business is buying, selling, and installing pallet racking across the Eastern U.S.; as well as preparing warehouses for tenants when they move in and out of their location.

Code Enforcement Officer Steve Balon stated the applicant is currently in the pole barn at 300 Commerce Drive but because the building was sold they need to move.

Mr. Herzog advised they will rent a 20,000 square foot area out of the building, likely centrally located and wants to place signs on the entrances to the property and building.

Chairwoman Smith asked for clarity on the business product.

Mr. Herzog provided the example that their product is similar to the orange metal shelving used in home improvement stores (e.g. Home Depot).

Chairwoman Smith asked who uses such products.

Mr. Herzog replied the primary users are those in the warehousing industry and their associated businesses (e.g. Sears).

Chairwoman Smith asked for clarity on provided photographs showing stored items.

Mr. Herzog stated those items consist of safety equipment to protect the products as well as personnel and equipment.

Member DeSantis asked the Board if businesses need to be in front of them to move to a new location.

Code Enforcement Officer Steve Balon stated the company never got their business registration or the applicable site plan approval

Chairwoman Smith asked if anything with the product or onsite equipment is flammable.

Mr. Herzog stated everything they sell is metal and that the only flammable item is the propane tank on the back of the forklift.

Chairwoman Smith asked how many employees they have.



Mr. Herzog replied himself and one other person plus contractors as needed.

Member Friend asked how long the business has been open.

Mr. Herzog replied approximately 3 to 5 years.

Code Enforcement Officer Steve Balon stated there will need to be an inspection of the building and the fire suppression systems may need to be updated before the space can be used.

Mr. Herzog acknowledged the potential need for updated fire systems.

Chairwoman Smith asked if this location is adjacent to the former Bethlehem Steel Plant and the fire that occurred there several years ago.

Director Clark stated the former Bethlehem Steel Plant fire was predominately situated at Lincoln Avenue and Route 5, and that location is in process of becoming a solar subdivision. The proposed site isn't necessarily the epicenter of the fire but because it's in the same complex where it occurred everyone is rightfully concerned with fire suppression systems.

Mr. Herzog asked who would be responsible for such systems.

Director Clark stated it would be the landlord's responsibility.

Chairwoman Smith asked the audience if anyone wished to speak on this project and there was no response.

Motion to approve site plan as presented: Friend: Second: DeSantis

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration.

Code Enforcement Officer Steve Balon stated they will contact the owner(s) of the site regarding fire safety and suppression systems.



Item #8

Site Plan Approval

Kevin R. Weidinger

61 North Gates Ave

Fastener Distribution Company in Industrial Zone

Chairwoman Smith called upon the applicant to address the Board.

Darryl Domon, General Manager at Nut & Bolt Fastening Solutions and fill in representative for Kevin R. Weidinger - 61 North Gates Avenue representing.

Mr. Domon stated H&S Sales doing business as Nut & Bolt Fastening Solutions which is a distribution center for hardware. They have customers all over the world and they purchased the property because they're expanding and no longer fit in their current building.

Chairwoman Smith asked where the applicant is currently.

Mr. Domon replied they are at 471 Connecticut Street in Buffalo which is in a residential neighborhood.

Director Clark stated 61 North Gates Avenue is in the older industrial park off of Ridge Road, now called the New Village Industrial Park and is approximately half a mile west of 300 Commerce Drive.

Chairwoman Smith asked who was previously at that location.

Code Enforcement Officer Steve Balon said the location has been vacant.

Mr. Domon stated he believes it has been vacant for at least a year.

Member DeSantis asked if they manufacture as well as distribute.

Mr. Domon replied they only distribute. They only assemble are dynamic lift kits for vehicles which is a kitting process.

Chairwoman Smith asked how many members they have.

Mr. Domon replied they have four in the warehouse; four inside sales; and one outside sales personnel in the Buffalo location.

Chairwoman Smith asked if they will hire additional people or just move their existing employees.

Mr. Domon replied they have one employee retiring soon they plan to fill the opening. Also their kitting process is currently done at their Ohio facility and they will bring it to New York which will include 2 to 3 employees.



Member DeSantis asked if the business operates nationwide or just on the east coast.

Mr. Domon stated they have additional locations including two in Michigan; one in Ohio; one in Wisconsin and one in North Carolina.

Chairwoman Smith asked if this is a family-owned business.

Mr. Domon replied Mr. Weidinger runs the business and his wife works there when needed.

Chairwoman Smith asked if they are buying or leasing the building.

Mr. Domon replied he believes the purchase date was April 7th.

Chairwoman Smith asked the audience if anyone wished to speak on this project and no response.

Motion to approve site plan as presented: DeSantis: Second: Friend

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to proceed to room 215 during normal business hours for their business registration.

Mr. Domon asked if the owner has to fill out the business registration.

Code Enforcement Officer Scott Hayes said he can send one to Mr. Weidinger via email.

Item #9

Planning & Zoning Update

Chuck Clark

Director of Development, Marketing & Public Information

Seneca Mall Redevelopment Neighboring Community Feedback

Director Clark advised the Board that the Town of West Seneca shared with the City of Lackawanna a high-level plan for the Seneca Mall Redevelopment as they are neighboring communities. From Lackawanna's perspective there is nothing that should have a significant impact on the City of Lackawanna and its operations. A potential widening of Slade Avenue may result in more residual traffic on Abbott Road. The anticipated time frame is approximately two-and-a-half to three years for project completion, with it starting as late as October 2025 and going until January 2028.

Motion to receive and file: Friend: Second: Abdulla

All yeas carried 4-0

Motion to adjourn: DeSantis Second: Friend

All yeas carried 4-0