

CITY OF LACKAWANNA  
**ZONING BOARD OF APPEALS MEETING**  
COUNCIL CHAMBERS  
**TIME: 5:00 PM**  
**Tuesday August 26, 2025**

**Meeting Called to Order/Pledge of Allegiance**

NB: Meeting being recorded.

**Roll Call: Board Members:** Geercken (Excused), Kogut, Sobaszek, Stampone (Excused), Turner

**Administrative:** Balon, Clark, Cooper, Hayes

**Approval of Minutes:** of the Zoning Board of Appeals Meeting on July 29, 2025.

Motion by Turner; seconded by Kogut to adopt minutes of the Zoning Board of Appeals Meeting on July 29, 2025 as written.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

**Communication from Zoning Board of Appeals Applicants:**

1. Janet N. Susi – Land Use Variance/Area Variance – 91 Beech Street – Requests the Board approve application for 3-foot side and rear yard variances off the property line to erect a 20-foot by 20-foot garage in rear of property in Single Family Residential Zone. Applicant expresses a need for storage space to house a classic car and various home improvement and property maintenance tools. Applicant addressed Board questions regarding potential existing storage space.

Motion by Kogut; seconded by Turner to open floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

No public comment(s)/question(s) offered during the open period.

Motion by Sobaszek; seconded by Turner to close floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

Motion by Kogut; seconded by Turner to approve variances as presented.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

2. Dennis J. McArthur (Contractor/Applicant)/Hizam Alsamma (Owner) – Land Use Variance/Area Variance – 119 East Milnor Avenue – Requests the Board approve application for the following: a 14-foot front yard variance; two side yard variances at 5-feet each; and maximum building coverage to exceed 20 percent of total lot coverage in Single Family Residential Zone. Applicant addressed Board questions including architectural floor plan design and setback requirements.

Motion by Sobaszek; seconded by Kogut to open floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

Anthony Whitt, property owner at 10 East Avenue asked the applicant for clarity regarding how close the proposed addition would be to the property line. The applicant explained where the structure would be in relation to the boundaries.

Motion by Sobaszek; seconded by Kogut to close floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

Motion by Turner; seconded by Kogut to approve variances as presented.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

3. Magdiel & Zulma Nieves – Land Use Variance/Area Variance – 23 Bell Avenue – Requests the Board approve application for a 12-foot 2-inch front yard variance off the property line to erect a new front porch with entrance/exit in Single Family Residential Zone. Applicant expresses a need for a more adequate entrance/exit on the property. Applicant states the existing side entrance/exit is steep and the fixes required to it would impose on the existing driveway. Applicant advised the side entrance would be removed in favor of a front entrance. Applicant addressed Board questions regarding a back entrance/exit and sidewalk.

Motion by Turner; seconded by Kogut to open floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

No public comment(s)/question(s) offered during the open period.

Motion by Kogut; seconded by Turner to close floor to public comment.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

Motion by Turner; seconded by Kogut to approve variance as presented.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

4. Bahadeen Aljabri (Speaker)/Dunya Aljabri (Owner/Applicant) – Land Use Variance/Area Variance – 1324 McKinley Parkway – Requests the Board approve application for a front yard variance to install a 5-foot tall fence in front yard for privacy in Mixed Residential Zone. Applicant expresses a need for a more robust fence on the property to improve the privacy and safety of the occupants. Applicant states their small children and elder relatives have passed through the existing fence and in current form it is not sufficient. Applicant addressed Board questions regarding the placement of the fence.

Motion by Kogut; seconded by Turner to open floor to public comment.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

No public comment(s)/question(s) offered during the open period.  
Motion by Turner; seconded by Kogut to close floor to public comment.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

Motion by Turner; seconded by Kogut to approve variance as presented.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

5. Moshin Fathi Abdulla – Land Use Variance/Area Variance – 23-27 Washington Street – Requests the Board approve application for the following: a front yard variance to install a 6-foot tall privacy fence 17-feet from the sidewalk and 13-feet off the front of the shed in front yard, and a shed addition 1-foot from the property line in Mixed Residential Zone. Applicant initially built a shed under 144 square feet which did not require review; however, has since built an addition exceeding 144 square feet approximately 1-foot from the property line. Applicant addressed Board questions regarding the placement of the fence and locations of the items in relation to property lines.

Motion by Sobaszek; seconded by Kogut to open floor to public comment.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

No public comment(s)/question(s) offered during the open period.

Motion by Sobaszek; seconded by Kogut to close floor to public comment.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

Motion by Turner; seconded by Kogut to approve variances as presented.  
Yeas: Kogut, Sobaszek, Turner Carried 3-0

**Tabled Items:** N/A

**Old Business:** N/A

**Adjournment:**

Motion by Sobaszek; seconded by Kogut to adjourn meeting.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

The full audio recording of this meeting is available upon request. Please email the Development office at: [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com) to request a copy.