

CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD MEETING
COUNCIL CHAMBERS
TIME: 6:00 PM
Tuesday July 29, 2025

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: Board Members: Abdulla, Buckner, DeSantis (Excused), Friend, Gable, Smith, Zambron

Administrative: Balon, Clark, Hayes

Approval of Minutes: of the Planning and Development Board Meeting on June 25, 2025.

Motion by Buckner; seconded by Gable to adopt minutes of the Planning and Development Board Meeting on June 25, 2025 as written.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Communication from Planning and Development Board Applicants:

1. Beverly Garraway – Site Plan Approval – 717 Ridge Road – Requests the Board approve application to open a new catering restaurant and bar in Central Business District. Applicant plans to operate six days a week, from approximately 11:00AM to 9:00PM with about seven employees. Liquor license is in process at time of meeting. Applicant addressed Board questions including waste removal and business signage.

Motion by Abdulla; seconded by Friend to open floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

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

Motion by Friend; seconded by Zambron to close floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Motion by Friend; seconded by Zambron to approve site plan as presented.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

2. Annar Al Kalai – Site Plan Approval – 954 Ridge Road – Requests the Board approve application to open a community pharmacy in Neighborhood Commercial Zone. Applicant plans to operate six days a week, approximately 9:00AM to 6:00PM Monday to Friday and 10:00AM to 4:00PM on Saturday with lunch from 1:00PM to 1:45PM daily. Applicant anticipates accepting any and all medical plans and offering a full-service pharmacy to include over the counter medical devices. Staff are likely to be sourced from the now defunct Rite Aid chain. Applicant addressed Board questions including parking, business signage, and state regulations.

Motion by Friend; seconded by Gable to open floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

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

Motion by Friend; seconded by Zambron to close floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Motion by Buckner; seconded by Gable to approve site plan as presented.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

3. Michelle M. Ezzo – Site Plan Approval – 170 Martin Road – Requests the Board approve application to convert an existing group home to a privately owned, New York State sponsored school for special needs children in Mixed Residential Zone. Applicant advised the Board that only one building will be changed with the remaining structures staying as group homes. Applicant clarified the conversion is needed due to capacity issues, so OLV Human Services can continue to offer their services to qualified youth. Applicant addressed Board questions including building floor plan, staff, and the children to receive the services.

Motion by Friend; seconded by Abdulla to open floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

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

Motion by Zambron; seconded by Abdulla to close floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Motion by Gable; seconded by Friend to accept SEQR/Negative Declaration as presented.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Motion by Abdulla; seconded by Friend to approve site plan as presented.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron Carried 6-0

Tabled Items: Mana Muhsen, Bookkeeping Service

Motion by Abdulla; seconded by Buckner to remove item from table.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron

Carried 6-0

4. Mana Muhsen – Site Plan Approval – 2170 Abbott Road – Requests the Board approve application to open a bookkeeping service in Neighborhood Commercial Zone. Applicant’s request was tabled at June 25, 2025 Planning and Development Board meeting pending additional guidance and clarity to understand the potential impact the applicant’s business would have on the community.

Motion by Friend; seconded by Gable to open floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron

Carried 6-0

Member Buckner asked the Board if there was follow up to any of the individual(s) who provided question(s)/comment(s) from the open period on this item at the June 25, 2025 meeting. Director Clark advised there was not.

Motion by Zambron; seconded by Friend to close floor to public comment.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron

Carried 6-0

Motion by Gable; seconded by Abdulla to approve site plan as presented.

Yeas: Abdulla, Friend, Gable, Zambron // Nays: Buckner, Smith

Carried 4-2

Old Business: N/A

Adjournment:

Motion by Abdulla; seconded by Friend to adjourn meeting.

Yeas: Abdulla, Buckner, Friend, Gable, Smith, Zambron

Carried 6-0