

CITY OF LACKAWANNA  
**PLANNING AND DEVELOPMENT BOARD MEETING**  
COUNCIL CHAMBERS

**TIME: 6:00 PM**

**Wednesday September 24, 2025**

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

NB: Meeting being recorded.

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

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

**Approval of Minutes:** of the Planning and Development Board Meeting on July 29, 2025.

Motion by Friend; seconded by Buckner to adopt minutes of the Planning and Development Board Meeting on July 29, 2025 as written.

Yeas: Abdulla, Buckner, DeSantis, Friend, Smith Carried 5-0

**Communication from Planning and Development Board Applicants:**

1. Kevin B. Kirk RA Uniland Dev. Co. – Special Use Permit/Site Plan Approval/SEQR Negative Declaration – 2 Steelworkers Way Suite 130 – Requests the Board approve application to open Agri-Plastics USA, LLC in Bethlehem Redevelopment Area/Renaissance Commerce Park. Project will encompass approximately 65K sqft of space with nearly 1K sqft devoted to office space and the remainder for warehouse applications. The space is intended for storage and shipping of rotational plastic manufacturing, which will primarily make plastics for the agricultural industry and other related farming equipment. Business plans to employ 32 individuals with operations occurring 5 days a week, 24 hours a day consisting of 3 shifts. Potential for 24/7 operations inclusive of the weekend to occur based on workload. Applicant addressed Board questions including the following: the creation of waste, such as emissions/gasses, noise, and odors; fire suppression systems; and exhaust ventilation systems. Applicant advised the Board the waste generated is non-hazardous and noise is contained within the structure.

Motion by Buckner; seconded by Abdulla to approve the Negative Declaration.

Yeas: Abdulla, Buckner, DeSantis, Friend, Smith Carried 5-0

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

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

Yeas: Abdulla, Buckner, DeSantis, Friend, Smith Carried 5-0

2. David Giusiana Architects – Site Plan Approval/SEQR Negative Declaration – 1590 Abbott Road – Requests the Board approve application for a 2,476 sqft addition to an existing building in Neighborhood Commercial Zone. Director Clark advised the Board this item was tabled at the Zoning Board of Appeals meeting, and is not up for review by the Planning and Development Board, as the applicant did not obtain Zoning Board variances.
  
3. Ian De Beer – Site Plan Approval – 145 Swan Street – Requests the Board approve application to allow a 25-foot storage container to be used as a shed in Mixed Residential Zone. Applicant advised the Board the container is in the backyard on the concrete slab where the old garage existed and is used to store bikes, lawnmowers, snowblowers, and various tools. Applicant addressed Board questions including the following: code violations, neighbor complaints, plans to make the structure appear appropriate for a residential zone, and the impact it would have on allowing future industrial structures in residential areas.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Friend; seconded by Buckner to table site plan as presented. Board condition to applicant is to provide plans of what could be done to the industrial structure to make it appear residential, such as placing siding and a roof on it as well as erecting a fence.

Yeas: Abdulla, Buckner, DeSantis, Friend, Smith Carried 5-0

4. Colin C. Calkins – Site Plan Approval – 1053 Ridge Road – Requests the Board approve application to open a martial arts instruction studio in Neighborhood Commercial Zone. Applicant states the hours of operations to be from 4:00PM to 8:00PM or 5:00PM to 9:00PM on Monday and Wednesday, and 9:00AM to 12:00PM or 2:00PM on Saturday. Applicant states there will be no construction inside the space, and the business will teach both kids and adults. Applicant addressed Board questions regarding days and hours of operation as well as changes to the space.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

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

Yeas: Abdulla, Buckner, DeSantis, Friend, Smith Carried 5-0

5. Omar Alwabri – Site Plan Approval – 1769 Abbott Road – Requests the Board approve application to open a Yemeni restaurant in Neighborhood Commercial Zone. Director Clark advised the Board the applicant appeared to have left the premises as Security did not find the individual in the building.

Motion by Friend; seconded by DeSantis to table site plan as presented.  
Yeas: Abdulla, Buckner, DeSantis, Friend, Smith

Carried 5-0

**Tabled Items:** N/A

**Old Business:** N/A

**Adjournment:**

Motion by Buckner; seconded by DeSantis to adjourn meeting.  
Yeas: Abdulla, Buckner, DeSantis, Friend, Smith

Carried 5-0