

CITY OF LACKAWANNA  
**ZONING BOARD OF APPEALS MEETING**  
COUNCIL CHAMBERS

**TIME: 5:00 PM**

**Wednesday September 24, 2025**

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

NB: Meeting being recorded.

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

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

**Approval of Temporary Chair:** for the Zoning Board of Appeals Meeting on September 24, 2025.

Motion by Stampone; seconded by Turner to elect Kathy Kogut as the temporary chair for the Zoning Board of Appeals Meeting on September 24, 2025.

Yeas: Kogut, Stampone, Turner

Carried 3-0

**Approval of Minutes:** of the Zoning Board of Appeals Meeting on August 26, 2025.

Motion by Stampone; seconded by Turner to adopt minutes of the Zoning Board of Appeals Meeting on August 26, 2025 as written.

Yeas: Kogut, Stampone, Turner

Carried 3-0

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

1. David Giusiana Architects – Land Use Variance/Area Variance – 1590 Abbott Road – Requests the Board approve application for 5-foot rear yard variance off the property line and 90 percent property coverage to erect a 2,476 sqft addition in Neighborhood Commercial Zone. Contractor John Giusiana of David Giusiana Architects representing. Business expresses a need for an addition to existing structure for more retail space and covered storage. Current operations involve storing inventory and commercial packaging outside the structure in both open view and into trailers. Board questions included the following: emergency response capabilities; existing vehicle and foot traffic into and out of the premises and the potential increase; snow removal operations; waste removal; parking spaces; and the primary use(s) of the proposed addition.

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

Yeas: Kogut, Stampone, Turner

Carried 3-0

June Zak, property owner at 1586 Abbott Road, and Damian Kurczewski, resident at the aforementioned address provided comments regarding the following: concerns about the trailer, numerous pieces of debris and garbage, commercial packaging such as pallets all in plain view, and the impact of snow removal on their fence. Both individuals expressed support for the project, providing the issues are handled. They state they spoke with the business owner and received reassurance their concerns would be dealt with and no longer be an issue going forward.

The Board reviewed a written letter from the Munassar family, property owners at 1596 Abbott Road. Temporary Chair Kogut explained the letter to the Board, stating it is asking for a denial to the variance request. The basis for their request is rooted in the following concerns: the addition would lead to an increase in an already high volume of traffic increasing the risk of vehicles and pedestrians being struck; taking away from already limited parking, forcing vehicles into neighboring lots and residential side streets; no safe storage space for snow; and an increase in waste and food-related byproducts contributing to rodent infestations.

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

Motion by Turner; seconded by Stampone to table application as presented. Board condition to applicant is to clean the site, including the removal of the unregistered trailer(s) and removal of the commercial garbage and debris such as the pallets.  
Yeas: Kogut, Stampone, Turner Carried 3-0

2. Jonathan Berkhoudt (Contractor)/Melissa Valenti (Owner/Applicant) – Land Use Variance/Area Variance – 90 Magnolia Street – Requests the Board approve application for a 4-foot front yard variance to erect a new 12-foot by 4-foot front porch with stairs in Single Family Residential Zone. Applicant and Contractor briefed the Board about the architectural design and how it will conform with the existing code and not be a safety hazard.

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

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

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

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

3. Colin C. Calkins – Land Use Variance/Area Variance – 1053 Ridge Road – Requests the Board approve a parking variance for 12 parking spaces in Neighborhood Commercial Zone. Code calls for 12 parking spaces based on retail square footage. Applicant has 3 spaces on property and a current parking agreement for 8 spaces from Gannon Funeral Home. Applicant states hours of operations to be from 4:00PM to 8:00PM on Monday and Wednesday, and 9:00AM to 12:00PM on Saturday. Applicant addressed Board questions regarding the parking agreement timeframe and potential lot paving to place more spots on the property.

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

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

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

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

**Tabled Items:** N/A

**Old Business:** N/A

**Adjournment:**

Motion by Kogut; seconded by Turner to adjourn meeting.  
Yeas: Kogut, Stampone, Turner Carried 3-0