

CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD MEETING
COUNCIL CHAMBERS

TIME: 6:00 PM

Wednesday November 19, 2025

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: **Board Members:** Abdulla, Buckner (Excused), DeSantis (Excused),
Friend, Gable, Smith (Excused), Zambron
 Administrative: Balon, Clark, Hayes, Kwiatkowski

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

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

Yeas: Abdulla, Friend, Gable, Zambron

Carried 4-0

Communication from Planning and Development Board Applicants:

1. Charles Clark, Director of Development for the City of Lackawanna –
Proposal Review:

33 Center Street; 88 Center Street; 149 Center Street; 34 Front Street; 23 Green Street; 40 Holland Avenue; 115 Holland Avenue; 48 Steelawanna Avenue; 145 Warsaw Street; 45 Wilkesbarre Avenue

Requests the Board make a recommendation to proceed with a planned application to the NYS Homes & Community Renewal’s MOVE-IN NY Housing Program. The recommendation would be based on overall fit within the community and supporting the city’s in-fill housing plan.

Address	Ward	Zoning Type
149 Center Street	First	Mixed Residential
34 Front Street	First	Mixed Residential
40 Holland Avenue	First	Mixed Residential
115 Holland Avenue	First	Mixed Residential
48 Steelawanna Avenue	First	Mixed Residential
45 Wilkesbarre Avenue	First	Mixed Residential
33 Center Street	First	Mixed Residential
88 Center Street	Second	Mixed Residential
23 Green Street	Second	Mixed Residential
145 Warsaw Street	Second	Mixed Residential

Director Clark provided the Board with specifics of MOVE-IN NY, the strategic fit and financial benefits to the City if chosen for the grant and the action steps being pursued in order to submit in early December, 2025 as awards are being made on a rolling basis through January, 2026.

Presentation details are posted on the City of Lackawanna website under Development.

Motion by Abdulla; seconded by Gable to support the application to MOVE-IN NY.
Yeas: Abdulla, Friend, Gable, Zambron Carried 4-0

2. John T. Koch, Jr. – Site Plan Approval – 910 Ridge Road – Requests the Board approve application for a re-model of the Old Woysner’s Flower Shop to expand warehouse storage and office space in Neighborhood Commercial Zone. Applicant addressed Board questions including the following: use of space(s), extent of construction, project timeline, and facility consolidation efforts.

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 Abdulla to approve site plan as presented.
Yeas: Abdulla, Friend, Gable, Zambron Carried 4-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Friend; seconded by Abdulla to adjourn meeting.
Yeas: Abdulla, Friend, Gable, Zambron Carried 4-0

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