

2. Charles Clark, Director of Development for the City of Lackawanna –
Land Use Variance/Area Variance:

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 contingently approve the following series of variances pertaining to these lots in support of a planned application to the NYS Homes & Community Renewal’s MOVE-IN NY Housing Program.

Address	Ward	Zoning	SBL	Dimensions	Sq. Ft.	Owner	Variance	Lot Size	Front Yard	Rear Yard	Side Yard
33 Center Street	First	Mixed Residential	142.37-3-13	31 * 105	3255	City	Yes	X	X	X	X
88 Center Street	Second	Mixed Residential	142.45-2-36.1	29 * 105	3045	City	Yes	X	X	X	X
149 Center Street	First	Mixed Residential	142.45-5-11.11	35 * 110	3850	City	Yes	X	X		X
34 Front Street	First	Mixed Residential	142.77-2-23	40.2 * 160.6	6456	City	Yes		X		X
23 Green Street	Second	Mixed Residential	142.78-3-34	40 * 120	5400	City	Yes		X		X
40 Holland Avenue	First	Mixed Residential	141.44-2-4	30 * 100	3000	City	Yes	X	X	X	X
115 Holland Avenue	First	Mixed Residential	141.51-1-6	30 * 100	3000	City	Yes	X	X		X
48 Steelawanna Avenue	First	Mixed Residential	141.43-4-34	34 * 100	3400	City	Yes	X	X	X	X
145 Warsaw Street	Second	Mixed Residential	142.70-6-6	40 * 120	4800	City	Yes		X	X	X
45 Wilkesbarre Avenue	First	Mixed Residential	141.43-4-20	33.9 * 106.54	3612	City	Yes	X	X	X	X

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 Sobaszek; seconded by Geercken to approve the requested variances on a contingent basis pending approval of the City’s application to HCR and review of future site plans if chosen.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0

3. Frank Zirpoli – Land Use Variance/Area Variance – 5106 Berg Road – Requests the Board approve area variance for larger than 3-car garage; 30’x 64’x 12’ in Single Family Residential Zone. Applicant states he has several classic vehicles and wants the storage for his personal collection. Applicant addressed Board questions regarding the placement of the garage on the property.

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 Sobaszek; seconded by Stampone to approve variance as presented.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0

4. Fathi Mohsin – Land Use Variance/Area Variance – 23-27 Washington Street – Requests the Board approve area variance for a 6ft tall fence in front yard. Applicant was not in attendance. The Board discussed among themselves the request for the variance.

Motion by Geercken; seconded by Sobaszek to deny application as presented. Board denial based on the following: impact on clear sight lines for drivers and pedestrians; incomplete application packet; and applicant not in attendance.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Sobaszek; seconded by Stampone to adjourn meeting.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0