

CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD MEETING
COUNCIL CHAMBERS

TIME: 6:00 PM

Wednesday January 28, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

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

Administrative: Balon, Cooper, Hayes

Approval of Minutes: of the Planning and Development Board Meeting on November 19, 2025.

Motion by Friend; seconded by Buckner to adopt minutes of the Planning and Development Board Meeting on November 19, 2025 as written.

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

Carried 6-0

Communication from Planning and Development Board Applicants:

1. Zachary Alabadi – Site Plan Approval – 3071-3085 South Park Avenue – Requests the Board approve application to open a supermarket and pharmacy in Neighborhood Commercial Zone. Applicant advised the Board of the following: market to provide produce (fruits & vegetables) as well as cold cuts, butcher meats, and hot food for takeout only, and a pharmacy; hours of operation for the store to either be 8:00am to 11:00PM or 7:00AM to 11:00PM and pharmacy likely to close at 9:00PM; approximately 7 to 10 employees staffed during the entire shift for retail & pharmacy operations; a building addition on the Kirby Avenue side for cold refrigeration storage (no slaughtering of live animals to occur); the building addition to be similar to the one at Ridge Road & Ingham Avenue (steel siding and steel roofing); wooden fencing on Kirby Avenue to be replaced; storm water runoff via gutters & downspouts routed to existing drainage controls; Kirby Avenue ingress & egress will continue to be used for deliveries and public use (i.e. pharmacy); signage to include reusing the existing digital sign at the front of the property with no plans for additional signs; garbage removal to include moving the existing dumpster from the Kirby Avenue side to the larger lot on South Park Avenue and to be removed by a third party commercial service; and opening to occur within one to one and a half months depending upon renovations. Board questions included clarifying information for the above points.

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 DeSantis; seconded by Buckner to approve site plan as presented.

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

Carried 6-0

2. Ryan Brown//Habitat for Humanity Buffalo – Site Plan Approval/SEQR Negative Declaration – 235 Ingham Avenue – Requests the Board approve application for a site plan approval for a new single-family build in Mixed Residential Zone. The Board was briefed by a representative of Habitat for Humanity (Pete A.) who stated the house is a taxable five (5) bedroom home built through the Lackawanna Housing Development Corporation (LHDC), and will be built on a corner lot to include a full basement and both gas and electric lines. Construction will start approximately in March 2026 and conclude in the Fall of 2026. The house will ultimately be sold to a family that qualifies by LHDC standards, to include income thresholds and volunteer time donated. Board questions included SEQR clarity about energy codes, lot dimensions, and tax status.

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 DeSantis; seconded by Buckner to approve negative declaration.

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

Carried 6-0

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

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

Carried 6-0

3. Akid Hamood – Site Plan Approval – 1441 Electric Avenue – Requests the Board approve application for site plan to re-open store with hot & cold deli services in Neighborhood Commercial Zone. Applicant advised the Board of the following: they are the property owner who lives upstairs and intends to bring their business from New York City to Lackawanna; business to include hot & cold deli services with smaller food items (e.g. soda, salad, smoothie, coffee, sandwich, etc.) offered; no alcohol, tobacco, or lottery offered; business name will be “Shawarma Deli & Grill”; signage to include business name and will be a LED illuminated sign placed where the old sign was; four (4) employees with two (2) cooking and the other two (2) cashing out clientele; garbage removal to be conducted by a third party commercial service; and parking lot to house approximately eight (8) vehicles. Board questions included hours of operations in which there was no definitive answer with the applicant stating they are flexible and will be mindful of the surrounding community; and sign brightness as to not disturb neighboring residences.

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 Gable to approve site plan as presented. Board condition to applicant is to have a locked dumpster enclosure.

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

Carried 6-0

4. Jessica Kegelmyer – Site Plan Approval – 8 Gravel Street – Requests the Board approve application to operate an online clothing store where customers come to the property for pick up in Mixed Residential Zone. Applicant advised the Board of the following: business was started in 2020 during COVID when applicant was living in Syracuse; business operation is creating a design and outsourcing the creation of the clothing products, and flash sales to clear out old product, and projects such as creating clothing for local schools; and clientele come to the property for product pick up from a non-locked tote during the approximate hours of 8:00AM to 8:00PM. The applicant advised that approximately less than one percent of their clientele come to the property for pick up with the remaining mailed. Board questions included clarity on home business exceptions in which the applicant does not qualify due to clientele coming to 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 Buckner; seconded by DeSantis to approve site plan as presented.

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

Carried 6-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Buckner; seconded by Gable to adjourn meeting.

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

Carried 6-0

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