

CITY OF LACKAWANNA
PLANNING AND DEVELOPMENT BOARD MEETING
COUNCIL CHAMBERS

TIME: 6:00 PM

Wednesday March 25, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: **Board Members:** Smith, Abdulla, Buckner, Friend, Milks, Zambron
 Administrative: Clark, Balon, Cooper, Hayes

Approval of Minutes: of the Planning and Development Board Meeting on January 28, 2026.

Motion by Friend; seconded by Zambron to adopt minutes of the Planning and Development Board Meeting on January 28, 2026 as written.

Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

Communication from Planning and Development Board Applicants:

1. Elysia Joslin (O'Reilly Auto Enterprises) & Samuel J. Burden (Bohler Engineering) – Site Plan Approval/SEQR Negative Declaration – 1255, 1265, 1269, and 1271 Abbott Road – Hayden Woods of Bohler Engineering representing. Applicant requests the Board approve application for a new ± 7,650 SF. O'Reilly Auto Parts retail store to include a new building, parking, landscaping, pavement, and related site accessories in Neighborhood Commercial Zone. The site is proposed to include forty-one (41) onsite parking spaces (including 2 ADA - van accessible spaces on site). Two access drives are proposed to be constructed. One (1) minor commercial driveway from Abbott Road that will service patrons and one (1) open curb cut to Julian Ave that will service patrons and delivery vehicles. Two (2) curb cuts on Abbott Road will be closed as part of the project and new curb and sidewalk installed. Truck circulation will be from Abbott Road to Julian Ave where the truck will stage and then circulate out to Ridge Road. Other site features will include new utility services, stormwater mitigation features, asphalt parking and drive lanes, concrete curbing and sidewalk, a dumpster enclosure, LED dark sky compliant site lighting fixtures, landscaping, and signage. Anticipated operations are to include 7-days a week service from approximately 7:30AM to 9:00PM Monday to Saturday and 9:00AM to 7:00PM on Sunday. No tire sales or on-site service to occur; and approximately 12 employees with 3 to 8 employees on the grounds during operating hours over multiple shifts. Product deliveries to occur a few times a week during off hours with trash collected once a week. Board discussion further clarified the above points.

Motion by Buckner; seconded by Abdulla to open floor to public comment.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

Daniel Zielinski, property owner of 1255, 1265, 1269, and 1271 Abbott Road, addressed the Board. Mr. Zielinski shared that he feels the sale of his property to O'Reilly Auto Parts is the best decision he could have made for the betterment of the City of Lackawanna and neighborhood.

Director of Development Charles Clark informed the Board of public inquiry to his office regarding the meaning of the New York State Environmental Quality Review Act (SEQR) Negative Declaration. Director Clark advised the Board it is a good thing, as it means there are no anticipated adverse environmental impacts to the surrounding community.

Motion by Friend; seconded by Zambron to close floor to public comment.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

Motion by Zambron; seconded by Friend to approve SEQR Negative Declaration.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

Motion by Abdulla; seconded by Milks to approve site plan as presented.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

2. Brittany Nowicki – Site Plan Approval/SEQR Negative Declaration – 188 Martin Road – Requests the Board approve application to convert and existing group home to a privately owned, New York State sponsored school for approximately 30 to 36 children, and to add five parking spaces in Mixed Residential Zone. Board discussion included the business need for a conversion as there is a waitlist for the applicant's services, and exterior and interior changes to the property. Board questions addressed court ordered youth housing and potential future conversions.

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 SEQR Negative Declaration.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

Motion by Friend; seconded by Zambron to approve site plan as presented.
Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron Carried 6-0

3. Hannah Aziz – Site Plan Approval – 106 Ingham Avenue – Requests the Board approve application for site plan approval to move an existing daycare from 89 Lehigh Street to 106 Ingham Avenue in Mixed Residential Zone. Board discussion included licensing and compliance with New York State and fire regulations for daycare operations as well as business operations and children cared for.

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 Abdulla; seconded by Friend to approve site plan as presented.

Yeas: Smith, Abdulla, Buckner, Friend, Milks, Zambron

Carried 6-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Zambron; seconded by Abdulla to adjourn meeting.

Yeas: Smith, Abdulla, Buckner, Friend, Milks, 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.