



2. Mohamed Sharion/Saed Shafie – Land Use Variance/Area Variance – 3071–3085 South Park Avenue – Zachary Alabadi representing. Applicant is requesting a sign variance approval to permit additional signage associated with the conversion of a former Rite Aid store into a full-service grocery store within the Neighborhood Commercial Zone. Board discussion included sign placement, lighting, and the removal of the prior business signage.

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 Turner; seconded by to Stampone to approve variance as presented.

Yeas: Geercken, Kogut, Stampone, Turner

Carried 4-0

3. Land Use Variance/Area Variance – 400 Ingham Avenue – Charles Morgan representing. Applicant is requesting a height variance to permit the installation of a 72-foot flagpole on the property on Empire Building Diagnostics within the Mixed Commercial/Industrial Zone. Board discussion included flagpole location and applicant business activity.

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 Kogut; seconded by to Geercken to approve variance as presented.

Yeas: Geercken, Kogut, Stampone, Turner

Carried 4-0

**Tabled Items:**

Motion by Stampone; seconded by Turner to remove agenda item from the table.  
Yeas: Geercken, Kogut, Stampone, Turner Carried 4-0

1. Land Use Variance/Area Variance – 19 Monroe Street – Richard Maxwell representing. Applicant is requesting a side yard setback variance to permit construction of a two-car garage located approximately 2 feet from the property line within the Mixed Residential Zone. Board discussion included the request for the variance, placement of the structure, potential shed removal, and yard maintenance.

Motion by Kogut; seconded by Turner to open floor to public comment.  
Yeas: Geercken, Kogut, Stampone, Turner Carried 4-0

Thomas Gambino, property owner of 27 Monroe Street, addressed the Board about property maintenance, potential waste, and a fence.

Motion by Kogut; seconded by Geercken to close floor to public comment.  
Yeas: Geercken, Kogut, Stampone, Turner Carried 4-0

Motion by Kogut; seconded by Turner to approve variance as presented.  
Yeas: Geercken, Kogut, Stampone, Turner Carried 4-0

**Old Business:** N/A

**Adjournment:**

Motion by Kogut; seconded by Geercken to adjourn meeting.  
Yeas: Geercken, Kogut, Stampone, Turner Carried 4-0

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