

CITY OF LACKAWANNA
ZONING BOARD OF APPEALS MEETING
COUNCIL CHAMBERS
TIME: 5:00 PM
Wednesday June 24, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: **Board Members:** Geercken, Kogut, Sobaszek, Stampone (excused),
Turner
 Administrative: Clark, Balon, Hayes

Approval of Minutes: of the Zoning Board of Appeals Meeting on May 27, 2026.

Motion by Sobaszek; seconded by Kogut to adopt minutes of the Zoning Board of Appeals Meeting on May 27, 2026 as written.

Yeas: Geercken, Kogut, Sobaszek, Turner

Carried 4-0

Communication from Zoning Board of Appeals Applicants:

1. Land Use Variance/Area Variance – 28 West Elmview Avenue – Araif Ali. Applicant is requesting a driveway approach variance for an additional 7-foot apron and curb cut extension in connection with a prior approved variance to pave more than fifty percent of the front yard within the Single Family Residential (SFR) Zone.

Public comment: Charles Cramer of 36 West Elmview spoke about the proposed curb cut.

Motion by Geercken; seconded by Sobaszek to deny variance.

Nays: Geercken, Kogut, Sobaszek, Turner

Denied 0-4

2. Land Use Variance/Area Variance – 56 Madison Avenue – Gail Nicholson representing. Applicant is requesting a property line variance to permit installation of a temporary swimming pool within 10-feet of the property lines in the Single Family Residential (SFR) Zone.

Public comment: No in-person or written comments were presented on the matter.

Motion by Geercken; seconded by to Sobaszek to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Turner

Carried 4-0

3. Land Use Variance/Area Variance – 80 Highview Circle – Matthew & Serena Wallace representing. Applicant is requesting a fence variance to permit installation of a 6-foot tall privacy fence in the front yard within 6-inches of a sidewalk located in the Single Family Residential (SFR) Zone.

Public comment: No in-person or written comments were presented on the matter.

Motion by Sobaszek; seconded by to Kogut to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Turner

Carried 4-0

4. Land Use Variance/Area Variance – 116 Weber Road – Mike Lukaszewski (Architect) & Daniel Kensinger (Owner) representing. Applicant is requesting a side yard variance from 10-feet to 4-feet-6-inches to permit installation of a 20-foot by 14-foot garage addition on the back of the property within the Single Family Residential (SFR) Zone.

Public comment: No in-person or written comments were presented on the matter.

Motion by Sobaszek; seconded by to Turner to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Turner

Carried 4-0

5. Land Use Variance/Area Variance – 408 South Shore Boulevard – Guy Thomas of Colley's Pools and Spas representing. Applicant is requesting a side yard variance from 10-feet to 9-feet-3-inches to permit installation of an 18-foot by 34-foot swimming pool in the back of the property within the Single Family Residential (SFR) Zone.

Public comment: No in-person or written comments were presented on the matter.

Motion by Geercken; seconded by to Turner to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Turner

Carried 4-0

6. Land Use Variance/Area Variance – 2838 South Park Avenue – Daniel Geercken representing. Applicant is requesting a fence variance to permit installation of an 8-foot tall privacy fence to be placed in the side and front yards, including past the front foundation of the building, within the Central Business District (CBD) Zone.

Public comment: No in-person or written comments were presented on the matter.

Chairman Geercken recused himself from the vote. Motion by alternate chair Kogut; seconded by to Sobaszek to approve variance as presented.

Yeas: Kogut, Sobaszek, Turner

Carried 3-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Geercken; seconded by Sobaszek to adjourn meeting.

Yeas: Geercken, Kogut, Sobaszek, Turner

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.