CITY OF LACKAWANNA

PLANNING AND DEVELOPMENT BOARD MEETING

COUNCIL CHAMBERS

TIME: 6:00 PM

Wednesday October 28, 2026

Meeting Called to Order/Pledge of Allegiance
NB: Meeting being recorded.

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

Approval of Minutes: of the Planning and Development Board Meeting on September 30, 2026.

Motion by Friend; seconded by Zambron to adopt minutes of the Planning and Development Board Meeting on September 30, 2026 as written.

Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Communication from Planning and Development Board Applicants:

1. Site Plan Approval – Charles Clark, City of Lackawanna – Director of Development / Thomas Voigt, The CS Consulting // C&S Companies. Requesting the Planning Board's recommendation to adopt proposed changes to the City's Zoning Code, developed through a NYS grant-funded project and presented at public hearings held from February through June 2026.

Motion by Buckner; seconded by Abdulla to recommend to the City Council (as Lead Agency) to adopt a SEQR Negative Declaration pertaining to proposed changes to the City's Zoning Code.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Motion by Friend; seconded by Zambron to recommend to the City Council (as Lead Agency) to adopt the proposed changes to the City's Zoning Code.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

2. Site Plan Approval – 723 Ridge Road – Laura Lang. Applicant is requesting site plan approval to operate a fabric and sewing supply retail store located in the Central Business District (CBD) Zone.

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 Zambron; seconded by Friend to approve site plan as presented.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

3. Site Plan Approval – 3071-3085 South Park Avenue – Zacahry Alabadi / LuLu Supermarket. Requesting approval to amend the site plan for LuLu Super Market approved on January 28, 2026 to add a detached walk-in storage cooler (45' x 20' x 10') at the rear of the parking lot, parallel to South Park Avenue, in the Neighborhood Commercial (NC) Zone.

Motion by Zambron; seconded by Friend to open floor to public comment.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Public comment: A female individual who chose not to identify spoke. The individual's comments expressed support for the addition and how it will help the larger project.

Motion by Abdulla; seconded by Zambron to close floor to public comment.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Motion by Friend; seconded by Milks to approve site plan as presented.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

REQUEST TO WAVE THE RULES:

4. SEQR Recommendation – Charles Clark, City of Lackawanna – Director of Development. Requesting the Planning Board's recommendation to the City Council (as Lead Agency) to adopt SEQR Negative Declarations pertaining to the demolition of the former City Hall Extension on Ridge Road and the proposed construction of a new municipal police and court building on the south side of the new City Hall campus at 2838 South Park Avenue.

Motion by Milks; seconded by Abdulla to waive the rules.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Motion by Friend; seconded by Buckner to recommend to the City Council (as Lead Agency) to adopt a SEQR Negative Declaration pertaining to the demolition of the former City Hall Extension on Ridge Road.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Motion by Friend; seconded by Milks to recommend to the City Council (as Lead Agency) to adopt a SEQR Negative Declaration pertaining to the proposed construction of a new municipal police and court building on the south side of the new City Hall campus at 2838 South Park Avenue.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Abdulla; seconded by Friend to adjourn meeting.
Yeas: Smith, Abdulla, Buckner, Dubel, Friend, Milks, Zambron Carried 7-0

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