

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MONDAY, NOVEMBER 2, 2020 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH GARAGE

Chairman Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

Ray Fratini, Jim Williams, John Karinch, Bruce Conrad, Jeff Snyder and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

OLD BUSINESS

CORNWALL JUNCTION

The commission was provided with an updated, informal plan for the property. There was nobody in attendance for the project.

NEW BUSINESS

FURNACE STREET, OVATES/DELIBERTY LOT ANNEXATION

Erik Harmon, Light-Hiegel, was in attendance to explain the proposed changes to the properties at 101, 103, 107 and 109 Furnace Street.

There was a question about an old easement between the property and the brough for a fire dam located in the creek next to 101 Furnace. Since the fire dam has not been used in decades and there is now a fire hydrant across the street from the property, the owner wishes to terminate the easement. The original easement stated that this could be done with approval from both parties.

John Karinch informed Mr. Harmon about the upcoming Snitz 4 project for the creek. Mr. Harmon was not aware of the project. Cody Rhoads will provide Mr. Harmon with the contact information for Russ Collins who oversees the project.

There was discussion about the shared driveway behind the properties. Mr. Harmon said they will take of adding that language to the deeds and can even provide those before plan approval.

BLIGHT ORDINANCE

Tabled until later in the meeting.

PERMIT APPROVALS

MADARAS, 123 HILLSIDE STREET

The owner is replacing an existing shed with a new shed on an existing pad. Permit approved.

MOTTER, 367 REXMONT ROAD

Kevin Motter is proposing to construct a shed between his existing garage and the property line.

One question was whether there is a sewer lateral traveling through the area where he wishes to construct the shed. Mr. Motter stated that the sewer lateral was relocated to the new right-of-way. He estimated that the lateral would be eight feet away from the shed.

Mr. Motter said he has signed permission from his neighbor to locate the shed 18” off the property line instead of the normal three feet.

Ray Fratini questioned if there was a differentiation in the ordinance between sheds and other structures. He felt this is too large to be considered a shed. Steve Dellinger said besides detached garages, everything is referred to as an accessory structure.

Ray Fratini made a motion, seconded by Jeff Snyder, to approve the permit after Mr. Motter brings a notarized letter to the borough showing that his neighbor is allowing him to build the shed 18” off the property line. Motion passed.

#### DYER, 301 BOYD STREET

Andre Dyer explained that he wishes to install solar panels on the south and east facing roof of his house. These panels would not be visible from Boyd Street and therefore meet the architectural compatibility for the historic district. Jeff Snyder made the motion, seconded by Jim Williams, to recommend that council approve the waiver for architectural compatibility. Motion passed 3-0 with John Karinch and Bruce Conrad abstaining.

#### ATKINS, 704 ASPEN LANE

Steve Dellinger explained the requirements for the stormwater exemption. The commission felt that due to the size of the proposed shed, they did not think it was necessary for this project. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

#### CHAPMAN, 104 MAPLE LANE

The Chapmans wish to construct a split-rail fence to the rear of their property. There was discussion about the how far off the property line the fence needs to be erected. The commission suggested six inches to a foot would be adequate for maintenance. The permit was approved.

#### GINDER, 116 IRON VALLEY DRIVE

The applicant is proposing a one-bay addition with a second floor to the existing garage. There was no one in attendance representing the project. Steve Dellinger said his office has had contact with the contractor and alerted him to the fact that a stormwater pit was in the vicinity of the proposed addition. The contractor was unaware and was in the process of locating the pit. Mr. Dellinger felt that they probably were not ready to move forward this month due to that issue. The commission tabled the permit request.

#### CLEMENTS, 219 KARINCH STREET

The applicant was proposing to erect a shed. There was no one in attendance representing the project. The commission had questions relating to the size and location of the proposed shed. The commission tabled the permit request until they received more information.

HENLEY, 1301 DOUGLAS FIR

The applicant was in attendance to discuss his proposal to erect a detached garage. There was discussion related to the location of the proposed structure and the impact stormwater runoff might have on the neighboring property. After further discussion, the commission agreed to approve the permit if Hanover can complete the stormwater review by the November borough council meeting.

SHUEY, 106 DOHNER STREET

The applicant was in attendance to discuss her proposal to erect a chain link fence along the driveway of her property. The property houses the Rexmont Post Office and rental units used for storage. The applicant stated that some of the renters have said the neighboring arborvitae trees have damaged their vehicles when they are accessing the property. The applicant had the property surveyed and wishes to trim the trees back to the property line and install a fence. Jim Williams made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

BLIGHT ORDINANCE

The commission decided to form a subcommittee consisting of Bruce Conrad and Jim Williams to review and revise a proposed blight ordinance. Ray Fratini will serve as an alternate.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Jeff Snyder. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary