

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON NOVEMBER 1, 2021 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, John Karinch, Bruce Conrad, Joe Lescisko, Jeff Snyder and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

CORNWALL MANOR

Paul Weidman presented the commission with a rendering of a sign that they would like to install at their main entrance which alerts people that the Health Center is a half-mile ahead. They have had issues with people turning in the main entrance and not being able to navigate the campus to get to the health center. They did not want to place the traditional blue directional sign with an "H" on it because they did not want people to see that sign and believe they could get treatment there.

Thomas Burton, 114 Pine Street, asked when the last time was that someone broke their leg on the rail trail and sought attention at the health center. Mr. Weidman stated that has never happened, but there is presently no sign there and he wanted to avoid any confusion that might come from placing such a sign.

Mr. Dellinger stated it met all the requirements of the ordinance.

Joe Lescisko made the motion, seconded by Jeff Snyder, to approve the sign installation. Motion passed.

114 PINE

The applicant is proposing to replace an existing deck that has been torn out with new material. The size will not change. The plan met all the requirements and there were no issues with stormwater because no new impervious was being added. John Karinch made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

105 FAIRWAY

At the October meeting, the applicant proposed constructing a detached garage. There were issues with the existing driveway infiltration pits and the proposed location of the garage. The contractor provided the commission with an updated plan that would relocate the infiltration pit. Mr. Fratini requested that the new infiltration pit be inspected before it is buried. The contractor stated that he was going to ask about a borough inspection as this does not require a UCC inspection. He agreed with the inspection to be done by Hanover Engineering. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

1408 DOUGLAS FIR

The applicant is proposing to construct an addition to the house. Ivan Martin, ISM Construction, was in attendance to review the plan. Mr. Dellinger stated that a previous plan showed the addition too close to the neighboring property line. Mr. Martin stated that this would be 54 feet off the property line, which would meet the 50-foot setback. Mr. Rhoads stated that the amended sewage permit approval was provided by the applicant. Mr. Dellinger asked if Mr. Martin had a total square footage for new impervious area. For lots between 2.01 and 5 acres, there is an exemption up to 10,000 sq. ft. provided that the new impervious is located at least 50 feet away from down slope property lines and any stream or swale. Mr. Dellinger stated that based on the topography for the property this would qualify. Joe Lescisko made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

525 HEMLOCK

The applicant is proposing to add a roof over an existing deck. There would be no increase in impervious surface or any issues with setbacks. John Karinch made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

308 SPRING HILL

The applicant is proposing to construct a 60' long wooden privacy fence that would be 6' high. Mr. Dellinger reviewed the fence regulations and stated that this proposal meets the criteria. Bruce Conrad made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

1024 BRADFORD

The applicant is proposing to construct an enclosure on the side of the house to conceal garbage cans and other like items. The homeowner's association has given their approval. The plan met all the requirements. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

1017 PERCY

The applicant is proposing to construct a pavilion over an existing patio. The homeowner's association has given their approval. Mr. Dellinger's only comment was to direct the downspouts towards the back of the property, not towards the neighboring houses. The applicant agreed with that. Jeff Snyder made the motion, seconded by John Karinch, to approve the permit. Motion passed.

130 JUNIPER

The applicant is proposing to construct three sections of fence to replace some trees that they had taken down. Joe Lescisko made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

632 ASPEN

The applicant was proposing a home occupation. The commission reviewed the request that was submitted for a lawn and landscape business. The commission also reviewed a response that the solicitor provided. Ms. Cleary stated that what was proposed does not meet the requirements of a

home occupation or even a home business. Mr. Karinch felt an enforcement notice was warranted as this property has been currently operating a business. Bruce Conrad made a motion, seconded by Ray Fratini, to deny the request for a home occupation permit. Motion passed 4-0 with John Karinch abstaining.

OLD BUSINESS

PRL

Plans are ready to be signed for recording.

NEW BUSINESS

OLD FURNACE – MONARCH BUTTERFLY HABITAT

The commissioners reviewed a request from a resident to create a monarch butterfly habitat on borough property in the vicinity of Old Furnace and Rexamont. The resident and her family would maintain the habitat. The commission felt it was a good idea but referred the matter to borough council. Bruce Conrad made the motion, seconded by Joe Lescisko, to recommend council review this matter. Motion passed.

384.5 REXMONT

Alex Kinzey, Steckbeck Engineering, contacted the borough about this currently vacant lot. The owners have contacted him about creating a plan to build on the lot. Mr. Kinzey does not believe there is any way for the driveway to meet the 15% slope required in the ordinance. The property was created prior to the 15% slope requirement but it is not grandfathered. The commission thought the only option was to seek a variance from the Zoning Hearing Board.

341/343 PAMELA LANE WATER ISSUES

The commission received a letter from engineer Bob Lynn that reviewed his findings from a site visit to the properties. Based on the information available, it does not appear that improvements constructed on 341 Pamela Lane are consistent with the approved plan. The plan suggested that stormwater was intended to traverse the northwest corner of 343 Pamela Lane but would not result in any ponding. The approved plan also suggested that a portion of 341 Pamela's driveway would drain to the west, but it appears to be draining to the east side. Ray Fratini made a motion, seconded by Jeff Snyder, to refer this issue to borough council for further action. Motion passed.

WATER LEVEL GAUGE ON HEADWALLS OF BASINS

Ron Ricard suggested at the last council meeting that level gauges be added to the drainage basins in the borough. He felt this would allow people to verify that these basins are dewatering correctly. There was a lengthy discussion about what the gauges would look like and where they would be located. The commission thought it would be prudent to amend the stormwater ordinance to include the requirement of level gauges in stormwater basins moving forward. Ray Fratini made the motion, seconded by John Karinch, to recommend the amendment to the stormwater basin.

PUBLIC COMMENT

Jeff Bamberger asked where the vacation of Oak Street and Finch Alley stood. Mr. Rhoads said the borough sent out letters to the adjoining homeowners and did not receive any feedback. The

next step is for council the authorize the advertisement of an ordinance to vacate them, followed by a public hearing.

Cathy Jackson stated that 308 Spring Hill Lane was supposed to have an inspection done on October 31st and questioned if it was completed. Mr. Rhoads stated that the property received an enforcement notice, and the borough is proceeding in that direction.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Motion passed. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Cody Rhoads
Secretary