

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON MONDAY, MAY 3, 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, Jeff Snyder, John Karinch, Bruce Conrad, Jim Williams and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

24 PALMER STREET

The owner is proposing to replace an existing 400 sq. ft. deck with a new one with the same dimensions to be placed at the same location. Jim Williams made a motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

104 CEDAR STREET

The applicant is proposing to build a 36' x 19' boat garage on the north side of Finch Alley on an existing stone parking area that was approved and constructed in March 2020. Detached private garages in rear yards shall be located a minimum of 1.5 feet from a side property line and a minimum of three feet from any rear property line in RMD, RSP and RV districts. In all districts where the entrance to a garage abuts a public alley, said garage entrance shall be no less than 15 feet from the right-of way of such an alley. It is unclear if Finch Alley is still a public alley.

Jeff Bamberger, Pine Street, was in attendance to ask if the borough still owned Oak Street and, if so, could Finch Alley be accessed from the portion of Oak Street that comes off Cedar Street.

After a lengthy discussion, Ray Fratini made a motion, seconded by Jeff Snyder, to recommend council sends this issue to the highway department for further investigation. Motion passed.

215 BURD COLEMAN ROAD

The owner is proposing to place a new prefabricated shed beyond the alley that runs behind the houses. The location meets the required setbacks. The property is in the Burd Coleman Historic Overlay Buffer Area. According to the requirements of Sections 14-2108.2 and 14-2108.3.B of the zoning ordinance, all new construction in the buffer area shall be architecturally compatible with the existing historic structures in the district.

The owner stated that the shed he has purchased does not have the required 8/12 pitch. He described it as a barn-style shed with a gable roof, which is flat on the top. Mr. Fratini said that there were existing structures back there that did not also conform. There was a question as to when they were built as this section of the ordinance did not get added until 2008.

There was further discussion as to what options the owner has. It was recommended he contact the shed builder to see if the roof can be changed or another shed can be built.

106 STORE LANE

The applicant is proposing the placement of a new 30' x 24' detached garage in the rear of the lot. The garage will be located three feet from the side property line and 30 feet from the rear property line, which complies with the ordinance. It is unclear if an additional driveway or parking area is also going to be constructed. The Stormwater Management Ordinance would allow an exemption for up to 2,500 sq. ft. on the lot if the new impervious area is located at least 10 feet from the downslope property line. The commission felt like they did not have enough information and tabled the matter.

101 SPRING HILL LANE

The owner was proposing a 20' x 12' addition to the existing garage. There were no issues with the proposal. Jeff Snyder made the motion, seconded by Jim Williams, to approve the permit and recommend council grant a stormwater exemption. Motion passed.

PUBLIC COMMENT

Joe Lescisko, Palmer Street, was representing the owners of 3 Willow Street. The owners of the home have a shed that is slightly on the property that Landmark is developing. Mr. Lescisko was hoping that the shed could either remain until it is no longer in use or if Landmark could assist in relocating it. It was suggested that the landowner contact Landmark to try to work something out.

NEW BUSINESS

REXMONT EC CHURCH – LOT ANNEXATION

Mr. Dellinger reviewed the proposed lot annexation that will create a new lot behind the existing parsonage. The commission did not have any questions about the plan. Ray Fratini made the motion, seconded by Jim Williams, to recommend council grant conditional approval for the lot annexation. Motion passed.

MINERSVILLAGE TRAILS

The commission asked that someone from SAMBA come to the June meeting to lay out what would be done to the property and then they would make a recommendation to council.

OLD BUSINESS

FURNACE STREET LOT ANNEXATION

Mr. Dellinger reviewed the project. All the plans and agreements were ready to be signed and recorded.

CORNWALL JUNCTION

Mr. Dellinger provided a brief update on the project. The agreements are being worked on and the off-site improvement cost estimate was received.

ZONING ORDINANCE UPDATE - ENFORCEMENT

There was a brief discussion regarding an update to the zoning ordinance. The commissioners talked about some of the issues that Solicitor Cleary's letter touched on last month. There is a possibility it will be updated in the future.

SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS

There was a brief discussion regarding an update to the zoning ordinance in regard to short-term rentals and guest house regulations. The commissioners hope to zero in on an update next month.

Mr. Bamberger voiced his displeasure with the house at 110 Cedar Street that is being rented out on the Airbnb platform.

215 BURD COLEMAN ROAD

The owner returned to the meeting and asked some follow-up questions about his project.

PUBLIC COMMENT

Linda Rau, Lynch Drive, was in attendance because she is worried about Tony's Mining Company adding impervious surface. She stated that her property already experiences problems with water runoff from the restaurant's parking lot. The restaurant's liquor transfer application stated they would be adding a patio or deck area. The commissioners said a deck likely would not add any impervious area, but any project would have to come before the planning commission.

ZONING COSTS

John Karinch stated that when the board took over approving zoning permits again, they overlooked how much it would cost to review. Mr. Karinch reviewed the costs per month so far this year. Mr. Karinch said the preparation Mr. Dellinger does for the meeting is invaluable, but the costs were not budgeted, and he is worried about spending \$5,000-\$7,000 per year. The costs are unable to be passed along to applicants. Mr. Dellinger believed that the borough could recoup the cost for stormwater management reviews. Cody Rhoads read Solicitor Cleary's email regarding the situation to the commissioners. There was discussion about possibly sending it back to the county first, but that was decided against. It was decided that Mr. Rhoads will receive and organize all the permits and the review will take place during the meeting.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Jeff Snyder. Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Cody Rhoads
Secretary