

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON JULY 6, 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, Joe Lescisko, Bruce Conrad and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

70 VALLEY VIEW

The applicant is proposing an inground pool, patio and pavilion, all built through different contractors. The only application tonight was for the pavilion. The commission wanted to review everything together when it was submitted and tabled it until August.

142 NORWAY

The applicant proposed building an inground pool. The plan met all the setbacks and requirements. Bruce Conrad made the motion, seconded by Ray Fratini, to approve the permit and recommend council grant a stormwater exemption. Motion passed.

374 GRANITE

The applicant is proposing to build either an addition to his garage or a carport next to it. Mr. Dellinger looked at the subdivision plan and found that there is a stormwater easement between the houses, and nothing can be constructed in the easement. The commission reviewed the building setbacks with the applicant. After discussing various options, the applicant is going to develop a new plan before returning. The application was tabled.

NEW BUSINESS

PRL X-RAY BUILDING

Alex Kinzey, Steckbeck Engineering, was in attendance to discuss the project. He stated that the plan is demolish the old Bethlehem Steel railroad building and build a new x-ray building on a similar footprint. The applicant is requesting a waiver for the stormwater plan. Mr. Kinzey was also seeking the commission's approval to pursue a special exception for building height. The regulation is 35', the current building is 45' and the new building would be 42'. Ray Fratini made the motion, seconded by Joe Lescisko, to recommend granting the waivers and supporting the request for special exception. Motion passed.

TONY'S MINING COMPANY

The applicant is proposing a deck or patio off the side of the building towards Rexmont Road. The total square footage would be 850 with a total dining area of 450 sq. feet. This would add an additional 32 patrons. The current parking spaces are 10' x 18'. The current ordinance requires 9' x 18'. There are currently 37 parking spaces. With the increased dining space, the applicant needs to add five more spaces and can accomplish that by restriping the parking lot so as not to

add any impervious surface. Mr. Dellinger felt comfortable that they can meet the required amount of parking spaces by restriping.

Jeannette Laverty, Lynch Drive, lives on the other side of the parking lot and discussed some of the stormwater issues she currently has at her property. She was worried more parking would exacerbate the problem. She was assured that there was no additional impervious surface being added. Linda Rau, Lynch Drive, also had concerns about the stormwater.

The commission tabled this matter until a plan is received for the patio/deck.

OLD BUSINESS

REXMONT EC CHURCH – LOT ANNEXATION

Mr. Dellinger stated that his review comments were adequately addressed. The plan is ready for signatures and recording. Ray Fratini made a motion, seconded by Bruce Conrad, to recommend council accept the plan. Motion passed.

FINCH ALLEY AND OAK STREET

Mr. Dellinger stated that he and Mr. Rhoads did research on the streets and alleys in Toytown. Most of the streets were established in 1958. There were pieces vacated by ordinance around that time and into the 1960s. The only three pieces that have not been officially vacated by ordinance are Laurel Alley between Cedar and south of Pine, Finch Alley between Laurel Alley and Oak Street and Oak Street between Pine and Cedar.

Mr. Fratini said that if the borough vacates these portions, it must be done in a way that does not restrict access through the alley.

After a lengthy discussion, Jeff Snyder made a motion, seconded by Bruce Conrad to recommend to council that the Laurel Alley, Finch Alley between Laurel Alley and Oak Street, and Oak Street from Pine Street to the north edge of Finch Alley be vacated. Motion passed.

Another lengthy discussion related to the maintenance of the alley after vacation followed the vote.

SPRING HILL ACRES – SHORT-TERM RENTALS

Paul and Maria DiCroce, 1305 Douglas Fir Cove, presented a proposal for a short-term rental at their property. The DiCroces would like to rent out their basement when it is not being used by visiting family members. The commission reviewed the proposal and found that it meets all criteria for a guest house. A guest house is not permitted by right in the residential forest district, so the owners will need to get approval for a conditional use from council. Ray Fratini made a motion, seconded by Jeff Snyder, to recommend to council that they grant a conditional use hearing for a guest house at 1305 Douglas Fir Cove.

SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS

Mr. Dellinger provided examples of ordinances for short-term rentals in other municipalities. The commission worked through the examples to craft the basis of an ordinance for the borough. Their thoughts are as follows:

Definition of short-term rental: any dwelling unit owned or managed by a person, firm or corporation which is rented or leased for a period of no more than 30 consecutive days.

Where allowed? Permitted in all zoning districts.

Allowed in any dwelling unit? Permitted in any dwelling unit.

Minimum lot size? None specified.

Off-street parking – additional space(s) required? Two additional off-street parking spaces for each rental bedroom shall be provided.

Limits on number of occupants? Yes. The number of guests in one party shall not exceed two adults per bedroom and four persons per bedroom, regardless of age.

Does the owner have to live in the borough? No.

Permit/licensing requirements? Annual permit/renewal required.

Annual fee? Yes.

Code and safety requirements? Yes.

Inspections? Yes.

Local contact/proximity to site? Contact person required.

County hotel and/or room taxes? Evidence required.

Further discussion will be needed on costs for the permit, licensing, fee and inspection. There will also need to be a determination as to who would do the inspections.

Mr. Dellinger will work on a draft for next month's meeting.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Bruce Conrad. Meeting adjourned at 9:07 p.m.

Respectfully submitted,

Cody Rhoads
Secretary