

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON APRIL 4, 2022 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, Jeff Snyder, Bruce Conrad, Joe Lescisko and borough engineer Chad Smith

ABSENT

John Karinch

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

268 NORTH ZINNS MILL

The applicant is proposing an inground pool. Mr. Smith said that there were no issues from the borough's perspective. He did state that he had experience with installing a pool there and there might be an issue with the property having multiple front yards. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

70 NORWAY

The applicant is proposing installing a chain link fence. There no issues with the proposal. Joe Lescisko made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

1225 ASH

The applicant was proposing a second driveway to be constructed. Mr. Smith stated that it was below the exemption criteria. The lot slopes away from the street so there would be no issue with runoff. A portion of the driveway slope would be 15% but the rest would be below that. The project does not need a permit from the Conservation District. Bruce Conrad made the motion, seconded by Ray Fratini, to approve the driveway permit. Motion passed.

NEW BUSINESS

305 SPRING HILL LANE

The resident was looking into a home business. Mr. Smith reviewed the differences between a home occupation and a home business. A home business is permitted by conditional use, which is approved by borough council. It allows the borough to place reasonable conditions on the business. Mr. Fratini asked that the resident attend the next Planning and Zoning meeting if they wish to proceed with the application.

ALDEN MANSION

Mr. Smith was asked to look at permitted uses for the property which is in the Planned Development (PD) zoning district. He stated that there is the Residential PD and the Business PD, but each scenario has a very specific set of guidelines that they would have to go through for any use. There did not appear to be any limitations on what the use could be.

Ron Ricard, 1038 Northgate Drive, asked if the owner would have to designate it as a residential use or business use? Mr. Smith felt it wasn't black and white, but the owner would have to take it through the process for either use.

There was discussion about the secondary easement on the property, what it could be used for and what specifications any driveway built on it must meet.

The owner will have to follow the process outlined in Article 17 of the zoning ordinance to pursue any use they wish to use the property for.

COMMENTS

There was discussion about the Cornwall Junction development. The recreation fees are addressed in the developer's agreement.

The beauty strip will be constructed later in the project.

The drainage basins are working properly right now because they are serving as sedimentation basins right now. They will be converted when most of the houses are completed. The individual homeowners will be responsible for the maintenance of the basin.

Patti Voorhees, 633 Aspen, asked about the borough's burning ordinance and concerns she has when she sees people in Spring Hill Acres burning on windy days. It was recommended that if anyone sees something they feel might be unsafe they should contact the borough office or police department.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Cody Rhoads
Secretary