



## BOROUGH OF CORNWALL

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### PLANNING AND ZONING COMMISSION DECEMBER 5, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, December 5, 2011 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams  
Joe Lescisko

#### Borough Officials

Jeff Steckbeck Steve Dellinger John Karinch Rob Koehler

#### Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction continues on the project. A status update was requested from the contractor. According to Bob Brandt (11/10/11), progress is proceeding slowly - waiting for electrical hookup by Met Ed and decisions on house furnishings by the owner/developer. The "hold harmless" agreement required by the Borough has not yet been signed/recorded as required.

Mr. Steckbeck recommends that a letter be sent to Denise Bollard stating that if the agreement isn't signed by December 31, 2011, the Borough will

require that the perimeter drains be disconnected from the storm sewer. M. Steckbeck will send the letter.

3. **Blue Bird Inn Parking Lot - Subdivision/Land Development Plan**

Construction is nearly complete on the project. The light fixtures are scheduled to be installed on or around December 9<sup>th</sup>. The owner has requested the release of all financial security being held on the project [see attached request]. As of 12/02/11, the recording of revised deeds for the five (5) lots and access easements for Lots 1 and 4 had not yet occurred.

A motion was made by Mr. Fratini, second by Mr. Simmermon and unanimously approved to recommend release of Financial Security pending connection of the lights by Met-Ed, and the recording of the revised deeds and access easements. A revised Plan sheet(s) showing the installed locations of the stormwater trenches should also be provided for the Borough's records.

4. **Iron Valley Storm Water Issues**

After conducting a site visit to the Dave Morris' property (110 Iron Valley) on October 14<sup>th</sup> to review the issue of stormwater runoff from the neighbors' property, Hanover Engineering provided suggestions to mitigate the problem [see HEA letter dated 11/30/11].

5. **H&K - The Preserve at Historic Cornwall Village**

The Tentative Plan was approved (with conditions) at the November 14<sup>th</sup> Borough Council meeting.

The next step for H&K is to submit a Final Land Developments Plan for Phase 1, which (according to Mr. Steckbeck) won't occur until the economy begins to turn around.

6. **Schaeffer 146 Anthracite Road - Garage**

Mr. Schaeffer wants to construct a garage on his property. Mr. Schaeffer read from a written statement [attached] that gives the timelines which have lead to the Zoning Board Hearing scheduled for Tuesday, December 13, 2011 at 7:30 p.m. The advertised purpose for the Hearing is to hear "a petition from Kathy Sanderson and Phyllis Repasch appealing a Zoning Permit issued to Mr. Schaeffer for the construction of a detached garage."

Of issue relating to the appeal is the status of Pyrite Court - a 12-foot wide Borough street/alley.

7. **Viozzi - 193 Race Street - Garage**

Josh Sweinhart, from Wood Originals, approached the commission regarding a proposed garage (32' X 30') he wants to build in the North Cornwall Historic Overlay District. Josh provided pictures of what the building would look like. This garage would be similar to the other garages on either side of Mr. Viozzi. It appears from the sketch that Mr. Viozzi meets all setback requirements and 8/12 roof pitch in the Historic Overlay District.

A motion was made by Mr. Snyder, seconded by Mr. Simmermon and unanimously approved to recommend a building permit be issued.

8. **Cornwall Manor - Woodside Apartments**

Mr. Weidman informed the commission that since pre-sales of the Woodside apartments are not as brisk as expected, that the Manor will be presenting a Phasing Plan for those residents who have made deposits.

Discussion followed regarding the allowable height of buildings in the Residential Institutional (RI) Zoning District. The current maximum height for structures in retirement communities is 45 feet, unless a greater height is authorized by conditional use [Section 14-1202 4.K.]. The proposed 4-story apartment building, with an architecturally appropriate roof line may require a building height in excess of 45 feet. Mr. Weidman indicated that the Manor would review its options and may request a Zoning Ordinance text amendment to allow for increased building height by right (under certain conditions).

9. **Vacancy on P&Z Commission**

Mr. Lescisko has indicated that he does not wish to be reappointed to P&Z when his term ends December 31, 2011.

10. **Regional Comprehensive Plan Update**

The contract with Gannett Fleming has been extended into CY 2012 to finish the plan at no additional cost. At the January 5<sup>th</sup> meeting, the committee will be reviewing a full set of recommendations, with a second Public Milestone Meeting, to be held, possibly, in March.

Since Mr. Lescisko will be leaving P&Z at the end of the year, he has agreed to stay involved with the Regional Comp Plan. A motion was made by Mr. Fratini, second by Mr. Snyder and unanimously approved to recommend to Borough Council that Mr. Lescisko continue as Cornwall's representative, along with Mr. Simmermon on the Regional Comprehensive Plan.

11. **Upcoming Commission Meeting**

Tuesday, January 3<sup>rd</sup>, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

12. **Meeting adjourned at 8:45 p.m.**

Respectfully submitted,

Joe Lescisko  
Secretary

Cc: Borough Council  
Jeff Steckbeck, Borough Engineer for Public Works  
County Planning Department  
Steven Dellinger, Borough Engineer for SLDO  
Josele Cleary, Solicitor