

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
July 13, 2016

MEETING was called to order at 7:30 p.m. with Chairman Mario Peluso presiding and the following members of the Commission and officials of the Borough present: Mr. David Aloe, Mr. Mario Peluso, Mr. David Martin, Mr. Timothy Corcoran, Mr. Patrick Keane and Mr. John Schwend, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on June 8, 2016 were presented to the Commission. After some review and discussion, the motion of Mr. Martin, seconded by Mr. Corcoran that the June 8, 2016 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Stephen Jurman – 1729 Yorktown Street, Pittsburgh PA
Mr. Greg Pilewicz – 6 Fairway Street, Sewickley PA
Mr. John Burger – 404 Sewickley Heights Drive, Sewickley Heights PA
Mr. Todd Waldo – 323 Nicholas Place
Mr. Richard McCormack – 314 Myrtle Lane
Mrs. Janice McCormack – 314 Myrtle Lane
Mrs. Kirsten Jones – 327 Nicholas Place
Mr. David Stanton – 4 Linden Place
Ms. Holly Hampe – 307 Nicholas Place
Mr. Wesley Brooks – 8 Way Hollow Road.
Mr. Pat Vescio – 315 Nicholas Place
Ms. Diane Perino – 7 Way Hollow Road
Mr. James Perino – 7 Way Hollow Road
Mrs. Dolores Perino – 7 Way Hollow Road

OLD BUSINESS:

VRG PLAN OF LOTS

Mr. Schwend reviewed the VRG Plan of Lots subdivision plan for the property located at 315 Nicholas Place. Mr. Schwend stated that no recommendation was made by the Planning Commission at their regular meeting on June 8th 2016. At the Borough Council meeting on June 21 2016, Council decided to send the VRG subdivision proposal back to the Planning Commission for a recommendation. Mr. Schwend addressed some of the concerns that residents had at the previous Planning Commission meeting, regarding sight distance and traffic volume and highlighted the analysis of a traffic study conducted by Trans Associates. Mr. Richard McCormack voiced his concern regarding the increase in motor vehicle traffic and the safety hazard that could occur with the proposed subdivision. Mr. Schwend stated that the Police Committee found no vehicular incidents within the past five years on Nicholas Place. Mr. Schwend also stated that a recommendation was to keep the sidewalks clear so that pedestrians would not have to walk on the street. Ms. Holly Hampe inquired if there would be any on-street parking available for these new residents and also discussed placement of a mirror on Nicholas Place. Mr. Schwend stated that each new lot must provide two off-street parking spaces and also stated that a mirror could be placed on Nicholas Place. Mr. McCormack read letters from Tara Alexander of 311 Challis Lane and Lynn Hayes of 316 Nicholas Place voicing their concerns regarding the proposed subdivision. These concerns included stromwater management on the

new lots and traffic concerns on Nicholas Place. Mr. Peluso stated that each builder on the proposed lots would be responsible for applying for a permit and displaying that the proper stormwater controls would be in place. Mr. Peluso also emphasized that the Planning Commission is only reviewing the subdivision in this instance, and that the application for building permits would come at a later time. Mrs. Kirsten Jones read a letter from John and Deanna Conte of 325 Nicholas Place stating their concerns regarding the increase in traffic and the danger of losing the neighborhood's aesthetic identity with this proposed plan. Mrs. Jones also highlighted her concerns of the safety of Nicholas Place if the proposed plan were to be approved. Mr. Todd Waldo voiced his support for the redevelopment of 315 Nicholas Place, but also discussed his concerns for the project's design. After further discussion Mr. Peluso stated that the developer had met all of the requirements according to the Borough Ordinances. Mr. Aloe agreed that VRG had met all requirements, but did voice his concern for the lack of communication between VRG and the concerned residents. Mr. Martin stated that he felt the only way the Planning Commission could not recommended VRG's subdivision proposal was if their plan violated the Borough Ordinance. Mr. Peluso made a motion with a second from Mr. Martin to recommend approval of the VRG subdivision to Borough Council with the condition that the plan follow the driveway location requirements of the traffic study. Mr. Peluso, Mr. Martin, and Mr. Keane voted in favor while Mr. Aloe and Mr. Corcoran were opposed. The recommendation passed by a 3-2 margin.

NEW BUSINESS:

ACADEMY GROUP PLAN OF LOTS

Mr. John Burger and Mr. Greg Pilewicz, representing Academy Group, requested approval for a subdivision to divide 209 Academy Avenue into two lots for single family residences. Mr. Burger stated that the new dwellings would be located in Edgeworth while the street (Academy Ave.) is located in Sewickley Borough. Mr. Aloe asked when Sewickley Borough's Planning Commission would meet next. Mr. Schwend stated that Sewickley's next planning Commission would be held on August 3rd. Mr. Pilewicz stated that all abutting neighbors to the property have been notified via certified mail. Mr. Burger requested that the Planning Commission grant a conditional recommendation of approval based on meeting requirements of the Borough Engineers. A motion was made by Mr. Martin with a second from Mr. Keane to recommend approval of the subdivision with the following three conditions. First, the items listed in Lennon Smith Souleret Engineer's letter dated July 13, 2016 must be addressed. Second, the items listed in Allegheny County's review letter must be addressed. Third, The Borough of Sewickley must approve the plan for street access and would need to approve the overall plan as well. The motion was unanimously carried.

BROOKS PROPOERTY DECK PROPOSAL

Mr. David Lucci representing Mr. Westley Brooks presented plans for a proposed covered deck structure located at 8 Way Hollow Road. Mr. Lucci stated that all comments received by the Borough Getotechnical Engineer had been addressed. Mr. Lucci also stated that his Structural Engineer had designed and stamped plans for construction of the deck. Mr. Schwend stated that because Mr. Brooks' residence is in the Conservation Overlay District (CO) the Planning Commission must make a recommendation to the Zoning Hearing Board. Mr. Aloe discussed the Geotechnical review and the Pittsburgh Red Bed shale formation that exists at the Brooks

residence and the general instability of that formation. Mr. Aloe also stated that vegetation and trees should be preserved in order to prevent landslides. Mr. Steven Jurman representing James and Dolores Perino of 7 Way Hollow Road discussed a very costly landslide that occurred on their property in 2002. Mrs. Perino also pointed out trees that were cut down on Way Hollow Road in February of 2016. Mr. Schwend stated that the Planning Commission is charged with making a recommendation regarding the Special Exception request. The Perinos expressed their concerns with the placement of the covered deck. Mr. Jurman stated that Mr. Brooks' alleged hardship of having one hundred foot setbacks between structures is self-imposed and discussed set back rules for their property. Mr. Aloe questioned why the deck would be placed on that specific location and inquired if it could be moved to the other side of his property away from the Perino's property. Mr. Brooks stated that he believed it to be the most suitable location because it was where the prior deck was located. After review and discussion a motion was made by Mr. Martin with a second by Mr. Peluso to recommend approval for the Special Exception to construct the structures in the Conservation Overlay District. The motion was unanimously carried.

There being no further business, the meeting on motion duly made by Mr. Keane and seconded by Mr. Aloe was adjourned at 9:30 p.m.

- John F. Schwend, Secretary