

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
March 9, 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. David Martin, Mr. Mario Peluso, Mr. Patrick Keane, and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on December 9, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Aloe, seconded by Mr. Peluso that the December 9, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Bradley Busatto – 520 Woodland Rd. Ext.

Ms. Alyson Korman – 510 Woodland Rd. Ext.

Mr. Steve Victor – Victor Wetzels Associates

OLD BUSINESS:

AFFIRMATION OF MEETING DATES FOR 2016: Mr. McDaniel presented the Commission with the advertised meeting dates for calendar year 2016.

NEW BUSINESS:

PROPOSED SINGLE FAMILY RESIDENCE – 21 LITTLE SEWICKLEY CREEK RD:

Mr. McDaniel introduced Mr. Steve Victor who is representing the owners of 21 Little Sewickley Creek Road. Mr. Victor presented the Commission with preliminary drawings and proposals for his client, Three Rivers Trust, who wishes to move an existing home and construct a new home with accessory structures at their property on Little Sewickley Creek Road. The Commission must review their plans and make a recommendation to the Zoning Hearing Board because the applicant is seeking to construct the structures in the Conservation Overlay Zoning District. Mr. Victor described the project, and the geotechnical work that has taken place. The Borough Engineer, Garvin Boward Beitko, has reviewed the geotechnical report and made recommendations, which Mr. Victor indicated would be addressed prior to the next meeting of the Planning Commission.

PROPOSED DETACHED GARAGE – 520 WOODLAND RD EXT. - BUSATTO:

Mr. McDaniel introduces Mr. Bradley Busatto of 520 Woodland Rd. Ext. and describes his proposal for constructing a detached garage at his property located in the Conservation Overlay Zoning District. The Commission must review the plans and make a recommendation to the Zoning Hearing Board because the proposed structure would be constructed in the Conservation Overlay Zoning District. Mr. Busatto described the proposed garage and its location on his property. Mr. Busatto stated that his geotechnical engineer, Pennsylvania Soil and Rock, has completed their investigation of the property, and submitted their reports to the Borough Geotechnical Engineer. Mr. McDaniel indicated that the Borough Engineer has

reviewed the reports and after review has found that the project meets the criteria required in the Borough Ordinances. Ms. Alyson Korman addressed the Commission on behalf of her parents, Mr. and Mrs. Neill Barker, who are adjacent property owners. Ms. Korman stated that their only concern is with a possible septic site located on the adjacent property, and that if any movement were to occur on the hillside above the proposed garage that the septic site might not work in the future. After discussion, a motion was made by Mr. Aloe with a second from Mr. Peluso that a positive recommendation for the project be made to the Zoning Hearing Board. All present voted in favor of the motion.

There being no further business, the meeting on motion duly made and seconded was adjourned at 8:05 p.m. - Martin C. McDaniel, Secretary