

# Factoryville Planning Commission Minutes

January 2, 2025

The Factoryville Planning Commission held its meeting January 2, 2025 in the Borough Hall. Chairman, Tom Schoefield called the meeting to order at 6:05 pm.

## PRESENT

Tom Schoefield  
Tim Nelson  
Patti McGonagle  
Zoning Officer - Brent Goble  
Zoning Officer – Greg Ellsworth

## ABSENT

## MINUTE APPROVAL

Tim Nelson made a motion, seconded by Tom Scofield to approve December 4, 2024 minutes.

## PUBLIC COMMENT

1. Tom McCarthy request for a land subdivision/consolidation
  - a. Michael Duddy, Land Surveyor from Labella, on behalf of Tom McCarthy, presented proposed plans for a sub-division to combine Tom's 2 lots into one 1.49 acre parcel.
  - b. Patti McGonagle made a motion to accept the drawings for consolidation of Tom McCarthy's property on 77 Lindley Ave. Tim Nelson seconded. Motion passed.
2. Drawings now go to Wyoming County for approval. The County has 30 days to review.
3. If approved, Factoryville Planning Commission can approve at the next scheduled meeting.
2. Village District Parking
  - a. Non residential - Off street parking shall be required for any proposed, expanded, or changed nonresidential use to accommodate the number of employees on the largest shift. Loading and unloading areas shall not be required.
  - b. Residential Buildings – Off-street parking for new or expanded residential buildings and conversions to residential use shall be provided at the rate of one (1) parking space per dwelling unit.
  - c. Tim Nelson made a lotion to accept, Patti McGonagle seconded. Motion passed.
3. Zoning Report
  - a. 160 College Avenue – Need pre-construction permit to re-build porches
  - b. 215 Riverside – Need permit to cover new porches already installed.
  - c. 193 Riverside – Need permit and construction permit to re-build retaining walls
  - d. 101 College Avenue
    - i. Mr. Buckley has approval for second floor apartment rental ONLY
    - ii. A photography studio is occupying the first floor making Mr. Buckley 'out of compliance'.
      1. A certified letter was sent, and one hand delivered, to Mr. Buckley stating the violation that there is an unpermitted business in the building. Mr. Buckley has 30 days to respond by removing the business occupying the first floor of 101 College Ave.
    - iii. The following are the next steps:
      1. Remove the business within 30 days of the certified letter.
      2. Come in front of the Zoning and Hearing Board with a completed application for the business to occupy the first floor
      3. If the above doesn't happen, Factoryville Borough will take the matter to the Magistrate.

Meeting was adjourned at 7:22. Motion made by Tim Nelson, seconded by Patti McGonagle.

Next meeting will be February 5, 2025 in the Borough Building.

Respectfully submitted,  
Patti McGonagle