

**AGENDA  
CITY COUNCIL  
PUBLIC HEARINGS  
TUESDAY, FEBRUARY 23, 2021**

**I. OPENING EXERCISES**

- A. Pledge of Allegiance and Moment of Silence
- B. Call to Order
- C. Roll Call

**II. PUBLIC HEARINGS**

6:00 p.m.: Petition of DON Enterprises, Inc. to vacate an unnamed, unopened alley that runs between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward. The unnamed unopened alley requested to be vacated runs in an east-west direction, located generally in the area of 307, 305 S. Walnut Street.

6:15 p.m.: Petition of Ethel Wyant to vacate an unnamed unopened sixteen foot wide alley that runs between Parcel I.D. No. 05-059400 and 05-022600 on the north and Parcel I.D. No. 05-059400, 05-155400, and 05-155500 on the south in Sections 77 of the Official Survey Map of the City of New Castle in the Fifth Ward. The unnamed unopen alley requested to be vacated runs in an east-west direction, located generally in the area of 412 Denver Avenue.

**III. ADJOURNMENT**

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NEW CASTLE, PENNSYLVANIA**

**2020-19**

**WHEREAS**, the Planning Commission of the City of New Castle, Pennsylvania is the official advisory agent to the Council of the City of New Castle on matters pertaining to the general planning of land; and


**WHEREAS**, the Planning Commission of the City of New Castle, Pennsylvania conducted a public meeting on December 15, 2020; and

**WHEREAS**, the petition of DON Enterprises, Inc. to vacate an unnamed, unopened alley that runs between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward. The unnamed unopened alley requested to be vacated runs in an east-west direction, located generally in the area of 307, 305 S. Walnut Street, was reviewed.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NEW CASTLE, PENNSYLVANIA**, that approval of the petition of DON Enterprises, Inc. to vacate an unnamed, unopened alley that runs between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward. The unnamed unopened alley requested to be vacated runs in an east-west direction, located generally in the area of 307, 305 S. Walnut Street, is recommended.

**APPROVAL RECOMMENDED** this 15<sup>th</sup> day of December, 2020.

VOTE: 3 to 0  
2 ABSENT

  
VICE Chairman of the Planning Commission  
of the City of New Castle, PA



**CITY OF NEW CASTLE**  
City Building  
230 N. Jefferson Street  
New Castle, Pennsylvania 16101-2220

November 16, 2020

Planning Commission of the City of New Castle, PA  
City Building  
230 North Jefferson Street  
New Castle, PA 16101

Re: DON Enterprises, Inc. to vacate an unnamed/unopened alley.

Dear Planning Commission Members:

Attached is the petition of DON Enterprises, Inc. to vacate an unnamed, unopened alley between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward.

Said petition was received by City Council at its November 12, 2020 meeting, and referred to the City Planning Commission for review and report back to City Council.

Sincerely,

A handwritten signature in blue ink that reads "Ciara K Buck".

Ciara Buck  
Deputy City Clerk

Attachment

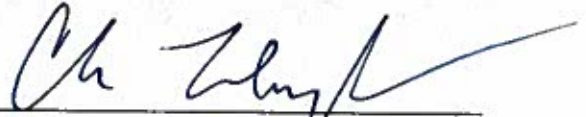
Date 10/23/2020

**PETITION TO VACATE AN UNNAMED UNOPENED ALLEY**

TO: CITY COUNCIL OF THE CITY OF NEW CASTLE, LAWRENCE COUNTY, PENNSYLVANIA

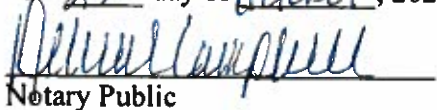
Petitioner, DON Enterprises, Inc., wishes to vacate an unnamed, unopened alley that runs between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward. The unnamed, unopened alley requested to be vacated runs in an east-west direction, and more particularly described on the attached Legal Description, prepared by Frank B. Taylor Eng., Inc.

The Petitioner, DON Enterprises, Inc., is the proper owner on both sides of the unnamed unopened alley requested to be vacated.



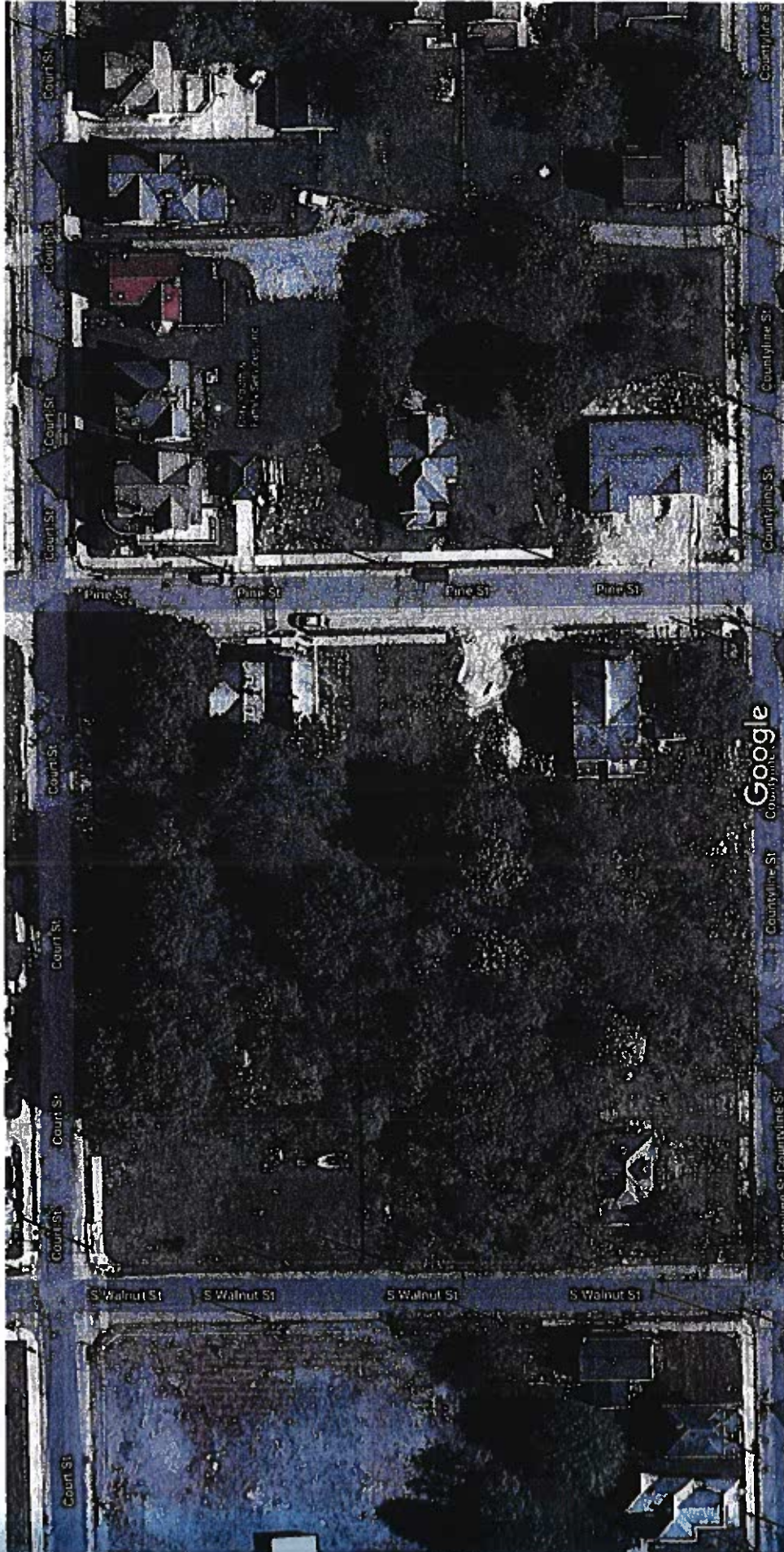
Chris Lloyd, C.E.O., DON Enterprises, Inc.  
1929 East Washington Street  
New Castle, PA 16101

Sworn and Subscribed before me  
This 23rd day of October, 2020

  
Notary Public

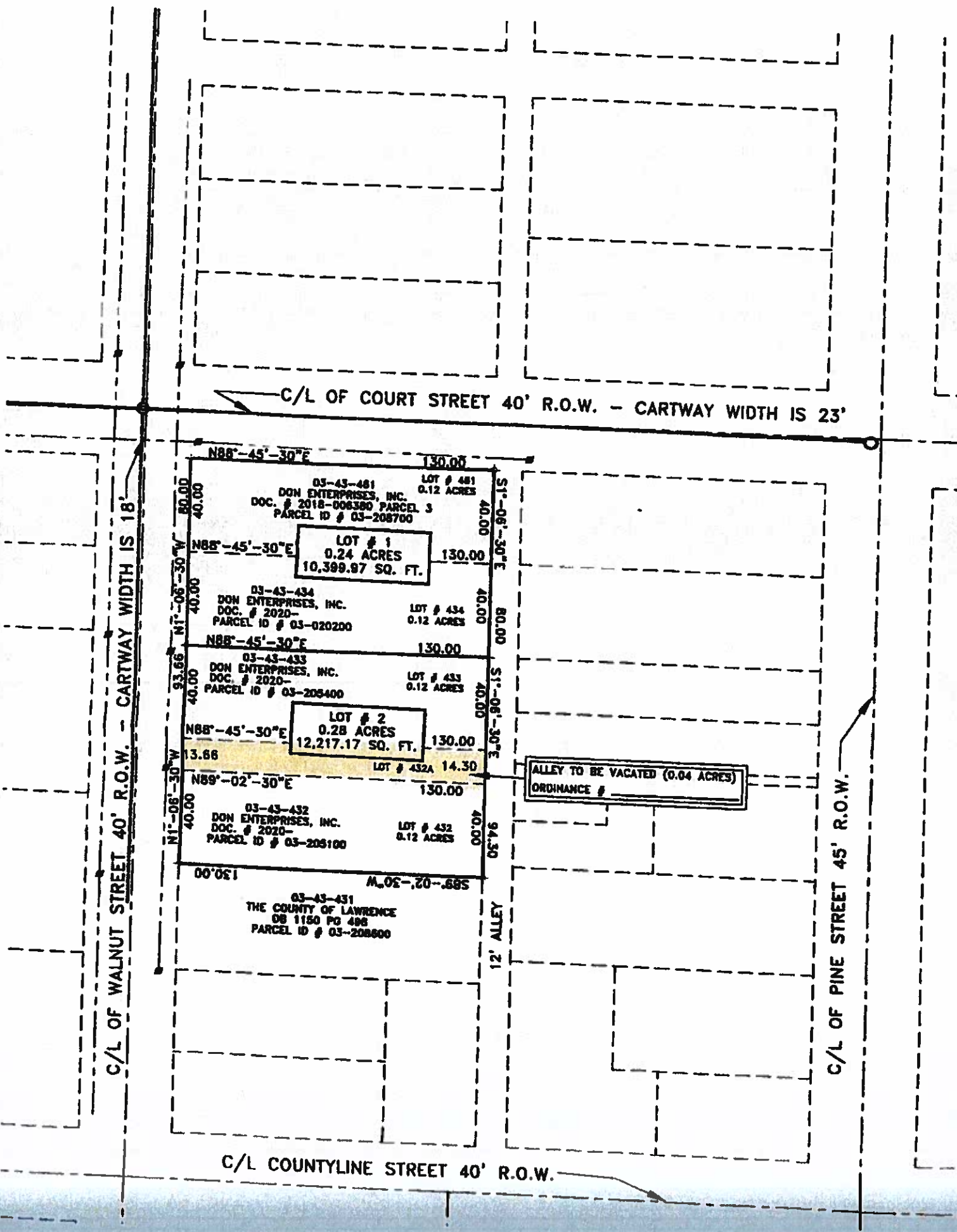
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal  
Debra L. Campbell, Notary Public  
Lawrence County  
My commission expires August 21, 2023  
Commission number 1292737  
Member, Pennsylvania Association of Notaries



Map data ©2020, Map data ©2020 20 ft

*Approx. area of proposed alley closure.*



C/L OF COURT STREET 40' R.O.W. - CARTWAY WIDTH IS 23'

C/L OF WALNUT STREET 40' R.O.W. - CARTWAY WIDTH IS 18'

C/L OF PINE STREET 45' R.O.W.

C/L COUNTYLINE STREET 40' R.O.W.

N88°-45'-30"E 130.00

03-43-481 LOT # 481  
DON ENTERPRISES, INC. 0.12 ACRES  
DOC. # 2018-006380 PARCEL 3  
PARCEL ID # 03-208700

LOT # 1  
0.24 ACRES  
10,399.97 SQ. FT.

03-43-434 LOT # 434  
DON ENTERPRISES, INC. 0.12 ACRES  
DOC. # 2020- PARCEL ID # 03-020200

N88°-45'-30"E 130.00

03-43-433 LOT # 433  
DON ENTERPRISES, INC. 0.12 ACRES  
DOC. # 2020- PARCEL ID # 03-208400

LOT # 2  
0.28 ACRES  
12,217.17 SQ. FT.

N88°-45'-30"E 130.00

LOT # 432A 14.30

N89°-02'-30"E 130.00

03-43-432 LOT # 432  
DON ENTERPRISES, INC. 0.12 ACRES  
DOC. # 2020- PARCEL ID # 03-208100

00°05'1 130.00

03-43-431  
THE COUNTY OF LAWRENCE  
DB 1150 PG 488  
PARCEL ID # 03-208800

ALLEY TO BE VACATED (0.04 ACRES)  
ORDINANCE #

12' ALLEY

## LEGAL DESCRIPTION

All of that certain parcel of ground situate in the Third Ward, City of New Castle, Lawrence County, Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point at the intersection of the east line of a 40 foot right-of-way for Walnut Street and the south line of a 40 foot right-of-way for Court Street, said point being the northwest corner of Lot #461 in City Section 43 of the Official Survey for the City of New Castle;

thence along the east right-of-way line for Walnut Street S.  $01^{\circ}-06'-30''$  E. a distance of 120.00 feet to a point on the north line of an alley, said point being the southwest corner of Lot #433 in the aforementioned City Section, said point being the TRUE PLACE OF BEGINNING;

thence along the dividing line between the north right-of-way line of an alley and the south property line of Lot #433 N.  $88^{\circ}-45'-30''$  E. a distance of 130.00 feet to a point on the west line of a 12 foot right-of-way for an alley, said point being the southeast corner of Lot #433;

thence across an alley S.  $01^{\circ}-06'-30''$  E. a distance of 14.30 feet to a point on the west line of a 12 foot right-of-way for an alley, said point being the northeast corner of Lot #432 in the aforementioned City Section;

thence along the dividing line between the south right-of-way line of an alley and the north property line of Lot #432 S.  $89^{\circ}-02'-30''$  W. a distance of 130.00 feet to a point on the east right-of-way line for Walnut Street, said point being the northwest corner of Lot #432;

thence along the east right-of-way line for Walnut Street N.  $01^{\circ}-06'-30''$  W. a distance of 13.66 feet to a point being the place of beginning. This area to be vacated contains 1,817.21 Square Feet or 0.04 Acres.

**PUBLIC HEARING NOTICE**  
**PETITION TO VACATE PORTION AN UNNAMED UNOPENED ALLEY**

Notice is hereby given that the Council of the City of New Castle, PA, will hold a Public Hearing on Tuesday, February 23, 2021 at 6:00 p.m., for the purpose of hearing comments on the petition of DON Enterprises, Inc. to vacate an unnamed, unopened alley that runs between Lot 432 and Lot 433 on Section 43 of the Official Survey Map of the City of New Castle in the Third Ward. The unnamed unopened alley requested to be vacated runs in an east-west direction, located generally in the area of 307, 305 S. Walnut Street.

Please note that due to the COVID-19 pandemic, it is anticipated that the public hearing will be held virtually via Zoom. If it will be held virtually via Zoom, information regarding when and how to submit comments and/or questions will be available on the City of New Castle website (<http://www.newcastlepa.org/>) on the City's calendar page and a video recording of the public hearing will be posted on the City of New Castle website (<http://www.newcastlepa.org/>) after the public hearing has concluded. If the City Building is open to the public the public hearing will be held in Council Chambers, City Building, 230 N. Jefferson Street, New Castle, PA.

CITY OF NEW CASTLE, PA  
Ciara Buck, Deputy City Clerk

**LEGAL NEWS:**

Friday, January 22, 2021  
Friday, January 29, 2021  
Friday, February 5, 2021

**NO BOLDING - NO AFFIDAVIT**



**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NEW CASTLE, PENNSYLVANIA**

**2020-20**

**WHEREAS**, the Planning Commission of the City of New Castle, Pennsylvania is the official advisory agent to the Council of the City of New Castle on matters pertaining to the general planning of land; and


**WHEREAS**, the Planning Commission of the City of New Castle, Pennsylvania conducted a public meeting on December 15, 2020; and

**WHEREAS**, the petition of Ethel Wyant to vacate an unnamed unopened sixteen foot wide alley that runs between Parcel I.D. No. 05-059400 and 05-022600 on the north and Parcel I.D. No. 05-059400, 05-155400, and 05-155500 on the south in Sections 77 of the Official Survey Map of the City of New Castle in the Fifth Ward. The unnamed unopen alley requested to be vacated runs in an east-west direction, located generally in the area of 412 Denver Avenue, was reviewed.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NEW CASTLE, PENNSYLVANIA**, that approval of the petition of Ethel Wyant to vacate an unnamed unopened sixteen foot wide alley that runs between Parcel I.D. No. 05-059400 and 05-022600 on the north and Parcel I.D. No. 05-059400, 05-155400, and 05-155500 on the south in Sections 77 of the Official Survey Map of the City of New Castle in the Fifth Ward. The unnamed unopen alley requested to be vacated runs in an east-west direction, located generally in the area of 412 Denver Avenue, is recommended.

**APPROVAL RECOMMENDED** this 15<sup>th</sup> day of December, 2020.

VOTE: 3 to 0  
2 ABSENT

  
ALBERT CONTI  
Vice Chairman of the Planning Commission  
of the City of New Castle, PA



**CITY OF NEW CASTLE**  
City Building  
230 N. Jefferson Street  
New Castle, Pennsylvania 16101-2220

November 16, 2020

Planning Commission of the City of New Castle, PA  
City Building  
230 North Jefferson Street  
New Castle, PA 16101

Re: Ethel and Dennis Wyant to vacate an unnamed unopened 16 foot wide alley.

Dear Planning Commission Members:

Attached is the petition of Ethel and Dennis Wyant to vacate an unnamed unopened 16 foot wide alley that runs between Parcel I.D. No. 05-059400 and 05-022600 on the north and Parcel I.D. No. 05-059400, 05-155400, and 05-155500 on the south in Section 77 of the Official Survey Map of the City of New Castle in the Fifth Ward.

Said petition was received by City Council at its November 12, 2020 meeting, and referred to the City Planning Commission for review and report back to City Council.

Sincerely,

A handwritten signature in blue ink that reads "Ciara Buck".

Ciara Buck  
Deputy City Clerk

Attachment

Ethel WYANT  
412 DENVER Ave

Oct 26, 2020

**New Castle City Council  
City Building  
230 N. Jefferson Street  
New Castle, PA 16101**

**City Council Members,**

**Attached is a signed and notarized petition to vacate a portion of a 16 foot alley running between property owned by Ethel and DENNIS, as well as a map depicting the portion of said alley.**

**Please accept this as our official request to vacate a portion of said alley.**

Sworn to and subscribed before me  
this 26 day of Oct, 2020

Sincerely, *Ethel WYANT*

*Rose M. Herr*

Commonwealth of Pennsylvania - Notary Seal  
Rose M. Herr, Notary Public  
Lawrence County  
My commission expires April 12, 2023  
Commission number 1070689  
Member, Pennsylvania Association of Notaries

Date: September 22, 2020

**PETITION TO VACATE AN UNNAMED UNOPENED ALLEY**

TO: CITY COUNCIL OF THE CITY OF NEW CASTLE, LAWRENCE COUNTY, PENNSYLVANIA

I, Petitioner, Ethel Wyant wish to vacate an unnamed unopened sixteen foot wide alley that runs between Parcel I.D. No 05-059400 and 05-022600 on the north and Parcel I.D. No's 05-059400, 05-155400 and 05-155500 on the south in sections 77 of the Official Survey Map of the City of New Castle in the Fifth Ward. The unnamed unopened alley requested to be vacated runs in an east-west direction and is more particularly described as follows:

Beginning at a point being N 01° 27' 15" W a distance of 120 feet from the intersection of the north right of way of Carl Street with the west right of way of Grimes Street, said point being the point of beginning. Thence, S 88° 28' 30" W a distance of 208.6 feet to a point on the east right of way line of an another unnamed 15 foot alley. Thence along the east side of the unnamed alley , N 23° 04' 57" W a distance of 17.2 feet to a point. Thence N 88° 28' 30" E a distance of 134.94 feet to a point. Thence, S 01° 27' 15" E a distance of 8 feet to a point on the centerline of the said alley. Thence, along the centerline of said alley N 88° 28' 30" E a distance of 80 feet to a point. Thence S 01° 27' 15" E a distance of 8 feet to a point, being the point of beginning, containing 2748 Square Feet (0.063 Acres).

The Petitioner, Ethel Wyant, is the property owner on both sides of a portion of the unnamed unopened alley requested to be vacated.

*Ethel Wyant*

Signature

412 DENVER AVE  
NEW CASTLE, PA 16101

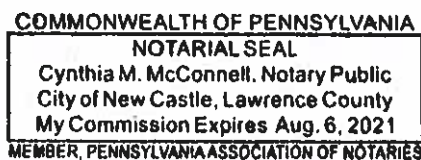
Address

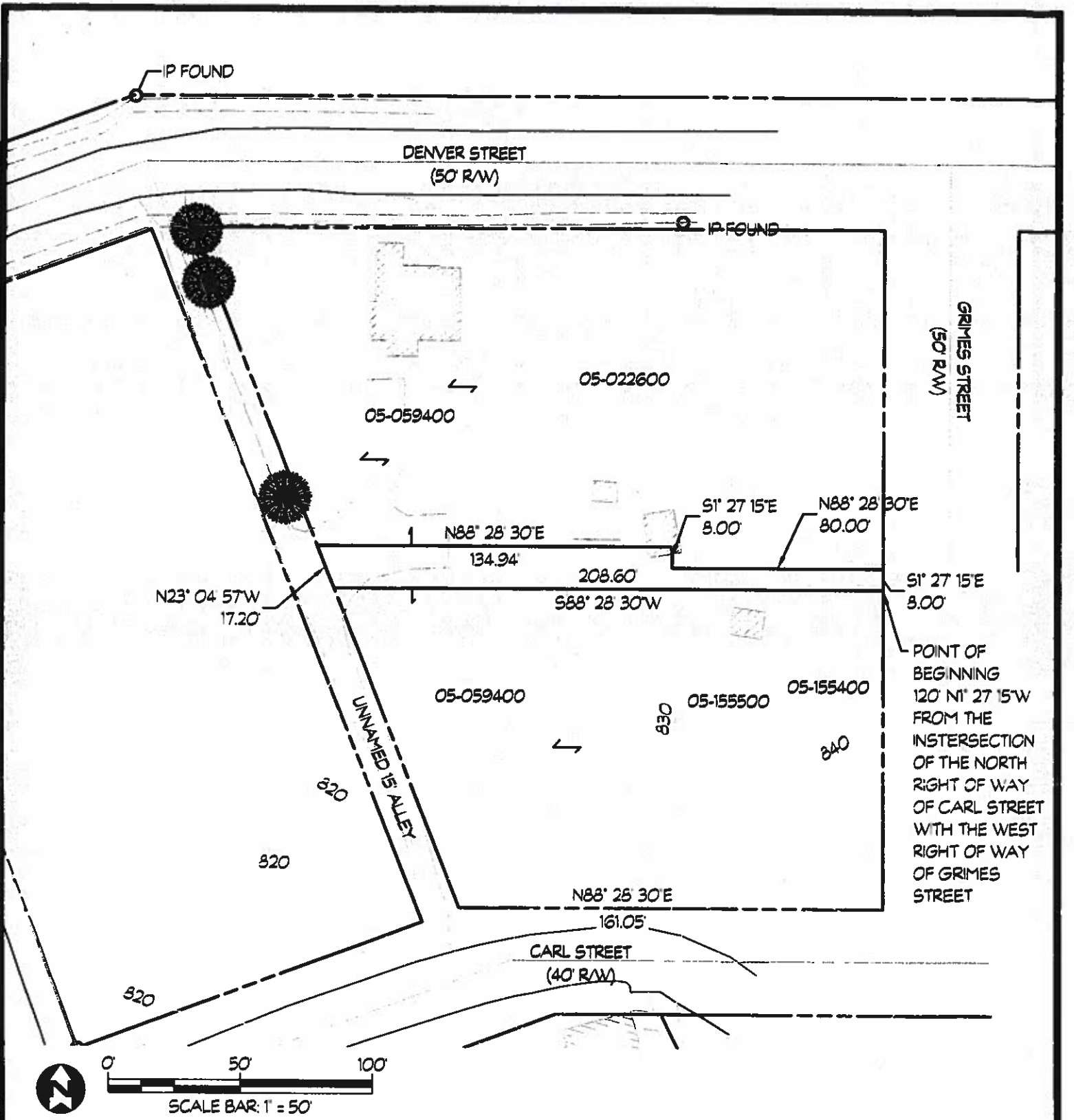
Sworn and Subscribed before me  
this 26<sup>th</sup> day of Oct, 2020

*Cynthia M. McConnell*

Notary Public

My Commission Expires





**PROPOSED ALLEY VACATION FOR  
ETHEL E. & DENNIS E. WYANT**

PROPOSED ALLEY AREA  
TO BE VACATED

CITY OF NEWCASTLE 5TH WARD

LAWRENCE COUNTY PA



**R.A.R.**   
**engineering group, inc.**  
 1135 butler avenue, new castle, pennsylvania 16101  
 telephone: 724.852.1004 fax: 724.852.3814  
 website: <https://www.rarengineering.com>

PREPARED BY	CMS	DATE	10/20/2020
CHECKED BY	MEP	DATE	10/20/2020
APPROVED BY	MEP	DATE	10/20/2020
DRAWING SCALE:	AS NOTED		

**DRAWING NUMBER**  
**V-101**  
 SHEET 1 OF 1

REVISIONS	
NO.	DATE

**CONSENT TO PETITION TO VACATE ALLEY**

I, the undersigned, being a property owner other than the Petitioner whose property abuts alley which the Petitioner is requesting be vacated, have no objections to the City of New Castle vacating said alley.

Dated: Nov. 12 - 2020

John H. Krzysik

Dated: \_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_

**PUBLIC HEARING NOTICE**  
**PETITION TO VACATE PORTION AN UNNAMED UNOPENED ALLEY**

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**CITY OF NEW CASTLE, PA**  
**Ciara Buck, Deputy City Clerk**

**LEGAL NEWS:**

Friday, January 22, 2021  
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Friday, February 5, 2021

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