



**Planning Commission Approval Recommendation Letter**

for:

**Application # S-01-2026**

**'Second Revision to the Kosky Plan of Lots'**

**Preliminary & Final Minor Subdivision/Consolidation Application**

March 6, 2026

Mr. Craig Cozza  
295 Myoma Road  
Mars, PA 16046

Reference: File # S-01-2026, Preliminary & Final Minor Subdivision/Consolidation application for the proposed subdivision and consolidation of three (3) parcels located in the vicinity of Newbury Drive and Millers Run Road. The involved parcels are Allegheny County Parcel Nos. 256-L-1, 256-L-2, and 256-L-9. The parcels are located in the C-2 (Commercial District) zoning district. The total property acreage involved in this subdivision is 5.48 acres.

Dear Mr. Cozza:

At the March 3, 2026 meeting, the South Fayette Township Planning Commission recommended approval of your application for Preliminary & Final Minor Subdivision/Consolidation plan, subject to the following:

1) Resolution of comments in the following review letters be addressed to the satisfaction of the Township Engineer:

- Gibson-Thomas Engineering Co., Inc. review letter dated **February 19, 2026**
- Allegheny County Department of Economic Development letter dated **September 19, 2023**

File # S-01-2026  
Subdivision/Consolidation Plan Approval Recommendation Letter  
Second Revision to the Kosky Plan of Lots  
March 6, 2026

If you have any questions and/or comments please feel free to contact me directly.

Respectfully,  
Gibson-Thomas Engineering Co., Inc.

*Jason F. Paulovich*

Jason F. Paulovich, Principal  
Engineer's Representative

[jason.paulovich@gibson-thomas.com](mailto:jason.paulovich@gibson-thomas.com)

cc: South Fayette Township Board of Commissioners  
South Fayette Township Planning Commission  
John Barrett, Township Manager  
Gary Hartz, Township Planning Director  
Peggy Patterson, Executive Assistant  
Arianna Lower, Executive Administrative Assistant  
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department  
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta  
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Chris Seymour  
Chelsey Fajbik, Gibson-Thomas Engineering Co., Inc.  
Nick Goettman, Municipal Authority of the Township of South Fayette  
The Gateway Engineers, Inc. – Joseph Galbraith