

Minor Report

July 2, 2026 through August 5, 2026

The following minor subdivision and land development plans were processed by Wyoming County Office of Community Planning Staff as authorized under County SALDO Article III:

County Jurisdiction

Lot Addition Subdivision for Devils Elbow Farm Irrevocable Trust – *Windham Township* **[File #2026-18]**

Plan Received: May 8, 2026

Conditional Approval: June 19, 2026

Final Approval: July 24, 2026

Plan Recorded: July 24, 2026, Instrument # 2026-1694

The purpose of this subdivision is to create lot one. Parcel A (+25.81 acres pre sub, shall be joined to and become an inseparable part of land being +10.81 acres as described in instrument #2021-0681, creating a 36.62 acre parcel post sub)
(Nimble Hill Road SR 4005)

Minor Subdivision for Jeffrey M. Scavazzo – *Lemon & Tunkhannock Townships* **[File #2026-27]**

Plan Received: June 16, 2026

Final Approval: July 23, 2026

Plan Recorded: July 31, 2026, Instrument #2026-1760

The purpose of this subdivision is to convey 1.10 acres comprising “Parcel A” from Lot #2 to Lot #1.
Stark Road (Township Road #414)

Minor Subdivision for Russell W. Prevost – *Meshoppen Township* **[File #2026-28]**

Plan Received: June 22, 2026

Conditional Approval: August 3, 2026

The purpose of this subdivision is to add-on Lot 3A to Lot 3. Lot 2 is remaining lands with existing trailer, well and septic.
Springer Lane

Minor Subdivision for Arden Tewksbury Estate – *Meshoppen Township* **[File #2026-29]**

Plan Received: July 14, 2026

The purpose of this subdivision is to add on Lot #9A of tax parcel #13-091.0-007-04-00-01 of Arden Tewksbury 5.45 acres will become part and parcel of Lot #9, tax parcel #13-091.0-007-04-00-02 lands of Timothy T. Tewksbury and Lori L. Tewksbury 29.2190 acres making a new lot of 34.669 acres.
State Route 4001

Minor Subdivision for Jim P. & Marne A. Greenley – *Eaton Township*

[File #2026-30]

Plan Received: July 20, 2026

The purpose is to subdivide one new lot for a residential home within a parent parcel. Plan proposes a shared driveway/Minimum Access Drive and associated access easement.

Thurston Hollow Road (Eaton Township Road #370)

Minor Subdivision for Abraham Caleb & Alexandria Paige O'Connell - *Falls Township*

[File #2026-24]

Plan Received: May 27, 2026

Conditional Approval: July 21, 2026

Final Approval: July 24, 2026

Plan Recorded: July 24, 2026, Instrument # 2026-1693

The purpose of this subdivision is to create lot 1.

Spring Hill Drive (Falls Township Road #372)

Minor Subdivision for Christopher & Christen Tiffany – *Windham Township*

[File #2026-25]

Plan Received: June 1, 2026

Final Approval: July 22, 2026

The purpose of this subdivision is to create one new lot. Parent tract would be 57.80 acres pre subdivision; 55.80 acres post subdivision.

State Route 3001

Minor Subdivision for Victor and Diane Choplosky - *Nicholson Township*

[File #2026-21]

Plan Received: May 19, 2026

Final Approval: July 6, 2026

Plan Recorded: July 8, 2026 Instrument # 2026-1558

The purpose of this subdivision is to subdivide a 2 acre lot from a parent tract.

Vics Lane (Nicholson Township Road #523)

Flack Subdivision – *Northmoreland Township*

[File #2026-26]

Plan Received: June 4, 2026

Conditional Approval: July 22, 2026

The purpose is to transfer a 1.72 acre piece from (19-012.0-032-00-00-00) to become an inseparable part of 19-012.0-032-01-00-00 so all buildings owned by Northmoreland Township Volunteer Fire Company are on their own lands. Subdivide a 2.47 acre lot from (19-012.0-032-00-00-00) shown as lot #2, so that all buildings owned by the Vernon Baptist Church are on their own property.

Demunds Road (State Route 2005)

Lot Addition Subdivision for the Harry Zacharias Estate – *Monroe Township*

[File# 2026-22]

Plan Received: May 20, 2026

Final Approval: July 7, 2026

Recorded: July 9, 2026 Instrument # 2026-1565

The purpose of this Subdivision is to add Parcel A to adjoining lands of Ralph D. Zacharias, et al. No new lots are being created.

Danny Lane

Lot Addition Subdivision for David A. & Laurie L. Wilbur – *Northmoreland Township*

[File #2026-23]

Plan Received: May 21, 2026

Final Approval: July 17, 2026

Plan Recorded: July 24, 2026, Instrument Number: 2026-1692

The purpose of this subdivision is to convey acreage from one lot to another.

Woods Road (Northmoreland Township Road #369)

Minor Subdivision for William Jr. & Sally Geary – *Falls Township*

[File #2026-31]

Plan received: July 30, 2026

The purpose of this subdivision is to subdivide parcel 1 (66.45) acres and Parcel 2 (1.21) acres from tax parcel 07-033.0-034-00-00-00 (67.66) acres – not surveyed)

State Route 307

May 2026 Minor Subdivision for Evelyn J. Polovitch Trust – *Nicholson Township*

[File #2026-17]

Plan Received: May 6, 2026

Conditional Approval: May 19, 2026

Final Approval: May 20, 2026

Plan Recorded: May 21, 2026, Instrument Number 2026-1143

Purpose is to create one 10-acre lot. Residual lot is 173 acres pre subdivision and 163 acres post subdivision.

Polovitch Road (Nicholson Township Road #546)

Aug 2026 Minor Subdivision for Evelyn J. Polovitch Trust – *Nicholson Township*

[File #2026-32]

Plan Received: August 3, 2026

The purpose of this Subdivision is to create lot 1. The remaining land was not surveyed.

Polovitch Road (Nicholson Township Road #546)

Unique Report

July 2, 2026 through August 5, 2026

The following subdivision and land development plans were provided advisory reviews by Wyoming County Office of Community Planning Staff as authorized by Section 502(b) of PA Act 247:

Advisory Plan Reviews Performed for Municipalities with Home-Rule Authority

No Unique Plans were presented or processed during this period.