

THE BOROUGH OF BANTAM PLANNING AND ZONING COMMISSION

P.O. BOX 416

BANTAM 06750

INCORPORATED 1915

MINUTES
TUESDAY, May 7, 2024
REGULAR MONTHLY MEETING
Bantam Borough Town Hall
7.00 pm

Present: Adam Yarrish, Chair
Pete Donohue, Vice Chair
John Buonaiuto
Sally Tornow

Public: Kim Griffen
Dennis Tobin

Chairman Yarrish called the meeting to order at 7:00 p.m. and introduced the Commission's newest member, Sally Tornow. He noted that Ms. Tornow has been approved by the Board of Burgesses and that the Commission is happy to have her aboard.

1. PREVIOUS MINUTES

Motion made by Mr. Donohue to approve the April 2, 2024 Regular Meeting minutes. Motion seconded by Mr. Buonaiuto and carried on a 3-0 vote with Ms. Tornow abstaining.

2. PERMITS

Chairman Yarrish informed the Commission that he has signed a permit for Sam Tilly, 810 Bantam Road, for the continuation of the Farmer's Market at the Mockingbird Restaurant. He noted that the days requested would be changing from Wednesday and Saturday to Wednesday and Sunday. The Permit number was #730.

Chairman Yarrish also informed the Commission that the Mockingbird Restaurant is seeking permission to move their existing sign from the left side of the property to the right for better visibility. He added that he would be visiting the site to review the location and if found acceptable he will be signing a permit, #731, for Ms. Tilly as requested.

3. PUBLIC COMMENT –

Kim Griffen addressed the Commission to discuss the following:

1. Website. Mrs. Griffen stated that the Commission's website is still not operational. She was informed that the issue is known and is being addressed by the page host. Once the issue is resolved the page will be brought up to date.
2. Dream House. Mrs. Griffen informed the Commission that the recent auction held for the Dream House did not yield any bidders and it will be turned over to a real estate firm to be listed for sale.

4. OLD BUSINESS – None

5. NEW BUSINESS - None

6. CORRESPONDENCE –

- A. Written – Chairman Yarrish noted that he received correspondence from Attorney Steven Byrne, dated April 29th, in which Attorney Byrne informs the Commission that a cease-and-desist order has been prepared and has been sent via certified mail to the owner of the property at 700 Bantam Road for zoning violations pertaining to boarding rooms and/or apartments in a house located in an R-40 single-family zone. The letter gives 30 days from April 29th for compliance. Additionally, Attorney Byrne has placed on the land records a Notice of Violation. This notice will alert any potential buyer to the continuing issue with this property.
- B. Conversational – Chairman Yarrish stated that he had spoken a representative of Halloran Sage with regard to Valiant Fuel (fka Bantam Fuel) at 99 Bantam Lake Road. The representative was seeking an updated certificate of compliance for the property. Chairman Yarrish stated that he researched the file and would be drafting the requested certificate with no changes to the compliance of the property.

Chairman Yarrish added that he had also spoken with Wade Wolffe regarding the Dream House property and potential uses for the site as well as Cliff Cooper who called with questions on an application to be made with regard to the proposed Greenway Trail.

7. COMMISSION DISCUSSION

A motion was made by Mr. Donohue to add to the agenda discussion of the Borough's Plan of Conservation and Development (POCD). The motion was seconded by Mr. Buonaiuto and carried unanimously.

Mr. Dennis Tobin was invited to join the Commission to discuss the progress of the POCD. Mr. Tobin stated that he has reviewed the information submitted by the Commission thus far and commended the Commission on their work, however, the outline submitted is only the beginning of the POCD preparation. He noted that the work required to complete the document, if prepared by him, could cost in the \$20K range. He suggested that the Commission take on the information finding aspect of the project and with that information he could pull the document together at a reduced cost to the Borough. This offer was accepted by the Commission and discussion ensued with regard to what information could be gathered and where the information could be found.

The Commission set a Special Meeting for Sunday, May 19th at 10 a.m. to kick off the project. It was noted by Mr. Tobin that there is no set due date for the POCD, however, the Borough will want to show that they are actively working toward completion.

8. ANY OTHER BUSINESS WHICH COMES BEFORE THE COMMISSION –

Chairman Yarrish informed the Commission that member, Carol Powers, has tendered her resignation. Ms. Powers had, at the last meeting, indicated that she would be leaving at the end of the year, however, due to personal reasons had decided to move up her departure. The Commission is thankful for the service of Ms. Powers and noted that her dedication to Bantam will be sorely missed.

. ADJOURNMENT

There being no further business Mr. Donohue moved to adjourn the meeting at 8:11 p.m. Motion seconded by Mr. Buonaiuto and carried unanimously.

Respectfully Submitted,



Valerie L. Douglass, Commission Clerk