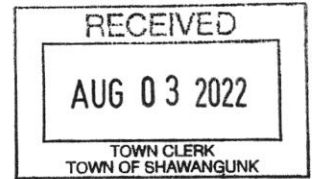


Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 7<sup>th</sup> day of June, 2022.

Those present were: Mark Watkins, Chair  
Patricia Turner  
Richard Barnhart, Vice Chair  
Sal Patella  
John Szarowski  
Vacancy



Absent: Todd Widmark (Excused). Also, present were Richard Hoyt, Esq., Bonnie Franson, AICP CEP, PP., Supervisor John Valk, Jr., Councilman Alex Danon and please see sign-in sheet.

Meeting location: Town Hall, 14 Central Avenue, Wallkill

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Moment of Silence – Pledge of Allegiance:

Approval of Minutes of May 3, 2022

A motion was made by, Richard Barnhart seconded by John Szarowski to approve the May 3, 2022. Vote: All Ayes. Absent: Todd Widmark (Excused). One Vacancy: Abstain: None.

Approval of Special Meeting Minutes of May 23, 2022

A motion was made by Richard Barnhart seconded by Patricia Turner to approve the Special Meeting Minutes of May 23, 2022. Vote: 4 - Ayes. Absent: Todd Widmark (Excused). One Vacancy: Abstain: John Szarowski.

**PUBLIC HEARING:** There were no new hearings.

**CONTINUATION PUBLIC HEARINGS:** There were no continued public hearings.

**FORMAL SITE PLAN REVIEW:**

**Bona Ventura, LLC:**(106.49-1-20) Proposed Hardware Store to be located at 4 Bona Ventura Ave., in the Small Business District and Wallkill Central School District. Joseph Russek and Michael Beck were present before the Board.

The following items were entered into record: Email dated May 13, 2022 from planning office with attached Ulster County Planning Board (UCPB) Referral No: 2022-079 date reviewed 5/4/22, Site Plan Sheet 1 of 1 for 4 Bona Ventura Wallkill LLC last revised 5/22/22, email dated June 7, 2022 from [miw561@yahoo.com](mailto:miw561@yahoo.com) with two (2) attached letters dated 2/25/22 from NYSDOT, John Reilly, Permit Engineer and Draft Town of Shawangunk Planning Board Final Site Plan Approval Resolution dated June 6, 2022 page 1-3.

Mr. Russek said the size of the sign (8x8) on the Site Plan is a typo and will be corrected and meet the code.

Mr. Szarowski said the angled parking dimensions are not correct; the correct dimensions are 10 ft wide and 24 ft deep; angled parking size needs to be deeper.

Mr. Watkins asked what is there an area of straight parking noted?

**Formal Site Plan Bona Ventura, LLC cont.**

Mr. Russek said there was a lot of space in the location.

Mr. Watkins said the straight parking needs to be changed angled parking. Mr. Watkins said the Site Plan denotes 24 parking spaces provided; across the street is municipal parking where the nine (9) additional spaces are. Mr. Watkins asked that the municipal parking be noted on the Site Plan.

Ms. Turner asked what type of outdoor display are by the wall sconces?

Ms. Turner asked that the number of wall sconces be add to the Site Plan and to add the word pergola / gazebo where it is shown on the plan.

Mr. Patella asked if the pergola is a permanent year-round structure or seasonal?

Mr. Russek said if it is an issue, he'll just remove it from the plan.

Mr. Watkins said the Board is just asking to clarify what these items are on the Site Plan that have not been identified; they need to be identified on the Site Plan.

Mr. Watkins asked Ms. Franson to read the Draft Final Site Plan Approval Resolution into record.

Ms. Franson read the Draft Site Plan Approval Resolution into record.

Ms. Franson asked the Board to discuss the UCPB comments to determine whether the Board is overriding any comments.

Ulster County Planning Board Referral (UCPB) No: 2022-079 / Beck's Hardware – Site Plan Review

UCPB Recommendations:

**Lighting**

Lighting details are lacking from the materials proposed as well as data regarding the existing lighting.

**Required Modification**

Lighting levels will need to be calculated for the plan with levels not to exceed the illuminating Engineering Society (IES) Outdoor Site / International Dark-sky Association (IDSA) Area Recommended Illuminance Levels (see attached). All luminaries are required to be LED and will need to meet the "fully shielded" definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided.

Mr. Watkins asked the Board to discuss the lighting. He said the light fixture is shown on the plan.

Ms. Franson said the light levels are not addressed.

Mr. Russek said he will add the light levels on the Site Plan.

**Lighting / Planning Board response: Concur with Required Modification**

Ulster County Planning Board Required Modification: Planning Board concurs with the applicant adding the light levels to the Site Plan.

**Formal Site Plan Bona Ventura, LLC cont.**

**Sustainability**

As part of the redevelopment of this facility, it is important to include compliance with the NYS Energy Code as part of the review of projects and to incorporate responsiveness to climate change as part of each proposal as a means of taking the opportunity to reduce carbon emissions whenever possible. The use of LED lighting, which is now common practice countywide, should be considered just a starting point.

**Required Modification**

The Town and the applicant should look at the ways the proposal is meeting the NYS Stretch Energy code and actively seek to reduce the carbon footprint of the facility through the use of alternatives to fossil fuels such as passive solar and geothermal heating use of heat pumps.

Mr. Watkins said the applicants are repurposing an existing building rather than developing a new site; bringing business to the Hamlet of Wallkill.

Discussion was held by the Board for the NYS Stretch Energy Code and reduce the carbon footprint. The Site Plan provides Gooseneck decorative down lighting and HLWPC2 WallPack to be used.

**Sustainability / Planning Board response: Override**

The Board agreed to override the County comments as the building is pre-existing; it is a reuse of an existing building and being repurposed and will enhanced the Town's Small Business District with a much-needed business.

A motion by John Szarowski, seconded Richard Barnhart to Override the Ulster County Planning Board Required Modification for meeting the NYS Stretch Energy Code / Sustainability. Vote: Sal Patella, aye, Richard Barnhart, aye, Patricia Turner, aye, John Szarowski, aye, Mark Watkins, aye. Vote: All Ayes. Absent/Excused: Todd Widmark. One Vacancy. Abstain: None.

**Access**

The applicant is proposing a change of use and to create one-way access through the site to a reactivated/renovated curb cut, both points of access onto NYS Route 208.

**Required Modification**

The applicant will need to obtain a commercial highway work permit from NYSDOT for the proposed driveway changes/access to NYS Route 208. The UCPB further recommends that the applicant provide truck turning templates to demonstrate there is adequate room for deliveries, fire access, and waste removal trucks. Finally, given the narrowness of the driveway through the site and its one-way nature, the use of angled parking along the driveway/parking area is recommended.

Mr. Szarowski said there are pre-existing commercial curb cuts to the property; it's a redeveloped site; and permit isn't required unless they are modifying how it's being used.

Mr. Russek said the NYSDOT comments were super preliminary in our process with them.

Mr. Watkins said additional signage on the site plan should be placed on the site plan forcing traffic to go one way; add a yield sign at the bottom. Mr. Watkins discussed identifying three locations on the Site Plan, main entrance to call it A1; main exit call A2, and truck delivery exit call A3 suggested; please plot this on-site plan.

**Formal Site Plan Bona Ventura, LLC cont.**

Mr. Russek said the NYSDOT said they would prefer stop signs rather than a yield sign.

Mr. Watkins said he agreed and said yes, stop signs are preferred.

**Access / Planning Board response: Override**

Discussion was held by the Board for Access Required Modification. The Board agreed the applicants should consult with the NYSDOT and provide the updated revised Site Plan. The site visits conducted determined adequate room will be provided for truck deliveries, fire access and waste removal trucks and all parking will be angled parking since it will be one-way along the driveway/parking area and additional signage as recommended.

Mr. Szarowski said if the NYSDOT consultation results in a significant number of items to be addressed; as a condition recommends the applicants return before the Board.

A motion by John Szarowski, seconded Richard Barnhart to Override the Ulster County Planning Board Required Modification to obtain a commercial highway work permit and provided truck turning templates for Access. Vote: Sal Patella, aye, Richard Barnhart, aye, Patricia Turner, aye, John Szarowski, aye, Mark Watkins, aye. Vote: All Ayes. Absent/Excused: Todd Widmark. One Vacancy. Abstain: None.

**Landscaping**

**Required Modification**

The site has an existing treeline in its northwest corner. It is recommended that this be required to remain and noted on the site plan. Additional proposed landscaping details will also need to be provided, shown on the site plan, and the number, types, and sizes of landscaping being indicated on a schedule accompanying the landscaping plan. The use of native species is required.

Mr. Watkins asked if additional landscaping will be provided? Mr. Watkins said where there are existing trees to add notes; add where the existing trees are to be removed for site distance improvements; add notes where there will be grass etc.

Mr. Szarowski asked that they work with the neighbors with trimming the trees and removal to improve sight distances.

Mr. Russek said have spoken with the adjacent property owners (Millspaugh Funeral Home); he said they are in agreement for them to remove the first four (4) trees on the Town Clock side to improve sight distance at the driveway.

Ms. Franson said to clarify the sizes of the trees / landscape on the site plan.

Mr. Watkins said additional details with notes are to be added to the plan; north arrow, grass, trees to be removed to increase sight distance with the adjacent property

The applicants have agreed and will provide additional details with notes on the Site Plan as discussed.

**Landscaping / Planning Board response: Concurs with Required Modification**

Ulster County Planning Board Required Modification: Planning Board concurs with the applicants providing additional details with notes on the Site Plan.

**Formal Site Plan Bona Ventura, LLC cont.**

**Outdoor Storage**

Outdoor storage, if any is proposed, has not been identified on the site plan.

**Required Modification**

Outdoor storage and display is a common practice for this type of use. If any is proposed, the location and limits of any storage or display area will need to be clearly defined on the site plan. Chemicals and other similar materials will be required to be stored within the existing structure.

**Planning Board response: Concurs with Required Modification**

Mr. Watkins said the applicants are to provide additional notes plotted on the Site Plan: All chemicals are to be stored inside; no outside chemical storage and outdoor display / storage area, outdoor material storage; Gazebo/Pergola etc.

The applicants have agreed and will provide additional details with notes on the Site Plan as discussed.

Ulster County Planning Board Required Modification: Planning Board concurs.

**Drainage**

The applicant is proposing an additional impervious surface for its parking and delivery areas.

**Required Modification**

While the proposal is well under an acre of disturbance, given the slope of the site, the use of green stormwater techniques should be applied to create as many opportunities for infiltration as possible while the Town's Planning Board have a clear understanding of where stormwater will be adequately managed and how it will flow.

**Planning Board response: Override**

Mr. Szarowski said this is a redevelopment; it is under one (1) acre of disturbance; there are five (5) existing drainage catch basins on site; grass is sheet flowing that is a storm water technique and recommended the Board to override the UCPB comments.

Mr. Watkins asked if additional material will be brought into the site?

Mr. Russek said they will be bringing material into the site to improve the grading.

Mr. Watkins said he recommends the applicants provided additional notation with notes plotted on the Site Plan to identify all the drainage items discussed.

A motion by John Szarowski, seconded Richard Barnhart to Override the Ulster County Planning Board Required Modification for Drainage. Vote: Sal Patella, aye, Richard Barnhart, aye, Patricia Turner, aye, John Szarowski, aye, Mark Watkins, aye. Vote: All Ayes. Absent/Excused: Todd Widmark. One Vacancy. Abstain: None.

Mr. Hoyt said he recommends the Board vote on the SEQRA determination that this is a Type II Action.

A motion was made by Richard Barnhart, seconded by John Szarowski to declare the Bona Ventura, LLC / Beck's Hardware a Type II Action. Vote: Sal Patella, aye, Richard Barnhart, aye, Patricia Turner, aye, John Szarowski, aye, Mark Watkins, aye. Vote: All Ayes. Absent/Excused: Todd Widmark. One Vacancy. Abstain: None.

**Formal Site Plan Bona Ventura, LLC cont.**

Ms. Turner said to add a condition for the model number to Gooseneck Decorative Down Lighting on the Site Plan. She asked for the applicants to clarify what the exterior design is.

Mr. Russek said board and batten white with black trim; pictures were provided and are on file.

**TOWN OF SHAWANGUNK PLANNING BOARD  
FINAL SITE PLAN APPROVAL RESOLUTION**

4 Bona Ventura Wallkill LLC Site Plan

4 Bona Ventura Avenue

Owner: 4 Bona Ventura Wallkill LLC

Applicants: 4 Bona Ventura Wallkill LLC

WHEREAS, the Applicant, 4 Bona Ventura Wallkill LLC, submitted a site application dated and received by the Planning Board on February 11, 2022, to convert and reuse a property formerly used as an automotive sales establishment to a hardware store. The property consists of approximately one (1) gross acre of land. The property is designated on the Town of Shawangunk Tax Maps as Section/Block/Lot Number 106.49/1/20 comprised of one parcel located generally located at the intersection of Route 208 and Bona Ventura Avenue (also Route 208) and situated in the Small Business ("SB") zoning district; and

WHEREAS, the application involves the reuse of an existing developed building and property and as per Section 617.5(c)(18) of the regulations implementing the New York State Environmental Quality (SEQR) Act, the Planning Board determined that the action is classified a Type II action which is not subject to SEQR review; and

WHEREAS, based on the agreement between the Shawangunk Planning Board and the Ulster County Planning Board, referral to that agency in accordance with NYS General Municipal Law 239-m is required. The Ulster County Planning Board GML review requires six (6) modifications which include the following: the lighting levels shall not exceed the Illuminating Engineering Society (IES) Outdoor Site/International Dark Sky Association (IDSA) Recommended Illuminance levels. All luminaires are to be LED and will need to meet the fully shielded definition; the Town and applicant look at the ways the application meets the NYS Stretch Energy Code and actively seeks to reduce the carbon footprint of the facility through the use of alternatives to fossil fuels such as passive solar and geothermal heating use of heat pumps; the applicant obtain a NYSDOT commercial highway work permit from the proposed driveway changes/access to NYS Route 208. Truck turning templates are to be provided, and angled parking used due to the narrowness of the driveways; landscaping needs to be shown, with details of the planting materials which shall be native species; outdoor storage is to be clearly defined on the site plan, and all chemicals and other similar materials stored indoors; and, the use of green stormwater techniques be applied to create opportunities for infiltration, and that the Planning Board comprehend where stormwater will flow; and

WHEREAS, the Planning Board has considered the six (6) recommended modifications, and overrides the following: modification to incorporate NYS Stretch Energy Code standards as the building is a pre-existing building; additional stormwater controls are unnecessary as the level of disturbance is under the one (1) acre threshold – catch basins exist in Route 208 to accommodate stormwater runoff; and, a site visit has been conducted and it has been determined that adequate maneuvering is possible through the site, based on the circulation pattern shown on the site plan, and the entrances are pre-existing and not proposed to be modified;

WHEREAS, a public hearing on a site plan is optional, and the Planning Board determined that due to the site's prior commercial use, and that the site is surrounded by commercial properties, a hearing is not necessary; and

**Formal Site Plan Bona Ventura, LLC cont.**

WHEREAS, the Planning Board has reviewed the site plan entitled "Site Plan for 4 Bona Ventura Walkkill, LLC", last revised May 22, 2022, prepared by Steven J. Green, PLS, consisting of one (1) sheet, which plan will be further revised to address conditions of approval set forth herein.

NOW, THEREFORE, BE IT RESOLVED that:

Site Plan Approval. Subject to the conditions attached hereto as Schedule A, the Shawangunk Planning Board grants final site plan approval to the 4 Bona Ventura Walkkill LLC site plan, as shown on a map last revised May 22, 2022.

Upon motion of Member Patella, seconded by Member Barnhart, and the affirmative vote of 5 members, the negative vote of 0 members, the abstention of 0 members, 1 member being absent, and one vacancy, the Planning Board approves the site plan, subject to the conditions set forth in the attached Schedule A.

Planning Board Member	Roll Call Vote			
	Aye	Nay	Abstain	Absent
Richard Barnhart	X			
Sal Patella	X			
John Szarowski	X			
Patricia Turner	X			
Mark Watkins	X			
Todd Widmark				X
Vacancy				

NOW, THEREFORE, BE IT FURTHER RESOLVED that:

As per Section 177-35.E of the Town of Shawangunk Zoning Law, the site plan as approved by the Planning Board is binding upon the applicant. Any changes from the approved plan shall require resubmission and reapproval by the Planning Board. The site plan shall remain effective for a period of two (2) years from the date of approval. The Planning Board is not required to give prior notice informing the Applicant of any impending expiration.

The Planning Board hereby directs the Secretary of the Planning Board to file a copy of this decision in the office of the Town Clerk and mail a copy of the decision to the applicant.

Dated: June 7, 2022

  
 \_\_\_\_\_  
 Planning Board Secretary

\_\_\_\_\_, the Town Clerk of the Town of Shawangunk, does hereby certify that the foregoing Resolution of the Planning Board was filed in my office on this date.

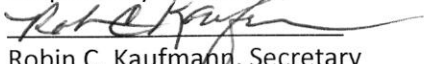
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Date

**Formal Site Plan Bona Ventura, LLC cont.**  
**SCHEDULE A - CONDITIONS OF FINAL SITE PLAN APPROVAL**

1. Submission of 8 copies of the final site plan in proper form, revised so as to conform to the conditions of approval set forth herein and the requirements of the site plan regulations and zoning law of the Town of Shawangunk, and signed by the owner and the duly licensed professional who prepared the plan.
2. The final site plan shall comply with all requirements of the Zoning Law and other applicable laws and regulations, but it is noted that the existing tax parcel and the existing structure predate the existing zoning law.
3. Payment of all outstanding application, review, and other fees applicable to review and approval of the final site plan.
4. The site plan shall be revised to clearly demonstrate the following prior to the Planning Board Chair signing the map:
  - a. Clearly show the areas that will be lawn/landscaped and provide materials list.
  - b. Add a note to the site plan that chemicals will be stored indoors.
  - c. Demonstrate that light levels meet 3.6 average footcandles for the parking lot and the light shall be LED and full cutoff, not to exceed 3000 Kelvin. The location and number of wallpaks and goose neck lighting shall be noted on the plans. A model number for the gooseneck lighting shall be provided on the plans.
  - d. The Applicant shall consult with the NYSDOT.
  - e. The Applicant shall note the four trees to be removed and the extent of tree trimming to occur on the easterly property line which is subject to the adjacent owner's consent.
  - f. Methods to ensure that the gravel does not wash out from the gravel parking area shall be provided.
  - g. Wheel stops shall be provided for the parking spaces along the northwesterly property boundary.
  - h. The dumpster location will have black barn doors as per the applicant's representations.
  - i. Add the net lot area to the site plan.
  - j. A detail of the one-way truck sign shall be included on the plan or refer to MUTCD sign.
  - k. Label whether the storage and drive on the east side of the building will be paved.
  - l. Revise the sign dimensions to reflect the proposed 32 square foot sign.
  - m. Add north arrow.
  - n. Add a note that the additional parking required for the site shall be met by municipal parking to the north of the site.
  - o. Angled parking spaces shall be 10 feet by 24 feet in dimension. The five (5) parking spaces south of the building will be changed to angled parking.
  - p. The dumpster detail shall match the dumpster size shown on the site plan.
  - q. The front yard and lot width dimensions shall be noted as existing dimensions on the table.
5. Outdoor storage and outdoor display areas shall only occur in the locations shown on the site plan.
6. Nothing herein allows the cutting of trees along the westerly edge of the property which is in the NYSDOT right-of-way.
7. The building shall be remodeled and designed in accordance with the design images submitted by the Applicant in April 2022. All sides of the building shall be designed in accordance with these design images.
8. Any map notes shall be reviewed by the Planning Board Chairperson and Town Attorney prior to map signing.

Respectfully submitted,

  
Robin C. Kaufmann, Secretary

**APPEARANCES:** There were no new appearances.

**DISCUSSIONS:**

**Lewis Donnelly:**(106.004-1-6.200) Proposed Conceptual Site Plan and Previously Approved Subdivision Overlay for Eagle's Roost for multi-family development plan on 25.797+/-acres with municipal water - sewer, located in the Hamlet (H-1) District, Borden Home Farm Historic Overlay (BH-O), portion of Aquifer Overlay District (AQ-O) and Wallkill Central School District. Lewis Donnelly and Zachary Peters, PE / MNTM were present before the Board.

The following items were entered into record: Letter to Planning Board dated May 2, 2022 from Michael D. Croce, Commissioner, Wallkill Fire District; letter of withdrawal to Zoning Board of Appeals dated March 11, 2022 – stamped received May 12, 2022 from Ryan Smithem, E.I.T. / MNTM, letter from Lawrence Marshall, PE dated May 20, 2022 stamped received May 23, 2022 with Revised Site Plan dated 5/19/22 Sheets 1-4; two letters from Lawrence Marshall, PE dated May 24, 2022 with attached Visual Assessment Photographs and Phase 1 Archaeological Report Map and memorandum dated June 6, 2022 from Bonnie Franson, AICP CEP, PP.

Mr. Peters discussed the changes to the current plan before the Board, they have widened the access as requested by the Wallkill Fire District (WFD).

Mr. Peters said the current plan is still more of a sketch plan, engineering and final grading still need to be done.

Mr. Watkins said I am still concerned with the visuals; I personally went door to door and to inform the neighbors of the balloon test; and not one Board Member saw the balloon test. I thought the balloons were to be left up and they weren't; it's very disappointing.

Mr. Watkins asked the Board if they had any additional comments or questions? There were none.

Mr. Watkins said the Board wants to talk about issuing a Positive Declaration on the project.

Mr. Donnelly said all of the studies were done previously with the Titus project and can be adjusted.

Mr. Watkins said the project is to be one of the largest residential development in our Town and there are significant adverse impacts; so, I believe it should be issued a Positive Declaration; and the Planning Board wants you to be aware of how they feel now, rather than later.

A motion was made by John Szarowski, seconded by Sal Patella to issue a Positive Declaration on the Lewis Donnelly Eagles Roost Multifamily development on parcel identified as SBL: 106.004-1-6.200. Vote: Sal Patella, aye, Richard Barnhart, aye, Patricia Turner, aye, John Szarowski, aye, Mark Watkins, aye. Vote: All Ayes. Absent/Excused: Todd Widmark. One Vacancy. Abstain: None.

Mr. Hoyt said the other multifamily project in the Town that is the next largest had 48-50 units and this project is proposing 93 units.

Mr. Hoyt said the Board can review the SEQRA Part II EAF point by point or by topic to summarize what the largest impacts are for this project. He said the largest impact intensity relative to this project, in his opinion, are traffic, school, community character, ground water, historic due to the existing settlement pattern and the proposed size of the new buildings.

Mr. Watkins said we need to schedule a scoping meeting.

**Donnelly cont.**

Mr. Hoyt said the Titus project never got the architectural designs finalized, that is still outstanding. He said the rail trail is being impacted; aesthetic resources; visual; noise, odor, light; community; transportation, light, recreation, surface water.

Mr. Patella said there should be no three (3) story building without an elevator; that is an impact.

Mr. Hoyt said the sewer studies on the old plan had a pump station able to serve other properties, the new plan is proposing a private pump station within a municipal sewer district just for this project.

Ms. Turner said water will be an issue; three story buildings will require sprinklers; they may be required to provide a water tank supply.

Mr. Hoyt discussed the process and said the applicant should submit the Draft Scope; the Planning Board has sixty (60) days to finalize the scope; during which it will hold a public scoping session. Mr. Hoyt said the public scoping notice needs to provide fourteen (14) days before the meeting and it will need to be sent to the outside agencies. Mr. Hoyt said a public scoping notice is required; a 500' foot mailing radius is not required but can be done.

Mr. Watkins said the a 500' foot mailing radius needs to be done. A request to the assessor's office will be made.

Mr. Hoyt reaffirmed that tonight's Board determination doesn't start the time clock. Mr. Hoyt said the sixty (60) days clock starts when the draft scope has been received.

Mr. Watkins said he recommends a separate meeting for the public scoping session sometime in July.

Mr. Watkins asked Mr. Donnelly do you want to put the scope together or do you want the Planning Board to put the scope together?

Mr. Donnelly said let the Planning Board put the scope together.

Mr. Watkins asked the Board to have their comments into the office within two weeks.

Mr. Peters decided after the above discussion; that they (applicant) will provide the outline with comments for the scope.

The application remains incomplete.

**National Night Out August 2, 2022:**

John Valk, Jr. Town Supervisor informed the Planning Board that the second year National Night Out is scheduled for Tuesday, August 2, 2022, the same night as the Planning Board meeting and suggested the Board consider rescheduling the meeting, due to the road closures.

The Board discussed the Town Supervisor suggestion and last year's event. The Board believed last year's event notification wasn't provided soon enough; that now they are aware of the event early on and the Board decided to leave the August 2, 2022 Planning Board meeting as scheduled.

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June 7, 2022

**CORRESPONDENCE:** There were no new correspondence.

Next Regular Meeting to be held on **"Tuesday", July 5, 2022**  
Dead line for submission is **"Thursday" June 16, 2022 at noon.**

**ADJOURNMENT:** A motion was made to adjourn the meeting by John Szarowski, seconded by Patricia Turner.  
Vote: All Ayes. Absent: Todd Widmark (Excused). One Vacancy: Abstain: None. The meeting was adjourned at 8:34 pm.

Respectfully submitted,

  
Robin C. Kaufmann, Secretary