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**Town of Shandaken Planning Board
 Minutes for Regular Monthly Meeting
 April 13, 2022**

The regular monthly meeting was called to order with the pledge of allegiance at 7:01pm.

Roll called by acting Secretary to the Planning Board Olivia Amantia, and attendance was recorded as follows:

Cliff Rabuffo, Chair	Present
Art Christie	Present
Joanne Kalb	Present
John Horn	Absent
Allen Shiner	Absent
Sam Spata	Present
Vivian Welton	Present

Roll Call Summary: 5 Present, 2 Absent

Others Present: . Assessor Grace Grant Floodplain Manager Rob Stanley

Minutes:

Motion was made by Board Member Christie to accept the minutes from the previous meeting as written, following one spelling error by Chairman Rabuffo, seconded by Board Member Kalb. All in favor. Alex Catchpoole Co-Owner of the Rail Explorers, addresses the board. He states Larry Belka director of operations for the Rail Explorers will address the board about the plans they have for the Mt Tremper depot station. Co-Owner Catchpoole addresses the board asking why there are "copies of the new proposal for the Rail Exploreres "in the audience, he states it was sent "confidentially" via email. He states they have "nothing to hide", he states hes just curios as to why the document is being shared. An audience member states the plans are viewable to the public online. Mr. Catchpoole asks why it is online, stating it was given to the board as a "confidential document". An audience member states it becomes a public document after being posted online. Co-owner Larry

Belka addresses the board, stating they had a site plan review done in 2018, and had submitted paperwork for a building, and floodplain permit, a month ago. They've received the permits and commenced to expanding the parking lot, he states the number one goal of the parking lot expansion is to relieve congestion, and add 15 parking spaces, the parking spaces are not an attempt to create more business, the tours are limited by the number of bikes they have. It's purely to relieve congestion and provide more parking to the museum. Two temporary structures are going up, one will be an office and storage, and the other will be a maintenance shed. Mr. Belka states they will be temporary structures, that are going to replace a current temporary office trailer, and a shipping container. He states the goal is to improve the working conditions of their team, as well as provide efficiencies, and to "beautify the area. He also states that it is very important to beautify the area through landscaping and to provide a safe and comfortable area for their riders. Chairman Rabuffo asks Mr. Belka about the two temporary structures, and where they will be located. Mr. Belka states they will be on the property, and states the location of the structures are drawn up in the plans that surveyor Rick Brooks provided said documents, he states he has a copy if the board would like to look it over. Board Member Kalb and Chair Rabuffo ask about the new temporary structures. Mr. Belka states, the new structures are the temporary structures, states they are not on piers, so they are classified as "temporary structures. There has been dead tree removal, they plan on replacing trees, and making the area beautiful, appealing and comfortable for their riders. Alex Catchpoole addresses the board, to discuss their new plan for the Mt Tremper Express. The reason that they are investing in this tour, is because of comments that were made at the December 11 planning board meeting. He states there were complaints about the bikes going by residential neighborhoods across from Andrew Lane in Mt Tremper. He states after planning, the solution is included in the document which was presented to the board. He also states this" is preliminary at this point, nothing has been set in stone, he states they have the 'blessing from Ulster County, they have approved the idea of running a shorter tour. He states the basic premise of the tour, is to avoid crossing route 28, on both Friday and Saturday evenings. Therefore, traffic will be restricted through a residential neighborhood on those two key days of the week, in the evenings. The idea of running from Phoenicia to Mt Tremper solves a number of problems Mr. Catchpoole states. Not crossing route 28 would be one of them, but primarily there would be no crossing in a residential neighborhood. To make it a tour they can be happy with, he states, it's not the most beautiful part of the track, therefore they need to make it nice. He states it's a bit of a risk because they don't know, how riders will respond, but they are prepared to invest to make a nice area out of the Mt Tremper station, that is being renovated in a minimal way. He states in terms of renovation, being painting, adding a roller door, on the Esopus Creek side, but from the roadway all you will see is , the building, better presented. He states they also want to provide a seating area for their riders, when they get off the bikes, while the bikes are being turned around, waiting for their return to Phoenicia. As well as 40 or 50 seats, a seating area whether it's a deck, or a cleared area adjacent to the area, they are still unsure. One of the things he says they are very mindful of, during evening tours, he states part of railroad safety, is lights are required on the front, and rear, of the vehicles, so you can see the rear of the bike in front of you, and any guides or anyone on the track, can see

with a white light on the front. Those lights have always been on their bikes from the start, anytime the bikes are running in darkness, he states they have those lights. For the Mt Tremper Express, he states they want to add “ environmental lighting”, he also states this is all vague, and there is not a set plan, but they have engaged some local artists and lighting designers to create interesting ways of featuring the environment after dark, by up lighting trees, in the forest areas, putting lights along the rails, only visible from the track, as well as structural elements, that the bikes can travel through, all of which would be placed very carefully, to avoid any inference with traffic on Route 28. He also states he doesn't see any of the environmental lighting to be any different from a “holiday decoration, on someone's house. It's not a “light show, he states it will be tasteful lighting the environment is the plan, so it can be appreciated as riders go through the area in the dark. His closing statement is leaving it open for questions. Chair Rabuffo asks if the lighting will be throughout the entire course, from beginning to end? Or just the Mt Tremper area? Mr. Catchpoole states its two miles of track, and they don't have the money to light” two miles of track. And there is only power available at Phoenicia Station, and Mt. Tremper Station, so anything that will be done between, will be battery or solar powered, and states what they are thinking right now is to minimize it to, three or four areas that work, he states their will be patches of darkness, and then you'll see something ahead, approaching and that will be the lit environment, that you would travel through, he states by doing that we can avoid sections of track that are open to the direct line of site for drivers on route 28, so they can choose where their going to put those things. He also states they will be able to allocate their budget more specifically to certain areas that are going to be most effective. Board Member Welton asks if the lighting will be facing up, down, or sideways? Mr. Catchpoole reply's yes, at this stage, its “lighting the environment”, if a tree is being lit it will be up, if their lighting the rail, it will be along the rail, if its coming from a sculptural element it will be down into the track. He also states he really doesn't know at this point. Board Member Welton states there is a dark sky consideration, in general, that we don't “light the sky. Mr. Catchpoole states they are solar powered lights, to think of them as Christmas lights, he also says they won't be like “20th century fox cans” firing them up into the sky, since they both cannot afford it or power it. He states this is going to have an impact on the night sky. Board Member Welton asks if they'll be low level lighting? Mr. Catchpoole replies it will be environmental lighting. Board member Welton also asks if the lights will be off except for the times that the new tour will be taking place, or will they always be on. Mr Catchpoole states they will only be on for the new Mt Tremper express tour. Board member Welton also asks about the late runs at 6:30, on Sundays and all other operating days, so that would be coming back after dark? Mr. Catchpoole states there will be lights on the vehicles for safety, but the only tours that will feature the environmental lighting is the Mt Tremper express tour. Mr. Catchpoole states he would like to discuss scheduling, stating one of the other issues of concern were, raised by residents along that section of Andrew Lane, in the Mt Tremper area, was hours of service and hours of operation. He states by introducing this tour, they have set up through the summer on Friday's and Saturdays are a very popular tour time. He states by restricting everything after 4pm tours on Friday's and Saturdays, the idea is to not cross route 28 , the last bike going through Mt Tremper would be the return trip on the 4:00 run, which would be

on the return trip at 5:30. He states Friday and Saturday nights after 5:30, there will be no activity on the track, West of route 28, he states that was a major concern, for residents wanting, to have their evenings back “, to barbeque or enjoy the outdoors, he states hopefully that helps. The schedule also talks about the time between the tours, he states the Mt Tremper tour, is listed as a two-hour turnaround, but the tour itself will probably be much closer to an hour and fifteen minutes or an hour and a half. He states that if they are sending bikes out at 10:30 PM, they’ll be back in Phoenicia well before midnight. Board member Kalb asks Mr. Catchpoole, if the last run will go out at 10:30 pm ? Mr. Catchpoole replies yes from Phoenicia, the last run will leave at 10:30 pm. Board member Kalb asks if the last ride will return at midnight? Mr. Catchpoole replies yes. Board member Welton asks about the houses on the same street that access the parking lot from the area where the riders get off and, on the bikes, stating there will be some disturbance from the lights and the noise. Mr. Catchpoole replies there will be some late departures from the station, which is part of the reason why they’ve invested this money, in redesigning the parking lot, and they’ve cut a new driveway that is beyond those residences on lower high street, so that exiting cars from those late tours, will be able to pull out back onto route 28, without going anywhere near the residential neighborhood, he states they are trying very hard to mitigate any impacts whatsoever on the neighborhood, and once you leave the station in Phoenicia, he states there isn’t any residences at all between there and the other side of route 28, he states there is Sleepy Hollow campground, and a few more houses on the other side of route 28, but that is it. Chairman Rabuffo thanks Mr. Catchpoole for the thought he has put into the presentation since their last meeting. Board member Christie asks Mr. Catchpoole why additional lighting is needed along the track? Mr. Catchpoole replies stating it’s more of a bike light, and the idea is for other people to be able to see you, it’s not so much illuminating the environment that you’re traveling through, on the other six day tours, in the summer those 6:30 tours will not be very dark, and the bike lights on the bikes will be on for safety. The idea of the lit environment is to add value, which he states in the day time is a beautiful stretch of rail, but in the evening all you can see are the lights on route 28, he states the thought here is to add value, the plan is to make it magical and beautiful with environmental lighting. Board Member Christie asks if the vehicles coming down route 28 are going to be able to see the rail bike lights on the track? Mr. Catchpoole replies yes they are going to be able to see the lights from their vehicles on route 28, adding it depends where the lights are placed, and how impactful that is. He states this will not be a laser light show or a rave, the idea is to create interest where there is darkness, he adds there will be no lasers or smoke machines. Board member Christie asks Mr. Catchpoole about the 40-50 new seats at the Mt Tremper station, he asks about food and beverages being sold, and will there be any campfires. Mr. Catchpoole replies there will be firepits, if any fires take place, he states they have firepits at the Phoenicia station as well, if there are fires, they will be contained within a fire pit, and he says that their managers are very conscious to fire and safety laws. He also states there will be a Port O John on site. Mr. Catchpoole says that there will be no food or drinks sold, that they encourage guests to bring their own. Board Member Christie states that for 40 years the county has said no improvement on the route 28 corridor, that it is the main vein through the Catskills, he states he feels a little uncomfortable with the county

having a contract with the Rail Explorers, and money is being exchanged, and that they are allowing this, when so many times before, people have come to the board and been told no, board member Christie states what he's referring to is the lighting, he states the plan needs more thought, and thinks this will become an issue. Mr. Catchpoole states he is unaware of any previous conversations with the County, he states Ulster County is aware of their new ideas and has given them their support. Board Member Kalb asks how far into the foliage will they be putting the lights? Mr. Catchpoole replies only to the edge of their right away the right of the county right of way extends in some places, he states the furthest it goes is 50 feet, on either side of the center line of the track. Chair Rabuffo asks if the lights will be switched on and off, he states the way he sees it if they are running three Mt Tremper express tours, the lighting will be triggered by the first lead guide, the guide who goes out before the tour at 6:30, or a flag car would be sent out to turn the cars around, as soon as the last bike, on the last tour comes through everything will get shut down. Chair Rabuffo asks is anything in Phoenicia open at Midnight, the reply is no. Chair Rabuffo asks Mr. Catchpoole about the new structures planned to be built, he replies, they will be subject to budget and environmental restraints, he states it would be interesting to build a "hula hoop" 15 feet wide, a line in a row 10 feet apart, which would be lit, and the track would be lit as well, creating a magical experience, going through a tunnel of light, as well as lighting the trees as well. Board member Kalb expresses her concerns with the lights, how they may distract drivers along route 28, Chair Rabuffo agrees, safety is a top priority, stating it's a neat idea, especially for the riders, but safety is key. Mr. Catchpoole again states the lights will not be a "light show", rather environmental lighting. Chair Kalb, also states there's a law preventing any flashing lights on route 28, Mr. Catchpoole replies they will not be flashing, he also states that they plan on cleaning up the Mt Tremper station, where they plan on adding the seating area, and to add tasteful plants and landscaping. Board Member Christie states, he was at the Tremper station earlier, and states there isn't a lot of room between the station and the knot weed, where it drops off the bank. Mr. Catchpoole replies they are toying with the idea of building a deck that extends slightly over the edge, of the bank which would provide seating beyond the edge of where the knot weed is. He also states he is in contact with the DEP, since they are so close to the edge of the DEP property. Board member Welton, asks if they operate in any type of weather, Mr. Catchpoole replies yes, they operate rain or shine, to the extent of how much rainfall happens. He states they are constantly checking the radar and weather, and its beautiful in the rain. Board member Welton asks if that is a hazard operating in the rain, he states the rails being wet can make the bikes slip if the breaks are applied, and to give yourself extra room to slow down, he replies that they go over safety measures before each ride. Board member Welton asks about the electric motors, and if one could get electrocuted riding in the rain, he replies no, and states the bike motors are modified Ebike motors so they are designed for all weather. Chair Rabuffo states his concerns about the last ride, that it will be late, he states he looks at everything as both a business and a home owner in the area, and wouldn't enjoy living next to where the late night rides take place. Mr Catchpoole replies they aren't near any houses, and Chair Rabuffo states that the entrance is in a residential neighborhood, Mr. Catchpoole replies that he understands the concern, and they'll do everything they can to prevent issues

amongst the full time residents who are directly affected by the tours. Mr Catchpoole also states that If the tickets do not sell for the new Mt Tremper Express Tour, they will not do it. Board Member Welton asks about promotion of the new tour, he replies they promote all their tours , but renovations are still being done to the Mt Tremper station and they will happen in mid-June if the Tour sells as well as the other tours. Board member Christie asks about the new seating area and deck, and will it only be for the people going on the tours. Mr. Catchpoole replies they have done this for other tours, put up a seating area and chairs. He replies the chairs will not be chained up and put away, if a passer byer is walking by or a fisherman who would like to sit in one of those Adirondack chairs it won't be a problem. He also states they are limited by the number of seats on their vehicles, and states the maximum capacity for the tours are 46 riders. Chair Rabuffo asks will it be only seating and fire pits at the Mt Tremper Station, Mr. Catchpoole replies, yes, as well as some café lights, and states there are very nice antique station lights from when it was active, and they have approached an electrician to see if they could use those original station lights. Chair Rabuffo asks about any additional entertainment at the station, and the reply is no. Mr. Catchpoole also states the passangers need to get off the bikes in order for them to be turned around, this area at the Mt. Tremper station would provide them with seats and a place to relax while they are wating to get back on the bikes, he states it takes 20-30 minutes for the bikes to be turned around. To end the rail explorers presentation, Chair Rabuffo says that anyone who lives in the area where the rail bikes pass through can express their concerns. Molly Holm resident of Angeline road approaches the board. She expresses to the board all of the locals directly affected by the rail bikes have concerns, and this new idea is very upsetting. She states that Mr. Catchpoole failed to express everything he plans on doing in his report , she states he is all for his riders and not thinking about the residents who are tax payers and directly affected by his business. She states its very crowded at this point and time, and that the feelings are not taken in consideration for those who live here and are affected by this. She states it seems unfair that the County seems to have control over this, and are not involving the town where this business directly takes place. She points out there has been several complaints from drivers on route 28, stating the bike lights are blinding and distracting, making it a safety hazard. She states their schedule allows them to do as many rides as they want, and that last year they had gotten in trouble for doing night runs. She also states what would stop them from doing more night runs, as they've done this on holidays, and illegally last year. She states the reason why they did more runs in the fall last year, 7days a week due to demand. She asks does the town have the ability to prevent so many runs, and she expresses her concern about the late night runs getting in at midnight, and them disturbing the homes that are in the pathway of the bikes. She also states the Mt Tremper station is quite small , to put 40-50 chairs as well as fire pits, and locals enjoy the peace and quiet. She also states in their contract there isn't supposed to be any activity before 7 am and after 9 pm, which is in their lease, so how are they able to go after 9, unless the county who owns the rails has given them permission to do so. She also states in the plan they state they will be providing drinks and snacks, will alcohol be a part of this, she states the tourism is good for the area, but their 5 year contract is up this year, so why a big renovation. She also states that they have already made such a big impact on our area, why try to make an even bigger

footprint. She states we love and enjoy the scenic route 28 highway, we love the stars , and the quiet, she states the schedule is relentless from summer to fall, and none of the residents directly affected by the rail bikes ever get a break. She states what rights do the residents have regarding this new project. She states they have already made such a big impact and are making a big profit, and they don't have concerns about the residents affected by the business, and that the board and town should take those concerns into consideration. Susan Wayman of Andrew Lane approaches the board, and states there is nothing addressing the loudness of the rail bikes, as well as stating Molly Holm has a privacy fence, and that she does not and she shares the same back yard, she states the fence buffers the sound a little but not enough, and to not see the riders in her back yard would be ideal. Gail Margulison of Woodland Valley approaches the board, she states she is not directly affected by this but is very concerned that the new attraction sounds similar to a 'play land ride, with hoops they'll go through. She states what will happen to our town, yes, we get tourists, but if you continue to pack it full of people. She states she doesn't see the need for the new attraction, to be even larger and larger. She states what power do us as locals have, and states the idea of environmental lighting, doesn't make sense, she goes on to say environmental lighting for us is the stars. She expresses concern for the night rides and how late they will be, and what will the people be doing at those late hours. She also states that the wildlife is a concern, and part of what makes Phoenicia and Shandaken so special is the forever wild land, and what we do to protect this county. Another Woodland Valley resident approaches the board, and states she thinks the last consideration is the wildlife, and states there a lot of waterfowl and eagles, and states she values the dark sky, and there's already enough lights from the traffic why are we adding more, again stating that they already make such a big profit, as the other locals expressed, why make it even bigger. She also states we need our dark sky, and we value it. Mr. Catchpoole approaches the board, and states that all of these comments are saying that this is something new, and he states that this is a reaction to concerns from Andrew Lane, and that they are not adding new tours , they are shortening existing tours that run through that neighborhood , they are not " expanding the footprint, other then putting chairs, and a few pieces of things down by the train, and putting lights on , the audience mentions the noise, Mr. Catchpoole replies the noise has always been present. Chair Rabuffo tells Mr. Catchpoole to address the board, not the audience, he states these are not new tours, they are shortening the tours because of previous complaints. Chair Rabuffo asks Mr. Catchpoole about fencing on Andrew lane, he says yes vegetation has been planted, a thick hedge that grows very high, it will buffer noise, they are testing small sections, and said if it works they will add that as needed. He also points out in terms of noise they are looking to replace the wheels on the bikes to aluminum urethane wheels, which is another project in process. He also states they are still looking at physical track improves, so the joints of the wheels are better aligned to prevent additional noise. Chair Rabuffo states more details are needed as to where the new lighting will go, as far as distracting drivers on route 28 . Board member Chrisite agrees the issue is the lights, and we don't want to ruin the corridor coming up into the Catskills, with lighting, which has been an issue for businesses for a long time, and we will need some more details on that. Mr. Catchpoole replies as that plan solidifies the board will be kept in the loop. Board member Welton asks if there is any

chance of cutting out the last late run, as that seems to be a big issue, he replies if the tour doesn't receive the attention that the other tours have, it is unknown at this point, but also states there is a chance that tour will not happen. Board member Welton also states no activity happens at those late hours, and it would be an unfamiliar disturbance, and unfamiliar traffic noise and lights, making it a cause for concern. Rob Stanley the town of Shandaken Flood plain administrator states his concerns, that there is not two temporary structures , he states one structure is permanent, and has to be peered , and anchored, it is a 20 by 20 building. He states they are saying it is a temporary structure, because its premanufactured, he states it will need a building inspection, but requiring it to anchor, because its in the floodplain, it makes it a permanent structure, not a temporary one. He also states the parking lot expansion in Phoenicia, and the proposal for Mt Tremper are two separate things, and it seems there are three different things happening, and therefore a site plan review needs to be done for the Phoenicia location, as well a site plan review for the Mt Tremper station, as well as along the tracks we need to know where the lights are going to be, specifics are very important. He also states that the back proposal for the deck will not happen , since it lies in the floodplain and nothing can go over the stream. He states the idea of piers between that building and the stream bank , will do nothing but diminish the stream bank more, and put the building at risk, by diminishing the stream bank, because it is an erosion point. Board member Kalb points out that the town has limited authority over the track since it is owned by Ulster County. Mr. Stanley points out, the rail explorers have the support of the County, but everything they do in this town is divided by the board, stating that their special use permit only talks about their operations , the site plan is what they plan on doing in our community. Mr. Stanley states that the county planning department did not say, you have our permission to go full boar on this project, its clear Ulster County has given their support, but they're not going to go against what the regulations of the town, with that being said he thinks a full review on the project of its entirety is necessary, especially since there are several people present at this meeting, with questions that aren't being answered. Board member Chrisite addresses Molly Holm stating that the project is presented to the planning board, and then they refer it to the County as a referral, they can approve the plan with modifications or deny it. The town has the right to overrun the county, if there is a vote that overrules them. Molly Holm also states she wanted to contact the County directly, but feels uncomfortable doing so since they are for rail explores , and feels there isn't a neutral person to speak to. Board Member Chrisitie reassures Molly Holm, that the board is here to listen to any concerns and to take them into consideration, and that it is taken very seriously. Hillary Lightner approaches the board with her concerns. She states her concerns about the 46 chairs at the Mt Tremper station, and how long will individuals be hanging out at the station. She states the other rail explorers locations, specifically the one in Las Vegas, serves alcoholic beverages , she asks is there a way to have control over whether or not they will possibly serve alcohol. She also states her confusion as to why the town needs this, why the need to extend the tours to evening hours. Board Member Kalb states that the idea of this is to enhance their new tour is to stay off of Route 28, and the idea is to enhance the ambiance and make the ride different and appealing. Hillary Lightner mentions the rail explorers aren't doing much for the community, and Board member Kalb mentions that they are

employing residents of our community. Various members of the audience touch on the issue of the noise and that's one of the major issues for those who live in the residential areas which the rail bikes go through. Board Member Chrisite states that a site plan review is necessary to all of the concerns, pertaining to noise, parking, lighting etc. He states all the concerns are good solid concerns and they will be addressed in the site plan review. Resident of 172 Mt Pleasant rd. expresses again her concern about the noise, since they are right in her back yard, she states we are all in the Catskills because we love the peace and quiet. Assessor Grace Grant mentions there are emails sent in from residents expressing their concern, who were unable to attend the meeting. Chair Rabuffo reads them to the audience. The Phoenicia Belle, expressed their support, as well as Lynn and Alan Fliegel. Don Marvela, of Lower High Street, emailed his support for the rail explorers as well. Durga Bernhard approached the board, to follow up on her requesting a change of use variance, to renovate her garage, into an apartment. She had a few questions pertaining to the plans, and the board advised her to speak with whomever is doing the work, and to contact the Building Inspector. Victor Fairban, land surveyor approaches the board, on behalf of the Jennings Family. Mr. Fairban states the family would like to subdivide 3.01 acres on Crookshank Road, from a total of 37.79 acres. Mr. Fairban expressed John and Rosemary Jennings, plan on building on the property, or selling the home eventually. The board stated a perk test needs to be performed on the property, as well as having Rex Sanford come to the property, elevations need to be determined as well, since the driveway is very steep. The homeowner's concern is if others build in front of their property, they need to determine whether or not the lot is buildable. Victor Fairban approaches the board representing Brooks, for a lot line adjustment. The homeowner would like to combine three lots, and turn them into two. The board looked over the plans, and maps, and saw no issue with doing so. Board Member Kalb made a motion to approve the lot line adjustment, Board Member Christie seconded, all in favor. Ed Ullman owner of Wellness RX in Tannersville, approached the board. Mr. Ullman is asking for a change of use at 54 Main Street, to bring a pharmacy and wellness center to the community. Mr. Ullman stated three issues, one being a plan for parking. He stated that the usable retail space is 1620 sq feet, which reflects that eleven parking spaces are needed, two will be handicapped, nine will be regular. The site plan states there are 50 spaces available, as well as the new sign for the pharmacy. The new sign was presented to the board, along with the assistant director Angie Firmalinr, presented the new sign, it will be white with green letters, having two lights, and will be 40 by 48. Board member Christie asked Mr. Ullman about a firewall, Mr. Ullman states that the architects have put in a double firewall, that will separate the kitchen that has been introduced with the septic system throughout, and the firewall will separate the pharmacy from that. He stated there will be no entrance from the bakery to his store. There will be a fire rated ceiling as well. Chair Rabuffo made a motion to set a public hearing, Board Member Welton seconded the motion, all in favor. The public hearing will be May 11, at 6:45. Assessor Grace, mentioned that this requires the county to have a referral, since Main Street, is a county road. The county will review this, and it will take 30 days. Therefore, the public hearing will be on June 8 at 6:45.

Old Business:

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Adjournment:

There being no further business before the Board, a motion was made to adjourn the meeting by Chair Rabuffo, seconded by Board Member Spata. All in favor. Meeting adjourned at 7:42 pm.

These minutes were prepared by the Planning Board Secretary Olivia Amantia