The Gardiner Town Board held its Regular Meeting at 7 PM this evening. Supervisor Majestic and Councilmembers Richman, Carucci, Wiegand, and Hartner were present, along with approximately 22 audience members.

CORRESPONDENCE AND ANNOUNCEMENTS

A statewide burn ban has been issued beginning March 10th and will run through May 14th.

Applications for agricultural exemptions will be accepted until March 30th, Please contact Burt Samuelson at the County Planning Department for Agricultural designation.

There are upcoming vacancies on the Planning Board, the Environmental Conservation Commission, and the Ethics Board. Interested parties should contact Marybeth Majestic at the Town Hall for more information.

The Board must soon decide whether to continue the Summer Recreation Program, as the Town currently has vacancies for both the Summer Recreation Director and Assistant Director.

A last-minute agenda item includes a resolution addressing the amount paid to employees who take the Health Insurance buyout.

A solar array is being installed beside the Town Hall, the installation is expected to eliminate the building's electric bill. This array will generate 41 KW, which is more energy than the Town Hall currently uses. We extend our gratitude to Climate Smart Gardiner for facilitating this project. The solar array will be operational by the end of March.

Councilmember Hartner addressed the Modena Warehouse proposal. The Modena Developers still have their original proposal pending with the Plattekill Planning Board. The chair informed Councilmember Hartner that he has not heard from the developers since January. The developers indicated they were no longer pursuing the project as initially planned but are considering other options. The property is currently for sale with Berkshire Hathaway Realtors.

The LENS subscription has begun, both the Assessor's Office, and the Building Department, are testing the program as a potential replacement for NearMap. A tutorial was presented today for all involved.

RESOLUTION TO ACCEPT A ROAD PERFORMACE BOND AND A PERFORMANCE BOND SCHEDULE, SCENIC MEADOWS

Resolution No. 61- Offered by Supervisor Majestic;

WHEREAS, the Town Board of the Town of Gardiner (hereinafter, the "Town Board") is authorized to approve a bond reduction schedule for performance bonds pursuant to NYS Town Law S277 (9)(d); and

WHEREAS, on November 20, 2007, the Scenic Meadow Estate ("Scenic Meadow") Final Subdivision Plat (the "Subdivision Plat") was endorsed by the Planning Board Chairman, and

was subsequently filed in the Ulster County Clerk's Office on January 18, 2008, as Filed Map No. 80-8AF (the Subdivision Approvals"); and
WHEREAS, Hudson Creekside, LLC, a New York Limited Liability Company with an address at 89 Mason Circle, Beacon, New York 12508(the "Owner" or "Applicant"), purchased the Scenic Meadow property, which property is comprised of eleven (11) lots located along Scenic Meadow Drive, West of NYS Route 32 (the "Scenic Meadow Property" or "Premises"), which Premises is more fully shown on the Subdivision Plat that is annexed hereto and made a part hereof as **Exhibit A**; and
WHEREAS, the Applicant submitted an Erosion and Sediment Control Plan and Subdivision Map entitled "Scenic Meadow Estates" prepared by Hudson Land Design Professional Engineering ("HLD"), dated June 15, 2023, last revised July 18, 2022 (the "ES&C Plan"); and
WHEREAS, the Applicant applied to the Town Board on September 30, 2024, requesting consideration of a bond reduction schedule related to the construction of a new Town road (to be known as Scenic Meadow Road), a bridge, and associated infrastructure (the "Road Improvements"); and
WHEREAS, the Applicant met with Town Staff on October 24, 2024, to discuss a Bond Reduction Schedule and confirmed that the Scenic Meadow bond would be reduced in four (4) phases in accordance the bond estimate calculation and bond reduction schedule prepared by HLD dated July 18, 2023 and last revised November 11, 2024 (the "Bond Reduction Schedule"), a copy of which is annexed hereto and made a part hereof as **Exhibit B;** and
WHEREAS, it was determined that the total cost to be bonded for the Road Improvements is $1,270,727, which includes the additional to the 10% required under Town Code S I84-14, and
WHEREAS, the Performance Bond that was issued by ACE American Insurance Company to the Owner of the Premises, dated February 19, 2025 (the "Performance Bond"), a copy of which is annexed hereto and made a part hereof as **Exhibit C**; and
NOW THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the Performance Bond and consents that the Performance Bond may, subject to the limitations said forth below, be reduced at the request of the Applicant in accordance with the approved Bond Reductio Schedule, which bond reduction requests by the Applicant are subject to the prior review and written approval by the Town Engineer and Town Highway Superintendent of the work completed by the Applicant; and
BE IT FURTHER RESOLVED, that the Applicant hereby agrees to make, construct, and complete the Road Improvements pursuant to the Subdivision Approval and the Town of Gardiner Code in accordance with the Bond Reduction Schedule; and
BE IT FURTHER RESOLVED, that upon posting the aforementioned Performance Bond with the Town Clerk, the Town Clerk shall transmit a certified copy of this Resolution to the Planning Board Secretary and Building Department forthwith.
Seconded by Councilmember Wiegand and carried.

AUTHORIZATION FOR SUPERVISOR TO SIGN HIGHWAY CONSTRUCTION AGREEMENT, SCENIC MEADOWS

On the motion of Councilmember Carucci, seconded by Councilmember Wiegand, and carried to authorize the Supervisor to sign the Scenic Meadow Estate Highway Construction Agreement.

AUTHORIZATION FOR SUPERVISOR TO SIGN GENERAL INSURANCE RENEWAL FORMS

On the motion of Councilmember Wiegand, seconded by Councilmember Carucci and carried, authorizing the Supervisor to sign the General Insurance renewal forms for 2025.

REPORT BY BUILDING INSPECTOR, TREVOR HULTS

Trevor Hults, the Building Inspector, provided an update to the Board regarding Lazy River, which still has outstanding items related to site plan compliance. He noted that the exterior lighting is approximately 80% complete. Additionally, the Building Department is awaiting a set of building plans for an ADA-compliant ramp that needs to be installed to finalize the installation of the ADA bathrooms.

The landscaping requirements have been met. Board members expressed ongoing concerns about noise and the handling of complaints. In response, Mr. Gottleib, the Building Inspector, and board members reached an agreement that all complaints received will be documented by Lazy River and shared with the Town on a weekly basis.

LAZY RIVER LICENSE APPLICATION FOR THE 2025 SEASON

On the Motion of Councilmember Carucci seconded by Councilmember Wiegand and carried to accept the Campground License for Lazy River 2025 season, with the condition that all complaints received are documented by Lazy River and shared with the Town of Gardiner weekly.

COMMUNITY CHOICE AGGREGATION ELECTRICITY PROGRAM

Councilmember Carucci announced that the Town will once again partner with Joule to seek bids for the renewal of the Community Choice Aggregation (CCA), which is set to end in June of this year. As anticipated, the state laws require that CCA bids be compared against the rolling twelve-month average rates from Central Hudson. The Town received the responses to the Request for Proposals (RFP), and the bids were less competitive compared to the Central Hudson averages. Joule suggested that all communities involved in the CCA should decline the bids and instead ask the current CCA electricity provider, Direct Energy, to extend our existing contract for a few extra months. Councilmember Carucci recommended extending the CCA for up to five months, allowing Jewel the opportunity to resubmit new RFPs. If the new bids are competitive and offer a good deal for the Town, the Town can proceed with the best option.

On the motion of Councilmember Carucci, seconded by Councilmember Hartner and carried to sign the Memorandum of Understanding with conditional authorization for the electricity supply agreement from Joule.

GREEN INNOCATION GRANT PROGRAM FROM THE HVRC GRANT NEWSLETTER

Joan Parker provided information about the Green Innovation Grant Program and expressed her belief that this program is not suitable for Gardiner. Ryan Corbett from the Hudson Valley Regional Council mentioned that there are grants and state loans available, but there are specific stipulations and eligibility requirements to consider. After discussions, the consensus was reached that the first step should be to hire a Sewer Superintendent.

MOTION TO ADOPT SAMPLE DOCUMENTS
On the motion of Councilmember Hartner, seconded by Councilmember Carucci, and carried, to adopt the sample policy against discrimination and harassment, internal complaint form and memo initiating an investigation.

MOTION TO ACCEPT BOND RESOLUTION AUTHORIZING FUNDING FOR THE ACQUISITION OF MACHINERY
On the motion of Councilmember Carucci, seconded by Councilmember Richman, and carried, authorizing funding for the acquisition of Caterpillar front-end wheel loader.

MOTION FOR SUPERVISOR MAJESTIC TO SIGN LETTER OF ENGAGEMENT FROM BOND COUNSEL
On the motion of Councilmember Carucci, seconded by Councilmember Wiegand and carried, authorizing the Supervisor to sign the Letter of Engagement with Harris and Beach

RESOLUTION TO PAY 2,800 ANNUAL STIPEND FOR DOG CONTROL OFFICER BI-WEEKLY
Resolution No. 62 – Offered by Councilmember Hartner;
Whereas, the Town Board hired Andrew McKee, Dog Control Officer as an employee.
Whereas, his annual salary is $12,500.
Whereas, the Town has previously agreed to a $2,800 stipend for telephone and mileage use.
Now Therefore, be it resolved that the stipend will be paid in equal increments with each normal payroll cycle eliminating an end of the year lump sum payment.
Seconded by Councilmember Wiegand and carried.

EXECUTIVE SESSION
At 8:47 PM, Supervisor Majestic made a motion, seconded by Councilmember Hartner and carried, to enter into Executive Session for the purpose of discussing the health insurance buy-out and discussing appointments to the Board of Ethics and the ZBA.
On the motion of Supervisor Majestic, seconded by Councilmember Carucci and carried, to leave Executive Session at 9:08 PM.

MOTION TO APPOINT LAUREVE BLACKSTONE AS A PERMANENT MEMBER TO THE ZBA
On the motion of Councilmember Carucci, seconded by Councilmember Wiegand and carried, to appoint Laureve Blackstone as a permanent member of the ZBA replacing Nicole Wistreich's term, which is to expire in July 1, 2026.

MOTION TO APPOINT WOLF SCANDINARO AS AN ALTERNATE MEMBER TO THE ZBA
On the motion of Councilmember Hartner, seconded by Councilmember Richman and carried, to appoint Wolfe Scandinaro as a ZBA Alternate.

MOTION TO APPOINT GLEN MC NITT TO THE BOARD OF ETHICS

On the motion of Councilmember Hartner, seconded by Councilmember Wiegand and carried, to appoint Glen McNitt to the Board of Ethics with a term expiring 2030.

MINUTES

Minutes of January 7th and 14th were approved as written on the motion of Supervisor Majestic, seconded by Councilmember Wiegand, and carried

Minutes of February 4th were approved as written on the motion of Supervisor Majestic, seconded by Councilmember Hartner, and carried.

Minutes of February 11th were approved as written on the motion of Supervisor Majestic, seconded by Councilmember Hartner, and carried.

FINANCIALS

On the motion of Councilmember Richman, seconded by Councilmember Carucci and carried, to approve the March 2025 Warrant dated March 12thh for the total amount of $196,065.72.

EXECUTIVE SESSION

At 9:18 PM, Supervisor Majestic made a motion, seconded by Councilmember Hartner and carried to enter into Executive session to discuss a personal matter.

LEAVE EXECUTIVE SESSION AND ADJOURN THE MEETING

On motion of Supervisor Majestic, seconded by Councilmember Carucci and carried, the Board left the Executive Session and adjourned the meeting at 9:32 PM.

Respectfully Submitted,

Nicole Bendell, Deputy Town Clerk