Town of Gardiner Planning Board
Meeting Minutes
January 28, 2025

Members Attending: Paul Colucci, Chairperson, Ralph Varano, Vice-Chairperson, Rebecca Fullam, Keith Libolt, Marc Moran, Tom Penichter, Ryan Wiley, Alternate

Also Attending: Cassondra Britton, Esq., Andrew Millspaugh, P.E.

Millbrook Cliff Conservancy, LLC
795 North Mountain Road, Gardiner SBL: 93.1-1-25.120 - Extension of Special Permit

R. Wiley was activated for voting purposes in place of R. Boettcher.

The board had previously granted one-year extensions to the original special permit granted on July 7, 2022. These extensions were granted in 2023 and 2024. After discussing the matter of another one-year extension, the board decided to grant a two-year extension to the special permit. **M. Moran motioned to accept resolution PB 1-2025. R. Varano seconded the motion. The board voted 5:0:2 to approve the motion. R. Fullam and T. Penichter abstained.**

New Business:

Walden East, LLC
20 Osprey Lane, Gardiner SBL: 93.4-6-5.1 – Site Plan Application

The revised site plan showed a proposed new storage building and an already constructed storage building that was not included on the original approved site plan.

M. Moran motioned to waive a public hearing. R. Varano seconded the motion. The board voted unanimously to approve the motion.

K. Libolt motioned to approve the amended site plan to include both storage sheds. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Ferrante Subdivision
267 Libertyville Road, Gardiner SBL: 93.2-1-46.1 – Application for Minor Subdivision

The board reviewed the application. **M. Moran motioned to classify the action as unlisted under SEQRA, and that the planning board serve as lead agency and undertake an uncoordinated review of the project. R. Wiley seconded the motion. The board voted unanimously to approve the motion.**

The board discussed the driveway bifurcating Lot One. The board agreed that the plan was acceptable as proposed. The board reviewed the SEAF Part 2. **M. Moran motioned to issue a negative declaration. R. Varano seconded the motion. The board voted unanimously to approve the motion.**

R. Wiley motioned to accept the sketch plan. K. Libolt seconded the motion. The board voted unanimously to approve the motion.

R. Fullam motioned to hold a public Hearing on the preliminary plan at the February 25, 2025 Planning Board Meeting. R. Wiley seconded the motion. The board voted unanimously to approve the motion.

Wilton Solar Holdings, LLC 262 Libertyville Road, Gardiner SBL: 86.3-2-2.221 Site Plan Amendment

The board discussed a site plan amendment in order to bury transmission lines and add landscaping at the solar facility being constructed at 262 Libertyville Road, Gardiner.

M. Moran motioned to adopt Resolution PB 4-2025. K. Libolt seconded the motion. The board voted 6:0:1 to approve the motion. R. Wiley abstained.

R. Fullam motioned to approve draft minutes from the December 17, 2024 Planning Board Meeting. R. Varano seconded the motion. The board voted 5:0:2 to approve the motion. T. Penichter and R. Wiley abstained.

K. Libolt motioned to adjourn. R. Varano seconded the motion. The board voted unanimously to approve the motion.

Minutes for the meeting were taken by R. Fullam. The first draft of the minutes was prepared by M. Makely

Prepared by:

Michael D Makely 26FEB2025

Michael Makely **Date**

Filed:

Julia Hansen 2/26/25

Julia Hansen, Town Clerk / Town of Gardiner **Date**