Town of Gardiner Planning Board
Meeting Minutes
February 25, 2025

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

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

Public Hearing:

Ferrante Subdivision
267 Libertyville Road, Gardiner, SBL: 86.3-2-2.121 - Minor Subdivision Application

The meeting began at 7:00 pm. Paul Colucci read the Public Hearing Notice.

M. Moran motioned to open the Public Hearing. R. Varano seconded the motion. The board voted unanimously to approve the motion.

Carrie Pizzuto, 285/287 Libertyville Road, Gardiner, expressed concern that a boundary line of the subdivision plan was drawn through a portion of her home.

Victoria Polidoro, Esq., counsel, explained that approaching the applicant with this concern was best because it was not a matter for the Planning Board.

There were no other public comments.

R. Boettcher motioned to close the public hearing. M. Moran seconded the motion. The board voted unanimously to approve the motion.

P. Colucci asked to have plan revisions, lot-line application, fee, and a driveway maintenance agreement prepared for the March 25, 2025 Planning Board Meeting.

K. Libolt motioned to establish an escrow account for the Ferrante Subdivision Application in the amount of $4,000.00 with a minimum replenishment threshold of $1,000.00. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Old Business:

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

M. Moran motioned to establish an escrow account for the Walden East, LLC, Site Plan Application in the amount of $1,000.00 with a minimum replenishment threshold limit of $500.00. M. Moran seconded the motion. The board voted unanimously to approve the motion.

New Business:

Gunks Court House, LLC
Corner of Albany Post Road and State Route 44/55 Gardiner SBL: 93.4-1-7.100 - Site Plan Application

R. Boettcher motioned to establish an escrow account for the Gunks Court House, LLC Site Plan Application in the amount of $10,000.00 with a minimum replenishment limit of $1,000.00. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Andy Willingham, P.E. began the presentation showing highlights of the site plan. A landscaping and lighting plan was submitted.

Daniel Kidd, Architect, presented the building details.

P. Colucci read the review letter provided by Sterling Environmental Engineering dated February 24, 2025. Key technical comments of the letter included classifying the proposed plan as a major project and that a full EAF is required. The proposed project is subject to a special permit. A Special Permit Application and fee must be submitted. Thirty (30) parking spaces should be shown on the plan to comply with §220-38. Twenty (20) foot long parking spaces should be considered in order to account for a two (2) foot vehicle overhang. Additional supporting information in regard to the stormwater collection system should be provided. Additional information in regard to the existing monument sign at the entrance should be provided.

The proposed roof height of the building is forty-three (43) feet. The proposed rook pitch is 8:12. The board discussed the overall size and height on the building while factoring in the topography of the lot. The lot gains elevation from State Route 44/55 and to a lesser degree from Albany Post Road. The board asked for labelled three-dimensional renderings from both directions of State Route 44/55 and Albany Post Road.

The board discussed interior height requirements for tennis courts. R. Varano requested to see the United States Tennis Association's design specifications.

The board discussed options for placing the building farther back and cutting it into the site. The board discussed the extinguishment of a fifty (50) foot easement that was included on the original subdivision plat (filed 2003-1085A)

R. Fullam asked if there were any other architectural elements that could be added to break up the expanse of the building.

P. Colucci asked to see color renderings of the landscaping overlaid onto the building renderings particularly from the east and south aspects.

Daniel Kidd (Architect for the Project) asked if relief from §220-12.1 D would be required in order to have a roof pitch less than 8:12. The board was accepting of a lesser roof pitch because it would help diminish the overall height of the building. A 6:12 roof pitch would match the previously approved neighboring commercial building, however, the board recommended consulting the building inspector for a formal determination.

No dumpster was shown on the site plan.. The board asked that trash can locations are shown on the site plan.

K. Libolt asked to show the LP Gas Tank location on the plan. He asked to have the exterior security lights lowered on the face of the building and wanted to see renderings of the landscaping overlaid on the building images.

T. Penichter asked if there would be solar panels on the building or property. If so, would the building orientation change?

There were no plans to have solar panels on the site.

V. Polidoro (Counsel for the Planning Board), asked if there would be group lessons.

G. Gatch (Applicant): No.

V. Polidoro asked for a narrative justifying how parking requirements will be met. She asked the applicant to submit a letter to SHPO to request a determination for the proposed project on the property.

R. Fullam motioned that the planning board becomes lead agency and conducts an uncoordinated review of the application. R. Varano seconded the motion. The board voted unanimously to approve the motion.

Privilege of the Floor:

None

Administrative:

K. Libolt motioned to accept minutes from the January 28, 2025 planning board meeting. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

R. Boettcher motioned to adjourn the meeting. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Prepared By:

Michael Makely 7APR2025

Michael Makely Date

Filed:

Julia Hansen 4/7/25

Julia Hansen Date

Town Clerk / Town of Gardiner