Town of Gardiner Planning Board
Meeting Minutes
March 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.

Old Business:

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

P. Colucci read the review letter provided by Sterling Environmental Engineering dated March 21, 2025.

There were no further comments from the board.

C. Britton read Planning Board Resolution 3-2025. **M. Moran motioned to accept the resolution granting subdivision approval. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.**

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

Landscape renderings were provided that simulated growth at 10-15 years. K. Libolt asked to see renderings of the landscaping that showed growth levels at planting time.

The board discussed whether §220-12.1 D (2) applied relevant to the roof pitch proposed.

Buildings, including canopies for accessory facilities, ***shall*** *have peaked roofs with a slope of at least 8:12, except that hip roofs with a slope of at least 4:12 and flat roofs that are hidden by a raised cornice shall also be permitted.*

Andrew Millspaugh advised the board that due to the use of "*shall*" in the preceding citation, that the planning board cannot waive the requirement for an 8:12 roof pitch.

T. Hults, Building Inspector for the Town of Gardiner cited that a 4:12 roof pitch is a potential issue in a letter to the planning board dated March 20, 2025.

D. Kidd, the architect for the project, explained that the overall building height and roof pitch was necessitated by the clear height requirements for tennis play.

C. Britton recommended to the board for the applicant to request a determination in writing from the building inspector.

R. Fullam motioned to refer the application to the Ulster County Planning Board. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

K. Libolt motioned to schedule a public hearing on the application to be held at the April 22, 2025 planning board meeting. R. Varano seconded the motion. The board voted unanimously to approve the motion.

Charles Majestic
923/927 North Mountain Road, Gardiner, SBL: 93.1-1-13 – Special Permit Conditions

The board discussed exterior improvements to a proposed building previously approved for construction on November 21, 2012. The board reviewed color shades of "tundra gray" as shown on a cut-sheet from LP Exterior Solutions and confirmed the maximum height for a building in the SP-3 zoning district.

M. Moran motioned to approve Planning Board Resolution 5-2025. K. Libolt seconded the motion. The board voted unanimously to approve the motion.

Grey Ridge, LLC
270 Bruynswick Road, Gardiner SBL: 93.1-3-17.200 – Site Plan Application

The board reviewed the site plan for a proposed lodging facility consisting of four small cottages and a communal building.

R. Boettcher motioned that the planning board accepts lead agency and undertakes an uncoordinated review of the project. M. Moran seconded the motion. **Following a brief discussion about funding sources for the project, R. Boettcher motioned that the planning board accepts lead agency and undertakes a coordinated review of the project. The board voted unanimously to approve the motion.**

Schenker Holdings, LLC
19 and 23 Osprey Lane, Gardiner, SBLs: 93.4-6-7.1 and 93.4-6-8.1

K. Libolt recused himself because he was an interested party to the project.

The lot line revision involved conveying 0.81 Acres from SBL: 93.4-6-7.1 to SBL: 93.4-6-8.1 in order to have conforming road frontage on both parcels.

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

R. Boettcher motioned to approve the lot-line revision application subject to the payment of all fees and receipt of paper and mylar plans for filing. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Privilege of the Floor

V. Polidoro: Filed subdivision approvals are in perpetuity. Site plan approvals generally don't have time conditions.

A. Millspaugh: Site plan approvals expire if a building permit issued within 18 months.

Administrative:

M. Moran motioned to approve meeting minutes from the February 25, 2025 planning board meeting. K. Libolt seconded the motion. The board voted unanimously to approve the motion.

K. Libolt motioned to adjourn the planning board meeting. M. Moran seconded the motion. The board voted unanimously to approve the motion.

Minutes from the meeting were taken by R. Fullam and formatted by M. Makely:

Michael Makely 23APR2025

Date

Filed:

Julia Hansen 4/23/25

Julia Hansen Date