Town of Gardiner Planning Board
Meeting Minutes
August 26, 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.

The meeting began at 7:02 pm. Following roll-call, C. Britton, Esq. updated the board on the Riverbend – CLI subdivision application. There is no longer a dispute between the Town Board and the Planning Board with respect to lead agency. The Planning Board is lead agency for the project. SEQRA will have to be updated and review of the project can proceed normally.

Riverbend – CLI Subdivision
North side of Church Farm Road, Gardiner SBLs: 93.2-2-1.200 and 1.110

The application was not reviewed at the meeting.

Public Hearing:

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

P. Colucci recused from review of the project. R. Wiley was activated for voting purposes.

R. Varano chaired this portion of the meeting. He began by reading the public hearing notice. **R. Boettcher motioned to continue the public hearing. R. Fullam seconded the motion. The board voted unanimously to approve the motion.**

Suzanne Levirne, 1105 Albany Post Road, Gardiner commented that the landscaping plan was very important. Installing smaller trees may increase survival rate, but it is less helpful to the community because it takes at least twenty years to reach maturity.

R. Varano read the review letter provided by Sterling Environmental Engineering dated August 21, 2025.

A. Willingham agreed to add NYSDOT modifications to the plan. Signs will be redesigned and added to the plan. Trees to be installed according to the landscaping plan will be 4.5" caliper. The trees on the renderings are shown at maturity. Existing trees will remain.

The board discussed requiring a two-year maintenance bond on the landscaping.

The applicant was asked to provide an estimate for the cost of landscaping.

The board discussed maximum occupancy and parking. C. Britton advised the board to make an enforceable condition such as the total number of people versus the total number of cars.

K. Libolt estimated that the interior lobby seating area had seating for 40 people. He argued that more parking was need to have 40 people on site. K. Libolt was willing to accept a higher site occupancy as long as there was more parking.

D. Linn agreed that a forty (40) person maximum occupancy was acceptable.

R. Varano polled the board for a proposed maximum occupancy. The board generally agreed to forty (40).

C. Britton will draft the language to be added to the site plan in regard to occupancy. The draft will be reviewed by the board at a future meeting.

The board then discussed requiring a performance bond for the landscaping. **K. Libolt motioned to require that a performance bond is held for two years after the acceptance of the landscaping plan. M. Moran seconded the motion. The board unanimously approved the motion.**

R. Boettcher motioned to continue the public hearing to the September meeting upon re-noticing it to include the review of a special permit application. R. Wiley seconded the motion. The board unanimously approved the motion.

Following the motion to continue the public hearing, Matt Bialecki requested the floor. In keeping with the comprehensive plan, major intersections of the town should be used for inclusive, community-oriented activities. He supported the project for the betterment of children, families and the community.

M. Moran asked if the façade could be broken up in some way. The board again returned to the topic of having a large, blank, structure at a major intersection close to the entrance of the hamlet.

D. Kidd again pushed back on requiring purpose-less features have no architectural importance added to the building. He also cited the requirement of have to add sliding door "features" to the building which will be immediately occluded by landscaping.

C. Britton advised that if the board wants the building to look a certain way, then the renderings provided should be made part of the enforceable site plan.

D. Linn did not want to have the renderings part of the site plan.

Old Business:

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

P. Colucci recused from the project. R. Wiley was activated for voting purposes.

R. Varano read the review letter provided by Sterling Environmental Engineering dated August 21, 2025.

K. Libolt asked about the lighting shown was on eight (8) foot poles and not bollards. A. Willingham said that this would improve lighting with less lighting fixtures.

M. Moran reviewed part 2 of the SEAF with the board. R. Varano read Resolution PB 8-2025 (Resolution to adopt a determination of significance and refer the application to the Ulster County Planning Board). **R. Fullam motioned to accept Resolution PB 8-2025. R. Wiley seconded the motion. The board voted unanimously to approve the motion.**

K. Libolt motioned to open a public hearing at the September 30, 2025 Planning Board Meeting. R. Wiley seconded the motion. The board voted unanimously to approve the motion.

New Business:

Lextin Properties, LLC
321 Guilford Road, Gardiner, SBL: 85.4-2-46 Application for Minor Subdivision

P. Colucci returned to chair the board meeting. R. Wiley was inactivated for voting purposes. P. Colucci read the review letter provided by Sterling Environmental Engineering dated August 21, 2025.

Robert James, P.E. and Vohradnik (applicant) approached the board to review the plan.

P. Colucci asked the applicant to update the plan to indicate what buildings are being removed from the property.

P. Colucci asked the board if there were any comments. Wetlands?

R. James indicated that there was no NYSDEC wetland determination.

P. Colucci asked for a wetland delineation. R. James indicated that M. Nowicki, Ecological Solutions, could provide the information. T. Penichter: You must call the NYSDEC for the determination.

C. Britton advised the board that a NYSDEC jurisdictional reading is necessary.

A. Millspaugh: There are informational wetlands near the property only. There are no potential impacts even if the wetlands were jurisdictional.

The board made no other comments.

P. Colucci read resolution PB 9-2025 to approve the sketch plan and to classify the project as an unlisted action under SEQRA. R. Varano motioned to accept the resolution conditioned upon updates to the plat indicating what buildings are to be added or removed. K. Libolt seconded the motion. The board voted unanimously to approve the motion.

M. Moran motioned to establish an escrow account for Lextin Properties, LLC in the amount of $4,000.00, with a minimum threshold replenishment amount of $1,500.00. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

Informational:

Benevento
3014 & 3016 Route 44/55, Gardiner, SBLs: 85.3-3-40.200 and 85.3-3-40.300

Patricia Benevento discussed a potential lot line revision between adjoining parcels. The board advised to become familiarized with §220-16 of the municipal code as a source of guidance.

Libolt
15 Steve's Lane, Gardiner, SBL: 93.4-6-6 Site Plan

K. Libolt recused from this portion of the meeting. R. Wiley was activated for voting purposes.

K. Libolt requested to appear before the planning board in order to present minor changes to an approved site plan at 15 Steve's Lane, Gardiner. The changes proposed to the plan included increasing the building size above the foundation one additional foot in each direction in order to utilize SIPS panels. Constructing with SIPS panels would increase the energy efficiency of the building. K. Libolt indicated that there would be overhead cornices to protect the personnel doors.

C. Britton asked to see the original resolution granting site plan approval. The clerk verified that there was no resolution. C. Britton advised the board that this is a decision for the building inspector.

M. Moran motioned to refer the matter to the building inspector with the recommendation that it doesn't require an amendment to the approved site plan. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

Gardiner Rentals, LLC
2357 Route 44/55, Gardiner, SBL: 93.4-3-14

Richard Majestic presented questions to the board in regard to the property which is located in the HM Zoning District. There was a potential tenant proposing to sell art in a small space located on the first floor. The second floor would be used as a living space for the same tenant. Pursuant to the municipal code §220-10, retail space not listed elsewhere requires planning review. Similarly, a business on the first floor with people living on the second floor requires the same.

C. Britton advised the board that a home occupation may apply in this case however, more information is necessary.

P. Colucci advised the potential applicant to determine specifically what is proposed for the building. This will guide the decision. If the action is minor, an engineer may not be needed.

Privilege of the Floor:

Matthew Bialecki, Guilford Schoolhouse Road, Gardiner, commented that the Pitch Pine Lodging Project was a great project, and that it would benefit be a benefit to the town.

Accompanied by Maury Moscowitz, Guilford School House Road, Gardiner; M. Bialecki expressed concern that the Lextin Properties, LLC subdivision sketch plan was approved so quickly. He implored the board to reconsider the approval and requested that they require a wetland delineation from the NYSDEC. He asked the board to consider a better subdivision plan.

Administrative:

M. Moran motioned to approve the July 22, 2025 planning board meeting minutes. K. Libolt seconded the motion. The board voted 4:0 to approve the motion. R. Boettcher and T. Penichter abstained. R. Wiley was not activated for voting purposes.

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

Prepared By:

Michael Makely 10 OCT 2025

Michael Makely **Date**

Filed:

Julia Hansen 10/1/25

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