Town of Gardiner Planning Board
Meeting Minutes
October 28, 2025

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

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

The meeting began at 7:03 pm. R. Wiley was activated for voting purposes.

Public Hearing:

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

R. Varano motioned to open the public hearing. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

Maury Moscowitz, Guilford Road, Gardiner, was concerned about the aesthetics of a three lot subdivision at this location. The proposed homesites and driveways are improbably located, and on marginal property. He was concerned about the proximity to the Mara Kill and asked the board to request environmental studies. He opposed the plan.

Matt Bialecki, Guilford Road, Gardiner, submitted a letter of opposition to the proposed subdivision. He claimed that the proposal does not conform to the character of the neighborhood. He submitted an alternate sketch version of a plan. He wanted to preserve the character of the neighborhood and protect the wetlands and floodplain. He wanted to see the wetlands mapped. This proposed subdivision wouldn't affect his property but will impact the new lots.

Amy Little, Guilford, a Gardiner resident, asked if there was a requirement to abide by the Natural Resources Inventory (NRI) and to protect amphibians and other protected habitats.

Christian Ambrosin, a Gardiner resident, commented that a septic tank on the proposed lot 3, would be compromised during flood events.

Barbara Leon, a Gardiner resident, asked if there were any environmental studies done. She expressed concerns about her well, due to the proposed additional septic tanks located near a floodplain.

Ben Ambervini, a Gardiner resident, wanted to see the property left as it was. This is a wildlife corridor and when it rains the property holds a substantial amount of water for the recharge of nearby wells.

There were no board comments.

P. Colucci read the review letter provided by Sterling Environmental Engineering dated October 26, 2025.

K. Libolt preferred the setback on lot two . The field won't be disturbed. On lot three, the house could be moved somewhat to the west, but that would be up to the Department of Health.

P. Colucci asked what the elevation of the proposed house on lot three was.

R. James: 257 feet. The home will be slab on grade. The 100 year flood line is 252 feet. Lot three will have above-ground septic. Lot 2 will have shallow septic.

T. Penichter did not like having yards being on top of one another. This is not in keeping with the character of the neighborhood. He asked why; on five-acre lots, are the homes located so close together.

R. Varano, M. Moran and R. Boettcher agreed with K. Libolt. Relocate the homes somewhat to preserve viewshed.

M. Moran observed that the entire northwest corner of the parcel is often wet, with little change in elevation. There will be a lot of fill material required to construct the driveway. Lot three is a tight fit. A two-lot subdivision may make better sense. The one existing home is sited on the best part of the property for building.

R. Wiley agreed with most of the board's comments. He asked R. James if he considered another plan, such as the sketch comments provided by M. Bialecki. We have a duty to the local community. He did not favor the location of lot two and agreed with M. Moran. A two-lot subdivision may be better. If a two-lot subdivision was proposed, the house on lot two should be moved to the highest point possible.

P. Colucci wanted to visit the site. He asked R. James to mark the centerline of the proposed driveways.

R. Boettcher motioned to keep the public hearing open. K. Libolt seconded the motion. The board voted unanimously to approve the motion.

Old Business:

<u>Brykill</u>
2079 Bruynswick Road, Gardiner SBL: 100.1-3-28.100 – Lodging / Event Space Concept

A full submission of materials was made prior to the meeting. Michael Ellis, sole member-Allemansretten, LLC, the owner of the property, introduced members of his architecture, engineering, landscaping and legal team.

M. Ellis advised the board that the State Historic Preservation process approval was started. Test pits were dug as part of Department of Health approval. A wetlands jurisdictional determination was requested from the DEC.

M. Ellis presented an inventory of the existing rooms and structures on the property. Renderings from various aspects of the property were provided. These included the proposed new event barn made partially from materials from an existing historic bank barn being dismantled in Ohio.

The board reviewed the height of the event barn, and expressed concern about lighting, dark-sky compliance, amplified sound, noise, viewshed travelling west on Bruynswick Road, and potential glare from the roof of the new barn.

P. Colucci did not want to see the event barn from Bruynswick Road.

M. Ellis said that there will be a berm constructed that will partially hide the view of the parking lot.

M. Moran asked if there would be lights on the entrance road.

R. Varano asked about the electrical service.

M. Ellis: 600 Amp three-phase service.

M. Ellis: New heat pumps will be installed.

P. Colucci asked C. Britton, counsel for the planning board, how this proposed project is agri-tourism.

C. Britton advised that the building inspector clarify this in a determination.

P. Colucci said that this is not agri-tourism.

M. Moriello, counsel for the applicant, said this is an adaptive re-use project.

The plan called for a gravel driveway. P. Colucci recommended reconsidering this option due to maintenance considerations and possible impact on the clientele. A gravel driveway is not going to hold up to event use. He cited that Wildflower Farm had to pave their roads within a year of opening.

P. Colucci also recommended widening the entrance road for the sake of emergency services. Although the project will have to comply with Gardiner code, the Shawangunk Valley Fire District will handle the emergency services needs for the property. They should be consulted.

R. Varano asked if there were future plans for the property.

T. Penichter asked if there was going to be commercial cooking on the site.

M. Ellis: No, a warming-kitchen only.

P. Colucci asked if there would be any worker housing on the property. This should be considered due to the high cost and low availability of affordable housing in the area.

K. Libolt asked if there would be any amplified sound outdoors. He recommended that sound monitoring be proposed in the plan.

There were no further comments.

P. Colucci read Resolution PB 13-2025 classifying the Brykill Farm Project as a SEQRA Type 1 Action with the planning board as lead agent to undertake a coordinated review.

M. Moran motioned to accept Resolution PB 13-2025 to classify the Brykill Farm Project as a SEQRA Type 1 Action with the planning board as lead agent, undertaking a coordinated review. R. Varano seconded the motion. The board voted unanimously to approve the motion.

The clerk was directed to circulate a SEQR Notice of intent, with annexed documents of the application to involved and interested agencies.

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

There were no new submissions to the board.

The applicant spoke about their interest in creating connectivity with the rail trail and trails in Gardiner Park. They received a term sheet from the Wallkill Valley Land Trust.

C. Britton was surprised that the land trust would accept a fragmented plan prior to conservation findings by board.

C. Britton advised the board that a map should be included with any easement plan.

Andy Willingham asked the board if they wanted to schedule a site visit.

P. Colucci wanted to see a clear delineation of the lots and the road.

M. Moran wanted to see the home sites staked out.

New Business:

Barry
32 Sand Hill Road, Gardiner, SBL: 93.4-4-37 & 38 Lot-Line Revision

P. Colucci read the review letter provided by Sterling Environmental Engineering dated October 26, 2025.

The letter was amended to read that both lots involved with the revision are conforming with respect to area.

The applicant was asked to have the bulk table corrected on the plan.

M. Moran read Resolution PB 14-2025 to accept the sketch plan and request corrections and notes to be included on the final plat.

M. Moran motioned to accept Resolution PB 14-2025. R. Wiley seconded the motion. The board voted unanimously to approve the motion.

C. Britton advised the board that they have the discretion to waive a public hearing.

P. Colucci motioned to waive a public hearing. T. Penichter seconded the motion. The board voted unanimously to approve the motion.

Full Circle, LLC
Route 44/55 & Bruynswick Road, Gardiner NY SBL: 93.2-1-46.1 Site Plan Amendment

Cameron Kucera introduced the project to add a 320 sf heated and conditioned storage container to the Full Circle site plan.

P. Colucci read the review letter provided by Sterling Environmental Engineering dated October 26, 2025.

P. Colucci wanted to see the type of wood and color choice of the cladding be included on the plan.

P. Colucci wanted the plan to include that the container will be accessed at two ends.

P. Colucci advised the applicant that if any trees are to be removed, replacement trees must be installed, and this must be shown on the site plan.

M. Moran noted that the landscaping on the property abutting Bruynswick Road is lacking, and what is there, isn't on the approved plan.

C. Britton recommended that the landscaping plan should be updated.

P. Colucci wanted to see the complete existing plan as amended.

T. Penichter wanted to see that all trees shown along Bruynswick Road are planted in accordance with the plan.

C. Britton advised the board that they have the discretion to waive a public hearing.

T. Penichter motioned to waive the public hearing. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

M. Moran motioned to refer the amendment to the Ulster County Planning Board. R. Varano seconded the motion. The board voted unanimously to approve the motion.

Privilege of the Floor:

Chris Hoey, a Gardiner resident, asked the board if the name of the Riverbend – CLI Subdivision Project could be renamed, as it has a potential conflict with Riverbend Trail Alliance.

R. Varano noted that Fall Park – Riverside was another name. This should be confirmed.

Roberta Clements, a Gardiner resident expressed concerns about stormwater discharge into the Mara Kill, parking at Brykill, and the major subdivision proposed.

Administrative:

M. Moran motioned to approve the draft minutes from the October 28, 2025 planning board meeting. T. Penichter seconded the motion. The board voted unanimously to approve the motion.

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

Prepared By:

Michael Makely 20NOV2025

Michael Makely **Date**

Filed:

Julia Hansen 11/20/25

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