Town of Gardiner Planning Board
Meeting Minutes
November 18, 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 7:00 pm.

Public Hearing:

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

P. Colucci read the notice of public hearing that was continued from the October 28, 2025 planning board meeting.

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

Barbara Deleon, a Gardiner resident, expressed concern about changing the character of the neighborhood by allowing three smaller lots with houses to be created from the original fifteen acre property. The property is wet. The resident urged the board to consider how the waterways were connected. The floodplain, global warming and wildlife inhabitants of the property should be considered. The resident said that it would be short-sighted to squeeze two more houses on to the property.

Karen Pardini, 681 Clove Valley Road, supported the subdivision plan. The board should recognize that this is a proposal to add two more houses to the neighborhood, and they can make the decision. There isn't wild land forever.

Steve Chaikin, a Gardiner resident, stated that the area was wet. He was not opposed to the layout of the third lot if diligence is done. The number two parcel indicated on the plan would change the way the neighborhood looks. He asked that the principals behind the project consider subdividing the lot into two parcels instead of three.

Matthew Bialecki, a Gardiner resident, summarized the letter that he submitted to the board. He urged the applicant to map the critical habitat and wetland areas and the floodplain. He urged the planning board to request a conservation analysis. This data will allow the planning board to make a better informed decision.

Pascal Vohradnik, the applicant, stated that this is not a development. He plans to live there. The houses that will be constructed are not going to be "contractor-special" homes built for speculation. The proposed homes will be similar to the style of the area. The plan stays away from wet areas. The homes proposed will be four-six feet above base flood elevation. The plan avoids disturbance of the field on proposed lot two.

Bernie Overy, a Gardiner resident, who lives in one of the wettest areas nearby, appreciated the applicant's sensibilities. The plan addresses all of the issues.

M. Moran acknowledged the revisions made to the plan. He asked about a common driveway for lots two and three.

P. Vohradnik, the applicant, didn't want to interrupt any natural flow of water through the property.

T. Penichter acknowledged revisions to the plan. He wanted to see a formal wetland study done to confirm existence, jurisdiction, and flow.

P. Colucci asked about the proposed home sizes, septic areas, and base flood elevation.

R. James confirmed that the homes would have three-four bedrooms, with septic areas sized appropriately for four-bedroom homes.

R. James confirmed the use of LIDAR technology in developing the plan. The LIDAR modeling was produced in 2014. This modeling is still relevant today. The base flood elevation (BFE) is EL 252 feet. Septic areas were approved for EL 254 feet. Based on board discussion and public input, the septic areas are located at greater than EL 258 feet.

Andrew Millspaugh confirmed that the current FEMA Flood Map in use for this area was dated 2009. This map continues to be the reference source for the floodplain today. He confirmed that a professional would use the information contained on this map to stake out the area on the ground.

M. Moran stated that this plan could be a valid case to have a shared driveway between two or all three of the proposed homes. A shared driveway could negate the need for such a long driveway to lot two. Shared driveway(s) reduce impervious surface coverage. The point, however, with this three-lot configuration over fifteen acres, less driveway(s) means less impact.

R. Fullam asked if a shared driveway could be expanded to include all of the proposed homes.

M. Bialecki, a Gardiner resident, commented that based on the topography, the area will likely flood at EL 258. Again, he urged the board to require that the area be mapped in order to delineate the floodplain, floodplain setbacks, jurisdictional wetlands and wetland setbacks.

M. Moran asked Andrew Millspaugh to clarify the definition of floodplain. A. Millspaugh clarified that the Gardiner code defines the floodplain as what is shown on the current FEMA Floodplain Map dated 2009.

Andrew Millspaugh confirmed that the proposed lot one was a corner lot, hence for setback purposes there are two fronts, and two sides.

P. Vohradnik was not against having a shared driveway. He was opposed to re-designing the plan to show only two lots.

P. Colucci added that this would reduce disturbance.

Steve Chaikin, a Gardiner resident, commented that the shared driveway was a good idea, as it could reduce impact to the field as viewed from Guilford Schoolhouse Road. This would reduce the overall impact of the viewshed.

R. Boettcher motioned to continue the public hearing at the December 16, 2025 planning board meeting. R. Fullam seconded the motion. The board voted unanimously to approve the motion.

Old Business:

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

There were no submissions to the board prior to the meeting.

Michael Ellis, owner / applicant, addressed the board with updates on the project.

Much of the additional lighting on the property would be placed on 8" x 8" x 3.5' tall, wooden posts.

M. Ellis said that based on the terrain, the proposed event barn could be hidden from the driving view when travelling west on Bruynswick Road.

P. Colucci cautioned that fifty percent of the flora along the berm located on the property is dead and would have to be replaced.

M. Ellis proposed moving the berm.

P. Colucci wanted M. Ellis to consider the field that is in full view on the approach west on Bruynswick Road.

P. Colucci asked M. Ellis if the plan was to eliminate farming after moving the berm. P. Colucci was concerned about the loss of agriculture on the property.

M. Ellis said that hay would still be farmed.

M. Ellis proposed the construction of a three-four acre pond. The pond could be used to water the animals and could be used by the fire district.

P. Colucci recommended that M. Ellis contact the Natural Resource Conservation Service (NRCS) to evaluate the proposal.

M. Ellis said that he was looking for a pond designer. None were available in New York.

M. Ellis reviewed a plan for a new berm that would be approximately ten feet in elevation and would contour into the existing terrain which was flat. The excavated material from the pond would be used to construct the berm.

M. Moran did not favor a ten foot berm. Seeing a barn in an agricultural area is not obtrusive. Trees as masking would be a better option than the construction of terrain.

P. Colucci stated that there are many ways to mitigate the impact. P. Colucci also cited that for every acre/foot of pond excavation, 1600 cubic yards of material would have to be moved.

M. Ellis stated that they were abandoning the idea of constructing a boat house along the Shawangunk Kill.

K. Libolt asked if he wanted to leave it for the eventuality that it may be wanted in the future. It would be better to have it on the plan now.

M. Ellis proposed using one of the existing buildings for housing.

C. Britton advised the board that it would be up to the building inspector to make a formal determination whether the plan was for multi-family housing or housing for farm workers.

M. Ellis proposed constructing a solar array on the property behind the thickest part of the berm.

Again, the building inspector would have to make a formal determination about the use of solar on the property. A variance may be required.

P. Colucci read a resolution dated November 18, 2025, to establish an escrow account for the project with an initial deposit of $10,000.00 and a minimum replenishment threshold limit of $3,000.00. Funds are to be received no later than December 1, 2025. **M. Moran motioned to accept the resolution. R. Fullam seconded the motion. The board voted unanimously to approve the motion.**

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.

James McCormick and Andy Willingham, P.E., were present.

P. Colucci read the review letter provided by Sterling Environmental Engineering dated November 18, 2025.

R. Fullam proposed considering a road configuration that consisted of two-teardrop shaped loops with no locked gate between them. The board discussed whether this could reduce the traffic burden at the intersection of Church Farm Road and State Route 44/55.

The board opinion was mixed.

M. Moran: This is an invitation to cut through the subdivision.

T. Penichter: This would make the subdivision more connected. He proposed a height restriction barrier type gate that would permit car and light truck traffic only.

R. Varano was favorable to the idea.

P. Colucci: Reduce the number of lots and traffic will decrease.

P. Colucci also identified that there always have been problems with the cohabitation of residential and Commercial Light Industry Use. This will exacerbate existing problems.

The board also discussed whether the road through the CLI District could handle the increased amount of traffic and the potential increase of traffic on Phillies Bridge Road through to the intersection with State Route 208.

Andy Willingham said that this idea is recreating issues with the fire department.

M. Moran asked how long Steve's Lane is. At approximately 1,700 feet it's too long to have a dead end.

M. Moran encouraged the developer to move proposed residences farther south if possible; farther away from the CLI District. This will help buffer noise disturbance.

R. Varano posed the question about how the current proposal (with gate) fits into zoning. This is essentially two neighborhoods with the elimination of the connector road for vehicular access. This is as efficient as entering the same subdivision in two ways.

J. McCormick acknowledged that the plan attempts to "thread the needle" between connectivity and the requirements for first responders, while restricting truck traffic. Development in the CLI District allows for one apartment per building. The plan would bring eight more apartments to the community.

The CLI District is already built out with town road connectivity to State Route 208 via Steve's or Osprey Lane, Dusinberre Road, and Phillies Bridge Road. The residential area proposed behind Church Farm Subdivision connects via town road directly to State Route 44/55.

M. Moran favored having residential traffic connecting directly to State Route 44/55.

The board then discussed open-space layout and other options for the types of home proposed. two, and multi-family options are allowable with open-space design. There are bonuses for density in open-space design. Lot counts could be reduced with the addition of two, or multi-family dwellings.

P. Colucci asked the developer to consider consolidating lots 7-10 into two larger lots of approximately 4 acres each.

T. Penichter asked how the developer accounted for inclusionary housing, which is a zoning requirement.

J. McCormick said that they would likely add money to a fund.

M. Moran motioned to refer conservation findings to the Gardiner Environmental Conservation Commission. R. Boettcher seconded the motion. The board voted unanimously to approve the motion.

C. Britton advised the board that a public hearing could be held on the layout.

J. McCormick told the board that a traffic study would be prepared to analyze the plan with, and without a gate separating the RA and CLI Districts.

K. Libolt wanted to see a traffic study before holding a public hearing on the layout.

J. McCormick told the board that they would revert the project name back to Fall Park Subdivision.

The board had no issue with the name change.

Informational:

Mario Milano presented the idea of constructing two duplexes on eleven acres of vacant property in the RA District behind Majestic Woods Drive. The board identified the possibility of subdividing the property under the requirements of small-scale subdivision.

Privilege of the Floor:

Joan Parker, Chairperson – Gardiner ECC, wanted clarification on the timeline for the referral.

Administrative:

M. Moran motioned to approve the draft minutes from the October 28, 2025 Planning Board Meeting. K. Libolt seconded the motion. The board voted 6:0 to approve the motion. R. Fullam abstained.

R. Fullam motioned to adjourn the Planning Board Meeting. R. Boettcher seconded the motion. The board voted unanimously to adjourn the meeting.

Prepared By:

Michael Makely 17DEC2025

Michael Makely **Date**

Filed:

Julia Hansen 12/17/25

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