The Town Board met in Regular Session this evening at the Gardiner Town Hall at 7 PM. Present were Supervisor Hartner and Councilmembers Carucci Clements, Ulvestad and Scandinaro. There were approximately 5± audience members.

ANNOUNCEMENTS

At the April 7th meeting, Marc Rider, Executive Director of the Ulster County Resource Recovery Agency will be presenting "Together Toward Zero Waste", outlining UCRRA'S plan to minimize the amount of waste that we ship elsewhere in New York State for disposal.

Supervisor Hartner informed the Board that he intends to develop a Town Hall Meeting Room Policy, noting that there is currently no policy that defines permitted uses of the meeting room or establishes a process for requesting and approving such use.

There are currently 4 EV charging stations on the East side of the Town Hall. Thanks to Climate Smart Task Force for obtaining the grant. The charging stations at the library are now functional again.

Councilmember Scandinaro added that he and Councilmember Clements plan on having a preliminary Short Term Rental Law document on one of the April agendas.

Councilmember Clements informed the Board that the Gardiner and Shawangunk Historical Society is seeking Gardiner members.

Councilmember Clements made a motion to add an agenda item to discuss amending the zoning law regarding wetlands and water protection. The motion did not carry.

RECYCLING RESOLUTION

Resolution No. 4 - Offered by Councilmember Carucci;

WHEREAS, the Town Board is supportive of efforts to make the Town of Gardiner a sustainable community; and

WHEREAS, in accordance with the Ulster County Mandatory Source Separation and Recycling Law (Local Law No. 4 of 2010) and the New York State Solid Waste Management Act, the Town of Gardiner hereby establishes this policy to ensure all municipal buildings operate in an environmentally responsible manner, maximize waste diversion, and maintain compliance with county and state regulations; and

WHEREAS, on January 9th, 2018, the Town of Gardiner was registered as a Climate Smart Community by New York State; and

WHEREAS, the Climate Smart Gardiner Taskforce is gathering data to apply for status as a silver certified Climate Smart Community, which entails completing and documenting a suite of actions that mitigate and adapt to climate change at the local level; and

WHEREAS, one such action requires the written delineation and confirmation of recycling in municipal buildings,

NOW, THEREFORE BE IT RESOLVED: that the Town Board hereby instructs municipal staff to continue the use of recycling bins in public areas inside all municipal buildings; and

BE IT FURTHER RESOLVED: that the Town of Gardiner Highway Department will still assist the Town in their disposal of trash and recyclables at municipal buildings when possible; and

BE IT FURTHER RESOLVED: that in the event the Town of Gardiner Highway Department can no longer take the trash and recycling to the Gardiner Transfer Station, the Town will hire a carting company to do so and;
BE IT FURTHER RESOLVED: that the Town Board hereby instructs municipal staff to recycle paper, metal, plastic and glass according to Ulster County Resource Recovery Agency's specifications in all interior areas of municipal buildings.
Seconded by Councilmember Scandinaro and carried.

ADOPTION OF PRO-HOUSING COMMUNITIES' RESOLUTION
Resolution No. 5 - Offered by Councilmember Carucci;
WHEREAS, the Town of Gardiner believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;
WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;
WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;
WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and
WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant; NOW,
THEREFORE, IT IS HEREBY RESOLVED that the Town of Gardiner, in order to take positive steps to alleviate the housing crisis, adopts the ProHousing Communities pledge, which will have us endeavor to take the following important steps:
1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
Seconded by Councilmember Scandinaro and carried.

RESOLUTION TO APPROVE REDUCTION OF PROFORMANCE BOND FOR SCENIC MEADOW DEVELOPMENT
Resolution No. 6 - Offered by Councilmember Scandinaro;
WHEREAS, on February 19, 2025, Hudson Creekside, LLC posted a subdivision bond with the Town of Gardiner in the sum of $1,270,727.00 in connection with various improvements to be made at the Scenic Meadows Estates Subdivision, Route 32, Gardiner, New York; and

WHEREAS, the Town Engineer and Town Highway Superintendent have determined that a very substantial portion of the construction and improvements required to be made by Hudson Creekside, LLC have been completed; and
WHEREAS, Hudson Creekside, LLC has requested a reduction in the amount of said bond commensurate with the work completed and has submitted a Bond Rider reducing the amount of said bond to $279,020.00; and
WHEREAS, the Town Engineer and Town Highway Superintendent have determined that a reduction in said Bond amount to $279,020.00 would provide adequate protection for the Town based upon the work completed and the remaining improvements to be made;
NOW THEREFORE, BE IT RESOLVED THAT:
The Town Board of the Town of Gardiner accepts the Bond Rider issued by ACE American Insurance Company on behalf of Hudson Creekside, LLC in the reduced sum of $279,020.00 and that all other terms and conditions of the original Bond issued on behalf of Hudson Creekside, LLC remain unchanged.
Seconded by Councilmember Carucci and carried.

BATTERY ENERGY STORAGE SYSTEM MORATORIUM UPDATE

The Board engaged in a detailed discussion regarding the development of a local Town law governing Battery Energy Storage Systems (B.E.S.S.). The discussion included potential regulatory approaches, such as amendments to the Town's zoning law, establishment of specific technology and safety standards, and consideration of siting requirements. The Board also discussed the importance of balancing the potential benefits of energy storage systems with public safety concerns and the protection of nearby properties and residents. In addition, the Board considered the need for public education and outreach on the subject, including the possibility of informational sessions for residents, tentatively to take place in April. The Board agreed that gathering public input and providing clear information would be an important part of the process. Following the discussion, the Board agreed to continue working toward the preparation of a draft B.E.S.S. law, with the goal of having a draft available for review by June or July.

APPOINT SECRETARY TO THE SUPERVISOR

Resolution No. 7 - Offered by Supervisor Hartner;
WHEREAS, pursuant to Section 30 of Town Law, the Town Board hereby concurs with the Town Supervisor's appointment of Lisa Minnetto as Secretary to the Supervisor;
WHEREAS, being this is a part-time position Lisa Minnetto is not eligible for any employee benefits;
NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Gardiner confirms employment of Lisa Minnetto as Secretary to the Supervisor. Lisa Minetto will be compensated at the salary rate of $24.17 an hour and will work up to 20 hours per week, effective immediately.
Seconded by Councilmember Ulvestad and carried. Councilmember Scandinaro recused.

APPOINTMENT TO ENVINOMENTAL CONSERVATION COMMINSSION

On the motion of Councilmember Scandinaro, seconded by Supervisor Hartner, and carried, to appoint Janet Kern to the Environmental Conservation Committee with a term to expire December 31, 2030.

ESTABLISH ESCROW ACCOUNT #PB26-01

On the motion of Councilmember Scandinaro, seconded by Councilmember Clements, and carried, to authorize the bookkeeper to establish an escrow account No. PB26-01, for Aurora Properties, LLC, in the amount of $4,000.00 with a minimum replenishment of $1,000.00.

APPROVAL OF MARCH WARRANT

On the motion of Councilmember Carucci, seconded by Councilmember Scandinaro, and carried, to approve the March 2026 Warrant dated March 11th for the total amount of $199,617.52

APPROVAL OF CONFERENCE REQUEST FOR TOWN CLERK

On the motion of Councilmember Carucci, seconded by Councilmember Ulvestad, and carried, to approve the conference request from the Town Clerk to attend the New York State Town Clerks Association 2026 Annual Conference in Albany on April 19th through April 22, 2026, for a total of $1,295.00 inclusive of conference registration, lodging, tolls and mileage.

AUTHORIZATION FOR SUPERVISOR TO REQUEST EXTENSION FOR THE FILING OF ANNUAL FINANCIAL REPORT WITH OFFICE OF THE STATE COMPTROLLER

On the motion of Councilmember Carucci, seconded by Councilmember Ulvestad, and carried, to authorize the Supervisor to file an extension request with the Office of State Comptroller, which would extend the due date of the Annual Financial Report to April 30, 2026.

FINAL BUDGET MODIFICATION FOR 2025 BUDGET

On the motion of Councilmember Carucci, seconded by Councilmember Clements, and carried, to authorize the Bookkeeper to modify the 2025 Adopted Budget as indicated in Budget Amendment document for year-end adjustments for unanticipated revenues and cost over-runs in preparation for completion of the Annual Financial Report. Attached.

ACCEPT MINUTES FROM JANUARY AND FEBRUARY

Minutes of January 23rd were approved as written on the motion of Councilmember Scandinaro, seconded by Councilmember Clements, and carried. Councilmember Ulvestad abstained.

Minutes of January 26th were approved as written on the motion of Councilmember Clements, seconded by Councilmember Scandinaro, and carried. Councilmember Ulvestad abstained.

Minutes of January 28th were approved as written on the motion of Councilmember Clements, seconded by Supervisor Hartner and carried. Councilmember Ulvestad abstained.

Minutes of February 3rd were approved as written on the motion of Councilmember Carucci, seconded by Councilmember Clements, and carried. Councilmember Ulvestad and Scandinaro abstained.

Minutes of February 8th were approved as written on the motion of Councilmember Clements, seconded by Councilmember Carucci, and carried. Councilmember Ulvestad abstained.

Minutes of February 10th were approved as written on the motion of Councilmember Clements, seconded by Councilmember Carucci, and carried. Councilmember Ulvestad and Carucci abstained.

PRIVILEGE OF FLOOR

Brian Stiscia- Mentioned that there is a Transmission line in Ohioville Acres.

Tom Penichter- Suggested considering view shed, size, setbacks, limiting physical footprints.

ADJOURNMENT

On the motion of Councilmember Scandinaro, seconded by Councilmember Carucci and carried, the meeting was adjourned at 8:28 PM.

Respectfully Submitted,

Julia Hansen, Town Clerk