Town of Gardiner
Zoning Board of Appeals
2340 Route 44/55 P.O. Box 1
Gardiner, New York 12525

Agenda

May 28, 2026

7:00 pm

Note: Subject to Change:

Announcement- There have been phishing emails sent to residents and/or applicants to the Zoning Board of Appeals, Planning Board and potentially other Town departments that attempt to solicit payment for alleged application/other town fees. If you receive a bill, invoice or other communication from a sender whose email is different from planzone@townofgardinerny.gov please do not reply or open any attachments. Instead, please call the Town Hall office to report it at 845-255-9675 x 112. Any questions concerning zoning board applications and/or fees can also be directed to our ZBA Clerk, Michael Makely, by email (planzone@townofgardinerny.gov) or by phone at 845-255-9675 x 112.

Old Business:

1. Discussion regarding quorum of the board
2. Vote to approve draft minutes from the April 23, 2026 meeting.
3. Aurora Property, LLC
   Second Street and Milk Street, Gardiner, SBL: 93.68-2-20 Area Variance Application
   -Chairperson Introduction of the Application
   -Review UCPB Referral Findings
   -Applicant presents information to the Board with follow-up questions by the Board

Public Hearing:

-motion to open public hearing

-hear public comments

Deliberation by the Board:

Decision:

4. 31 Deyo Drive

31 Deyo Drive, Gardiner, SBL: 94.3-5-4 Area Variance Application

-Chairperson Introduction of the Application

-Review UCPB Referral Findings

-Applicant presents information to the Board with follow-up questions by the Board

Public Hearing:

-motion to open public hearing

-hear public comments

Deliberation by the Board:

Decision:

New Business:

1. Discussion regarding quorum of the board
2. 85 Phillies Bridge Road

85 Phillies Bridge Road, Gardiner, SBL: 94.1-4-29.110 Appeal of Building Inspectors Determination and Area Variance Application

-Chairperson Introduction of the Application

-Public Notice of No Conflicts of Interest to the property at issue

-Applicant presents information to the Board with follow-up questions by the Board

Public Hearing:

-motion to open public hearing

-hear public comments

Deliberation by the Board:

Decision:

-Motion to Adjourn

The Zoning Board of Appeals will meet, when necessary, on the fourth Thursday of each month unless noticed otherwise. The deadline for submissions is the first day of the month.