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

Agenda

June 25, 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. Roll Call – Confirm Quorum Requirement
2. Vote to approve draft minutes from the May 26, 2026 meeting.

New Business:

Brykill
2079 Bruynswick Road, Gardiner SBL: 100.1-3-28.100
Interpretation of the zoning code to determine the use classification of the proposed development at 2079 Bruynswick Road, Gardiner, SBL: 100.1-3-28.100.

-Public Notice of No Conflicts of Interest for the property at issue
-Chairperson Introduction of the Appeal
-Identify Exhibits
-Motion to establish escrow account and nominate special counsel and/or engineering consultant
-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:

Brykill
2079 Bruynswick Road, Gardiner SBL: 100.1-3-28.100 Area Variance Application

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

-Chairperson Introduction of the Application

-Identify Exhibits

-Motion to establish escrow account and nominate special counsel and/or engineering consultant

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

-Review SEQRA requirements

-Review Natural Heritage Referral Requirements

-Review requirements for NYS DEC Jurisdictional Determination

-Motion(s) for referrals to relevant agencies

-Motion to adjourn public hearing

-Motion to close the ZBA meeting

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.