TOWN OF GARDINER
PLANNING BOARD

2340 Route 44/55 · P.O. Box 1
Gardiner, New York 12525
Ph. (845) 255-9675 ext. 112

Agenda
July 28, 2026
7:00 p.m.

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.

Public Hearing:

Rosenbloom
Northwest corner of Hasbrouck Road and State Route 299, Gardiner SBL: 85.4-1-10 Application for Three Lot Subdivision

P.E. Colucci, LLC
Osprey Extension, Gardiner, SBL: 93.4-6-1.114 Site Plan Application

-Motion to Establish Escrow Account

Old Business:

Ohioville Acres
South Ohioville Road, Gardiner, SBL: 94.0-1-3 Major Subdivision

-Motion to Schedule Public Comment Session for August 25, 2026 Planning Board Meeting

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

New Business:

Rusi Holding Corporation
1091 Albany Post Road, Gardiner, SBL:93.4-5-11 Minor Subdivision Application

-Motion to Establish Escrow Account

Informational:

ECC watercourse, wetlands protection updates

Gail Blauer
2767 Route 44/55, Gardiner, SBL: 93.2-1-44 Proposed Yoga Studio in Accessory Structure

Marlon Gibian
50 Steve's Lane, Gardiner, 93.4-6-1.113 Proposed Site Plan Amendment

Administrative:

Conference Requests – NYPF September 9, 2026

Privilege of the Floor:

-Motion to accept draft minutes from the May 26, 2026 Planning Board Meeting

-Motion to Adjourn

Meetings of the Board will adjourn not later than 10:00 p.m. Unheard business will be carried over to the next month's regularly scheduled meeting. Where possible, this business will be placed first in order on the agenda.

August 11, 2026 is the deadline for submissions to the August 25, 2026 Planning Board Meeting.