The Town Board met in a Special Meeting at the Gardiner Town Hall at 4:30 PM. Present were Supervisor Hartner and Councilmembers Carucci, Ulvestad, Clements and Scandinaro. There were approximately 5± audience members.

OHIOVILLE ACRES, PPD LEAD AGENCY RESOLUTION

Resolution No. 32 - Offered by Councilmember Scandinaro;

WHEREAS, the Town Board has received a Notice of Intent to Serve as Lead Agency dated July 27, 2026, concerning the ongoing environmental review of the proposed Ohioville Acres development project; and

WHEREAS, the Town Board served as Lead Agency for the original State Environmental Quality Review Act ("SEQRA") review of the Ohioville Acres, Planned Development District and adopted a Findings Statement on November 8, 2007; and

WHEREAS, the Town Board has continuing governmental interests relating to municipal infrastructure, transportation systems, utility systems, public services, environmental protection, and the welfare of the residents of the Town of Gardiner; and

WHEREAS, the Town Board recognizes that substantial time has elapsed since completion of the original environmental review process and that questions have been raised concerning the current status of prior approvals, environmental conditions, regulatory requirements, and the scope of any additional environmental review that may be appropriate; and

WHEREAS, the Town Board believes that it possesses the governmental perspective and community-wide responsibilities necessary to coordinate review of environmental issues affecting the Town and its residents; and

WHEREAS, the Town Board desires to ensure that environmental issues, including wetlands, water resources, infrastructure, transportation, and other matters of Town-wide concern, receive comprehensive review under current conditions and standards.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Gardiner hereby expresses its interest in serving as Lead Agency for purposes of the current SEQRA review of the Ohioville Acres project; and

BE IT FURTHER RESOLVED, that the Town Board respectfully requests that involved agencies acknowledge the Town Board as Lead Agency for such review; and

BE IT FURTHER RESOLVED, that the Supervisor is authorized and directed to provide notice of this Resolution to the Town of Gardiner Planning Board and to any other agencies participating in the coordinated SEQRA review process; and

BE IT FURTHER RESOLVED, that the Town Board reserves all rights and authority available to it under SEQRA and other applicable law.

Seconded by Councilmember Ulvestad and carried.

AUTHORIZATION FOR REVISION OF ASSESSOR MEMORANDUM OF UNDERSTANDING

Resolution No. 33 - Offered by Councilmember Carucci;

WHEREAS, the Town Board desires to establish and clarify administrative expectations regarding office hours, availability, attendance, and related matters concerning the Office of the Town Assessor; and

WHEREAS, the Town Board has reviewed a revised Memorandum of Understanding between the Town Board and the Town Assessor dated August 20, 2026; and

WHEREAS, the Town Board finds it to be in the best interests of the Town to approve and adopt said Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Gardiner hereby approves and adopts the Memorandum of Understanding dated August 20, 2026, a copy of which has been made available to the public and is contained in the Agenda Packet related to this meeting.
BE IT FURTHER RESOLVED, that upon the effective date of this Resolution, the Memorandum of Understanding concerning the Town Assessor previously adopted by the Town Board on February 20, 2025, is hereby rescinded, superseded, and replaced in its entirety by the Memorandum of Understanding approved herein; and
BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute the Memorandum of Understanding on behalf of the Town.
Seconded by Councilmember Ulvestad and carried.

PRIVILEGE OF FLOOR
Matt Bialecki – Expressed his support for the Town Board to take Lead Agency for SEQRA review of the Ohioville Acres subdivision.

On the motion of Councilmember Clements, seconded by Councilmember Ulvestad, and carried, to enter into Executive Session at 4:50 PM for the purpose of discussing collective negotiations pursuant to article fourteen of the civil service law and the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

On the motion of Councilmember Ulvestad, seconded by Councilmember Scandinaro, and carried, to leave Executive Session at 5:45 PM.

ADJOURNMENT
On the motion of Supervisor Hartner, seconded by Councilmember Clement, and carried, the meeting was adjourned at 5:47 PM.

Respectfully Submitted,

Julia Hansen, Town Clerk