# TOWN OF GARDINER
# PLANNING BOARD

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

Agenda
August 25, 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 Comment Session:**

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

**Public Hearing:**

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

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

**Old Business:**

Gunks Climbing Coalition
655/657 South Mountain Road, Gardiner NY SBL: 93.1-1-32.300 Special Permit Application
-Motion to Establish Escrow Account

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

Aurora Properties, LLC
12 Second Street, Gardiner  SBL: 93.68-2-20 Site Plan Amendment

**New Business:**

Blauer Freeman Farm
2767 Route 44/55, Gardiner, SBL: 93.2-1-44 Special Permit Application

-Motion to Establish Escrow Account

**Privilege of the Floor:**

**Administrative:**

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

-Motion to accept draft minutes from the July 28, 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.**

**September 8, 2026 is the deadline for submissions to the September 22, 2026 Planning Board Meeting.**