TOWN OF GARDINER
PLANNING BOARD

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

Agenda
September 22, 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.

Administrative:

-Motion to accept corrected PB Resolution 26-9 - P.E. Colucci, LLC Site Plan

-Motion to accept corrected minutes from the July 28, 2026 Planning Board Meeting

Public Hearing:

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

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

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

Old Business:

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

New Business:

The Awosting Club
50 Camp Ridge Road, Gardiner, SBL: 92.4-1-71.100

-Motion to establish escrow account

Informational:

Hershberger / Scales 79 & 80 Peaceable Hill Road, Gardiner SBLs: 92.3-1-20 & 92.3-1-2 Lot-Line Revision

Mazur
Vacant Future Road Reservation, Gardiner Park, Gardiner, SBL: 94.1-2-34.200

Privilege of the Floor:

Administrative:

-Motion to accept draft minutes from the August 25, 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.

October 13, 2026 is the deadline for submissions to the October 27, 2026 Planning Board Meeting.