TOWN OF GARDINER
PLANNING BOARD

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

Agenda
November 24, 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:

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

Old Business:

Fall Park Blueprint, LLC
North side of Church Farm Road, Gardiner, SBLs: 93.2-2-1.200 and 1.110- Major Subdivision

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

BESS Draft Local Law Referral

New Business:

Wanning
50 Hasbrouck Road, Gardiner, SBL: 85.4-1-17 Special Permit Application

-motion to establish escrow account

Sycoff
1294 Albany Post Road, Gardiner, SBL: 100.1-4-4 / 100.1-4-3 Lot Line Revision

-motion to establish escrow account

Bobo Farm
891 Albany Post Road, Gardiner, SBL: 93.2-1-35.100 Site Plan and Special Permit Application

-motion to establish escrow account

Informational:

Marlon Gibian
50 Osprey Lane, Gardiner, SBL: 93.4-6-1.113

Privilege of the Floor:

Administrative:

-Motion to accept draft minutes from the September 22, 2026 Planning Board Meeting

-Motion to accept draft minutes from the October 27, 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.

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