

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 27, 2026

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

OFFICIALLY OPEN THE MEETING

Attendance: Board Members: Gerry Marion (Acting Chairman), Charly Long, Franco Zani, Bill Meltzer, Lambros Violaris; Board Staff: Dave Barton, David Gordon, Andy Learn, and Sarah Van Nostrand

Absent: Board Members: Scott McCarthy and Sal Cuciti

Minutes to Approve at the August 27, 2026, meeting

July 16, 2026 & July 23, 2026

Marion asked for a motion to approve the minutes.

Motion made by Zani, 2nd by Long.

All ayes, motion passed to approve the minutes.

Old Business:

SRD Holding Company: Site Plan Commercial: Walkway Gateway

Mixed Use zone: 3580 Route 9W: SBL #88.17-6-15.111

Applicant is seeking site plan to renovate an existing building (formerly the Trustco Bank) to allow a drive-through restaurant with access on Route 9W.

Review status: Parking determination from building department circulated to the board.

SEQRA Status: Type II Action.

Present: John Joseph (Applicant)

Joseph said that he got the new review letter. He added two electric charging stations to the plans. He said that the fire department responded to Barton.

Barton said they are all good.

Joseph said when they have a tenant they will bring to the board the usage and at that time they will determine what if anything they need to do to the water and sewer lines.

Learn asked what size is the service now.

Joseph said 3/4-inch water and 4-inch sewer.

Learn asked if the building was going to have a sprinkler system.

Joseph said no.

Learn said he guesses it's okay.

Marion said it will depend on the tenant.

Learn said they may have to go up to 1-inch.

Meltzer asked if he had any tenants lined up yet.

Joseph said he has a few and is trying to get them to commit.

Zani said are any of them definite.

Joseph said he has one pretty definite but not fully committed yet. The next comment is the swale and he spoke to Scott (Neighboring property owner) and he said whatever they need to they will figure it out. He put arborvitaes along the back of the property but he cannot do the whole way as he put the snow storage there.

Learn asked the board to weigh in on the screening.

Joseph said that the apartments that are behind this property it's really only the clubhouse.

Zani said the apartments are more to the south where your plantings are, so no headlights will shine into them. He asked what is the width and length of the snow storage area because the question becomes at what point are you going to have to remove the snow.

Learn said he is okay with the way the snow storage is but have to be careful not to push the snow into the swale because the snow will block the swale and could cause problems.

Joseph said if they have to haul it off then they will.

Learn said that the light in the front of the building is a little bright and should be toned down some.

Zani asked what is the reason it is so bright in that area is it because it is an entrance.

Joseph said there are probably lights in the overhang there.

Learn said he would like to see that number down to 3 or 4.

Joseph said he will get his design professional's office to knock that number down some.

Learn said that they are showing the inground grease trap in the back which they want but it is a pretty long run from there to where you are showing tying into the sewer line and without knowing the invert of that there is no way to know if that will actually work. He suggested to expose that lateral to find out if this is going to work or not.

Zani said you could trace the line all the way to the property line and shoot an elevation there and then you will know what you need.

Learn said he guess that you could do it there, it is not where they are tying in though.

Joseph said he was there when they were using the camera and the sewer drops pretty hard as the sewer is pretty deep in the ground.

Learn said that he sees the pads on the plan but would like them to be labeled.

Joseph said that last week he mentioned that when he does the demolition of the inside he will find the roof drains and find out where they are going.

Learn said he is okay with that.

Administrative Business

Villages-extension

Applicant is seeking a one-year extension of site plan approval.

Present: John First (Applicant's Agent)

First explained all the things that have been during the past year.

Marion read the resolution.

Marion asked for a motion to approve the resolution.

Motion made by Zani, 2nd by Meltzer.

4-ayes, 1-nay (Marion), motion passed to approve the resolution.

Public Hearings

YW Highland Realty LLC: Special Use Permit: 1 Lockhart Ln: SBL #88.13-8-24

Applicant is seeking a special use permit for 4 apartment units.

Review Status: Public hearing set for August 27, 2026

Present: Sam Weiss (Applicant)

Learn said the main outstanding item is the water line, he thinks it has been established that a ¾-inch line and if a sprinkler system is needed will not be sufficient, so they need to understand the proposed size of the line and see it on the plans.

Weiss said that he submitted new plans showing a two-inch line going into the building and the water department said that should be sufficient.

Learn said that he would prefer to see his engineer do some calculations for that.

Marion asked for a motion to open the public hearing.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to open the public hearing.

Kikel (11 Lockhart Ln) said that she opposes the special use permit as it is a quiet street and has a lot of 1-family and 2-family homes most of which are owner occupied. She is concerned that the owners won't be on site to monitor or maintain the property.

Rios (14 Lockhart) agrees with Kikel.

Motion to Adjourn.