

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, March 26, 2026

CALL TO ORDER TIME: 7:00pm

In attendance: Cuciti, McCarthy, Long, Zani, Violaris, Meltzer (via Zoom) w/ Christian Moore from CPL engineers and Dave Gordon, land use attorney. Staff: Sarah VanNostrand & Dave Barton

Chair opened meeting at 7:00pm

Pledge of Allegiance

Approval of minutes of February 19th.

As corrected: motion to accept Franco Zani seconded Lambros Violaris, unanimous AYE

Public Hearings

Collins/Rechen: Lot Line Revision: 37 & 31 Hawley's Corners Rd: SBL #79.4-1-6 & 79.4-1-5

Applicants are seeking a lot line revision.

Review Status: Public hearing scheduled for March 26, 2026

Potential Action: Open public hearing.

Public hearing motion to open McCarthy, seconded by Zani, unanimous AYE

No public comment

Motion to close public hearing Zani, seconded by Violaris. Unanimous AYE Bill Meltzer abstain

Chair Cuciti read resolution into the record.

Motion to accept the resolution as amended: McCarthy seconded by Zani unanimously approved with Meltzer abstain.

Public Hearing Short-term Rentals

Winslow, Claire: 8 Janine Pl: SBL #87.3-6-19.400

Review Status: Public hearing opened on March 19, 2026

Potential Action: Close public hearing, approval resolution.

Two written comments in record.

Mike Petty, 9 Brescia Blvd. Question about home based business in a home with a Short Term Rental. Can both things be in a single home? Petty stated that it would be two accessories instead of one.

McCarthy asked “where is that in the application?”

Petty asked “which part?”.

McCarthy replied “the home-based business”. He continued “somehow it got interjected and it isn’t in the application”

Petty replied that it was brought up in the last meeting.

McCarthy stated that if it isn’t on the application it shouldn’t be reviewed.

Meltzer agreed with McCarthy.

Gordon pointed out that it isn’t within the jurisdiction of the Planning Board to look into questions of zoning compliance.

Sal pointed out that the home based business is on Winslow’s website.

Gordon reminded the Board of the regulations around the STR and that the other use might not be pertinent.

William Auchmoody, 4 Janine Place. One house over from Winslow. He wanted to fully support Winslow’s application. He has no problem with her proposed use.

No additional comments by the public.

Motion to close the public hearing: Zani seconded by McCarthy unanimous AYE with Meltzer abstaining

Chair read resolution into the record. Max occupancy of four (4) STR guests.

Motion to accept the resolution as amended: McCarthy seconded by Zani. Unanimously approved with Meltzer abstaining.

Administrative Discussion

Cuciti brought up one other application: Clemente Cement plant. Cuciti let the Board know that he requested additional information from the applicant related to the requirements of site plan, dust, traffic, noise, vibration and similar impacts.

McCarthy asked what information/requirements beyond what is in the Code that the applicant’s engineer should have known already.

Cuciti responded that the information was all related to the site plan requirements in the code.

Cuciti added that if there were any questions from the rest of the Board, those questions would be welcome.

McCarthy asked what was the purpose of not having them on the agenda? He continued: if these were questions that you brought up yourself, we all should have been privy to those questions so that we could ask other questions that maybe you [Cuciti] forgot.

Zani suggested that maybe the Board could have heard them out at last week's meeting and could have added their questions then.

Cuciti replied that the Board was now privy so the Board can ask whatever questions they want if they want to put it in writing.

Meltzer stated that the Board hasn't seen what Cuciti sent out and the Board wouldn't know what to add without knowing what was already sent out.

Cuciti responded "fair enough".

McCarthy stated that the workshop meeting was the place to meet with applicants and get everything out on the table.

Gordon spoke about the issue related to whether the use in question falls into a correct zoning classification. Gordon stated that it isn't immediately apparent whether the proposed use properly falls into a Light Industrial category because the definition is so broad due to the vagueness of things like noise, vibration or other things that are more rightly in the purview of the Planning Board because it would be difficult for a Code Enforcement Officer to know how big the impacts are. Gordon stated that it was an issue that was being worked through presently (whether the zoning was appropriate).

Discussion around getting enough information from the applicant for the Board to review. Cuciti offered an example: at present, the Board does not know if the plant creates 20 yards of concrete a day or 2000 yards. The goal is to have a more complete application to make meetings more worthwhile.

Meltzer mentioned that he questioned the definition of "objectionable amount of" (dust, noise, etc), not sure how to figure out what "objectionable" means.

Gordon responded that the issue of "objectionable" is a zoning issue and up to the CEO to determine and the Board's role is to determine if the particular items rises to the level of an adverse environmental impact under SEQRA which might require a (Pos Dec) positive declaration or a neg dec.

Discussion around impacts to residential and agricultural uses near the site.

Discussion around the process of making a zoning determination.

Discussion around definitions of Light industry and Heavy Industry.

Cuciti said he would send an email to the planning board members of what questions he sent Barton to send to the applicant.

Board wanted to congratulate Gerry Marion on his well-deserved retirement from the police department and wish him the best.

Motion to Adjourn.