

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, April 23, 2026

MEETING CALLED TO ORDER 7:00pm

IN ATTENDANCE: Sal Cuciti, Chair; Gerry Marion, Vice Chair, Bill Meltzer, Franco Zani,
Lambros Violaris, Andy Learn, PE, David Gordon, Esq., David Barton, staff.

PLEDGE OF ALLEGIANCE

Minutes Approved at the April 23, 2026, meeting

February 19, 2026; March 26, 2026; April 16, 2026

Motion to Approve Feb 19 and April 16: Zani, seconded Meltzer. Unanimous AYE

Motion to Approve March 26: Zani, seconded Meltzer. Unanimous AYE, Marion abstained due to absence.

New 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: New project. **Type II SEQR action.**

Applicant to return will additional information.

John Joseph, applicant appeared.

Cuciti indicated that the Board received elevations of the proposed building and read off the list of items the Board was seeking from the last meeting:

- Lighting Plan
- Elevations
- Handicap spots
- Grease Trap
- Utilities shown, Water/Sewer connections
- Signage
- Dumpster enclosure
- Landscaping plans

Cuciti also indicated that that Board was in receipt of a Traffic Study.

Joseph asked if the Board sent the application to the Ulster County Planning Board. It has not been sent at present.

Joseph explained some of the details of the existing building, cleanouts, two electrical service panels, previous tenants in the building.

Additional discussion of the CPL memo items.

Discussion of proposed elevations. Bricks to remain, possible painted brick and painted metal siding. Applicant to ask his architect to address aesthetics. Colors to be provided, generally grey and white is proposed.

Town's preference is for an exterior grease trap with a manhole. Applicant to have that sized.

Old Business:

Community Land 2002: Subdivision: S. Ohioville & Hurds Rd: SBL #94.2-1-4.152, 94.2-1-7, 94.2-1-8, 94.2-1-9, & 94.2-1-4.400

Applicant is seeking a subdivision/lot line adjustment.

Dan Koehler, PE for the applicant.

Some Board members visited the site.

Cuciti asked Koehler to give a review of the subdivision.

Koehler explained the ownership of the properties. He explained how the subdivision will be owned. He reminded the Board regarding the ZBA variances and Health Department approvals.

Barton spoke about adding a note to the plat for Lot 2 to remind people to stay away from the wetlands.

Discussion regarding road access/driveway permits.

Barton to research road ownership.

Board reviewed Part 2 EAF. Most items no to slight impact except wetlands moderate impact. Discussion around what a "moderate impact" was. Board comfortable with mitigation of wetland impacts in order to consider a negative declaration.

Public Hearings

Blossom, Peggy: Special Use Permit: 20 Hasbrouck Ave: SBL #88.17-9-58.400

Applicant is seeking a special use permit for an accessory apartment.

Review Status: **Public hearing set for April 23, 2026**

Mrs. Blossom, applicant.

No additional discussion.

Board opened public hearing: motion by Zani, seconded by Meltzer

No comments from the public.

Board closed public hearing: motion Zani, seconded by Meltzer

Motion to approve resolution of approval: moved by Zani seconded by Meltzer.

Unanimous approval.

Public Hearings:

Truncali Realty LLC: Amended Site Plan: 125 Tillson Ave Ext.: SBL #88.17-8-23

Applicant is seeking an amended site plan to convert the existing building into a dental clinic and office space.

Review Status: **Referred to UCPB. Public hearing set for April 23, 2026**

Applicant and Patti Brooks in attendance.

Board reviewed county comments. Board will require a lighting plan as a condition of approval. Brooks indicated that lighting company Selux will work with the applicant to determine best lights for the property.

Board reviewed resolution with Ulster County comment responses.

Board opened public hearing: motion by Zani, seconded by Meltzer

No comments from the public.

Board closed public hearing: motion Zani, seconded by Meltzer

Motion to approve resolution of approval: moved by Zani seconded by Meltzer.

Unanimous approval.

Public Hearing Short-term Rentals

Norberg, Eric: 2 Tillson Ave: 88.17-8-4.100

Review Status: Application and supporting documents circulated to the board.

Public Hearing held open from April 16, 2026

Board opened public hearing: motion by Zani, seconded by Meltzer

No comments from the public.

Board closed public hearing: motion Zani, seconded by Meltzer

Motion to approve resolution of approval: moved by Meltzer seconded by Zani.

Unanimous approval.

Administrative Business

Town of Lloyd Town Board zoning amendment referral.

Board reviewed proposed language for the addition of Heavy Industry to the Zoning Code.

Discussion of proposal.

Meltzer suggested adding a modification to the definition of Light Industry which refers to the proposed language: ie “no Heavy Industry allowed in the Light Industry zone”.

Meltzer asked about the proposed site plan regarding the application for a concrete plant.

Gordon indicated that only “shovel in the ground” / vested interests would be a reason why the Town might experience liability over the zoning change.

Board had one comment regarding referencing Light Industry with Heavy Industry. Any comments could be submitted via email to Barton or any Town Board member.

Motion to Adjourn.