

REGULAR MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, May 28, 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: Sal Cuciti, Gerry Marion, Charly Long, Franco Zani, Bill Meltzer, Scott McCarthy, Lambros Violaris, Lacy Maffei (Town Board); Board Staff: Dave Barton (Building Department Director), David Gordon (Attorney), Andy Learn (Engineer) and Sarah Van Nostrand (Secretary, left at 7:20pm)

Absent: Board Members: Laura Kelly

Minutes to Approve at the May 28, 2026, meeting

April 23, 2026

Minutes tabled until next month due to a change needing to be made.

New Business:

**Clemente Concrete Batch Plant: Site Plan Commercial: Light Industry Zone:
3260 Route 9W, SBL # 80.3-2-8**

Applicant is seeking a site plan approval for a concrete batch plant in the Light Industry Zone.

Documents uploaded to Planning Board webpage.

Potential action: TBD

Present: Nicholas Clemente (Applicant), Joe Dannible(Engineer), and TJ Ruane(Attorney)

Dannible said that most of the missing information was submitted in some way.

Ruane said that the next submission will include a checklist showing when it was submitted and where it can be found just to organize things.

Dannible went over the site plan.

Dannible said that the truck turning radius, grading and stormwater plans will be submitted along with an existing condition plan. A narrative will also be provided.

Zani asked about hooking up to town water instead of taking 10,000 gallons of water a day out of the ground.

Dannible said that he had thought about it, but the existing mains are too far away to make a feasible connection.

Zani said it across the road.

Dannible said that they will look into it. He was given the expression that it was a lot further away.

Cuciti said that it is a 4 or 6 lane road and then a little bit of ground.

Dannible said that they have to look and see if they can get access between North Rd and 9W and that might be the problem.

McCarthy asked if there were any lights on the site.

Dannible said there will be lighting on the building.

McCarthy said around the site as well in case people are driving out of there late.

Dannible said that the evening work was limited but there might be some concern in the morning.

Learn said that you need 10,000 gallons of water a day, in order to get that the well needs to produce 7 gallons of water per minute and if they had any information on that.

Dannible said that they have had some initial information and it is producing 5 gallons of water per minute. What they are going to have is a 10,000-gallon holding tank that is going to be continuously refilled throughout the day, they will use that water throughout the day to fill the tanks and mix the concrete. When it is not used it is refilled during the evening hours.

Learn asked if they have done any pump tests to know exactly what it is producing or do you have the tests from when it was put in.

Dannible said they have the tests from when it was originally drawn.

Clemente said that they typically start the cement at 6am and continuing through mid-day, so there is a long time to refill the tank.

Learn said he doesn't know if the board wants to request more information on air, noise studies.

McCarthy said you have other plants around, so you could easily get that information. He asked if they scrub the particulate matter.

Clemente said that all of their plants are equipped with a filtering system, there is one on each silo. He explained how the filtering system works.

McCarthy asked if there is any residual material and if there are any studies done on it.

Clemente said that there is no residual material.

Learn asked if they will require an air permit from the DEC.

Clemente said no, they have to register with the state of New York so they know what system is there.

McCarthy asked if there is a yearly reporting that is done.

Clemente said they are not required to report, but they have to allow them to enter for an inspection at any time.

McCarthy asked if a machine breaks down how long before it will be fixed.

Clemente said if a machine breaks down they will not run it.

Zani asked if for the water discharge if they will need a SPDES permit from the DEC.

Learn said that they would need a couple of SPDES permits, they will need a construction SPDES permit and a multi-sector SPDES permit.

Dannible said that the stormwater is going to be fully compliant with DEC regulations as required and all monitoring that is required for a facility like this will be installed.

McCarthy asked how many vehicles are you having come in and out of there each day.

Dannible said he believes they are talking about 27 loads of concrete a day.

Zani asked is that based on a 12-hour day correct.

Barton said that the traffic study shows 30 trips a day, 6 trucks at 5 trips per day.

Cuciti said the 10,000 gallons how much concrete does that equate too.

Clemente said about 400-yards and that is high for this area.

Cuciti asked what he meant by high.

Clemente said that on average it is 200-300 yards per day.

Cuciti asked how many trips per truck is that.

Clemente said it is 5 trips per truck.

Gordon said that the board is starting to ask questions relating to environmental impacts getting consultants for those impacts, he advises before they go too much father that they circulate for lead agency and declare lead agency.

Meltzer asked where is the nearest residential property.

Dannible said it is across 9W and he believes it is on the other side of the road.

Meltzer asked is that 1,000 feet away or 500.

Dannible said that they will get the exact number.

Meltzer asked if they have talked to their neighbors to the east of the property.

Dannible said they have had talks with Scenic Hudson.

Meltzer asked if they were aware of what was going on.

Clemente said that they have shown them the plans.

Cuciti asked for a motion to circulate for lead agency.

Motion made by Long, 2nd by Zani.
All ayes, motion passed to circulate for lead agency.

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

Documents submitted and shared with Board. Also available on Town's Planning Board webpage.

Potential Action: TBD

Present: John Joseph (Applicant) and

Joseph said that the last time he was here the board discussed removing the handicap parking in the front along 9W. It is one way in front of the building the code requires 12 feet so he shrunk the drive down to 12 feet so it is code complaint. He removed all but 2 handicap parking spots that are required by code. The logical place for the handicap parking is there as the handicap ramp is at the front door. He gained about 3 feet in the front and added some shrubs and by eliminating the other spaces he created green space between the spots. To find a compromise that would allow the handicap spaces to remain there while eliminating some of the board's concern.

Cuciti said it is not as much landscaping as the board would like and he has heard from the town board and the public that this area of landscaping is really important to the gateway zone. The board had discussed putting them on the side or the ends of the green space or the building.

Joseph said the only issue is the handicap spots.

Cuciti asked if the handicap spots can be put on the side.

Joseph said he can put them on the side, but it is not optimal for someone in a wheelchair to cross the drive.

Cuciti said that is the balance that the board has to strike because they will have to cross the drive thru lane.

Joseph said the only logical spot would be to move the two spots to the gas station side and stripe a crosswalk across the exit lane if the board really wants no spots in the front.

Discussion of landscaping plan took place.

Joseph said if the board is okay with the layout there is enough screening between the sidewalk with shrubs and then some grass.

Barton said currently the site is more friendly to cars, but in the future if the town does get more pedestrians how are those people getting into the site because you would need a crosswalk next to those handicap spots to the front of the building. If the board was going to go with this particular approach the bikes would go in the ingress and egress routes, but pedestrians would have to walk out into those to get into the site.

Joseph said if the handicap spots stay where they are then he can continue the striped section all the way to the door. That would provide access from the sidewalk all the way thru the same crosshatched area that the handicap use to the front door.

Learn said are you suggesting to extend the sidewalk to meet the one on 9W.

Joseph said no only the cross hatched area.

Color samples were shown to the board.

McCarthy asked if there was a sign for the site.

Joseph said that he is going to put in a monument sign. There is a pole sign currently on site and they are going to take that down and put in a monument sign.

McCarthy asked if they are going to see that sign with all the bushes.

Joseph said he is going to have to put it on a pedestal. The problem here is going to be salt resistance plants.

Cuciti said what about a couple of trees on the islands.

Joseph said they can put some trees there.

Barton asked on the plans where it shows grass in front of the building is there a reason you cannot put trees there.

Joseph said that he could put trees in.

Cuciti said he would like to visit the site to look at the swale.

Discussion about the swale took place.

Long asked if there was curb in the back.

Joseph said there is a curb there now. What he was planning on doing was to remove the curb and use it for snow storage.

Barton said that the turn radius looks like it is three cars wide is it just for trucks to turn in.

Design professional said it is for the trucks and for an unloading zone.

Marion asked if they could take some of that away.

Cuciti said could you make it pervious pavement.

Zani said they will need the third lane for cars that don't need to go through the drive thru.

Joseph said that he heard from the water department and the line on their property is for their use.

Learn said that he would like to see the water and sewer lines on the plans. Has questions regarding the encroachment to the property to the south it looks like a curb is being proposed if that was the case then they would need permission from the owner.

Design professional said that the curb in question is existing.

Learn said it is not shown on the existing condition plan.

Joseph said as for the dumpster he will draft some kind of agreement.

Learn said if it is a restaurant is there any outdoor seating proposed.

Joseph said there is no outdoor seating proposed.

Learn asked the board if they wanted him to review the traffic study.

Cuciti said yes.

Learn said it is hard to tell what pavement is existing and what is new. They need to know if there is an increase and if there is what that increase is, to know if something more needs to be done.

Design professional said that there is a table on the plan listing all of that information.

Learn said it is a little unclear looking at the plans to see what is existing and what is proposed.

Cuciti suggested that they maybe use a light gray shading to show the proposed new area.

Learn said that the grading plan doesn't show any new grading.

Design professional said that was not supposed to be included in the submission.

Learn said in the lighting plan there are a couple of dark areas that need to be addressed. There is some light that is crossing the property line and they will need to be shielded or something.

Design professional said that the light in question is a double headed pole and it belongs to Burger King not to this site and they are trying to utilize it in their plan.

Discussion about the light took place.

Learn asked if there have been any more discussion about the grease trap and where it is going to go.

Joseph said he has been having issues with finding someone to scope the line.

Franco said that the sewer is going to have to be reconfigured because you are going to have kitchen sinks going to a grease trap and then tying in and there has to be a clean out outside of the building.

Joseph said he doesn't know where the line is or where it goes. Then he can manage where everything is going to go.

McCarthy asked if there are going to be signs to come in and out of the site.

Joseph said yes they are marked.

Public Hearings

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.

SEQR discussion

Potential action: SEQRA determination, open public hearing

Present: Dan Kohler (Applicant's Agent)

Cuciti and Gordon went over the SEQRA process and what the board marked as moderate to large impacts.

Cuciti read though the SEQRA negative declaration.

Cuciti asked for a motion to accept the negative declaration.
Motion made by Marion and 2nd by Meltzer.

Kohler mentioned that there were mistakes in the resolution and went over them.

Cuciti asked for a motion to accept the negative declaration as amended.
Motion made by Marion, 2nd by Meltzer.

Roll Call:

Long-aye

McCarthy-aye

Zani-aye

Meltzer-aye

Cuciti-aye

Marion-aye

Violaris-aye

Motion passed to accept the negative declaration.

Cuciti asked for a motion to open the public hearing.
Motion made by McCarthy, 2nd by Zani.
All ayes, motion passed to open the public hearing.

No public comment

Cuciti asked for a motion to close the public hearing.

Motion made by McCarthy, 2nd by Zani.
All ayes, motion passed to close the public hearing.

Kohler mentioned that there needed to be changes made.

Cuciti said that they might vote on this next month.

Kohler added more changes.

Gordon explained the shared driveway agreement clause in the resolution.

Kohler said that there are no shared driveways.

Gordon said in that case it can be removed.

Vote tabled until next month.

Kazim, Natasha: Special Use Permit: 30 Salk Dr.: SBL 95.12-3-7

Applicant is seeking a special use permit for an accessory dwelling unit in her home.

Potential action: open public hearing, close public hearing, possible resolution of approval for May 28, 2026

Present: Natasha Kazim (Applicant)

No public comment

Cuciti asked for a motion to close the public hearing.

Motion made by Zani, 2nd by McCarthy.

All ayes, motion passed to close the public hearing.

Cuciti read the resolution.

Cuciti asked for a motion to approve the resolution.

Motion made by McCarthy, 2nd by Zani.

All ayes, motion passed to approve the resolution.

Public Hearing Short-term Rentals

Kurzum, Zahi: Special Use Permit, STR: 5 Willow Dock Rd. SBL # 88.17-3-10

Applicant seeking a SUP for a short-term rental.

Potential action: Close Public Hearing / possible resolution of approval for May 28, 2026.

Present: Zahi Kurzum (Applicant)

Cuciti said his first impression was that there was only room for one parking spot in the garage. When we drove by it was hard to tell where the road ended and his property begins. He doesn't know if a car could legally park on his property. There is no parking on road and that is just the way it is.

Kurzum said that he included more pictures of the parking. He has one parking spot in the garage and one right in front of the garage.

Zani said that in the documents submitted it states that overflow parking is in the cul-de-sac, that might be okay for spring and summer, but not in the winter.

Kurzum said that he can make it be just one car then. He mentioned that he also supplied the guest email that he is going to send the guests and it is really just to address the neighbors concerns. If he sees any issues he will terminate the guests stay immediately. He will not give them access to the house until they have read and understand the document. He has a friend who is a landscape architect who is designing a hedge to go around the property for privacy.

Discussion about the format of the resolutions took place.

No public comment

Cuciti asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to close the public hearing.

Cuciti read the resolution.

Cuciti asked for a motion to approve the resolution as amended.

Motion made by Marion, 2nd by Meltzer.

All ayes, motion passed to approve the resolution as amended.

Malgorzata Sokolowska: Special Use Permit, STR: 60 Kisor Road

Applicant seeking a SUP for a short-term rental.

Potential action: Close Public Hearing / possible resolution of approval for May 28, 2026

Present: Malgorzata Sokolowska (Applicant-via Zoom)

No public comment

Cuciti asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Violaris.

All ayes, motion passed to close the public hearing.

Cuciti read the resolution.

Cuciti asked for a motion to approve the resolution.

Motion made by McCarthy, 2nd by Meltzer.

All ayes, motion passed to approve the resolution.

Barritt, Harrison: Special Use Permit, STR: 30 Grand St.

Applicant seeking a SUP for a short-term rental.

Potential action: Close public hearing/possible resolution of approval for May 28, 2026

Present: None

Woosley (A member of the Town) said that the permits are good for two years, but if something happens it can be reviewed at that time. He noticed that some house are occupied and some are not.

Cuciti said that if they are not occupied then they need to have a local manager.

Cuciti asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to close the public hearing.

Cuciti read the resolution.

Cuciti asked for a motion to approve the resolution.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to approve the resolution.

Sabuda, Robert: Special Use Permit-STR: 67 Black Creek Rd: SBL #79.2-1-24.200

Applicant is seeking approval for a Short-Term Rental in one unit of the two-family dwelling.

Potential action: Close Public Hearing / possible resolution of approval for May 28, 2026

Present: Robert Sabuda (Applicant-via Zoom)

Cuciti said that the application was missing information, so there is no resolution.

Sabuda asked what he was missing.

Gordon said that there were 6 things that were missing and it was the wrong application.

Sabuda asked why didn't this come up last week.

Gordon said there are certain things that are required by code for short-term rentals. What is needed is the names and URLs for the hosting websites, numbers for the property owner and manager, maximum occupancy, off-street parking, water and sewer information, locations of fire safety devices, and the certificate of authority.

Barton said there is some of that information in the file.

Cuciti asked for a motion to close the public hearing.

Motion made by Zani, 2nd by Long.

All ayes, motion passed to close the public hearing.

Motion to Adjourn.