

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 25, 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, Scott McCarthy, Franco Zani, Bill Meltzer, Lacy Maffei (Town Board), Mike Petty (Town Board); Board staff: Dave Barton (Building Department Director), Dave Gordon (Attorney), Andy Learn (Engineer), and Sarah Van Nostrand

Absent: Board Members: Sal Cuciti (Chairman) and Lambros Violaris

Minutes to Approve at the June 25, 2026, meeting

April 23, 2026, May 21, 2026 & May 28, 2026

Marion asked for a motion to approve the minutes.

Motion made by McCarthy and 2nd by Zani.

All ayes, motion passed to approve the minutes.

Old 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.

Review Status: Board waiting for more information.

Potential Action: TBD

Present: Luke Clemente (Applicant), Joe Dannible (Design Professional), TJ Ruane (Attorney)

Dannible went over the updated information that was submitted to the board.

Dannible said that they are working on a sound study and that they are using new ideas to help buffer the sound. They are also working on getting people out there to look at the well.

Clemente said that they spoke to the water department and found out that the water line is 7/10th of a mile down on Route 9W and they are heading in the direction of connecting to town water. They are going to need DOT approval for the curb cuts. They are also going to need to pay to extend the water line down to their property. He mentioned last week that he was working with a hydrologist to prove the well could handle the impact, but what he heard from the board was that it probably wouldn't be a productive avenue to go down it would be better to connect to town water, that is currently their plan and they are moving forward with it.

Learn said that if they connect to town water it would solve the issue. They will review the traffic and sound studies. The lot coverage indicated 9% and that might just be for the buildings. For the way they read the code it's all impervious surfaces it might be a little bit over.

Dannible said that they will discuss that going forward because a lot of the site is gravel which has a level of pervious to it which is allowed under the stormwater guidelines, which is where they got that number. He said that the front part of the parking is paved, but the rest of it is gravel.

Clemente said that he has made a formal request for a determination for the height of the batch plant. Currently as proposed it is 45 feet and the silo is 60 feet and there has been a determination that the ag silos are allowed to be 60 feet high. The ag silos are located inside the plant and they are asking if 60 feet is allowed, the only difference is the one outside isn't insulated but the one inside is insulated.

Gordon asked if there is a report on particulate dispersal.

Clemente said for air, this site will require an air registration. This plant is a brand-new plant it comes with a pollution control system and New York State DEC, with those implementations does not require an air permit because the presumption is that there is no release. He explained the areas that used to have air pollution and the new controls that will be in place. New York State DEC requires a registration for the site, so they can come out and inspect the site to make sure the pollution controls are working correctly.

Gordon asked if they had a technical submittal that they can evaluate the extent of any emissions and the extent of the controls.

Ruane said that they put in writing the controls and how they work and submit that.

Board members who visited the Fishkill site reported back.

Clemente said that he invited all the boards to come visit the Fishkill site.

Zani mentioned that he visited the Fishkill site and took some sound readings and explained the results that he got.

Long asked if there was going to be a concrete washout.

Clemente said that there is a recycling bay at the plant where the trucks will be washed out and there will be three weirs and the water will start at one and move down to the next one. The first one that you wash out in has the heaviest stuff they will recover the sand and stone from it. The next bay gets a little bit smaller and then the third bay they have a sub pump to recycle the water and reuse it, so there will be no discharge to the environment.

McCarthy asked if any of the trees were going to be kept.

Dannible said in the southeast corner the trees are going to stay, in the northeast corner it will be cut to the property line.

McCarthy said that he would like to have some kind of buffer for the property.

Dannible said that they might be able to work something out in the front of the property.

Barton said regarding the 60-foot piece he doesn't know the topography that are behind the site. There is an important historical site across the river and it is important that the silo is not visible from that site.

Clemente said that have done that and have a letter to that effect that there is no impact.

Learn asked if they could submit the site distance renderings to the board.

Clemente said yes.

Gordon said this area is of scenic significance and if you start cutting trees in the bluff area and is 60 feet high, they need to see renderings of what this is going to look like.

Clemente said that they will submit that. In terms of topography of the site is rising behind them.

Gordon said so there is no visibility. Is the rise over 60 feet.

Dannible said with the trees it is above that, but they can get the exact height.

**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: Updated plans circulated to the board.

Type II SEQR action.

Potential Action: Refer to County, set public hearing for July 23, 2026

Present: John Joseph (Applicant)

Zani asked if they updated the utility page.

Joseph said that he has not received the updated utility plans. He spoke with DOT regarding the plans and talked about the landscaping in front and their only concern was with site distance. He gave them a list of all the plants and they are going to review it. He added the handicap blue crosshatching.

McCarthy asked if there was going to be a crosswalk from the parking area to the building.

Joseph said he can add that.

McCarthy said it would have to be on both sides because the board doesn't want people walking wherever and crossing between the cars.

Joseph said that he will guide them the best he can.

Discussion about the crosswalks took place.

Learn asked if there were going to be any pedestrian crossing signs.

McCarthy asked about the Burger King light.

Joseph said they are going to put their own up.

Board is okay with referring project to the county.

Discussion about the utility plan changes needed took place.

Joseph said that he needs to contact the water department to get the size of the line, but the sewer is a 4-inch.

Learn said that line seems a little small for a restaurant use.

Joseph said he will have the water department verify the size of the water line and get confirmation that the water line is for their use only.

Learn said the water line parallel to 9W it would seem strange that it would be for personal use.

Joseph said he agrees with that, but he did ask and they told him it was. He asked if for the Burger King encroachment he needed to get some kind of agreement for it, as it is for their recycling.

Learn said they should get something in writing that they are aware of the encroachment.

Joseph said what he might do is tell them it's okay until such a time that it becomes an issue for them and they have the right to revoke their ability to use it.

Zani said wouldn't it be better to get an easement from them.

Learn said you could, though he feels a letter is enough, but it would be a legal question.

Gordon said typically an easement.

Joseph said that is a lot of paperwork to go through for a good neighbor policy.

Gordon said that your successor and their successor may not be good neighbors which is why there are easements.

Joseph said that he might try to get them to relocate it. The drainage swale was installed based on his knowledge for the project behind the lot.

Learn said just get an easement.

Joseph said what he was thinking was that he just maintain it themselves because it is on

their property.

Learn said that an easement would be needed as it benefits the site behind and if for some reason the lot gets sold and maintenance isn't upkeep they can take care of it.

Joseph said that he submitted the sidewalks and landscaping plan to DOT.

Learn said that the board doesn't need the permit they just need the conceptual approval.

Joseph said that the trees in the back of property will need to be cut, but it is mostly scrub, but anything of quality that they do not need to cut they will not.

Discussion about screening took place.

Learn said that the stormwater comment regarding non-sanitary sewer entering the sewer is that the Town of Lloyd has an issue with gutters, roof leaders etc. discharging into the sewer system and they are not allowed to discharge into to the sewer system.

Joseph said that he will check the building and see where those items are discharging to.

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.

Review Status: Public hearing closed on May 28, 2026.

SEQRA Status: Neg. Dec. granted on May 28, 2026.

Potential Action: Approval resolution

Present: no one

Marion read the resolution.

Marion asked for a motion to approve the resolution.

Motion made by Meltzer, 2nd by Zani.

All ayes, motion passed to approve the resolution.

Public Hearings

Reis, Emily: Special Use Permit: 444 N. Riverside Rd.: SBL #87.2-4-12

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

Review Status: Public hearing set for June 25, 2026

SEQRA Status: Type II

Potential Action: open public hearing, closed public hearing, approval resolution.

Present: Emily Reis (via Zoom)

Marion asked for a motion to open the public hearing.

Motion made by Zani, 2nd by McCarthy.

All ayes, motion passed to open the public hearing.

No public comment

Marion 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.

Marion read the resolution.

Marion asked for a motion to approve the resolution.

Motion made by McCarthy, 2nd by Meltzer.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.