

REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, July 23, 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 (Chairman), Gerry Marion (Vice-chair), Franco Zani, Scott McCarthy, Charly Long, Bill Meltzer, Laura Kelly (Via Zoom), Lacy Maffei (Town Board), Mike Petty (Town Board); Board Staff: David Gordon, Andy Learn, and Sarah Van Nostrand

Absent: Board Members: Lambros Violaris

Minutes to Approve at the July 23, 2026, meeting

June 18, 2026 & June 25, 2026

Cuciti asked for a motion to approve the June 18, 2026 minutes.

Motion made by Meltzer, 2nd by Zani.

All ayes, motion passed to approve the minutes.

Cuciti asked for a motion to approve the June 25, 2026 minutes.

Motion made by Zani, 2nd by Meltzer.

Ayes-5, nays-0, abstain-1 (Cuciti), 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: Updated plans circulated to the board.

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

Cuciti asked what is their plan with the height of the building.

Dannible said that they are going to apply for a variance or interpretation of the code to go for a 60-foot enclosed silo.

Meltzer asked if they were waiting for something from Dave.

Dannible said he issued it.

Cuciti asked if they had anything to submit for this meeting.

Dannible said no they want to get through the height issue first.

Cuciti said you mentioned last time that it might affect the layout and wants to know why that would be.

Dannible said as the silo gets higher you would need a longer conveyor which would change the location of the loading area.

Cuciti said that the mixing building and the silo are combined into one.

Clemente said that is called the batch plant enclosure, so all the improvements in the batch plant will be below the 45-foot requirement everything above is the ag silos themselves.

Cuciti asked if the roof is going to come across at 45 and then go up.

Clemente said they are going to show two options to the ZBA one will be to wrap up the silo in its own container; it will look more like a silo it will be an insulated silo. With that option the only issue would be that there will be a flat roof which presents its own challenges.

Dannible said that the sound study is scheduled for tomorrow.

Cuciti asked if the sound study is specific to the site.

Clemente said that they have a prototype of their normal plant which is similar to this site. The sound engineer will also take into account the topography which is unique to this site. What is unique to this site is the design is that they are going to have a mixing bay with a fully enclosed garage door so during the loading process it will be a sound mitigated room and there will also be a sound room for the compressor.

Cuciti said you are going to test the sound proof room.

Clemente said that they are. They have built the prototypes and will be testing the sound at 50 feet away. They will deaden the site so the only sound would be the prototype and the truck running the test this way it gives a before and after decibel. They will do the same thing with the mixer bay prototype.

Discussion about sound study and how it would be review took place.

Learn said that they reviewed the traffic study and the sight distance is good. The gap analysis more information is going to be needed to make sure that the trucks have time to turn.

**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: Water & Sewer letter and updated plans circulated to board.
SEQRA Status: Type II Action.

Present: John Jospeh (Applicant) and Thomas Kentop (Engineer)

Cuciti went over town law 261.

Kentop said what if they have the parking on the side and have a painted crosswalk.

Cuciti said under the zoning ordinance there is no parking on the side as well.

Gordon explained the zoning ordinance and why the parking cannot be classified as pre-existing non-conforming.

Discussion about pre-existing non-conforming regarding the parking issue took place.

Joseph said the way the area is and the way it's developed, it's not a practical application that they are trying to apply. He is going to have his attorney take a look at the issue and advise them on the best course of action.

Discussion about SEQRA took place.

Joseph said he submitted a letter responding to CPL's comments. The project has been referred to the county and will be heard in August he assumes. He has submitted the fire department for review and comments. The existing water service is $\frac{3}{4}$ -inch the sewer lateral they are not sure of they think it is either 4 or 6-inches, they are going to verify it. The EAF has been updated. For the encroachment issue Burger King is trying to decide if they even need the cardboard dumpster and if they do they will move it or get a letter from them.

Learn said that they have a few questions on the traffic study and most of them relate to the parking calculation. They noticed that there was a slight difference between the parking calculations that were in the traffic study to what is on the plans. The plans indicate that half the building is going to be a restaurant and the other half retail but the traffic study indicated that it was all restaurant. They need to make sure everything is consistent.

Joseph said when they did the traffic study they assumed the worst-case scenario.

Learn said hopefully that will just be a minor change.

Joseph said he has a document drafted regarding who is going to maintain the swale.

Kentop said that there is no crosswalk on 9W except for the DOT crosswalks. There is already landscaping behind the sidewalk that is already in the DOT right-of-way. He mentioned that he updated the landscaping plan. There is a crosswalk inside the site to the front of the building.

Learn asked if there was a ramp in the front of the building where that crosswalk is going.

Kentop said there is already a ramp there.

Learn said he would like to see it on the drawings.

Kentop said it is on the updated plans.

Joseph said that he is going to remove the propane tanks and apply to Central Hudson for a gas line. They added a note to the plan that they are going to repair and replace the sidewalks as needed.

Discussion about landscaping in the back of the property took place.

Learn said one of his comments regarding the grading is that the slope in the back where the

drive-thru is, is being sloped back at 2% back to where the stone diaphragm is and the elevations based on the existing grade is shown at 293 and in some places gets close to 290 and he is concerned because they don't know the grade of the existing swale and that it might be a sharp drop off, so they need to see the topo on how that is going to fit in with existing grades. Depending on what they come up with they may end up with a short wall there if the grades are too tight and if it ends up too steep back you may need a guide rail back there.

Kentop said regarding the erosion plan they are showing a stockpile for whatever they need to push around. There was a question about the construction entrances what they want to avoid is dumping 20 tons of stone on an existing stabilized entrance will be destroying it. They are recommending that they push them back to the area where they are removing the slope.

Learn said his concern with that approach is to make sure that the trucks actually use it because it is wide open between them and you would need to limit that access.

Joseph said some of that asphalt is going to be disturbed and they can make it a discernable area.

Kentop said that they made sure the notes on the lighting plan specify that it is to be 3,000 Kelvins or less, they added that note and will update the photometrics.

McCarthy asked what is the color of light that you are going to have.

Kentop said it will be 3,000 Kelvins or less and is all dark sky compliant.

Kentop said that he walked the site with Joseph and they found a second cleanout and he added that to the plan, so now there is a cleanout going to the building and one going to the street.

Learn said that they moved away from an external grease trap and has an internal one, which the town prefers not to have.

Kentop said that it was asked that the kitchen sewer be separate from the domestic sewer. It is an internal grease trap and is very common and it goes into the domestic.

Learn said he thinks what the board is saying is that is not what they want their preference is an external grease trap.

Joseph said that he has a couple of tenants that have expressed interest and one of them

supplied the grease trap information. He said that they might be able to show a grease trap in the landscaped area out the back. When they submit the building permit that data will support whether they need a grease trap in the back or if the grease trap under the sink will be sufficient.

Learn said the issue is if the use changes, you never know who is going to be there in the future so they want to make sure the trap is there in case someone doesn't take care of it, it is an easy place for the sewer department to check.

Joseph said that he will put the grease trap in the landscaped area in the back.

Learn said if you can get the grades to work there it is fine.

Zani said you are going to have to add a sample manhole after the grease trap and you are still going to have to separate kitchen from domestic, so you would just tie it into the manhole.

Joseph said that Barton said that the roof drains are internal, what they are going to do when they do the demo of the inside they will expose them, collect them and discharge them in the back into the swale because right now he doesn't know where they go.

Learn said he would prefer to do a dye test rather than waiting until then. You get on the roof and just drop some dye in there and check the manholes and see if it shows up.

Joseph said there is only one 4-inch drain that manages everything.

Learn said all you need is some water and dye.

Cuciti said the good thing is if it is not there you are done.

Joseph said he cannot imagine it going anywhere but the sanitary sewer as at the time the building was built it was a common practice.

Learn said which ever direction you decide to go let them know so they have some kind of idea.

Joseph asked if the dumpster was fine.

Kentop said he doesn't know how it became a question there is a representation of the dumpster on the site plan and there seems to be a question about it looking different than on

the detail page. The symbol on the detail page was taken and was made smaller and placed on the plan, so there couldn't be any difference.

Joseph said they will probably do the dye test in a week or so.

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: Updated plans circulated to board.

Potential Action: Schedule public hearing for August 27, 2026

Present: Sam Weiss (Applicant)

Cuciti asked for a motion to set a public hearing.

Motion made by Meltzer, 2nd by Marion.

All ayes, motion passed to set the public hearing for next month.

Board asked for the special use requirements.

Cuciti said that they did receive the survey and there may be a couple of discrepancies about the entrances.

Learn said the survey is supposed to show the way things are right now and it is showing the split entrance.

Cuciti said that if the board doesn't have any more questions next month they will have an approval resolution ready.

Short-term Rentals

Byrne, Kieran & Madeline: 436 N Elting Corners Rd: SBL #79.4-1-48.200

Review Status: Application and Supporting Documents circulated to board.

SEQRA Status: type II action.

Potential Action: Close public hearing, approval resolution

Cuciti read the resolution.

Cuciti asked for a motion to approve the resolution.

Motion made by Marion, 2nd by Meltzer.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.