REGULAR MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, September 24, 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, Bill Meltzer, Lambros Violaris, Scott McCarthy, Franco Zani (came in at 7:17pm), Laura Kelly (via Zoom), Mike Petty (Town Board), Mike Guerriero (Town Board); Board Staff: David Gordon (Attorney), Andy Learn (Engineer) and Sarah Van Nostrand (Secretary)

Absent: Board Members: Charly Long

Public hearing for YW Highland Realty LLC (1 Lockhart Ln) has been postponed

Minutes to Approve at the September 24, 2026, meeting

August 20, 2026 & August 27, 2026

Cuciti asked for a motion to approve the minutes.
Motion made by Meltzer, 2nd by Marion.
All ayes, motion passed to approve the minutes.

New Business:

Christopher Cohn: Special Use Permit: 1 Falcon Drive: SBL #86.4-3-41

Applicant is seeking a special use permit to build an accessory apartment.

Review Status: Application circulated to the board.

Present: Christopher Cohn (Applicant) and Sean Williams (Architect)

Cohn said that the accessory dwelling unit the current plan will utilize the existing pavilion and connect it to the existing home creating a unit no more than 900 square feet. The project will comply with all existing town requirements and building codes. The exterior will be designed to match the existing home. The purpose of the dwelling unit is to provide space for family.

Cuciti asked if the carport structure is what he was calling a pavilion?

Cohn said yes.

Cuciti asked if he was going to enclose it and add on to it?

Cohn said yes.

Williams said the board has been supplied with the floor layout, some renderings and he believes elevations as well. He mentioned that ZBA approved the variance request.

Gordon said this went to the ZBA because the lot was under sized, it was a 1.5-acre lot in a 2-acre zone.

Meltzer said that when you add the garage space to the other space that it is over 900 square feet and wants to know if the garage space is counted at all when counting the 900 square feet.

Williams said that the garage is not intended to serve the ADU.

Meltzer said you have a 2-car garage attached to the house, so why the need for a 500 square foot garage.

Cohn said he has a camper and that was original reason for the size of the pavilion.

Meltzer said so that garage will not be able to be converted into additional space.

Cohn said no.

Meltzer asked if there were any windows in the garage space.

Cohn said no.

Cuciti asked what they were going to do with the electric service?

Cohn said they are probably going to run a line from the house out to the unit.

Williams said they are currently planning on using a subpanel from the house.

Cuciti said another thing that the board typically looks at is the size of the septic.

Williams said that the septic plan is currently being reviewed by the health department. They are adding a bedroom so they have to expand the system.

Cuciti asked if they were just going to share the driveway with this unit?

Cohn said yes he is going to extend the driveway over to it.

Cuciti asked how long is the driveway currently?

Cohn said it is about 60 feet and can fit three cars.

Meltzer asked it is for family but in the future would you rent it out?

Cohn said it is strictly for family.

McCarthy asked if there was going to be a sidewalk to the accessory dwelling unit.

Cohn said yes.

Cuciti asked for a motion to set the public hearing for October 22, 2026.
Motion made by Meltzer, 2nd by Violaris.
All ayes, motion passed to set the public hearing for October 22, 2026.

Old Business:

Elia, Mark: Subdivision/Site Plan: 50 Main St: SBL# 88.69-1-5.110

Applicant is seeking a two-lot subdivision and site plan approval for a mixed-use building.

Review Status: Updated site plan circulated to board.
Potential Action: Board to set public hearing for site plan and subdivision for October 22, 2026.

Present: Mark Elia (Applicant) and Sean Williams (Architect)

Williams said that they received the comments from CPL and will work on them.

Cuciti said that he asked Brooks (Surveyor) to look into the easements because when the driveway agreement comes up the board is going to have to review it.

Cuciti asked for a motion to set the public hearing for October 22, 2026.
Motion made by McCarthy, 2nd by Meltzer.
All ayes, motion passed to set the public hearing for October 22, 2026.

Clemente Batch Plant: Site Plan: 3260 Route 9W: SBL #80.3-2-8

Applicant is seeking site plan approval to build a concrete batch plant.

Review Status: Updated determination circulated to the board.

Present: Joe Dannible (Design Professional), Nick Clemente (Applicant) and T.J. Ruane (Attorney)

Cuciti said last week the board referred this project to the building inspector for a determination to see if it complied with the zoning. On September 23 the building inspector wrote a determination placing it into the light industrial zone. How this board work is the building inspector makes a determination if a project fits into a zone, he takes the use and determines if it fits the zone. The planning board does not have the authority to do that; they have to accept whatever he says.

Discussion about the plant took place.

Dannible said that they have made changes to the plans to mitigate noise, dust, visibility, moved the building back to preserve vegetation along Route 9W and they reduced the height. They have provided traffic studies, onsite parking, modified the grading plans, showed turning templates on the site, they have stormwater managements areas that will be in place and mitigated the noise.

Cuciti said the site plan he saw looked like all the others and he was expecting it to be different.

Dannible said the plant visually is not changing that much from the outside that is why it appears that it has not changed.

Cuciti said for example where it says in the determination that the conveyors, hoppers are all enclosed in a building, is it exterior or is all enclosed.

Dannible said the building on the left-hand side is all enclosed.

Cuciti asked for the elevations.

Elevations were shown.

Cuciti said that it looked like the equipment is exposed.

Zani said that the conveyors are enclosed and have a cover over them.

Clemente said that is correct and it is showing a cover over the top. He explained the setup.

Discussion about the plant set up and enclosures took place.

Ruane said that they are currently wrapping up the sound study and it should be ready before the next board meeting and will submit everything in one package to make SEQRA review more efficient for the board.

Gordon asked if they know the dimensions of the buildings?

Clemente said that they are listed on the plans.

Meltzer said that the email exchange that went between board, counsel and developer should be public record. Specifically the email from Cuciti regarding what happened at the workshop meeting.

Cuciti said his concern with the traffic are the turn arounds, truck speed, lane changes, etc. He wants to look into if the existing decelerate lanes are adequate or should there be a signaling device or any other change to the highway configuration based on safety between trucks and cars.

Learn said he didn't review their comments from last time but he believes that was one of them particular in terms of gaps for the trucks.

Ruane said it is a state route so anything done would have to go through the state.

Learn asked if they have any preliminary discussions with the state?

Dannible said other than talking about curb cuts at this point no.

Learn said it might be worth raising that with them just to get their feedback.

Cuciti mentioned the items that the board has not seen but will need to. He mentioned that the list comes from the code book. The only items that he has added was traffic study, which was received, noise and dust study. He doesn't know where they left off with the dust study.

Clemente said they can provide the details for the dust collection measures.

Public Hearings

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: Public hearing set for September 24, 2026
SEQRA Status: Type II Action.
Potential Action: Open public hearing, close public hearing, approval resolution.

Present: John Joseph (Applicant), Thomas Kentop (Engineer), and Charles Gottlieb (Attorney)

Cuciti said that there were a couple of minor items, there was an encroachment issue which was put into the resolution. The drainage swale maintenance was on the applicant. There was also the grease trap location and something about the sewer line. There was an added condition of all the engineer comments needed to be satisfied before he can sign the plans. He mentioned that the board did received public comment letters today.

Meltzer said in the comment letter they claim that there is a Dunkin going into the site and the board has not heard that.

Gottlieb said that was never news that information was never submitted to the board, it is going to be a quick-service restaurant. The letter that the board received came from the attorney that is representing the company in the ZBA ligation which is purely business motivated ligation. The letter states that the project was never referred to the county when it was.

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

Castiglione (Attorney for Gasland) said that the letter never stated that the project was never referred to the county it was more what happened to the modifications that were in their comments. There is nothing on the town website that shows what was done about the required modifications and it is not clear if those were ever addressed. His client owns and operates a gas station about 500-600 feet away from this site and they have a drive-thru that is accessed from a side street and is code compliant. His client feels that the way this project is currently proposed will cause adverse traffic impacts in this corridor and will impact his clients property. They are proposing to demolish the existing drive-thru and build a new one. A Dunkin is a different type of use than a generic coffee house type of restaurant which makes the plan deficient as it lists a generic coffee house and not a Dunkin. The Dunkin use is a more intense use than the bank that used to be there and there will be more traffic going

there. This site can only be accessed from 9W by crossing the sidewalks. This project brings up concerns about traffic and pedestrian impacts along this corridor. Went into issues with the ZBA proceedings and their decision. Said that the current plans go against fire code because there is not a wide enough access for fire trucks around the building. Parking angles and drive aisles are incorrect as they are 45 degrees. The code requires parking to be on the side or behind the building not in the front. Parking spaces are supposed to 12 feet wide they are currently only 10 feet wide. The landscaping is not adequate according to the code. He asked if the required modifications for the Ulster County Planning Board were taken care of. The SEQRA form states that there are pedestrian walkways in the area which in fact there are sidewalks. The town's website has no information on the DOT and if their comments were received. There are several mistakes in the approval resolution one is that the applicant was appealing the determination of the building department but in fact they were seeking area variances. The second is SEQRA it is a type II based on renovation of less than 4,000 square feet. It was a bank and on the plans it says 4,500 square feet those are being renovated and the drive thru is being renovated as well. His client is going to do a traffic study of the area based on a Dunkin and would like the board to hold off approval until that is complete.

Ward (Attorney for Gasland) said that he wants to go over some procedural flaws that would require the hearing to be adjourned there are a number of new documents that haven't been made available to the pubic the board maintains a webpage with an active project page. When he goes to that site there are only 8 documents contained in there. The draft resolution being considered for this meeting lists over 19 documents. This is a violation of New York State open meetings law which states that documents being discussed at the meeting be made available to the public failure to do so can result in ligation the simple thing to avoid that situation would be to not close the public hearing tonight and make those documents available on the webpage. The second one is the zoning determination for this project the site plan on the webpage lists the zoning as the G-mixed B zoning district while the resolution lists it as WG zoning district, the official zoning map on the website G-mixed B zoning district. The zoning code does not contain a G-mixed B Zoning district it contains a WG zoning district. He has not seen any documents from the DOT regarding this project.

Discussion about the article 78 lawsuit took place.

Anzevino (Scenic Hudson) said that he submitted two letters (May and June) regarding the parking and he hasn't seen any updated site plans since. He hopes that the board will keep the public hearing open as he wants to submit the letters into the record. He read his letters that had been submitted.

Cuciti asked the board if they want to take another look at the parking.

Learn said they have reviewed the parking and find it acceptable. One of their comment is that the fire department needs to review it.

Joesph said he spoke with the fire department and they sent a letter to Barton (Building department).

Gottlieb responded to the comments.

Gordon explained why the project is a type II action.

Discussion about the SEQRA section in the resolution took place.

Discussion about the ZBA decision and procedure took place.

Cuciti asked for a motion to close the public hearing.
Motion made by McCarthy, 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 Violaris.
All ayes, motion passed to approve the resolution.

Motion to Adjourn.