

WORKSHOP MEETING AGENDA
TOWN OF LLOYD PLANNING BOARD

Thursday, July 16, 2026

CALL TO ORDER TIME: 5:30pm

OFFICIALLY OPEN THE MEETING

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.

Attendance: Board Members: Sal Cuciti (Chairman), Gerry Marion (Vice-chairman), Charly Long, Franco Zani, Bill Meltzer, Lambros Violaris; Mike Petty (Town Board), Mike Guerriero (Town Board), and Lacy Maffei (Town Board); Board Staff: Dave Barton (Building Department), David Gordon (Attorney), Christian Moore (Engineer), and Sarah Van Nostrand (Secretary)

Minutes to Approve at the July 23, 2026, meeting

June 18, 2026 & June 25, 2026

New 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.

Review Status: Application, site plan and subdivision plan circulated to the board.

Present: Patti Brooks (Applicant's Agent), Sean Williams (Architect), Mark Elia (Applicant) & Antoinette Elia (Applicant)

Brooks said that the applicant is seeking to subdivide the property one lot will be the house and the second lot currently has a barn which will be demolished and a new building will be constructed in a different location on the lot.

Cuciti asked for the description of the building.

Brooks said that the applicant wishes to relocate the bike shop from downtown to this property and a small part of the building will be used as a catering facility.

Williams said that on the lower floor it will be the bike shop and small portion will be the catering facility and then there will be some storage and there will be 4 apartments above.

Barton said the board typically doesn't like parking in the front yard normally they like it to be in the side yard or in the rear yard. He understands that the shape of the lot will make side yard difficult but he feels that they can get all the parking in the back doing this will make the site more attractive in the front. The dumpster location and utility locations should be marked on the map. A grease trap should be added.

Moore said that the electrical easement for some power lines coming off of Main St they have to understand what is and what is not allowed in that easement. He asked who that easement is in favor of.

Brooks said Central Hudson.

Moore said that be aware there is an existing right-of-way with the property to the south and looks like it encompasses the entire width of that driveway. Fire department should review accessibility to the site. Minor changes to the bulk table are needed. Snow storage area needs to be shown. Need to evaluate the potential drainage impacts offsite because the westerly side of the property goes away from the building and they need to make sure that there is no impact to the joiner. They need to see the various things like grading, stormwater control, dumpster pad, how you are going to connect the utilities. The food use is going to require a grease trap.

Brooks said 12 parking spaces are required and 12 are provided. Since the municipal parking lot is across the street if she couldn't fit all the parking in she was going to use that as overflow, but she was able to fit the parking in on the site itself.

Zani asked what about deliveries.

Mr. Elia said no tractor trailers.

Cuciti asked you have a right-of-way with the lodge.

Mr. Elia said yes.

Cuciti said he is not if a maintenance agreement is needed because it is an existing right-of-way.

Gordon asked if they owned the property.

Brooks said the right-of-way has been there since the 1940s.

Gordon said what the chairman is getting at is if a subdivision is going to be using a right-of-way you want a maintenance agreement.

Cuciti said yes.

Barton said that is probably wise as there are residential units going in and they would need emergency access all the time.

Zani asked if there is going to be an easement for the utilities.

Brooks said are the utilities running down the easement she doesn't think that is anticipated.

Gordon asked is the right-of-way recorded in an easement.

Brooks said it is recorded in a deed.

Gordon said the easement is in a deed.

Brooks said yes.

Gordon said if the town is interested in getting a maintenance agreement there is no exemption here other than the fact that here is that it has been in practice for many years. The question is does the town want to trust that practice going forward or not.

Cuciti said you are adding residential units here and who knows who will own these properties in the future.

Barton asked if the lodge still owns that drive or did they give it to Torsones.

Brooks said that the lodge still owns part of the drive and the one-part Torsones owns.

Barton said you might want to make sure that all three parties agree.

Gordon asked if there was a recorded maintenance agreement or is it that when something happens we'll figure it out.

Mr. Elia said the lodge is plowing it.

Gordon said are they taking care of their own property.

Mr. Elia said that as long as he has owned the property the lodge has taken care of it.

Brooks said they can sit down with the lodge and Torsones and come up with some kind of agreement.

Gordon said at the very least some sort of acknowledgement from the lodge or at most some kind of MOA.

Zani said because there is going to be a commercial kitchen there will be some sort of Ansul system and the building will have a fire sprinkler system.

Williams said yes.

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), and TJ Ruane (Attorney)

Cuciti said that they have received potential water line layouts and visual cross sections.

Dannible said the visuals were submitted in response to the board's questions about the height. The visual study shows that the building will not be visible from the FDR site as they are blocked by topography and terrain. They have been working with CPL and the town water department on the water and understanding where the main needs to go and there may need to be town board review on the easements of bring the water through the commercial property across the street as they want to be in the district so they have to work those logistics out.

Clemente said that they are looking at routing not only the water line but also natural gas.

Cuciti asked if they are going to follow the same route.

Clemente said yes they will follow the same route.

Cuciti asked if they had anything else to add before opening up to board questions.

Clemente said that they are still working on the sound study. They have built a prototype of the sound proof room and the underground compressor. They had it schedule for Saturday to do the test but due to weather conditions it was postponed to next Friday.

Discussion about sound study took place.

McCarthy asked how many trips of cement are you going to be bringing in per day.

Clemente said approximately 3 a day and that is when they are running at full capacity.

Disussion about sound study experts took place.

Clemente mentioned that they are still waiting for a determination regarding the height of the silo and building.

Barton said he sent it today and they will review it.

Discussion about height of silo and building took place.

Discussion about project going to ZBA and SEQRA issues took place.

Cuciti said in his research today about the height exemption there has to be a dense vegetative buffer between any residential zone and commercial zone. He doesn't know if that is on their landscaping plan but there are specific size requirements regarding that dense vegetative buffer.

Discussion about whether the property is adjacent to a residential zone took place.

Cuciti asked if they are going to submit data on the projected water use.

Dannible said that they will supply that information.

Cuciti asked if they have shown the truck turning movements on the site plan.

Dannible said they have done that and thought it was provided and if it has not been provided they can provide it.

Cuciti asked how many trucks are you storing is it 6 trucks, so you will have 6 designated spots on your site plan for the trucks.

Clemente said yes.

Cuciti asked if they have a sediment and erosion plan yet.

Dannible said not yet that comes down to if there are any site changes it would change the plan.

Cuciti asked about the particulate study.

Clemente explained the modifications to reduce the particulate matter.

Ruane said that they will submit something.

Cuciti asked about when they will know about the height and configuration of the site.

Ruane said that they will talk about how they want to proceed and will know next week.

**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 Joseph (Applicant), Thomas Kentop (Design Professional)

Gordon said the two spaces in front, the board can issue waivers from the design standards and in the code there is no waiver available for the off-street parking requirements that prohibits parking along 9W.

Cuciti said so they would need to get a variance.

Gordon said they can go get a variance, but right now the board cannot design a site plan with parking in the front along 9W.

Cuciti said even though it is already there.

Gordon said yes.

Discussion about the intent of the code for the Gateway-Walkway District took place.

Kentop said that they didn't design the parking that way it was already pre-existing non-conforming.

Cuciti said that the building department said that is not covered under the pre-existing non-conforming piece.

Barton said that he had comments from Gordon's office saying that our position on portions of a site being grandfathered in had no legal merit. In his opinion, they are about as compliant as they can be because if his original thought was that the front of the property that had parking on it and in the zone non-conformity is meant to demise over time and that section of the site has no grandfatherly merit to it and he thinks that they have done what the board has asked them to do.

Cuciti said that Helman said it is not in the purview of the planning board to determine if something is grandfathered, it is the building department who makes that decision and he thought that it was not grandfathered in. The project hinges on that determination because if it is not pre-existing non-conforming then you would need to go for a variance. If it is pre-existing non-conforming then he is happy and a variance would not be needed.

McCarthy said if you put the handicap parking on the side don't you think it would be a little

less safe for them.

Cuciti said he agrees.

McCarthy said there has to be something that trumps something else.

Marion said that is also where the curb cut is for handicap accessibility and it wouldn't be easy to move all that.

Joseph said it can be done.

Discussion about pre-existing non-conforming took place.

Barton said regardless of whether his office makes a determination on if this is pre-existing non-conforming or it is just this portion of the site if it was the whole site they would be doing a bunch of other things like all the parking would be in the back etc. He thinks what they have done here was as good as they could ask whether it is conforming or pre-existing non-conforming. If it was pre-existing non-conforming and therefore should have demised what they have created here is safety for the handicap folk, landscaping in front of a building that never had it before. This a movement towards conformity, maybe the next person in 50 years wants to put a small park in the front and change the building completely. He said that what the board has before them is about as compliant as you are going to get on this site.

Discussion about DOT permit and landscaping took place.

Joseph said that they are waiting for the county comments and fire department comments on the plans.

Cuciti asked if they need to refer it to the fire department because it is an existing building.

Moore said it is a different configuration as long as the fire department is okay with the configuration to get a vehicle around there.

Joseph said that they were going to use the existing water service and just sub meter it and use the existing sewer lateral which is a 4-inch line.

Moore asked what size is the water line and is that larger enough for that use.

Joseph said it is a 1-inch line.

Zani asked is a 4-inch sewer line larger enough for the use, usually commercial is 6-inch.

Joseph said that there is a 4-inch line running under the slab.

Zani said you are going to have to replace it, you have to add an external grease trap anyways.

Joseph said one of the tenants that has interest in the property shared a grease trap design with them that is under the sink.

Moore said the plans show an internal grease trap.

Joseph said that they need to separate the domestic from the grease.

Kentop said one of the most common applications is the detail that they show now and these units work.

Zani said the only thing that you show is a 3-bay sink.

Cuciti said is the grease trap in the floor.

Kentop said that the 3-bay sink detail shows the grease trap.

Zani asked what about the dishwasher and the slop sink.

Kentop said the health department issues permits on this and who will be approving the grease trap.

Joseph said for the encroachment they spoke with the neighbors and are getting a letter.

Moore said that they have reviewed the traffic study. There needs to be an easement for the swale in the back.

Joseph said he spoke with the owner about the easement and has a sample easement to send him and he also spoke with him about the dead trees and come up with some kind of plan that works for both of them.

Zani said you have to come up with a plan and show the board.

Joseph said he was thinking about some kind of evergreen.

Cuciti said there would still need to be an easement.

Moore said yes because it is maintained by others as all these properties used to be one

before it got sectioned off.

Cuciti said SRD is giving an easement to an adjoining property so they can come onto the site to maintain it.

Moore said yes.

Joeseeph said he got something from them, but does the board want something formal to say he can do the sidewalks and that he can get the DOT permits for the plantings.

Moore said it depends on which way you go with the plantings, if you are not doing anything in the right-of-way then you don't need a permit. If you are doing the crosswalks in the right-of-way then you need to get at least a conceptual approval because they are going to have specific materials that they want to be used. You don't need to obtain the permit in hand you just some kind of communication from them in concurrence.

Cuciti asked about the buried gas tank.

Joseph said there is a buried propane tank in the back of the property.

Cuciti asked if he is going to get rid of it.

Joseph said yes there is already natural gas in the right-of-way.

Moore said it looks like there was an existing gas line but it appears to not be connected it appears that the building was being served by the buried tank.

Joeseeph said that he thinks the gas line is on the inside of the curb, but he will find out. Or he will relocate the propane tanks.

Moore said in the northeast corner in the parking spots where the two dots are, are the fill valves for the tanks.

Joseph said one was abandoned and one was in service. On the plans you want them to note that the existing curb to be repaired or replaced.

Moore said yes because it is falling apart is a couple of spots.

McCarthy asked do you know how big that tank would be.

Zani asked what did they use the propane for heat.

Joseph said that they used it for heat.

Zani said it would be better to switch to natural gas.

Joseph said he will contact Central Hudson to find out where the gas line is because if he has to go into the street to get it he will need a DOT permit.

Moore said that tree is going to disappear in the back to put in the pavement, and there will be nothing to shield it the apartments from headlight glare coming into the site.

Joseph said that he will look into what he can do.

Moore said some more spot grades need to added to the plan to make sure you can get out the back of the building without a ramp. For lighting there appears to be some areas that don't have sufficient lighting.

Joseph said that there is a question about the construction entrance. He said that they are going to use the existing entrances.

Moore said that is where the construction entrance needs to be at the front of the property not all the way in the back.

Joseph said that they are not going to rip up the asphalt.

Moore said it is not designed to protect the asphalt it is designed to keep dirt from being tracked out into the right of way.

Joseph said you want them to rip out the asphalt and put gravel down.

Moore said just put gravel down on top for the vehicles to drive over entering the site and one exiting the site.

Franco suggested maybe just a steel tracking pad at the entrance and exit.

Joseph said that works.

Moore said there are a couple of areas that don't show sufficient light levels.

Cuciti said he noticed that around the existing light there is nothing.

Moore said what existing light.

Cuciti said there is a light owned by Burger King on the south side of the site.

McCarthy said that the light is parallel to the property line and it shines on the line, so they are going to lose that light.

Moore said was it ever determined whether or not that light is on your property because he has a note that there might be possible encroachment.

Joseph said it is on the line.

Cuciti said it is wired to Burger King.

Joseph said that it is the only light in that area for Burger King.

Cuciti said his feeling is that their program isn't putting a light there because there is already a light there.

Kentop said that they added a light adjacent to it and they can move it closer to the existing light. When they review the lighting plan again what will happen is the numbers are going to be too high. If they eliminate the Burger King light then the board will only see their numbers.

Cuciti said he thinks that is what the board would like to see.

Moore said you might have to install a double cleanout.

Kentop said there is a cleanout already there.

Moore said you will need a double cleanout.

Zani said the health department isn't going to want to see a piece of equipment draining to the sewer line it will need to be outside.

Moore said that they have a letter from the water department saying that line is a private service line.

Joseph said for stormwater they are removing the drive-up and the whole canopy and replacing some of it with landscaping and he is thinking of putting some dry wells in that area and route the water into the dry wells.

Moore said if you want to put in dry wells in you can, he is not asking for those. He just needs to know how they are getting the water from the roof to the back. He just wants to

make sure it gets to an unpaved surface and that won't cause an icing condition on the drive.

Joseph said it looks like the whole roof sheds to the back of the building.

Moore said there might be an internal scupper of some kind.

Joseph said he is going to have to reroute it in the building.

Moore said once you remove the drive through you will cut into those lines anyways.

Joseph said once he exposes them he can reroute them by picking them up and carrying them to the back of the building.

Cuciti said he likes the idea of dropping the leaders under and infiltrating them in that area.

Joseph said he cannot do that until he exposes the area and finds out where they go now he can show potential where they are going to go.

Moore said you can show schematically that you have line here and going out the back.

Joseph said the dumpster was taken care of.

Moore asked if he had some kind of schematic for the message ordering boards and if it is going to generate any light nuisances as it depends on what type of screening is back there some of the occupants of the apartments might be able to see it.

Joseph said he thinks the answer is to put some type of evergreen vegetation back there.

**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.

Present: Sam Weiss (Applicant)

Weiss said that the board had some concerns about drainage one of them concerns was if there was swale running along the back of the property. There is no drainage there or stream running though there.

Zani said there is a drain that runs behind the houses on North Rd. and the original owner of the property refused to let the highway department in to clean it and there are a few houses on North Rd that had lakes in their front yards.

Weiss said he is aware of that he has spoken with the neighbors.

Cuciti said is there any structure there or is just a swale.

Barton said just a swale.

Cuciti said so you are not going to alter or block the swale.

Weiss said no, they are going to put in parking but not that far back.

Cuciti asked what new pavement are you adding.

Weiss said that the driveway will be gravel due to the drainage except where the ADA parking is that will be paved.

Cuciti asked about lighting.

Weiss said it will standard lighting not flood lights.

Cuciti asked how many units.

Weiss said there are 4 units, two upstairs and two downstairs.

Cuciti asked how many bedrooms.

Weiss said that each one has a different number.

Barton asked if the mini-splits were still on the building.

Weiss said they are going to remove them and he is going to put in two bigger units that can handle the load for the upstairs and he will put two units in the back for the downstairs.

Cuciti asked what he was changing on the elevations.

Weiss said nothing.

Meltzer asked if this was on town water.

Zani said yes and asked if he was going to separate all utilities.

Weiss said yes there will be 5 meters, one for each apartment and one for the house.

Zani asked about the size of the water line.

Weiss said he has three-quarter inch line, but he will have to run a new one for the sprinkler system.

Moore said supply another copy of the survey the one that was submitted was hard to read.

Weiss said he will resubmit it.

Moore asked if there has been any review or comments from the fire department regarding the access.

Barton said not yet.

Moore asked do you know what size sewer lateral you have.

Weiss said it is 6-inches.

Moore said the highway supervisor should approve the new entrance.

Barton said he will get it to highway.

Moore said there are some mechanicals behind the building how are you going to screen them.

Weiss said with evergreens.

Moore said it is concrete how will you plant the evergreens.

Weiss said he will put raised planters in.

Moore said the separate landscaping plan that was submitted has a different schedule than the one in the site plan.

Weiss said the one in the site plan set was the one from his architect.

Moore said for the photometric they are going to need a layout for it as some of the light radii are different for the same structure.

Board to potentially set public hearing for next month at next week's meeting.

Short-term Rentals for June 18, 2026, Workshop

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: Open public hearing.

Present: Madeline & Kieran Byrne (Applicant via Zoom)

Cuciti said this is not where you live this is a separate rental correct.

Mr. Byrne said that they are not at the property full-time but they do go there a lot.

Cuciti asked how many bedrooms.

Mrs. Byrne said that there are 3 bedrooms.

Cuciti said that it would be a maximum of 6 guests.

Floor plan was shown.

Cuciti asked if there was enough parking.

Mr. Byrne said yes there is a big driveway at the top.

Meltzer asked if the property is marked out.

Mr. Byrne said that it is surrounded by a rock wall.

Cuciti said since you cannot see the house from the road it would need to be marked at the end of the driveway.

Mr. Byrne said it is on their letter box.

Meltzer asked if they have been renting it before today.

Mrs. Byrne said no.

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

Motion to Adjourn.