

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 20, 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.

Moment of silence for former planning board member Larry Hammond.

Attendance: Board members: Sal Cuciti (Chairman), Gerry Marion, Charly Long, Scott McCarthy, Bill Meltzer, Franco Zani, Lacy Maffei (Town Board); Board Staff: Dave Barton, David Gordon, Christian Moore, and Sarah Van Nostrand

Absent: Board Member: Lambros Violaris

Minutes to Approve at the August 27, 2026, meeting

July 16, 2026 & July 23, 2026

New Business:

Albano, Frank: Lot Line Revision: 224 Vineyard Ave: SBL #95.2-25

Applicant is seeking a lot line revision to accommodate setbacks for a single-family dwelling.

Review Status: Application and survey circulated to the board.

Present: Brett Saso (Applicant's Agent) and Frank Albano (Applicant)

Saso said that he is helping Albano to sell his property and he didn't know at the time that it was a ¼-acre in ½-acre zoning district which means the limitations on that lot were to build back what was there or go up.

Cuciti said you are here for a subdivision then.

Saso said it is a lot line adjustment. The applicant owns both pieces of property and they just want to change one back line.

Surveys were discussed.

Cuciti said this dashed area is what is proposed to be added to the front lot.

Saso said yes. He said that they have an active buyer for the property who wants to build a 1-story home but in order to get the square footage that she wanted they need a lot line adjustment to meet the setbacks.

Cuciti asked if the new lot will be fully compliant.

Barton said he would need a survey to show the actual acreage in order to determine if it will be compliant.

Saso said that the surveyor has been out he got them to not want to survey the whole property, so what they are going to do is if they can find the monuments is survey enough of the property for the line adjustment.

Moore asked if the new house was going to have the same bedroom count as the old one.

Saso said no.

Moore said it will need health department approval.

Barton said the property is on town water and sewer.

Moore asked are there any other environmental constraints on the larger lot as he sees a stream going through the property.

Saso said it is not a DEC wetland but there is a federal offset from the Twaalfskill, he doesn't think this would have any impact on that.

Moore asked if there are any flood plains.

Saso said they are way above the water.

Moore said they would need to see the extent of those flood plains.

Cuciti said they are going to need a survey and an EAF mapper.

Saso said that the surveyor would probably do the EAF mapper. Does he have to have a new survey as the surveyor who did the original one is no longer in business.

Cuciti said you need a new survey you are going for a subdivision. The board isn't going to know if it compliant with the zoning or if there are any environmental issues without it.

Saso said he wanted to move up the timeline as this is a big hardship for the applicant.

Cuciti said the board cannot as there is nothing they can do without these items the board cannot even set a hearing without these items.

Moore said both lots need to be in the same rotation for it to work because right now each survey is in a different rotation.

Zani said that they are going to need the survey for the closing anyways.

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.

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

Brooks said when they were here last time the board wanted the building in the front of the property and the parking in the back. They tried to come up with a new plan that made sense, the one plan that they came up with put the building extremely close to the roadway and will require a substantial amount of regrading so it would stay out of the Central Hudson easement. Putting parking in the easement is one thing but putting a building there is not allowed.

Moore asked if it was verified that parking would be permitted in the easement.

Brooks said generally speaking yes, but they haven't gotten to that point yet because she doesn't want to ask them for something she may not need. They came up with another plan that moved the building back but then it gets closer to residential properties. They are trying to come up with a plan that works with the property and topography. They came up with a plan where they rotated the building and it is parallel to the existing house it is in the area of where the barn is right now. There is 12 feet in elevation difference from where Main St. is up to where the parking is shown on the plan. You really don't see that parking area but you will be able to see the two-story building facing the street instead of seeing the gabled ends which would be a lot harder to make pleasing. She is asking the board to consider this plan after looking at all the alternatives they feel this is the best one.

Williams said if they push the building to the front of the lot the building will loom over Main Street, so he feels it will be better if the building was pushed back slightly.

Cuciti said that they are a little close on the one side and asked what the setbacks are.

Brooks said the setback is 0 and the side that is close is adjacent to the Torsone Funeral Home parking lot. Mr. Elia is in conversation with Torsone about sharing parking as it would be their overflow parking lot, there is also street parking and the municipal lot is across the street as well. Although the code requires 19 parking spaces, they show 12 on the plan, she would like the board to consider that there is street parking and it is a walkable area, they made sure that they had enough parking on the site at all times for the residential uses and for the commercial uses they are looking for some shared parking.

Williams said that they are hoping to work out an agreement with Torsone but they haven't gotten there yet. They have over an acre of parking up there and very rarely do they have it full.

Mr. Elia said that the hours of operation were 10am-5:30pm Tuesday-Saturday.

Building layout was shown.

Williams said that there are 4 apartments upstairs, the bike shop down below and Mr. Elia's commercial kitchen for his catering business.

Brooks said that they are looking to have a covered front entrance to make it look more like a single-family home.

Cuciti said with the elevation change and the fact that the parking could be screened. He asked what is the square footage for the building.

Williams said 3,200 square feet per floor.

Brooks said this plan pulls everything out of the easement.

Meltzer asked is that a corner of a parking space that is shown in the easement.

Brooks said that there is a provision in the easement that they can request parking, travelling across it from Central Hudson.

Zani asked out of the 12 parking spaces how many will be handicap.

Brooks said she currently has one.

Zani said there is one handicap for both the apartments and the commercial space.

Brooks said she could probably put stripping between two spots and have two handicap spaces. There is a staircase and they are not proposing an elevator, so she doesn't believe that the apartments will be handicap accessible.

Cuciti said that he would like to see that one corner that is 4-feet off the property line a little further away, but other than that he likes their logic.

**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: Parking determination from building department circulated to the board.
SEQRA Status: Type II Action.

Present: John Joseph (Applicant)

Cuciti said that one of the county required modifications was that there needs to be added in a way in the future that the properties can be linked up in the back so people do not have to travel on 9W.

Joseph said that the board can overrule it if they choose to. In the case that the board does not want to where would they like it placed.

Cuciti said that he is willing to override it.

Zani agrees override it.

Meltzer said that it doesn't make sense.

Discussion about where the drive could go took place.

Barton said that the county is only looking for it on the map for future connection.

Zani said that his issue with it is if 9W gets backed up people are going to use to get around.

Cuciti said the next one is a DOT work permit for access and asked if he was going to get one.

Joseph said he doesn't need one because he is not doing any landscaping there.

Meltzer asked if he is modifying the existing highway access.

Joseph said no.

Cuciti said that the county wants subdued colors that fit in with the walkway gateway district and asked what they mean by that.

Barton said that they don't want the bright colors they are looking for colors that fit the zone.

Joseph said that once he gets tenants they will have to come in for a sign permit.

Cuciti said they can make it a condition of the sign permit.

Joseph said that anything he changes inside will be upgraded to be energy efficient and would be part of the building permit.

Cuciti asked if he was using the existing heating system.

Joseph said yes he was.

Cuciti said the last part of this is electric vehicle charging stations which he believes is just conduit.

Joseph said he has no problem with adding two chargers. He mentioned that his design professional sent a letter this afternoon updating the comments. The second one is that the fire department has no comments. The water and sewer department really have no comments. When he has a tenant he will submit what the water usage will be and if they need to upgrade the water service and or the sewer line they will do it at that point.

Zani said it is a commercial building you are going to have to upgrade the sewer line. You have to put in a tank and a manhole that you will have to put in.

Joseph said that is on the plan. You have a ¾ inch water line coming in and he feels that should be enough to service the building. If he has to go to a 6-inch for the sewer it's a short run out of that building.

Zani asked if his engineer ever figured out the number of fixtures because that is what the flows are going to be based on are you going to have low flow fixtures the board has none of that information.

Joseph said he hasn't picked a tenant yet.

Zani said regardless of tenants you still are going to need a dishwasher, a 3-bay sink.

Cuciti said the size of the water line is not a part of site plan approval.

Zani said that he doesn't think $\frac{3}{4}$ inch is enough he feels that when the kitchen uses it you will lose flow everywhere else.

Joseph said he thinks what they know what the tenant is they can decide. If the board wants him to he can change the water line to a 1-inch line and change the sewer line to a 6-inch line.

Moore said if you are going to upgrade the water line he suggests going one size bigger than what you think you will need.

Joseph said before he upgrades the water line he will have a tenant and will know what he needs.

Discussion about water and sewer line took place.

Joseph suggested that upgrading the water and sewer line as needed be placed as a condition on the resolution.

Cuciti asked about roof drainage.

Joseph said that he talked to the water department and they agreed with him that the time to do it is when he demos the building and sees where they go. They did do a smoke test and had no indication that it was draining into their system.

Zani said they preformed the smoke test.

Joseph said yes a couple of years ago on that whole strip and nothing showed up on the Trustco site.

Cuciti said that is a building department issue.

Cuciti said that the building department issued a determination on the parking that it is pre-existing non-conforming and that the board is not making him change it.

Barton said that they did a good job moving the site towards compliance.

Joseph said that Burger King will move their dumpster. Scott (Neighboring property owner)

understands that he is granting the easement to him and he is going to review the documents and sign them. He has added the crosswalks that cross the parking and added them to the plan. He mentioned that one of the potential tenants stated that they are getting a lot more foot traffic and wanted spaces for employee parking, so he added 4 spaces and didn't add more asphalt.

Cuciti asked if the truck was going to be able to get into the loading area with these new parking spaces.

Joseph said that the trucks come off-hours so they come before the businesses open and it will be one truck per day.

Zani said you also have the garbage truck whenever they decide to come pick up.

Joseph said that asphalt was already there and the bypass lane is still there so the parking will not impact the garbage truck.

Joseph said that he is still waiting for Central Hudson to tell him where they want him to hook up to the gas as he wants to hook up before abandoning the propane tanks.

Cuciti asked about the guiderail comment.

Joseph said he doesn't remember why the guiderail was needed.

Moore said he doesn't think a guiderail is needed unless the applicant wants to put one as there is gravel there to slow movement down.

Zani asked if there was a decision made on the tracking pad.

Joseph said that the area of disturbance is the back not the front what they are going to do is put the tracking pad approximately half way back on the side where they are exiting from so they don't track the dirt out.

Barton said that it mentions that there are arborvitae in the back but it is not shown on this plan.

Joseph said it shown on the landscaping plan.

Cuciti asked for a motion to set a public hearing for next month.

Motion made by Meltzer and 2nd by Marion.

All ayes, motion passed to set the public hearing.

Public Hearings

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: Public hearing set for August 27, 2026

Administrative Business

Villages-extension

Applicant is seeking a one-year extension of site plan approval.

Present: John First (Applicant's Agent)

First said that they are here for a 1-year extension as you recall last August the board granted the first 1-year extension. The code permits 2 1-year extensions so this would be the second of the two. Since last August the traffic light is operable, they have obtained a building permit for the ALF foundation and they have also been working with the Ulster County Capital Resource Corporation for funding. In April or May the Ulster County Capital Resource Corporation authorized the issuance and sale of tax-exempt revenue bonds for the entire project. This was passed in the spring and since this spring all the attorney involved have been working towards getting the closing documents ready. They could finish the paperwork in a month then they have to put the bonds to market and once it goes to market that is when the money comes in. The applicant has paid the recreation fees for phase A; the chairman has signed the site plan for phase A for the first 21 units. He wants to know since they have already paid the recreation fees for phase A if they even need an extension or do they need it for the other phases. There was an overall site plan that was approved and signed by the chairman in 2024.

Gordon said that the board has an open field when it comes to granting the extension.

McCarthy asked what he meant by open field.

Gordon said that the board can grant the extension for any length up to 1-year. It can be any granted or denied for any reason.

Cuciti said if the board had anything that they wanted changed now would be the time to do

it.

Meltzer asked if all the Apple Ln remediation has been done.

First said yes.

McCarthy asked about the pump house.

First said that is not until either permits or CO are needed. Everything that needed to be done for the chairman to sign the plans has been done except for the payment of the recreation fees for phase B-F.

Zani said your letter states that if this is approved, you are going to include the payment of all the rec fees.

First said once the financing hits yes the payment for all the rec fees is \$400,000 he believes. Once the financing closes and comes in the rec fees will be paid.

Cuciti said he is concerned about in 1-years' time that all the rec fees might not be paid and may need to be extended again. Then they would have to figure how they are going to extend it again.

Gordon said there are a couple of ways out of this problem. One would be if the board was to grant an amended site plan approval that would reset the clock for another 3 years.

Discussion about the extension zoning code and if an extension was required for the project took place.

ZBA Referrals

Clemente Concrete Batch Plant Appeal

Silo determination appeal

Batch Plant Public Appeal

Is a concrete batch allowed use in LI zone appeal

Gordon mentioned that the town board approved the definition of heavy industry at their meeting. The CEO had determined that the batch was light industry but the definition of

heavy industry may significantly impact the Bonded Concrete project and in particular that the batch plant was mentioned in the heavy industry definition. It is up in the air on the viability of the zoning determination. It is not clear what is going to happen at this point there may be a new determination and how the ZBA is going to handle that. There are two appeals in front of the ZBA regarding determinations for Bonded Concrete. One appeal is whether a batch plant is considered light industrial or not and is the one most likely to be affected by the zoning change last night. The other one is how the silos are going to be regulated and the height restrictions. For buildings the height restrictions is generally 45 feet and no height restrictions for silos. There is one free standing silo for cement that is not subject to this zoning issue. There is another silo for aggregate which needs to be insulated because it contains moisture and would freeze if its not insulated. To insulate it they have moved the silo inside a building, so it is a 60-foot silo inside a 45-foot building. Barton's determination said that is going to be regulated as a building and therefore the silo is not compliant with the height requirement. In the applicants application to the ZBA they stated that if the board upholds the CEO's determination that they want to seek a variance from the height requirement.

Barton showed the plans and explained them to the board.

No comments from the board

Motion to Adjourn.