

**WORKSHOP MEETING MINUTES**  
**TOWN OF LLOYD PLANNING BOARD**

**Thursday, April 16, 2026**

**CALL TO ORDER TIME: 5:30pm**

**In attendance: Sal Cuciti, Gerry Marion, Scott McCarthy, Charly Long, Franco Zani, Bill Meltzer**

**Staff: Christian Moore, CPL; David Gordon, land use attorney; David Barton, staff.**

**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.**

**Minutes to Approve at the April 23, 2026, meeting**

February 19, 2026; March 26, 2026

**New Business:**

**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: New project. **Type II action.**

Rob Stout, Whiteman Osterman & Hanna for the applicant.

Stout introduced and explained the proposal for the former Trustco Bank on 9W.

Cuciti asked Barton to explain what the ZBA determined was the SEQRA type. Barton explained that the ZBA determined it was a Type II action and further explained the ZBA decision outcomes relative to the Building Department determination.

Discussion on the uses proposed within the building. Stout replied that the north side of the building would be a fast food establishment and the south side of the building would be office space.

Discussion about the two ordering windows and the vehicle flow around the building. Moore

asked about the two road cuts, whether they are both ingress and egress. Applicant responded that southern cut was enter only, northern cut was exit only. Traffic study submitted by the applicant. CPL to review.

Discussion on items the Board wants to receive to review:

- Lighting Plan
- Elevations
- Handicap spots
- Grease Trap
- Utilities shown, Water/Sewer connections
- Signage
- Dumpster enclosure
- Landscaping plans

Applicant stated that the elevations would be ready soon and might be available for the April 23<sup>rd</sup> meeting.

Applicant to return with additional information.

### **Old Business:**

#### **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.

Dan Koehler, PE for the applicant.

Koehler brought Board up to date on the application and reference the recent overturned DEC wetlands regulations.

Maria Montalbano, one of the applicants, asked to speak. Mrs. Montalbano gave a history of the property and the houses that abut the property. Presently, the goal is to divide the property amongst the houses and separate out Lot 2 for an additional home. Mrs. Montalbano expressed concern about the costs of the project and asked that the Board consider those costs in moving forward.

Discussion on the issue of the wetlands on Lot 2. Koehler explained the driveway, house and septic in relation to the wetlands boundary (100'). Moore stated that due to the size of the wetlands (being under 12.4 acres) that the wetlands would not be under the jurisdiction of the DEC, therefore there is no real 100' jurisdictional buffer. Barton added that regardless of

whether the wetlands were under some jurisdictional authority's regulations, the Board had a responsibility to make a determination of significance and to consider any adverse environmental impacts due to the proximity of the driveway to the wetlands. Barton stated that he did not think that any significant adverse impact could occur due to the presence of the driveway and that the location of the house and septic as being outside of the non-jurisdictional buffer reduced the probability of any additional wetlands impacts.

Gordon stated that the Board's obligation to perform SEQRA review was beyond any jurisdictional authority over the wetlands. The Board needed to use the information available to make a decision if any adverse environmental impacts were possible and to review any mitigations proposed.

Cuciti suggested that the Planning Board go out to the site to gain a first hand observation of the site. The Board agreed that they would do so.

Applicant to return on April 23, 2026.

### **Public Hearings**

#### **Blossom, Peggy: Special Use Permit: 20 Hasbrouck Ave: SBL #88.17-9-58.400**

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

Review Status: **Public hearing set for April 23, 2026**

**No action, public hearing set for following week.**

#### **Truncali Realty LLC: Amended Site Plan: 125 Tillson Ave Ext.: SBL #88.17-8-23**

Applicant is seeking an amended site plan to convert the existing building into a dental clinic and office space.

Review Status: **Referred to UCPB. Public hearing set for April 23, 2026**

**No action, public hearing set for following week.**

## **Public Hearing Short-term Rentals**

### **Norberg, Eric: 2 Tillson Ave: 88.17-8-4.100**

Review Status: Application and supporting documents circulated to the board.

#### **Potential Action: Open public hearing.**

Eric Norberg as applicant. Norberg explained the project.

Board commented on the work done on the house since its purchase by the Norbergs and how much improved the property has become.

Board opened the public hearing. Moved by Zani, seconded by McCarthy. Unanimous to open.  
No comment received.

Board left the public hearing open until April 23, 2026 where they will have a resolution prepared.

## **Short Term Rental**

### **Kurzum, Raneem: Special Use Permit: 5 Willow Dock Rd. SBL # 88.17-3-10**

Applicant seeking a SUP for a short-term rental.

Potential action: Set Public Hearing for May 14<sup>th</sup>, 2026.

Applicant not in attendance.

Board reviewed the application.

Discussion around the sewer connection and the E-1 pump. Staff to research.

Board moved to set a public hearing for May 21<sup>st</sup>, 2026. Moved by Meltzer, seconded by Marion. Unanimous approval.

### **Barritt, Harrison: Special Use Permit: 30 Grand St.: SBL #88.13-12-7**

Applicant seeking a SUP for a short-term rental.

Potential action: Set Public Hearing for May 14<sup>th</sup>, 2026.

Applicant not in attendance.

Board reviewed the application.

Barton reminded the Board that they recently approved the accessory apartment that was now under review for the STR.

Board moved to set a public hearing for May 21<sup>st</sup>, 2026. Moved by McCarthy, seconded by Meltzer. Unanimous approval.

**Sabuda, Robert: Special Use Permit-STR: 67 Black Creek Rd: SBL #79.2-1-24.200**

Applicant is seeking approval for a Short Term Rental in one unit of the two-family dwelling.

Karen Hagstrom, attorney for the applicant. Robert Sabuda, applicant.

Hagstrom explained the history leading up to this appearance before the Planning Board. The applicant had received approval for the two family from the Planning Board and applied for an area variance to the ZBA for two STRs in the structure. The applicant felt that the ZBA was not especially open to granting relief for two STRs, so he applied to the Planning Board for a single STR in one unit on the second floor of the structure.

Board received plans showing which unit was to be considered. Board viewed location of the property and exterior elevations (Google Maps streetview).

Board set public hearing for May 21, 2026. Moved McCarthy, seconded Marion. Unanimous approval.

**Motion to Adjourn at 6:40pm.**

**Meeting adjourned.**