

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

Thursday, May 21, 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-chair), Charly Long, Franco Zani, Bill Meltzer, Lacy Maffei (Town Board), Mike Guerriero (Town Board); Board Staff: Dave Barton, David Gordon (Land Use Attorney), Christian Moore (Engineer), and Sarah Van Nostrand (Secretary)

Absent: Board Members: Scott McCarthy, Lambros Violaris and Laura Kelly

Minutes to Approve at the May 21, 2026, meeting

April 23, 2026

New 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.

Documents uploaded to Planning Board webpage.

Present were Luke Clemente (General Manager of the Applicant), Joe Dannible (Design Professional), and TJ Ruane (Attorney)

Cuciti explained the planning board process for this project. He mentioned that the board needs existing conditions showing buildings, land layout, natural features, etc. The board needs in addition to the site plan the proposed contours, parking layout including what types of vehicles are going to be stored here and how they operate on the site, erosion and sediment control plan, utility plan showing all existing and proposed, water system for the concrete itself, landscaping and grading, truck turning radius. Additional information that is needed is the number of employees, number of parking spaces and a scaled elevations.

Dannible said that they only submitted a preliminary sketch plan to get the project before the board and not getting into the details of grading, landscaping etc. The site is slightly under 5-acres and there is an existing building. There are currently two curb cuts onto 9W and are modifying them with New York State DOT. They plan on using the existing building for the office. Parking is already on site will be used for the staff. They plan on expanding to the east to construct the batch plant which has the hopper bins, conveyor belt, the building itself that houses the plant. The aggregate piles were pushed to the rear of the site behind the conveyor. They did run circulation for tractor trailers to come in and out of the site and how they are going to loop in and around the site and will include it in a future submission. They are going to use the existing well on-site and will have adequate water supply for the mixing process. They are going to use the existing septic system and there are going to be no changes to it. They are clearing roughly 3 acres of land for construction and grading and there will be minor wetland impacts. They have a SWPPP that they will implement on site which includes the sediment and erosion plan.

Zani asked what is the number of employees.

Clemente said there will be 8 employees, 6 of them are going to be mixer drivers.

Zani asked how many trucks running through the site per day.

Clemente said that he expects to have 6 mixer trucks and about 25 loads per day.

Zani asked how many hours per day to work.

Clemente said it will be 10 hours a day.

Discussion about hours took place.

Zani asked about the size of the existing water line.

Clemente said that it is an existing well.

Zani asked how many gallons of water per day are you expecting to use.

Clemente said 10,000 gallons of water per day.

Zani said it might be a little much for the well.

Clemente said that they plan on building a water storage.

Cuciti asked if the water for the storage was going to be trucked in.

Clemente said no.

Cuciti said you are pumping from the well and storing it there.

Clemente said yes.

Cuciti asked if the same well was going to supply both the plant and the office.

Clemente said yes.

Zani said that most of the usage is going to be from the plant.

Clemente said that the office is just going to be a break room and a bathroom. There will not be a bathroom in the plant itself.

Zani said for your next submission can you supply a utility plan that shows the water storage.

Dannible said are they expected to make another submission for the meeting next week.

Cuciti said when the new materials are done you can resubmit and be placed on the agenda it doesn't matter if it is next week or next month.

Dannible said he understands.

Cuciti said that the board may want to think about possibly bringing in a traffic consultant due to the configuration of Route 9W in the project area. The board might want a consultant for noise.

Zani asked if they have this type of stuff at one of their other plants and how many other plants similar to this do they operate.

Clemente said that they have one in operation in Wilton, NY and is only 5-10 years old. He mentioned that these plants are all enclosed cement systems and wastewater treatment. There is no discharge to the groundwater, no discharge to the air with cement or wastewater. They have a plant in Fishkill, NY that is just about complete and is expected to open in about 30 days and that plant is the exact same one being proposed here.

Discussion about the board visiting Fishkill plant took place.

Cuciti said that the board is going to need specs and more information on what they plan on installing at the site.

Moore said that they would like to see a sound study. His firm can review the traffic study. For a concrete plant there might be particulate emissions, emissions for air. He asked if there was water on 9W in that area.

Cuciti said he thinks that it is on the other side of 9W.

Zani said that it on Upper North Rd, so they would have to bore under 9W.

Moore said that they want to see some kind of verification that the well can produce 10,000 gallons of water a day and if not they may need to put in another well. That may trigger the need for a DEC permit for groundwater withdrawal.

Cuciti asked if there was any type of air permit needed.

Moore said he didn't know.

Clemente said that there was an air registration not a permit and the reason for that is that the DEC has some very specific rules regarding these facilities, if you put in the emission control then you don't need a permit because then in theory you won't have any emissions to be permitted. The controls that are required are that the cement silos have on top of them a bag house. He explained how a bag house works. The second control that they have is when the cement is being loaded into the rear of the truck, there will be a boot connected to the hopper system and a vacuum that will eliminate the dust. The reason for a registration is for enforcement because the DEC needs to know that there is a plant there, so it can be inspected.

Cuciti said that the height of this is 60 feet and they don't have zoning for 60 feet high.

Dave said that there are exemptions for things like silos, flag poles, etc.

Dannible said when the board is talking about a traffic study for the volume of trips generated from the site is going to be very minimal.

Cuciti said the board isn't as concerned with that, the roadway in that area is in an odd configuration. There is a small decelerate lane, there are 4 lanes to cross with a very slow vehicle.

Long asked if the contours on the map are the proposed contours or if they are existing.

Dannible said all the contours shown are existing they don't have the proposed contours on the plan.

Reiss, Emily: Special Use Permit: 444 N. Riverside Rd.: SBL #87.2-4-12

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

Present Emily Reiss (Applicant)

Cuciti asked if the site was slopped or if it was pretty flat.

Reiss said that it is pretty flat.

Cuciti asked the applicant to explain the project.

Reiss said that she has a finished basement in her house and wants to turn it into a studio apartment it is 514 square feet. She will be adding a wall to separate her back entrance from the tenants back entrance. She will be adding a kitchen and a bath.

Zani asked how many bedrooms are in the house.

Reiss said 3 bedrooms.

Zani said you are added one bedroom; do you have a 1,000-gallon septic tank.

Reiss said the septic tank is 1,250 gallons.

Cuciti asked if they were changing the footprint of the house.

Reiss said no.

Zani asked if it was up to code.

Barton said yes it does conform.

Meltzer asked if the apartment was for family use or was it going to be rented.

Reiss said it was going to be for rent.

Cuciti asked what the square footage of the apartment was going to be.

Reiss said it was 514 square feet.

Cuciti asked for a motion to set the public hearing for June 25th.

Motion made by Zani, 2nd by Meltzer.

All ayes, motion passed to set the public hearing for June 25th.

Old 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 SEQR action.**

Applicant to return will additional information.

Documents submitted and shared with Board. Also available on Town's Planning Board webpage.

No applicant.

Moore said that they have provided a lighting plan, landscaping plan. There was board discussion from last time on what type of restaurants and if there was going to be any outdoor seating, it appears that they haven't shown whether they intend to or not.

Cuciti said that it seemed that they had no desire to have any outdoor seating. What was indicated was that the landscaped area was designed to sort of lengthen the drive thru.

Moore said they might need that length to stack up the cars in the drive thru.

Franco said they will need one of those landscaped areas to install a septic tank and grease trap.

Moore said the utility plan doesn't show how the building gets sewer and it needs to. It appears that there is a water line that runs parallel to Route 9W and runs through the property, he doesn't know if it is the Town's main and if it is they will need an easement granted for maintenance of that.

Zani said that they will need to install a grease trap and a sample manhole before it gets to the sewer leaving the property.

Moore said that the gas comes in at the north end of the building and he assumes that is where the register and meters are going to be, but there is a curb along there, so he doesn't know what they are going to do to protect the gas equipment as it is right alongside the drive thru.

Cuciti said that there needs to be a regulator there.

Moore said they could put bollards there, but then it would make for some awkward stacking for the vehicles.

Cuciti asked if there were any more comments.

Moore said that snow storage needs to be shown, grading plan needs to be provided, it appears that there is some encroachment from the neighbor to the south it looks like it is a couple of parking spaces, so they will have to take care of that and there are some comments regarding the lighting.

Cuciti said for the grading aren't they using the site as existing, except for one little area.

Moore said they are expanding further south and do need to show the grades to make sure that the water is going to get where they want it to. There is a grass swale on the easterly side of the property was that constructed for this property or was it constructed on this property by others.

Cuciti asked if the grass swale was existing.

Barton said that he thinks it is existing and it may have been done by the neighboring property.

Moore said they will have to examine if this swale belongs on this property if not that is an encroachment.

Barton said he will pull the plans.

Moore said right now they are proposing to direct all their water to the northeast corner of the property and letting it go into the ditch.

Barton said is that where the water goes now.

Cuciti said it looks like that where it goes.

Barton said currently it seems that the water goes into the tree line then into the ditch, but the applicant is adding impervious surface to that area and removing the tree line.

Cuciti mentioned that they have more parking than is required.

Barton said they have 26 parking spaces and only 17 are required.

Zani asked if the parking along 9W can be removed.

Cuciti said that is what he is getting at.

Barton said that the board can grant waivers but making that area more pedestrian and biker friendly in the front would fit the code better.

Zani said they could move the handicap parking spots 3 on the north side and 3 on the south side and then you are only losing 6 spots.

Meltzer asked if they would satisfy the concerns from Scenic Hudson.

Barton said some of them.

Cuciti said that he is not thrilled with the buildings being painted black as the surrounding ones are more natural colors.

Barton said if it is a national chain they are going to want specific colors for the building, which may not align with what was submitted.

Zani said that the applicant never answered the board on who the tenants are going to be.

Cuciti said that he would like the tenants confirmed.

Zani said that tenants can change over time.

Cuciti said that he would like to see another option to the colors besides what was submitted to the board.

Gordon said that the board can impose their design standards and who ever the tenant is will have to adapt to them.

Barton said that the board did this with the Dunkin Donuts that was put in on the other side of Hannaford Plaza. The applicant didn't want a gable roof, but the board insisted that a gable roof was necessary to fit in with the neighborhood.

Long said that they put Jersey Barriers in the driveway and doesn't that conflict with fire trucks.

Barton said that he will talk with them.

Public Hearings

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.

SEQR discussion

Public Hearing set for May 28, 2026 at 7pm

Present Dan Koehler (Engineer and Agent)

Barton said that they made changes to the plan based on the board's recommendations.

Koehler said that they removed some of the notes due to the new wetland regulations being annulled. One of the bigger changes is that they added boulders along the driveway to protect the wetland.

Cuciti said that he saw the boulders and that the note was removed.

Kazim, Natasha: Special Use Permit-STR: 30 Salk Dr.: SBL 95.12-3-7

Applicant is seeking a special use permit for an accessory dwelling unit in her home.

Potential action: Open Public Hearing / possible resolution of approval for May 28, 2026

Present: Natasha Kazim (Applicant)

Kazim said that she has an unfinished walkout basement and wants to build a one-bedroom apartment. It will have it's own access, but it will have access to the house from the inside. The reason she wants to build this is because she has family that are aging now.

Cuciti asked if they were going to park in the driveway.

Kazim said yes, they can fit 6 cars in the driveway.

Cuciti said it is a walkout and it slopes down in the back, so it is going to have full height in the back.

Kazim said yes the ceiling height is 9 feet.

Cuciti asked if all the partitions on the plans were proposed.

Kazim said yes.

Meltzer asked what is the square footage of the basement.

Kazim said it is less than 900.

Barton said it is 898.

Cuciti asked if it was one bedroom.

Kazim said yes.

Cuciti asked if there was access from inside the house to this space.

Kazim said there is.

Cuciti said if it was rented to non-family.

Kazim said that the door will close and lock separating the apartment from the hallway to the house. Once that door is closed, the apartment is independent from the house. She is planning on getting a separate electric meter for the apartment.

Barton asked if there are two bathrooms.

Kazim said yes.

Public Hearing Short-term Rentals for May 21, 2026 Workshop

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

Applicant seeking a SUP for a short-term rental.

Potential action: Open Public Hearing / possible resolution of approval for May 28, 2026.

Present: Zahi Kurzum (Applicant)

Kurzum said he moved into the house in January and he does business trips and will rent the house when he is away. He is picky and cares about his house and neighborhood, it is a small street with very limited parking. There will be a maximum of 4 guests there will be no parties allowed, no events, quiet hours enforced, and parking only in front of the house, has a local manager available at all times, exterior cameras for security.

Cuciti asked if there was a number on the house.

Kurzum said it is right on the garage.

Cuciti said you mentioned that you have three parking spots.

Kurzum said he has a garage and has space for cars in front of it.

Zani asked how many guests were you going to have.

Kurzum said just four.

Meltzer said that this property is right across the street from the train tracks have you disclosed that to your guests.

Kurzum said that he will disclose it to his guests and even recommends no children on the site because there is a train and has cable railings on his deck.

Cuciti asked for a motion to open the public hearing.

Motion made by Meltzer, 2nd by Zani.

All ayes motion passed to open the public hearing.

Beaudette (7 Willow Dock Rd.) said that she opposes this project as houses are close together. The road is a one lane road for most of it and to have transient people on the road is a disaster waiting to happen. People frequently park in the cul-de-sac which impedes emergency response vehicles, which the property owner says won't happen, but it is a short-term rental and things happen. Her concern with people renting this is that there are going to be strangers right next door on a weekly basis, which changes the culture of the neighborhood. Transient people do not respect the neighborhood like the people who live there.

Feldsine (1 Willow Dock Rd) agrees with Beaudette.

Brooks (20 Bellevue Rd) said that he owns the vacant lot at the end of Willow Dock Rd, he is very familiar with the road because he used to own it. His concern is that a one lane road with an incline, you need to live there to be able to understand it and to navigate it. The other thing is that the requirements for a short-term rental states that they need to have off-street parking. There is a garage there, but it might be used for storage and not for parking cars. He feels that it fails the requirements as it doesn't accommodate off-street parking. He feels that the board should reject this application since it does not meet the requirements.

Kurzum said that the garage is empty and is willing to make parking in there a requirement.

Zani said Willow Dock is a town road, where do you guys park in the winter when it snows.

Neighbors said that they park on their lawn or the garage.

Kurzum said he parks in front of the garage, but hearing the concerns he will start parking in the garage.

Malgorzata Sokolowska: Special Use Permit, STR: 60 Kisor Road

Applicant seeking a SUP for a short-term rental.

Public Comment Received in file, copies for Board.

Potential action: Open Public Hearing / possible resolution of approval for May 28, 2026

Present: Malgorzata Sokolowska (Applicant)

Sokolowska said that she has owned the house for 8 years and it was converted from an office building. She plans on having 1-2 short-term rentals a month.

Cuciti said you are asking for a maximum of 6 guests.

Sokolowska said yes.

Cuciti said 6 guests and yourself.

Sokolowska said that it is a 4-bedroom house and one of the bedrooms is going to be excluded to keep their belongings.

Cuciti asked if they are going to be there when the guests are there.

Sokolowska said that she is going to be in the city most of the time and has a local manager.

Cuciti asked is there a number on the house.

Sokolowska said the number is on the mailbox that is right in front of the house.

Cuciti said that the board wants it on a post or on the house.

Sokolowska said that there is a very magnificent entrance with a very visible mailbox with a 60 on it and the nearest neighbor is over 100 feet away.

Cuciti said how about a nice bronze plaque on one of the columns.

Sokolowska said okay.

Cuciti asked if the septic has been inspected.

Sokolowska said it is on file.

Meltzer asked if the property is marked out.

Sokolowska said that it is marked and has an outline of the property included in the house rules.

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.

Woosley (neighbor) said that he didn't see the property lines marked out.

Cuciti said that the applicants have to post a layout of the property but that it wasn't required to mark it out.

Barton said that they will make sure that the applicant has a drawing of where the open area is.

Sokolowska said that she made a picture of the property and outlined it and was submitted to the building inspector.

Zani asked if they allow any outside burning because it is a lot of forest there.

Sokolowska said that she added a statement that the guests must obey all New York State burning laws.

Zani said the problem is where you are a fire could spread quickly and asked if she could add to the house rules no outside burning.

Sokolowska said she would add that in.

Barritt, Harrison: Special Use Permit, STR: 30 Grand St.

Applicant seeking a SUP for a short-term rental.

Potential action: Open public hearing/possible resolution of approval for May 28, 2026

No applicant.

Cuciti asked for a motion to open the public hearing.

Motion made by Marion, 2nd by Meltzer.

All ayes, motion passed to open the public hearing.

No public comment

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.

Potential action: Open Public Hearing / possible resolution of approval for May 28, 2026

Present: Robert Sabuda (Applicant)

Cuciti said it is two units one is for a short-term rental and the other unit is for your use.

Sabuda said one of them is rented as an apartment. The other unit will be a short-term rental and will be used for a variety of reasons.

Meltzer asked if the property was numbered.

Sabuda said that it has a sign for the business.

Cuciti asked for a motion to open a public hearing.

Motion made by Zani, 2nd by Marion.

All ayes, motion passed to open the public hearing.

No public comment

**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 SEQR action.**

Present: John Joseph (Applicant)

Cuciti asked if he was doing any work in swale or is it existing.

Joseph said it is existing and was put in when the apartments were built at the time the same owner owned, the Burger King lot and the Trustco Bank lot. It was put in at the request of the Planning Board's engineering firm as the water all sheet flows down there now.

Discussion about previous comments took place.

Motion to Adjourn.