

WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, June 18, 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, Scott McCarthy, Laura Kelly (Via Zoom); Board Staff: Dave Barton (Building department director), Laurie Heldman (Attorney), Christian Moore (Engineer) and Sarah Van Nostrand (Secretary)

Absent: Board Members: Lambros Violaris

Minutes to Approve at the June 25, 2026, meeting

April 23, 2026, May 21, 2026 & May 28, 2026

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 and traffic study circulated to the board.

Present: Luke Clemente (Applicant), TJ Ruane (Attorney), and John Lyon (Design Professional)

Cuciti said that it states that work is going to start at 6am and the board should be aware of it because the noise ordinance of the town goes until 7am and it specifically includes loading of trucks.

Lyon said that the traffic study shows that the two turnarounds on Route 9W are adequate, the sight distance in and out of the site is adequate and found that there are no impacts on traffic based on the configuration of the roadway.

Discussion about having an independent traffic engineer to look at the traffic study took place.

Cuciti asked for a motion to get proposals from traffic engineers to have as consultants for this project.

Motion made by McCarthy, 2nd by Meltzer.

Roll call vote:

Long-nay

McCarthy-nay

Zani-nay

Meltzer-nay

Cuciti-aye

Marion-aye

4- nays, 2-ayes, motion denied to get proposals from traffic engineers.

Lyon said that they submitted new plans that included the existing conditions, revised site plan based on the proposed footprint of the building of the batch plant, grading and scaled drawing. It is difficult to scale due to the size of the conveyor.

Zani asked if they could go visit the site in Fishkill the problem is only 3 of them can meet at a time.

Clemente said he was going to be sending an invite to the town clerk inviting the town board, zoning board and planning board.

Discussion about how many could visit the site at a time took place.

Lyon said that they added the parking to the plan, there are 5 spaces for employees and they show the truck parking as well. They show the existing sewer line that services the building that they are going to repurpose for the office. The front area would be paved and the back area would be gravel. The plans also show where the tentative stock piles are being proposed.

Cuciti said the existing building is not changing size, so is the increase the plant section.

Lyon said yes. The site currently has an existing well and has sewer. The disturbance for this project is going to be over an acre, so they will be going through the SWPPP process.

Zani asked if they have considered connecting to the town water.

Clemente said that they have an existing well on site and there have been public concern about the well. They did try to get information on the well, unfortunately because it was a state facility there is no information in the town hall, he presumes that it was exempt at the time that it was built. They have discuss doing a 72-hour well test on it, to prove that they can achieve at least 7-gallons per minute. The way they would do this test that they would look at the area up to half a mile away, putting sensors at the edge of their well to detect any impacts. He understands that there is public water over on Upper North Rd.

Zani said it is 500-feet down the road.

Clemente asked which side of 9W was it on.

Zani said it is on your side.

Clemente said he was worried about easements to cross the properties from Upper North Rd and under 9W to the site. If it is on their side of 9W then it would be a possibility. He wants to know if the board is interested in what the hydrologist has to say or do they just want them to connect to town water.

McCarthy said that he feels connecting to town water would be better. The public seems to be concerned with the aquifer and if that could be mitigated it would be great.

Zani said the standpipe isn't even half a mile away.

Clemente said that he will look into it right away and figure out what needs to be done to get that to happen.

Cuciti said that the applicant will need to do a sound study. He mentioned that the board may want to hire an outside noise expert.

Zani asked if they did a sound study on the plant in Fishkill.

Clemente said that he did a sound study for the plant in Fishkill and did a sound study for this site. What they are proposing to mitigate the noise impacts is having a mixer bay (garage) to muffle the noise of the trucks being loaded. With the cement hauler, they would have an enclosed ground compressor and discharge the truck in a soundproof room.

McCarthy said that you are going to bring the noise down to an acceptable level but the board doesn't know what that level is.

Clemente said once they complete the study they will show that there is no impact on the receptors. They know right now that if they don't mitigate there is an impact, so they are going to mitigate.

Cuciti asked for a motion to get a proposal from noise engineers as consultants for the board. Motion made by Marion, 2nd by Meltzer.

Roll Call Vote:

Long-nay

McCarthy-nay

Zani-nay

Meltzer-aye

Cuciti-aye

Marion-aye

3-ayes, 3-nays, vote tabled until next meeting as member on Zoom is not allowed to vote.

McCarthy said it is not that he doesn't want to have a sound study done, he believes that the applicant has hired a competent person and the town has already hired an engineering firm to evaluate what that end result would be. The board's job is to make sure that any of the town's concerns are addressed and mitigated.

Cuciti said his reason is to increase public confidence in the Planning Board and that the board's SEQRA review gives them confidence that the board took a really hard look at the project.

Ruane said if the board does hire someone else it would be helpful to only have one set of comments coming from the town.

Clemente said that at the last meeting it was brought up that the cement silo was 60 feet high and that it was allowed. The one issue that they never got clarity on is the batch plant is currently proposed at 45-feet which is the building height limit in that zone. They would like since the ag silo is inside and cement silos don't need to be inside because there is no water in it. Aggregate contains humidity therefore it requires to be brought inside. It would be their position that for the batch plant be allowed to be 60-feet if the silo is inside the building. Right now what the board is looking is a 45-foot-high building and a 60-foot-high silo.

Moore asked if they have talked with DOT.

Lyon said yes, they will need a permit for the two-curb cuts.

Moore said that there is also a DOT easement though the property have you talk with them on how it is to be addressed.

Long asked how many trucks.

Clemente said that it would take 5-years to reach maturity and at that point there will be 6 mixers at maturity and two on-site employees. It will be an 8-person operation at maturity.

Long asked how many trips in a day for delivery.

Clemente said at maturity it would be about 108 trips per day, 54 in and 54 out. There will be about 11 loads of aggregate delivered per day. On a peak day you will have 3 cement haulers a day.

Discussion about the scale for the drawings took place.

**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: Updated plans circulated to the board.
Type II SEQR action.

Present: John Joseph (Applicant), Project engineer

Cuciti said that the board got a letter from Scenic Hudson regarding the zoning.

Discussion about zoning and pre-existing non-conforming lots took place.

Heldman said that it is not for the board or their office to decide whether something is pre-existing non-conforming or not. It is up to the code enforcement officer to make that decision. There is an avenue that the Planning Board is allowed to take when examining this application. In the walkway-gateway zone there is a mechanism where the applicant can request a waiver for some sections of the code. They recommend that because the board doesn't want to set a precedent then the waiver would be the ideal option. If the applicant would like to keep the parking the way it is then they should request a waiver in writing. The provision is written in the code and gives the board the ability to look at the uniqueness of the site and if it meets the hardship requirements then the board can waive certain aspects of the gateway requirements and one of those could be parking in the front. If the applicant submits the waiver request that gives the board the ability to look at the waiver and grant it if they choose to and also to add conditions on to it.

Cuciti asked Barton to weigh in on the topic.

Barton said the bigger question is when was the parking in the front last used. If it was more than 180 days he would consider that area of the lot non-conforming and therefore should be brought up to code. If it is over the 180 days it should comply with the code unless the board grants a waiver.

Cuciti said the board has the ability to grant a waiver.

Joseph said he could put the parking on the side but then it is not convenient.

Zani said it would be a safety issue because they would have to cross traffic.

Joseph said that he added landscaping and trees and it is only two parking spaces that they are talking about.

Cuciti suggested that maybe take the northern most spaces on the east and west side of the site and add landscaping to offset the two parking spaces in the front. As he is concerned with a handicap person crossing the drive thru lane and traffic lane.

Moore said that the landscaping in the front is in the state right-of-way and a permit would be needed from the DOT.

Discussion about the waiver and handicap parking took place.

McCarthy asked if the drive between the building and the sidewalk was only for handicap. If not can you make it only for handicap parking only, can you blue hash it.

Joseph said that he can sign it.

Cuciti said there needs to be at least signage so people don't pass it as they enter.

Marion asked would that also be for emergency services also.

Barton said that they would fight a fire from the road.

Zani said that water line running through your property is that your water line.

Joseph said it for their exclusive use that is what the water department said.

Moore said that they are going to need some kind of verification on that because the hydrant that is right there, the valve is on the property side of the hydrant and the line feeds off of that and he feels that it is a town line.

Joseph said he spoke with the water department and they came out and they marked it out and told him that it goes into the building.

Discussion about landscaping took place.

McCarthy asked if he had a crosswalk going from the parking spaces to the building.

Joseph said he can do that.

McCarthy said there should be something so everyone is not walking wherever between the cars.

Joseph said that he can put markings from the sidewalk to the parking area.

Cuciti said maybe also add lane edge striping.

Joseph said that they added the grease traps, added the gas line, put trees in between them and the neighbor, upgraded all the lighting.

Cuciti said including disconnecting the other light.

Joseph said they negated the light.

Zani said on the detail page you still show all the sewer coming out one line. You have to separate the kitchen from the domestic. The kitchen would go through the grease trap and add a sample manhole downstream after that you can tie the two together into that manhole.

Project engineer said that the sewer line goes to a manhole on site and there is a cleanout.

Zani said you are still going to need to separate the kitchen, the three-bay sink, slop sink, dishwasher and anything that is going to handle grease.

Project engineer showed the specs.

Zani asked is it an internal grease trap.

Project engineer said yes.

Zani said you would have a grease trap and then a manhole where you can tie it to the domestic line and then it can go out to the town line.

Moore asked if that line goes across the property and then on to Burger King's property.

Project engineer said that was a drafting error, it is all contained on this site.

Zani asked what is the size of the sewer line.

Joseph said he thinks it was 6-inches. They have reduced the amount of impervious surface it is currently 61% they have brought it down to 49%.

Discussion about drainage took place.

Moore asked who maintains that swale currently.

Project engineer said the apartments.

Moore asked do they have an easement over your property to that otherwise they have to get one.

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.

Review Status: Public hearing closed on May 28, 2026.

SEQRA Status: Neg. Dec. granted on May 28, 2026.

Potential Action: Approval resolution

Tabled until June 25, 2026 meeting, no applicant.

Public Hearings

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.

Review Status: Public hearing set for June 25, 2026

Old Business Short-term Rentals for June 18, 2026, Workshop

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.

Review Status: Application and updated application circulated to board.

Potential action: approval resolution.

Present: Daniel Ravo (Attorney)

Cuciti read the approval resolution.

Cuciti asked for a motion to approve the resolution.

Motion made by McCarthy, 2nd by Marion.

All ayes, motion passed to approve the resolution.

Motion to Adjourn.