WORKSHOP MEETING MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, September 17, 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, Charly Long, Franco Zani, Bill Meltzer, Scott McCarthy, Lacy Maffei (Town Board); Board Staff: David Gordon, Christian Moore and Sarah Van Nostrand

Absent: Board Members: Lambros Violaris and Laura Kelly.

Minutes to Approve at the September 24, 2026, meeting

August 20, 2026 & August 27, 2026

Public Hearings

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: Public hearing set for September 24, 2026
SEQRA Status: Type II Action.

Present: John Joseph (Applicant) and Charles Gottlieb (Attorney)

Zani said that the board is still missing some information.

Cuciti said he thinks it was the gas tank removal.

Joseph said that Trustco is going to pull the tanks.

Zani asked who is responsible for the property now?

Joseph said he is.

Zani said it is a mess.

Joseph said he knows he was just there.

Zani asked if he could get it cut down by next week?

Joseph said he would.

Gottlieb said that there are still open items on the CPL comment letter but he is hoping that the ones that are left can be made conditions of approval. One of the items that he would like to discuss this evening is the encroachment of Burger King on the southern side of the project site. That is Burger King encroaching on their property they cannot force them to move it or enter into an agreement. They wanted to suggest some wording for the resolution that says the applicant would try to get the owner of Burger King to move the encroachment or enter into an agreement. To the extent that does not happen a finding from the board that, that encroachment does not interfere with the operations of the site. The other item that they wanted to bring up was the grass drainage swale that is completely on their project site and the board is concerned about it being maintained. They are hoping since it completely on their project site that there can be something in the resolution that the applicant or any future owner of the site is responsible for maintaining that drainage swale.

Zani said that they may need to get an easement from the neighbor as it appears that the swale runs through their property to the next one.

Moore said that the drainage was constructed for the project to the east of that site.

Joseph said that he did speak with the owner but they have been hit or miss so he wants it to be put on him and if he can work something out then he will. It should solely be his responsibility as the property owner and he controls it.

Cuciti said that he thought that the board wanted him to grant an easement to the other owner.

Joseph said that he would grant to the other owner he thinks he will get it done, but its been a little tough at the moment.

Zani asked if the board could get a maintenance agreement or something in writing that you are going to maintain it.

Gottleib said it would be like the encroachment use best efforts. In his office they can draft a maintenance agreement but they don't know if the other owner would sign it. They would like in the resolution to say that the part of the drainage swale on the property and within the project site Joseph has the obligation to maintain it.

Moore said it seems to be maintained, but you are not maintaining it.

Joseph said no.

Moore said so someone else is coming onto your property and maintaining it, the only thing to make that bullet proof is to grant an easement.

McCarthy said it is on your property and you are looking to grant an easement to the neighbor to maintain it.

Marion asked if part of it was on his property and if part of it was the other property.

Joseph said no.

Marion said why don't you maintain it if it is on your property.

Joseph said it is for the neighboring property.

Gottleib said the rest of the CPL comments are purely technical and can be addressed before the chairman signs the site plan.

Cuciti said they will just add in a condition in that states they have to satisfy the engineers comments.

Moore said that he would some more information on how they are tying in the grease trap into the sewer line. He wants to makes sure it can be done by gravity and if not it would need to be pumped.

Joseph said part of that with the resolution when they go in there and start exposing everything they are going to get that information and before a CO is issued all that will be discussed.

Cuciti said that counsel will draft that resolution.

Gordon explained the Zoning Board of Appeals court case.

Discussion about the court case took place.

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: Mark Elia (Applicant), Sean Williams (Architect) and Antoinette Elia (Applicant)

Williams said at the last meeting they discussed moving the building to the front as the code requests and how if they did that how it would loom over the street. It didn't work so they went back to pushing the building to the back of the lot and put the parking in the front but still setback 100 feet off the street. At this point in time they have a pretty finalized site plan, they are hoping at this point to get final comments from the board so they can move forward and get a hearing in October.

Cuciti asked if they changed anything.

Williams said that the main thing they are working on right is the agreements for access.

Cuciti asked is there an existing right-of-way?

Williams said there is an existing right-of-way but it is not wide enough.

Cuciti said that board had asked them to get a maintenance agreement for the driveway.

Mr. Elia said that the Adoni Lodge invited him and his wife over for a meeting to discuss the project. They are in favor of the project and they know that they need a maintenance agreement but they haven't come to those terms yet. They are willing to work with them as it is right now Torsone's does the plowing but he is equipped to take care a lot of it himself. They were concerned about the width of the driveway and he thinks that it has been made bigger.

Williams said that fire code requires a 20-foot right-of-way and it is currently 17 feet. They cannot push into the right-of-way because there is a Central Hudson pole and guide wires that sticks 15-feet into the right-of-way so they have to go around that equipment.

Zani asked what that pole is for?

Williams said that he thinks it is power for Torsone and Adoni.

Zani asked if it was a private pole or a Central Hudson pole?

Mr. Elia said he thinks it is a private pole, when he talked to Torsone about the project and he asked if the pole could be moved and Torsone said that they don't want to move the pole.

Moore said the survey that Brooks (Surveyor) did have a tag number but he doesn't remember if it was a Central Hudson pole or private but there is defiantly a Central Hudson easement.

Cuciti said where it says existing barn to be infilled that means you are getting rid of it.

Williams said they are removing it.

Cuciti said that he would like the building to be turned slightly to match the property line. All the other buildings face the street. He thinks that the building should be lined up with the parking lot.

Williams said he agrees but where the building is located now is to avoid the barn foundation to turn the building it pushes out over the foundation of the barn.

Cuciti said wouldn't that corner be moving away from the foundation.

Williams said that it also tight to the property line and there is a slope as well they are trying to avoid.

Zani doesn't think it is going to be an issue.

Marion asked how far off the property line is it?

Williams said that it is either 2, 6 or 8 feet off the property line.

Cuciti said there is no required side setbacks for the zone. He thinks the board is discussing a wavier for parking because it is supposed to be in the back of the building.

Moore said there are additional things that need to be added as you move forward, lighting, grading, and erosion control. He noticed that there doesn't appear to much back up room behind spaces 7 and 8 which are the ones by the dumpster you want to make sure that the cars can get in and out.

Williams said that the Brooks is going to move the property line as it has not been set yet.

Discussion about grease trap took place.

Mr. Elia asked if the board would have a problem with metal siding.

Cuciti said that he would like to see a picture of the siding to be used.

McCarthy said that the board has approved projects with metal siding before.

Cuciti said send the board the color and style of siding that you are going to go with so the board can see it.

Board to possibly set public hearing for October at their meeting next week.

Additional Discussion

Board discussed bonded concrete with Clemente the applicant about why the project was not on the agenda and what changed with the plans.

Motion to Adjourn.