

TOWN OF LLOYD
TOWN BOARD MEETING MINUTES
May 20, 2026

Present:

Supervisor Stuart Weiss
Councilmember Michael Guerriero
Councilmember Tiffany Rizzo
Councilmember Lacy Maffei

Also Present:

Wendy D. Rosinski, Town Clerk
Sharan Sekhon, Secretary
Sean Murphy, Attorney

*ABSENT Councilmember Petty

7:00 PM – Supervisor opened meeting with Pledge of Allegiance

Meeting was held live in Town Hall, Live on Zoom and live streamed on
Optimum Channel 22.

All meetings are available on You Tube Town of Lloyd the next day.
Most current meeting is replayed on Optimum Channel 22 Monday 7pm, Wednesday 9 am,
Friday 7 pm and Saturday at 9 am.

Recognition of Nancy Hammond, Environmental Stewardship Award

Nancy Hammond was recognized for her years of dedication to the Environmental Conservation Committee, Supervisor thanked her for her years of service.

Nancy said balancing development and protecting the environment can be difficult. She thanked ECC and Neil Curri for his leadership.

Neil Curri presented Nancy with a Gift Certificate.

Curri said that when he started with ECC in 2015, Nancy was very helpful and extremely supportive.

MOTION by Maffei, seconded by Guerriero to Open Public Hearing on Local Law 2026-A Heavy Industry

Four ayes carried

Luke Clemente; 1910 Route 9 Clifton Park, LLC

Fourth-Generation member of a family-owned business with a primary focus on supplying ready-mix concrete. The business was founded in 1915 in Troy, NY. Mr. Clement started to pursue this project in early 2025. Mr. Clemente bought the property from Aldo Santini. Mr. Clemente sought the guidance of New York State DEC regarding whether there were any wetlands on the property. To date, Mr. Clemente has spent over \$500,000 on this project. Mr. Clemente believed that his investment would be welcomed by the Town of Lloyd. His project represents a major private investment in the Town of Lloyd that would withstand the tax base without any burden to school systems or town services.

Jovan Severing – 20 Cross Creek Run

Mr. Severing applauds the Boards efforts to update the zoning amendment and to add heavy industrial.

Teamsters 4445

The teamsters would really like to see this project go through because these are good middle-class jobs. They would like the Boards consideration for this project to go through.

TJ Ruane – Attorney for Luke Clemente

Mr. Wright stated that the town board cannot use the town zoning law and legislative authority to target a single project and act in bad faith to at the same time delay a project in front of the planning board to change the zoning law. It is illegal and it is going to subject the town to litigation. Mr. Wright is going to be filing a FOIL request requesting certain information.

MOTION moved by Rizzo, seconded by Guerriero to leave Public hearing
OPEN until June 17th.
Roll Call: Weis, aye; Maffei, nay, Guerriero, aye, Rizzo, aye
Three ayes carried

A. REPORTS – Town Board Liaisons

Town Board Liaisons

Audit – January 1 – June 30, 2026: Councilmembers Maffei and Rizzo
July 1 – December 31, 2026: Councilmembers Petty and Guerriero

Beautification – Councilmember Rizzo

Flowers are all planted. Tried to focus on Red White and blue for the 250th Anniversary.

Thank you to everyone for helping. Taking over the welcome to Highland sign was a big project for us.

Key now is that everything remains watered.

Hanging baskets should be arriving in the beginning of June.

Thank you Frank and Steven for their flexibility and all they do to help.

New American Flags were ordered and have been put up.

Unfortunately, while one of our members was watering Veterans Park, their wallet was stolen from their car. She notified the police and I believe because of the distance and trees, nothing was seen...this is very unfortunate.

Comprehensive Plan Implementation Committee – Councilmember Maffei

Still working on identifying high priority zoning changes that are needed.

Outlining the desired changes

Setting up the zoning committee’s basics first to assist with my old drafts with board sharing with the town board members.

Engaged in conversations with local business owners discuss possible new projects and things that would help draw more people from the Walkway and the Rail Trail into the town.

ECC (Environmental Conservation Committee) – Councilmember Guerriero

Short seminar on the gas house inventory was presented by Corey McLean to the board. Currently a student at Vassar College.

Events Committee – Councilmember Petty

Supervisor commented that the events committee did a terrific job with SpringFest. The event was an overwhelming success, well attended and fantastically run.

Supervisor thanked Councilmember Maffei for handling the electrical problem.

Highland Fire District/ Ambulance – Supervisor Weiss

Fire alarms dispatched	28	
Average firefighters per call	13 (highest was 24)	
Total Number of apparatus responses	71	
Firefighter hours for alarms	196	
Firefighter hours for meetings	80	
Firefighter hours for training	160	
Firefighter hours for misc. events.	106	
=====		
TOTAL Firefighter Hours**	542	April 2026

** Total firefighter hours do not include the fire officer's administrative work, planning for training and/or the attending of the Highland Fire District Commissioners meetings.

Highland Central School District – Councilmember Rizzo

School Budget of \$59,608,963 has passed as well as the proposition to create a Repair Reserve Fund.

Alan Barone and Heather Welch will continue to serve on the school board

I attended the Civics Showcase last night as well and again just want to congratulate all the students on their amazing Capstone Projects

Senior Walk will be on June 16th. I will be working with the HBA to make this walk memorable.

** mattresses at dump entrance

Highland Landing Park – Councilmember Petty

Discussed possible merger with the Hudson Valley Rail Trail.

Lights – Councilmember Maffei

The lights that have previously been reported out since last meeting have been reported to Central Hudson or addressed by our town electricians.

Reached out to Central Hudson to clarify the process of addressing power outages.

Central Hudson said that it is entirely dependent upon the public to report lighting issues. Which include 9W and other high traffic roads.

Lloyd Community Development Committee – Supervisor Weiss

Planning Board – Councilmember Maffei

Police Department – Supervisor Weiss

All good

Hudson Valley Rail Trail – Councilmember Petty

Zoning Board of Appeals – Councilmember Guerriero

Nothing to report

2. OLD BUSINESS

- A.** Councilmember Rizzo stated that she sent an email to the Board regarding Chief Janso. In her email she asked for public support from the board. Councilmember Rizzo thinks that it is important that our board stands behind our chief of police.

Supervisor Weiss stated that his feelings on it are it's a personnel matter. Probably will be handled in executive session with full board present and input from everyone including the town's labor council.

3. NEW BUSINESS

A. Presentation by Korion McLane on Municipal Operations GHG inventory

B. Berean Park Fence

Buildings and Grounds determined that Adams Fencing was the best and most cost-effective to use for this and the wood repair portion is \$4,327. The chain link repair straightening as well as some of the piping is \$4,267.

Sean Murphy asked if building and grounds got three estimates.

Mr. Alfonso, Building and Grounds Director, stated that he did try to get proposals from companies for over a month with no luck and one company never returned their calls.

RESOLUTION moved by Guerriero, seconded by Rizzo to approve repairs of the fence at Berean Park by Adam's Fence at a cost of \$4327.00 and \$4267.00.

4. PRIVILEGE OF THE FLOOR

Jill Indelicato stated that she heard there was a comment in the Daily Freeman that an investigation had been started in regard to the anonymous letter sent to the Daily Freeman in regards to Chief Janso's Halloween Costumes.

Councilmember Petty stated that an investigation has started.

Ms. Indelicato asked wouldn't the board have to approve that decision.

Councilmember Guerriero stated that he does not think that is what was said.

He thought that Councilmember Petty said that he believed that it was being looked at by the labor attorney.

Ms. Indelicato stated that Councilmember Petty said no comment and then said there is an investigation that has been started. Ms. Indelicato asked if that is something the board must vote on to make happen.

Supervisor Weiss stated that the investigation at this point entails waiting to hear back from our labor lawyer and eventually having an executive session to talk about the personnel matter.

Jill Indelicato wanted to get one thing clarified regarding the enforcement at the parking lots at the walkway, that there is no holiday coverage. She does not believe that is a true statement. There is paid parking 7 days a week.

Supervisor Weiss agreed that there is paid parking statement. Supervisor said that we are going to improve the signage so that if you're coming into the walkway corridor it will be very clear that there is paid parking while you are visiting the bridge.

Councilmember Rizzo mentioned that people need to be kind. Jill has been verbally harassed by people that are upset with the paid parking. Rizzo said that Jill does a great job.

Councilmember Maffei also stated that Jill does a great job.

5. MOTIONS AND RESOLUTIONS

A. RESOLUTION moved by Rizzo, seconded by Guerriero to authorize the payment of vouchers as audited by the Audit Committee.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

B. RESOLUTION moved by Guerriero, seconded by Maffei to authorize the placement of a moving pod to be placed in the parking spaces in front of Brennie's Pizza and Vigneto's Restaurant on June 20, 2026 for a resident at 86 Vineyard Ave moving out.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

C. RESOLUTION moved by Rizzo, seconded by Guerriero

WHEREAS, the Hudson Valley Rail Trail Association has established a signage project to create a signage plan and digital sign files in collaboration with Walkway Over the Hudson and the Hudson Valley Rail Trail Association, on behalf of the Town of Lloyd, has submitted a request to Hudson River Valley Greenway to fund \$9,975.00 of the total project cost of \$19,950.00, the balance of which will be paid for by the Hudson Valley Rail Trail Association; and

WHEREAS, the Town Board of the Town of Lloyd has endorsed said project and the submission of the grant application to Hudson River Valley Greenway, and if said application is approved, intends to sign a memorandum of understanding with Hudson River Valley Greenway; and wishes to confirm its support of the grant and intention to enter into said memorandum of understanding.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lloyd Town Board hereby confirm its support for the Hudson Valley Rail Trail Association's request on behalf of the Town of Lloyd, for \$9,975.00 of the total project costs of \$19,950.00 from the Hudson River Valley Greenway to fund the creation of a comprehensive signage plan in partnership with Walkway Over the Hudson; and

BE IT FURTHER RESOLVED that the Supervisor of the Town of Lloyd is hereby authorized to execute a memorandum of understanding between the Town of Lloyd and Hudson River Valley Greenway, in the event such request is granted.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

D. RESOLUTION moved by Maffei, seconded by Guerriero

WHEREAS, a Project for the Willow Dock/Twaalfskill Creek Culvert Replacement, Town of Lloyd, Ulster County, PIN 8763.90 (the "Project") is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 80% Federal funds and 20% non-federal funds; and

WHEREAS, the Town of Lloyd desires to advance the Project by making a

commitment of 100% of the non-federal share of the costs of preliminary engineering and Right-of-Way Incidentals.

NOW, THEREFORE, the Town Board, duly convened does hereby

RESOLVE, that the Town Board hereby approves the above-subject project; and it is hereby further

RESOLVED, that the Town Board hereby authorizes the Town of Lloyd to pay in the first instance 100% of the federal and non-federal share of the cost of preliminary engineering and Right-of-Way Incidentals work for the Project or portions thereof; and it is further

RESOLVED, that the sum of \$484,000 is hereby appropriated from the Capital Fund 50-04-5126-40 and made available to cover the cost of participation in the above phase of the Project; and it is further

RESOLVED, that in the event the full federal and non-federal share costs of the project exceeds the amount appropriated above, the Town Board shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Highway Superintendent thereof, and it is further

RESOLVED, that the Highway Superintendent of the Town of Lloyd be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests for Federal Aid on behalf of the Town of Lloyd with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first instance funding of project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible, and it is further

RESOLVED, that in addition to the Highway Superintendent, the Supervisor of the Town of Lloyd is also hereby authorized to execute any necessary Agreements or certifications on behalf of the Municipality/Sponsor, with NYSDOT in connection with the advancement or approval of the project identified in the State/Local Agreement;

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project, and it is further **RESOLVED**, this Resolution shall take effect immediately.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

- E. RESOLUTION** moved by Rizzo, seconded by Maffei that the supervisor is authorized to sign/enter into a license agreement with “Central Hudson Gas and Electric” and Scenic Hudson regarding a portion of the John Burroughs Black Creek Trail / Illinois Mountain Connector, that passes beneath Central Hudson’s transmission lines which will allow passage over the trail and beneath the wires.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

- F. RESOLUTION** moved by Guerriero, seconded by Maffei to engage CPL engineers to provide engineering services relative to a sanitary sewer overflow on or about April 2026 near Twaalfskill Creek resulting in NYSDEC involvement and a notice violation requiring investigation & response; estimated fee to be \$7,100.00. Expenditure is water/sewer.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

- G. RESOLUTION** moved by Rizzo, seconded by Maffei to hire Ben Canino as Seasonal Recreational Aide at a rate of \$18.00 per hour at the recommendation of Frank Alfonso.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

- H. RESOLUTION MOTION by Rizzo, seconded by Guerriero to TABLE**

WHEREAS, the Town of Lloyd has introduced a Local Law No. A–2026, entitled “2026 Zoning Code Amendments”, a Local Law to amend Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”, and

WHEREAS, the Town Board has determined that this is an unlisted action under the New York State Environmental Quality Review Act (SEQRA), and Part I and Part II of

a Full Environmental Assessment Form has been prepared on behalf of the Town Board, with the Town Board assuming lead agency to do all necessary reviews in this matter; and

WHEREAS, after reviewing Part I and Part II of the Full Environmental Assessment form and considering the factors, as contained in 6 NYCRR Section 617.7(c), and considering the environmental effects of the amendment to Chapter 100 as contained in the Local Law by amending Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”, the Town Board of the Town of Lloyd has determined that the adoption of the Local Law will have no significant environmental impact.

NOW, THEREFORE, BE IT RESOLVED, that Local Law No. A–2026, entitled “2026 Zoning Code Amendments”, a Local Law to amend Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”, will have no significant environmental impact, and the Board hereby issues its negative declaration pursuant to Part 617 of the New York State Environmental Quality Review Act.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

I. RESOLUTION MOTION by Rizzo, seconded by Guerriero to TABLE

Four ayes carried

WHEREAS, proposed Local Law A of the year 2026, a local law entitled “2026 Zoning Code Amendments”, the purpose of which is to amend Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”, was introduced at a meeting of the Town Board held on the 15th day of April, 2026 at 7:00 p.m.; and

WHEREAS, this local law amends Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”; and

WHEREAS, the Town’s Planning Board has recommended that the law be enacted as proposed; and

WHEREAS, the Ulster County Planning Board has provided a response to the Town which advised of a concern that the Ulster County Planning Board has with the local law as written, which may have unintended consequences, specifically, the language referring to the hazardous or explosive materials, which could prohibit their use in non-manufacturing situations where they are currently allowed elsewhere under the Town’s zoning statute; and

WHEREAS, the Town Board has added additional language to the legislation to address this issue; and

WHEREAS, the Town Board has determined that it has given adequate consideration to the Ulster County Planning Board’s recommendation and has determined that it in the best interest of the Town to proceed with the Local Law in the form attached hereto; and

WHEREAS, a public hearing had been held on the 20th day of May, 2026 at 7:00 pm, at which time all interested persons were given the opportunity to be heard thereon.

NOW, THEREFORE, it is resolved that Local Law A of 2026 entitled “2026 Zoning Code Amendments” be enacted as in the form attached hereto as Schedule “A” as if fully set forth herein.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

J. RESOLUTION moved by Guerrero, seconded by Maffei

Upon reading the dedication in the above-entitled matter, dated the 20th day of May, 2026, wherein the owner of lands described therein has released the same to the Town of Lloyd and its Highway Superintendent for highway purposes;

NOW, THEREFORE, BE IT RESOLVED THAT, subject to the receipt by the Town Board of the Town of Lloyd of \$10,000.00 to be deposited in escrow with the Town of Lloyd, for a period of one year pursuant to an Escrow Agreement to be signed by the Town and the Developer, the Town Board’s consent be, and the same hereby is, given to the Town Superintendent of Highways of the Town of Lloyd to make an Order laying out the lands described in said dedication dated the 20th day of May, 2026, for highway purposes, in accordance with the provisions of the Highway Law and other statutes applicable thereto.

Contingent upon receipt of signed documents.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

K. RESOLUTION moved by Guerriero, seconded by Maffei to authorize supervisor to sign contract for Toshiba Copier in the Court for a term of 63 months at \$128.33 per month, budget Supported.

Roll Call: Weis, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Four ayes carried

MOTION by Rizzo, seconded by Guerriero to adjourn at 7:58 PM.

Five ayes carried

Respectfully submitted,

**Wendy D. Rosinski
Town Clerk**

Town of Lloyd Local Law A 2026: Heavy Industry

Local Law No. A-2026, entitled “2026 Zoning Code Amendments”, a Local Law to amend Section 100-8 of the Zoning Code by adding a definition of “Heavy Industry”

Local Law A of the year 2026

A local law amending the Town of Lloyd Zoning Code as enacted by the Town of Lloyd Town Board on May 20, 2026 by Local Law A-2026

Be it enacted by the Town Board of the Town of Lloyd as follows:

SECTION I. SHORT TITLE

This local law shall be cited as Local Law A of 2026 of the Town of Lloyd and is entitled the “2026 Zoning Code Amendments.”

SECTION II. LEGISLATIVE FINDINGS

The Town Board seeks to regulate Light Industry and Heavy Industry throughout the Town to promote the public health, welfare and safety within the Town of Lloyd. The Town has evaluated its comprehensive plan and existing zoning to identify the need for changes or improvements to the Town of Lloyd Zoning Code (“Zoning Code”). The goal of the comprehensive plan is to provide for the orderly development and redevelopment of properties located within the Town and to ensure that uses within the Town are appropriately located in relation to each other and consistent with the community character of the Town. The Town Board has further considered the potential impacts of industrial uses, including chemical manufacturing, large scale vehicle salvage, concrete batch plants or manufacturing products containing concrete and similar uses and the associated dust, smoke, vibration, noise, hazardous materials and vehicle traffic and other factors that result in impact within the Town and their surrounding neighborhoods, particularly residential areas. The Town Board finds that these amendments to the Zoning Code are consistent with the comprehensive plan and existing zoning and will promote the public health, welfare and safety within the Town of Lloyd.

SECTION III. AUTHORITY

These amendments to the Zoning Code are enacted by the Town Board of the Town of Lloyd pursuant to its authority to adopt local laws under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10, and its authority to adopt amendments to its Zoning Code pursuant to Town Law Section 265 and Zoning Code Article X.

SECTION IV. PROVISIONS ADDED/AMENDED

Section 100-8 of the Zoning Code is hereby amended as follows:

(A) A definition of Heavy Industry shall be added to read as follows: – HEAVY INDUSTRY a use engaged in the basic provisioning manufacturing and processing of materials or products predominately from extracted or raw natural resources, or a use engaged in storage of, or manufacturing processes using, hazardous or explosive materials. Key characteristics include scale [the use often involves large-scale machinery, significant outdoor storage, or high volume utility consumption], external impacts [the use may produce significant noise, odors, glare, or vibrations that are inherent to the process and may be detectable beyond the property boundaries], air emissions with or without monitoring requirements, infrastructure needs [including substantial water, electric or chemical power and accommodating heavy multi-axle freight traffic]. Examples include but are not limited to metal refineries, chemical manufacturing, concrete batching plants including ready-mix plants or raw concrete manufacturing, asphalt batching, scrap metal processors, chemical synthesis plants, tire recycling facilities and large-scale vehicle salvage. This definition shall not include incidental storage or lawful use of hazardous materials customarily associated with otherwise permitted uses.”

SECTION V.

SEVERABILITY

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

SECTION VI.

EFFECTIVE DATE

This Local Law shall take effect immediately, as provided by law, upon filing with the New York State Secretary of State.