

TOWN OF LLOYD

TOWN BOARD MEETING MINUTES

July 15, 2026

Present:

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

Also Present:

Wendy D. Rosinski, Town Clerk
Sharan Sekhon, Secretary

7:00 PM – Open meeting and Pledge of Allegiance

Meeting will be 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.

Eagle Scout Presentation by Adrian Runski**Eagle Scout Project Summary: Route 9W Sign Replacement****Project Overview**

Adrien Runsky, a member of Scout Troop 70, proposed an Eagle Scout project to replace the road sign on Route 9W between Highland and Esopus.

Need and Current Condition

The existing sign is broken, deteriorating, and in obvious need of replacement. The surrounding area also appears to need maintenance, including weed removal and ongoing mowing or upkeep.

Project Scope and Design

The project will replace the existing sign while keeping the same general appearance. The new sign will include additional support to keep it secure and will remove the existing chain link, which was described as unnecessary.

The sign is approximately 10 feet tall and 8 feet wide. Adrien also plans to use a more durable material structure, described as rubber between metal instead of plywood between metal, to increase strength and longevity.

Materials and Estimated Cost

The project will require new signs, six posts, screws, brackets, paint, and cement. Labor will be provided by Scout Troop 70.

- Estimated total project cost: approximately \$1,000.
- Signs from Lana Signs: approximately \$760, with graphics already available.
- Wood: approximately \$100.
- Paint: approximately \$95.
- Cement: approximately \$30.
- Screws and brackets: approximately \$25.

Funding Plan

Adrien plans to seek funding support from local organizations, including the Rotary, Lions Club, and the Legion. He also hopes to reduce costs through discounts from local businesses and may sell items to help raise the remaining funds.

Timeline

The fundraising period is expected to take about two months. Construction of the new sign and removal of the old sign are expected to take an additional one to two months. During discussion, the total project timeframe was estimated at approximately six months.

Discussion Notes

Participants expressed support for the project and asked about the fundraising period, total timeline, and the reason Adrien selected this project. Adrien explained that he was asked to consider the project, saw that the sign clearly needed replacement, and believed it would be a good way to help the community.

Participants also discussed maintenance of the area once the sign is complete. It was noted that responsibility for upkeep is unclear and may need to be addressed before or after installation. Ideas included weed removal, mowing, and possible plantings or shrubs near the sign, potentially as a separate community project.

Follow-Up Items

- Clarify who will be responsible for ongoing maintenance around the sign.

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- Determine whether the area should be cleaned up before the sign replacement begins.
- Explore whether another group, such as the Girl Scouts, may be interested in plantings or landscaping around the completed sign.
- Confirm donation/payment instructions for anyone contributing to the project.

Legislative Update – Dom Marino

I am pleased to provide the Town Board with an update on several recent initiatives and community efforts that support public safety, veterans, youth prevention, affordable housing, local agriculture, and resident outreach. Over the past several months, I have focused on advancing practical measures that bring resources back to our community and address issues that directly affect residents.

Since February, I have been working to support implementation of a Lethality Assessment Protocol in Ulster County. This evidence-based public safety tool is designed to help law enforcement identify individuals who may be at high risk in domestic violence or intimate partner violence situations and connect them with advocacy and support services in real time.

Under this protocol, responding officers can ask a structured series of questions to determine whether a situation presents a heightened risk. When appropriate, the individual can be referred immediately to an advocate for assistance. I sponsored a resolution supporting this initiative, and it is expected to move forward next month. I believe this will be an important additional tool to protect residents and strengthen public safety.

I am also proud to be working on a combat zone veterans property tax exemption. This effort would recognize active-duty service members who are serving our country during dangerous times by helping qualifying individuals receive property tax relief. It is a meaningful way to honor the brave men and women who serve and sacrifice for our country.

I introduced legislation focused on youth tobacco, vape, and nicotine prevention. The legislation successfully passed and strengthens verification requirements for vendors, including identification checks and required signage to help prevent youth from purchasing vapes, cigarettes, and other tobacco products. This is an important public health issue, and I am glad to see it being addressed.

We passed a \$400,000 investment supporting Habitat for Humanity of Ulster County. Habitat has built 28 homes across the county, helping residents and families access affordable homeownership opportunities. As housing costs continue to rise, investments like this are essential to helping people remain in and build stable lives in our communities.

I proudly co-sponsored legislation supporting Governor Hochul's request for a USDA disaster designation following the devastating April freeze. The freeze had a serious impact on local farms and the agricultural community. This action helps make affected farmers eligible for federal disaster relief and financial assistance.

I have continued working to bring resources directly back to the community. In partnership with Comptroller DiNapoli's office, I helped set up an unclaimed funds table at the library in June. Fifteen residents came to check for unclaimed funds, and the event also created an opportunity to speak with residents about local issues, available services, and additional support they may need.

We plan to hold the event again on July 24, and I hope to continue this productive partnership with the library. The event was also a helpful engagement opportunity because seniors and veterans were already present for their regular meetings, allowing us to connect with residents directly where they were gathered.

These initiatives reflect a continued commitment to public safety, affordability, support for veterans and farmers, youth prevention, and direct community engagement. I appreciate the opportunity to share this update with the Town Board and will continue working to connect residents with meaningful resources and support.

Central Hudson has been coming up a lot more again. Some residents have been calling me and I am advocating at the state level for help in addressing the high utility bills.

What I've been able to do at the county level is meet with some local residents here in town and go through their bills with them. We review what they're being charged, what they're looking at, and how to contact Central Hudson and ask the right questions. I think that has been helpful and supportive to some of our residents.

I just wanted to share that with you.

I also want to thank this Town Board for the incredible work that went into the 250th celebration of our nation and the fireworks. It was an incredible event for the community, and I really appreciate everything you did to make it happen.

Thank you. Does anybody have any questions?

Jill Indelicato thanked Marino for voting "NO" last night.

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Okay, so I voted no last night because I'm a person who believes in process. In my job, when dealing with policies, procedures, federal funding, and grant funding, you need to have a policy, procedure, and system in place to make any program work successfully. What I saw was something that, in my opinion, didn't meet that mark. I represent all of you. I don't represent one party, and I mean that when I say it. That's why I voted no. There was a resolution that did pass, 15 to 8, for a Fair Taxes Act for Ulster County residents. It has two thresholds: \$250,000 and \$500,000. This is a home-rule request, so I want to make sure that's communicated correctly. We're asking the state for permission to use this if we need it, particularly if we begin to see significant federal cuts, including cuts to Medicaid or SNAP benefits. We've already seen some of that. I can tell you, because I work in the field of behavioral health and human services, that I work with people every day who are being hit hard by losing the very little assistance they already have. That's real. It's real. I think that money is going to have to come from somewhere, and we're going to have to find ways to help people. I just think that if we're going to impose a tax like this, we need to get your engagement and input. I need to talk to more of you. I couldn't, in good conscience, vote yes without getting your input, especially when some of you just told me that you didn't even know about it. So how can I vote on something that you don't even know about? That's why I voted no. But you're welcome. Thank you.

Continue Public Hearing Local Law A-2026

1. REPORTS – Town Board Liaisons

A. 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

Beautification efforts, including watering and weeding, are in full swing. Thanks were extended to Frank and Steven for their help with watering, as it is recognized as a tedious task.

The committee asked for an update regarding the sidewalk project, including when the sidewalks, power work, and related improvements are expected to be completed. It was noted that the work is anticipated for next summer.

The committee also discussed organizing a separate cleanup day in town in addition to the existing Community Cleanup Day. They will look into coordinating an event.

While weeding and maintaining various areas around town, committee members have noticed a significant number of weeds growing through the sidewalks. They asked whether this could be addressed.

Concerns were also raised about clogged drainage grates. It was suggested that Richie or the Highway Department inspect the grates to determine whether maintenance is needed.

The committee offered to arrange a walkthrough with the appropriate town personnel so members can point out issues they have observed during their regular activities around town.

The committee also reported that the light illuminating the “Welcome to Highland” sign near the Police Department is out. The light is a small spotlight positioned to illuminate the sign.

Comprehensive Plan Implementation Committee - Councilmember Maffei

The CPIC met last week. One member was unable to attend because her husband has been very ill and is in hospital, but he is doing better, which we're happy to hear.

Sean Williams, Jeff Anzevino, and I met to continue the committee's work. Jeff and Stefan Boltz have been added to the Comprehensive Plan Implementation Committee, and we're also waiting to hear back from Janine Patrick about joining.

The main focus of the discussion was how to create a consistent way to implement the Comprehensive Plan across the Town's boards and departments. We talked about better coordination with the Planning Board, Building Department, and other municipal bodies, including making sure our existing zoning regulations are being enforced and looking at ways to strengthen environmental review.

We're looking at organizing the committee around three main areas:

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- Zoning, environmentally significant areas, historic resources, and reuse opportunities: Identifying implementation priorities, looking at opportunity sites, and making sure land-use decisions are consistent with the Comprehensive Plan.
- Economic development and placemaking: Looking at regulations that may be barriers to investment, identifying redevelopment opportunities, and supporting local businesses in ways that fit with the Comprehensive Plan.
- Transportation, green initiatives, pathways, and community connections: Continuing the work on Complete Streets, pedestrian and bicycle connections, transportation safety, recreation connections, and future grant opportunities.

I also had a good conversation with Neil from the ECC about the work being done on Illinois Mountain. They're working on ways to connect different trails and identify grant opportunities. They're also developing a habitat resources map of Illinois Mountain, with help from the DEC and others.

That map could be a really useful resource for the Town. It will help us better understand what areas of Illinois Mountain are already protected, what areas aren't, and what we may want to look at as a community for future protection. There is a lot of hiking and recreational use there, along with Berean Park, and the reservoirs that provide our drinking water are also located in that area.

I also wanted to clarify something that came up at the last meeting about whether the Comprehensive Plan is still being implemented. The Town formally adopted the Comprehensive Plan in 2024, so it is now the Town's official policy document for long-range planning and future land use. The plan is already in effect and should be used as a guide for municipal decisions, including zoning, capital improvements, and development proposals.

Implementation obviously won't happen all at once, but the principles in the plan are already active and should be part of how we make decisions.

We're hoping to have a quick meeting with the tri-board, probably in September rather than August. We'll also be looking for people who may not be able to participate full-time but can help with specific pieces of the work, especially zoning. The chairs of the Zoning and Planning Boards can be really helpful in identifying areas where we should be looking and where improvements might be needed.

From there, the goal is to put together a document for the Board and the public that lays out what we've found, what we think should be done over the next year, and where we'd like to go in the years after that.

ECC (Environmental Conservation Committee) - Councilmember Guerriero

The ECC's next meeting is scheduled for Monday.

At the town's fireworks event this past Saturday, ECC member Neil Curry staffed a composting booth to educate residents about composting and separating waste, with the goal of encouraging better waste-sorting practices going forward.

Events Committee – Councilmember Petty

The Events Committee successfully hosted the Town's 250th anniversary celebration this past weekend, which included a fireworks display. This was the committee's third major event of the year, and the event was described as a tremendous success.

The committee was recognized for its significant commitment and hard work, particularly because most of its members are new this year. Appreciation was also extended to the Police Department, Fire Department, School District, and especially Pete Miller for his work in helping coordinate and facilitate the fireworks. The event was described as a true community-wide team effort.

The Events Committee has also been approached about assisting with the coordination of a proposed farmers market. The market is tentatively planned to begin in May 2027, operating on Sundays from May through October. Organizers are looking into using the park-and-ride area near Routes 299 and 9W.

Upcoming events include a volleyball tournament at the Town field, hosted by the Volleyball Booster Club, featuring a game between the Fire Department and Police Department. Residents were encouraged to attend the event on the 19th.

The next major Town events are scheduled for the fall and include Fall Night Out and Halloween in the Hamlet.

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Highland Fire District/ Ambulance – Supervisor Weiss

Fire alarms dispatched **54**

Average firefighters per call **12 (highest was 29)**

Total Number of apparatus responses **115**

Firefighter hours for alarms **577**

Firefighter hours for meetings **42**

Firefighter hours for training **164**

Firefighter hours for misc. events. **23**

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TOTAL Firefighter Hours 806 June 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

An update was provided regarding the most recent School Board meeting, which could not be attended and had not yet been uploaded to YouTube. Information was obtained through conversations with several School Board members.

Mr. Darling, who previously served as the elementary school principal and had left the district, has returned as Assistant Superintendent.

Dr. Chester has resigned from her position as Assistant Principal at the elementary school, and the district will be hiring to fill the vacancy.

The School Board also discussed concerns related to the fireworks and some of the challenges that occurred behind the scenes during the most recent Fourth of July event. Members discussed establishing a deadline for future Fourth of July events to ensure that planning and preparations are completed well in advance rather than being handled at the last minute. No specific deadline has been established yet, but this would benefit both the school district and the community.

School supply lists are already available on the school district's website, even though the school year has only recently ended. Parents were encouraged to review the lists, take out that small mortgage for crayons and begin purchasing supplies for the upcoming school year.

Highland Landing Park – Councilmember Petty

Lights – Councilmember Maffei

The town is continuing to work with Central Hudson on ongoing streetlight maintenance problems, including long delays in replacing lights after outages are reported.

There are also recurring electrical problems with the streetlight and control fuse boxes at Mountainside Woods.

The town owns and maintains the streetlights and fixtures, but Central Hudson is responsible for the fuse boxes. This split responsibility has made it harder to figure out and fix electrical problems quickly.

Central Hudson has agreed to meet with a board member and the town's electrician at Mountainside Woods to inspect the equipment, figure out what is causing the failures, and come up with a longer-term fix.

The goal is to avoid these recurring problems and get streetlights back up and running faster for residents.

The town and Central Hudson split responsibility for the streetlights, which has caused delays in figuring out and fixing outages.

The town has repaired some of the lights at Mountainside Woods several times, but they keep going out because the problem appears to be related to the fuse boxes, which the town cannot access without Central Hudson.

Recent conversations with Central Hudson, along with help from Dave Red's Electric, have made the town more confident that they can get to the bottom of the problem.

Central Hudson is expected to work with the town's electrician to look at the equipment and figure out a longer-term solution.

For most streetlight outages, residents should continue to report them directly to Central Hudson, using the pole number or the general location. Mountainside Woods and Bridge View are exceptions.

The town has also been reporting outages and has submitted reports for more than 50 poles around town.

There has been a significant delay in getting lights repaired, especially following the July 4th storm, so both Central Hudson and the town's electricians are still catching

up.

Lloyd Community Development Committee – Supervisor Weiss

Planning Board – Councilmember Maffei

- **Concrete Batch Plant – 3260 Route 9W:** The application remains under review. The applicant reported that they are pursuing a connection to the Town water system in response to Board and community concerns regarding groundwater and water capacity. Additional information is still being developed regarding sound, air emissions, traffic, visual impacts, and site design. The Board's discussion focused on traffic safety, noise, water supply, buffering, and visual impacts. Several public comments raised concerns about consistency with the pending zoning amendment, the adequacy of the traffic study, projected water demand, potential impacts on the aquifer and neighboring wells, traffic safety, and consistency with the Comprehensive Plan.
- **3580 Route 9W – Former Trustco Bank:** The Board continued its review of the proposed restaurant and drive-through. Discussion focused on pedestrian safety, utility verification, drainage, sewer connections, landscaping, and potential waivers from Walkway Gateway Zone provisions. A primary issue is how to accommodate accessible parking while maintaining safe circulation for drive-through vehicles and ensuring that individuals using accessible spaces do not have to cross drive-through traffic. The Walkway Gateway provisions generally call for buildings to be sidewalk-facing or for landscaping, grass, or other separation between the sidewalk and buildings. The applicant is considering whether to retain the current parking configuration, which places parking after a small landscaped area in front of the building. Because the current configuration does not fully comply with the zoning requirements, a waiver may be necessary. The applicant has already appeared before the ZBA and received approval for the drive-through.
- **Community Land Subdivision:** The subdivision has received final approval and is complete.
- **444 North Riverside Road:** The Board held and closed a public hearing regarding an accessory apartment.
- **July 16 Workshop Agenda:** The agenda includes continued review of the concrete batch plant and former Trustco Bank application, as well as new applications for a subdivision at **50 Main Street**, a rental apartment, a special use permit at **1 Lockhart Lane**, and a short-term rental.

Police Department – Supervisor Weiss

Hudson Valley Rail Trail – Councilmember Petty

The Landing continues discussions with the Rail Trail regarding a potential merger.

The Landing also discussed its annual meeting, which is still being planned.

Several sightseeing boats have expressed interest in using the Landing. One operator has already arranged to use the former Mariners Harbor property for parking.

The Landing has raised safety concerns regarding the parking area, although it was noted that these concerns may be more appropriately addressed by the property owner than by the Town.

There was also discussion about the Rotary potentially moving the bocce courts to the Landing. The idea was discussed recently, but opinions are currently divided as to whether relocating the courts there would be beneficial.

The Rail Trail Committee has not met since the last Board meeting. Its next meeting is scheduled for next week. The same concerns and questions raised previously will continue to be addressed, including questions regarding the project timeline and when the next steps will occur.

The parking lot paving was discussed at the last workshop meeting. Rich Klotz indicated that he had a few remaining roads to pave before sending a crew to assess the parking lot, determine what repairs are needed, and evaluate paving options. Work is expected to potentially take place before the end of the summer.

Indelicato asked if that is separate from the bigger plan to redo the parking lots.

The Haviland Road parking lot has been discussed in connection with the parking fees, with the understanding that the money generated from those fees could be used to pave that lot.

There was also discussion about improving pedestrian safety along 9W, including connecting the sidewalks near the Dunkin' Donuts/gas station area to the sidewalk by the caboose. This could provide a safer connection for people walking along 9W or coming from the rail trail access point at Haviland Road and 9W.

However, it was clarified that sidewalks at the Haviland Road parking lot itself have not been part of the current project discussions or the recent rail trail meetings.

The board clarified that the current paving project is specifically for the Haviland Road parking lot, the unpaved lot on the left when heading downhill. The goal is to finish paving it so it can be striped, which should help control the traffic pattern and better manage parking.

There is also a drainage grate in the middle of the lot that collects rocks and debris. Paving the lot should help keep it from filling up as quickly.

There are no immediate plans to pave the larger lot on the right side of Haviland Road, which is used for buses and other vehicles.

Zoning Board of Appeals – Councilmember Guerriero

- Arit Holding LLC: Seeking an area variance for an 11.5-foot setback.

The matter was referred to a public hearing next month.

- Chris Con: Seeking an area variance at 1 Falcon Drive to allow an accessory apartment on a property that is less than the required ½-acre minimum. The public hearing remains open.

2. OLD BUSINESS

A. Berean Park & Rail Trail Pavilion Cameras

The Board discussed plans to install security cameras at Berean Park and the Rail Trail Pavilion. The estimated cost is approximately **\$2,000**. Coordination is underway with Elevated and Dave Barton to arrange installation and setup.

B. 1 Merrit Ave - Erin & John Matthews Water Bill

The Board discussed a request to waive the sewer portion and late fees associated with a large water bill after a hose was inadvertently left running while cleaning gutters. The wastewater drained into the yard rather than the sewer system.

After consultation with Adam Litman from Water and Sewer, the town determined that waiving the sewer portion of the bill and late fees would be appropriate, provided the remaining balance is paid on time.

Board members raised concerns about setting a precedent for future requests involving unusually high water bills, such as a continuously running toilet where the water does enter the sewer system. The Board noted that a policy or clear guidelines for handling these situations may be appropriate.

It was also noted that, based on the property's layout and the location of the sewer, Adam had confirmed that the water could reasonably have bypassed the sewer system. Board members viewed waiving the sewer charges as more reasonable than forgiving the water charges themselves.

The board discussed whether to waive the sewer portion and late fees on a water bill after a hose was used to clean gutters and the water reportedly drained into the yard rather than the sewer.

There was some concern about setting a precedent, since the town has a policy and has historically been hesitant to give water/sewer credits. One board member also recalled a previous case where a resident was charged a \$1,000 fine over a water meter issue despite not using water or sewer.

The board agreed that the adjustment seemed reasonable based on the circumstances, but wanted additional confirmation from Adam Litman of Water and Sewer regarding his investigation and whether it was plausible that the water went into the yard instead of the sewer.

Rather than voting immediately, the board decided to put a resolution on the next workshop agenda and have Adam attend to provide more information before a decision is made.

C. William Farrell Parking Violation Request

A resident requested relief from a parking violation, apparently believing that parking at the Walkway was covered by an Empire Pass because the walkway itself is a New York State park.

The board noted that the parking signs are clearly posted and that the fee is relatively small.

The Walkway's own information distinguishes between parking locations; for example, the Town of Lloyd charges for parking on the west side, while the state-operated east-side lot accepts the Empire Pass.

Consensus: The board did not intend to waive or otherwise modify the parking violation.

Outcome: No action taken; the parking ticket/violation stands.

Jill Indelicato brought up the issue of enforcing parking in town, particularly the no-standing and no-parking zones. We should put this on the workshop agenda to decide whether we want to enforce those areas and what our overall plan for town parking should be.

Maffei asked who is actually responsible for parking enforcement now? We have a good police force, but they're limited in how much they can patrol, and adding patrols costs money. Do we have someone regularly enforcing parking?

Petty responded, there was a resolution passed—I can't remember the year—regarding the town's municipal lots. It limited overnight parking so that vehicles couldn't sit there for weeks.

Guerriero asked if they put signs up.

Petty said I think part of the problem is that there still aren't signs up. Signage would have to be installed first. Once the signs are in place, then we can talk about enforcement. Until then, it's difficult to enforce something when people haven't been properly notified.

Maffei said Indelicato also can't realistically go all over town enforcing every parking issue. I've received a lot of complaints from residents in Mountainside Woods about people parking in areas marked no parking, but nobody seems to enforce it.

Guerriero said shouldn't Mountainside Woods have provided enough parking when they put up all those houses? There are also mailboxes there. If people park between the signs, the mail can't be delivered during the day.

Petty said I think this is a bigger discussion. We need to decide what we actually want to do about parking enforcement.

Guerriero The last time I was up there dealing with the parking issue, some residents who had moved in from New York City said they had no problem with the situation, while other residents were complaining. So there are definitely different opinions.

Maffei said some of it also seems to involve neighbors. Certain residents have complained about the same vehicles multiple times, and neighbor-to-neighbor parking disputes can be difficult. It would be helpful to have some clarification. Does a no-parking sign actually mean no parking if it's never enforced? Do we need to enforce it? Should the signs be removed or changed? Maybe there should be a time limit instead.

Supervisor said this leads into the new business regarding parking at the Troy Lane cul-de-sac. So I think our task is to establish who is responsible for enforcement and how we're going to handle parking violations going forward. I'll work on that next week.

3. NEW BUSINESS

A. Troy Lane cul-de-sac Parking

4. PRIVILEGE OF THE FLOOR

*** SEE LAST PAGE

5. MOTIONS AND RESOLUTIONS

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

JULY 2026				
GENERAL	G.548		G.623	\$97,755.22
HIGHWAY	H.365		H.396	\$22,515.99
MISC	M.146		M.149	\$77,954.35
PREPAYS	P.852		P.978	\$348,556.69
SEWER	S.154		S.167	\$10,418.35
WATER	W.164		W.187	\$10,333.36
				\$567,533.96

Roll Call: Petty, aye; Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye
Five ayes carried

B. **MOTION** by Petty, seconded by Guerriero to approve minutes June 3, 2026 TB Workshop, June 17, 2026 Regular TB Meeting, June 22, 2026, Special TB meeting.
Five ayes carried

C. **RESOLUTION** moved by Petty, seconded by Maffei to approve the following Budget Amendment to move funds for Postage: April 1 – June 30, 2026. Budget Supported.

Code:	1355.40	-\$179.62	Assessor
	1220.40	-\$0.74	Supervisor
	1320.40	-\$322.45	Bookkeeper
	1410.40	-\$505.80	Town Clerk
	8010.40	-\$255.29	Building
	1110.40	-\$1523.11	Courts
	5010.40	-\$4.76	Highway
	8310.40	-\$1241.32	Water
	8110.40	-\$1241.32	Sewer
	3120.40	-\$9.94	Police
	7310.40	-\$14.64	Recreation
	1670.40	\$5,298.99	

Roll Call: Petty, aye; Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye
Five ayes carried

D. **RESOLUTION** moved by Petty, seconded by Rizzo to hire Ashley Martinez as full-time dispatcher with a salary of \$45,627 and a start date of July 16, 2026 at the recommendation of Chief James Janso.
Roll Call: Petty, aye; Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye
Five ayes carried

E. **RESOLUTION** moved by Maffei, seconded by Petty, to approve the Amended and Restated easement between Highland 3555, LLC. as “Developer” and The Town of Lloyd, and
WHEREAS, Highland 3555 LLC, hereinafter referred to as “Developer”, received conditional site plan approval on August 22, 2025 for mixed-use residential and commercial development to be constructed owned and controlled by Developer located at 3555 Rt. 9W within the Town; and
WHEREAS, pursuant to the site plan approval, the Developer previously recorded an easement for the Town maintaining the water line on this site in the Ulster County Clerk’s Office; and
WHEREAS, it has come to the parties’ attention that the easement needs to be amended and restated to include all of the infrastructure intended to be located within the easement area; and
WHEREAS, the Developer has drafted the proposed Amended and Restated Water Easement, and the Town Building Department, Town Engineers, Town attorneys and other representatives of the Town have reviewed said Water Easement to address the issues set forth above; and
WHEREAS, the Town Board desires to approve said Easement.
NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

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1. The Amended and Restated Water Easement between Highland 3555, LLC. as “Developer” and The Town of Town of Lloyd, annexed hereto as Exhibit A, be, and the same hereby is, approved.
2. The Town shall execute all required documents to facilitate the filing, after which the Developer shall file same with the Ulster County Clerk’s Office and provide a copy of the filed document to the Town of Lloyd.

Roll Call: Petty, aye, Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Five ayes carried

F. RESOLUTION moved by Guerriero, seconded by Petty to adopt the New York Association of Towns’ Town Bill of Rights.

WHEREAS, town government provides services essential to the vitality of New York State, including but not limited to maintaining and repairing roads, protecting neighborhoods and businesses, guiding economic development, and serving as the first line of defense, communication, and safety for residents every day of the year; and

WHEREAS, the 933 towns of New York State are home to more than 9.1 million New Yorkers and are diverse in population, geography, and demographics, such that decisions affecting daily life are best made at the local level by the government that best understands each community's character, challenges, and needs; and

WHEREAS, the towns of New York are partners in shaping the State's future, and a true partnership between the State and its local governments will propel the New York State forward to the benefit of all New Yorkers; and

WHEREAS, the New York Association of Towns has adopted a *Bill of Rights* articulating the core principles that should govern the relationship between the State and its towns; and

WHEREAS, the Town of Lloyd shares and affirms those principles, namely:

1. **Protection and defense of municipal home rule**, recognizing that towns, as the level of government closest to the people, are best positioned to balance competing interests and make decisions that shape daily life;
2. **Local control of land use and zoning**, free from statewide zoning rules that override the voice of resident taxpayers and the officials they elect;
3. **Freedom from unfunded mandates**, so that local taxpayers are not made to bear the cost of orders imposed by State and federal authorities without the resources to carry them out;
4. **Modernized transparency, accessibility, and engagement**, including reform of outdated public-notice requirements that consume scarce municipal dollars on print notices often missed by the public; and
5. **A meaningful voice in State decisions** affecting the hometowns that towns govern, so that town government is treated as a true partner rather than an afterthought or a hurdle to clear; now, therefore, be it

RESOLVED, that the Town Board hereby endorses and adopts the New York Association of Towns Bill of Rights and affirms its commitment to the principles set forth therein; and be it further

RESOLVED, that the Town Board calls upon the Governor and the New York State Legislature to respect and uphold these principles in the enactment of legislation and the administration of State programs affecting towns; and be it further

RESOLVED, that the Town Clerk is hereby directed to transmit certified copies of this resolution to the Governor of the State of New York, the Temporary President of the Senate, the Speaker of the Assembly, the State Senator(s) and Member(s) of the Assembly representing the Town of Lloyd, and the New York Association of Towns.

Roll Call: Petty, aye; Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Five ayes carried

MOTION by Rizzo, seconded by Petty to adjourn at 8:40 PM.

Roll Call: Petty, aye; Weiss, aye; Maffei, aye; Guerriero, aye; Rizzo, aye

Five ayes carried

Respectfully submitted,

Wendy D. Rosinski
Town Clerk

Privilege of the floor

Charles Meuser of 526 North Chodikee Lake Road addressed the Board and expressed strong support for Chief Janso, stating that he has been a longtime resident of the Town of Highland and has done an outstanding job serving the community. The resident requested that the matter involving the Chief be resolved as soon as possible.

Meuser also requested that a walkway be installed from the parking lot to the Lewis DiStasi Pavilion. Meuser noted that the existing stone surface presents accessibility difficulties, citing an occasion when assistance was required to help an elderly individual using a walker reach the pavilion.

Meuser further addressed traffic concerns, particularly in connection with the proposed road access and traffic patterns on 9W. Meuser questioned concerns about traffic associated with the proposed development and stated that residents on North Chodikee Lake Road experience significant difficulty exiting the roadway during peak morning traffic. The resident reported that vehicles are frequently traveling at high rates of speed and that residents may have to wait several minutes before safely entering 9W.

Johannes Sieverding, 20 Cross Creek Run, addressed the Board regarding the proposed concrete batch plant. Mr. Sieverding stated that he had provided Board members with a written report and intended to summarize the information and research contained therein. He stated that his analysis was based on a review of the traffic report prepared in support of the proposed concrete batch plant.

Mr. Sieverding focused on potential traffic impacts associated with the proposed plant. He referenced the traffic studies reported 85th-percentile speed of approximately 65 miles per hour on the four-lane portion of 9W and expressed concern about the speed of traffic at the proposed plant access point. He stated that vehicles traveling through the area may exceed the reported speed and that this creates safety concerns for vehicles entering and exiting the proposed facility.

Mr. Sieverding specifically raised concerns regarding fully loaded cement trucks exiting the proposed plant and attempting to access southbound 9W. He stated that trucks would need to cross lanes of traffic to reach the turnaround and noted the absence of acceleration lanes. He estimated that a fully loaded cement truck could weigh approximately 70,000 pounds and expressed concern that the truck would be traveling significantly slower than surrounding traffic while attempting to maneuver through the area. He stated that these conditions could result in other vehicles increasing their speed to pass the trucks and could create additional safety concerns.

Mr. Sieverding indicated that he intended to provide additional information concerning the traffic and other potential impacts associated with the proposed facility.

Mike Matz, 19 Cross Creek Run, addressed the Board and stated that he opposed the proposed concrete batch plant being classified as light industrial. He expressed support for the Town Board's proposed definition of heavy industry.

Mr. Matz referenced the July 8 determination classifying the concrete batch plant as light industry and stated that the definition addressed objectionable levels of smoke, noise, dust, odor, glare, and vibration but did not, in his view, address water supply, pollution, traffic, groundwater contamination, or other environmental concerns.

Mr. Matz also raised concerns regarding the proposed facility's proximity to Cross Creek and the Hudson River. He stated that the property is located relatively close to Cross Creek, which flows into the Hudson River, and expressed concern about the potential for wastewater generated during concrete production and truck washing to enter the creek and ultimately reach the Hudson River.

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Mr. Matz stated that Scenic Hudson and Riverkeeper had been contacted regarding these concerns. He requested that the Town and Planning Board ensure that impartial experts evaluate the environmental issues associated with the proposed project and that appropriate measures be taken to protect the Hudson River.

Amy Matz, 19 Cross Creek Run, Highland, spoke in support of adopting the proposed heavy industry zoning definition. She noted that the definition was first proposed at the April 15 Board meeting and had been tabled for four consecutive meetings.

Matz questioned the classification of the proposed concrete batch plant as high-impact light industry, citing concerns regarding water use, traffic, and environmental impacts. She stated that the plant could require approximately 10,000–15,000 gallons of water per day and raised concerns about the capacity of the existing well, impacts on nearby wells, possible connection to the Town water system, and the potential need to truck in water.

Mark Renoylds of the Southern Times asked about the missing Highland Views/Highland Commons document and when the Board expected to act.

Supervisor stated that the document had not been located and that Dave Barton determined the applicable timeline had expired. The Board does not intend to extend or ratify an agreement that could be construed as extending the timeline.

Reynolds also asked about the 16 affordable housing units associated with Mountainside Woods and whether the Town would take action to require the developer to provide them.

Supervisor stated that it is working with the Town's land-use attorney to develop an enforceable approach and expects to have something to present within approximately one month. The Board noted that the approach should apply consistently to other developments, including 3559W and developments in the villages.

Reynolds further raised the responsibility of the Building Department Director to enforce the affordable housing requirement.

The Board discussed the need to ensure that developers have appropriate legal avenues to appeal or question requirements while preserving the Town's ability to enforce its obligations.

Reynolds also asked about the status of the heavy industry zoning amendment and when it might be brought forward for a vote.

Supervisor stated that it plans to re-examine and rework the light- and heavy-industry definitions rather than adopt the heavy industry language as currently written. The Board intends to have revised language available by the next workshop meeting.

Joe Curry, Sharon Drive, thanked the Board for allowing a resident additional time to speak during public comment. He then asked for an update regarding Police Chief James Janso.

Supervisor stated that the personnel matter had been addressed in executive session and that, from the Board's perspective, the matter was concluded. Chief Janso would continue serving as Chief of Police.

Curry questioned why the matter had taken more than three months to resolve and expressed concern about the impact the situation had on Chief Janso and his family. He referenced reports that the Town's labor attorney had been contacted in May and questioned why the process had taken so long.

Supervisor stated that the Board needed time to examine and reflect on the circumstances and indicated that additional details could not be discussed publicly.

Curry also questioned Board members regarding when they became aware of an email reportedly received by Channel 12 News concerning the matter.

Councilmember Petty declined to provide a specific date or further comment.

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Councilmember Petty clarified that its prior public statement referred to the matter as a personnel matter and that it had been referred to the Town's labor attorney, who serves in an HR-related capacity because the Town does not have an HR department.

Petty stated that the newspaper article's headline and characterization of the matter as an investigation were not his words and that his actual comments did not state that the Chief was under investigation.

Curry challenged the distinction, stating that the public comments about the matter being referred to the Town's labor attorney contributed to the subsequent news coverage. He expressed disappointment with how the matter had been handled and thanked Board members who supported Chief Janso.

Kathy Prisco, 152 Lily Lake Road, Highland, commented that she believes the cement plant should be classified as heavy industry due to the volume of truck traffic and water usage. She expressed concern that such an operation should not be located within the Town.

Tony Palumbo, 178 Upper Grand Street, acknowledged the Town's obligation to review and identify zoning issues but expressed concern about changing zoning regulations after an application has already been submitted. He stated that doing so could amount to "changing the rules in the middle of the game" and could expose taxpayers to potential litigation. He indicated that he would prefer to see the Town maintain its tax base and generate revenue rather than risk litigation resulting from a post-application zoning change.

Luke Clementi, representing the applicant for 30-3260 Route 9W, stated that although the public hearing concerned a proposed zoning change, much of the public commentary had focused on the proposed concrete plant. He welcomed residents' questions and concerns and said the project would undergo the Town's Planning Board review process as well as review under the State Environmental Quality Review Act (SEQRA).

Clementi stated that the applicant purchased the property more than a year ago after conducting due diligence regarding the property and its zoning. He said the applicant invested significantly in developing a comprehensive application and relied on the existing zoning when proceeding with the project. He expressed concern that the proposed zoning amendment was introduced shortly after the application was submitted and argued that zoning changes should not be used to specifically exclude a particular company or project. He said the applicant would defer to legal counsel regarding the legal implications.

Clementi noted upcoming Planning Board meetings and invited residents to raise their concerns through that process. He addressed concerns regarding the aquifer and water supply, stating that the applicant had discussed the issue with the Town's Water Department and had agreed to pay 100% of the cost of extending the water line, resulting in no taxpayer expense. He also stated that the applicant would pay for the Town's experts to independently review the project.

Regarding traffic concerns, Clementi defended the traffic study prepared by Creighton Manning, a professional engineering and traffic engineering firm. He stated that he had repeatedly offered to meet with the individual who had identified alleged errors in the study, along with the engineering firm, to review the concerns and determine whether errors existed.

Clementi also addressed environmental concerns, particularly allegations of potential groundwater contamination. He stated that the proposed facility would use a closed-loop system in which wastewater would be recycled and reused. He described planned dust-containment systems and characterized the facility as a modern ready-mix concrete plant. He stated that, based on the proposed design, the facility would not require DEC air or water-discharge permits, although a stormwater permit would be required because the property currently contains stormwater drainage.

Clementi distinguished the proposed facility from a large cement manufacturing plant, explaining that the operation would involve combining aggregate, cement, and other materials and loading the resulting concrete into mixer trucks for delivery to job sites.

Clementi concluded by stating that he was strongly opposed to the proposed zoning amendment and believed it could violate the applicant's rights. He questioned the timing of the proposed amendment, noting that the Town had completed a comprehensive rezoning approximately two

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years earlier. He urged the Town to proceed with any desired zoning changes while respecting the applicant's pending application and existing zoning rights, which he characterized as a potential "win-win" approach that could avoid litigation.

Mark Reynolds asked the applicant who he had consulted with prior to purchasing the property, noting his previous statements that he had met with Town officials and attended Planning Board meetings.

Clemente stated that he had met with the Building Department and had worked with Patty Brooks, who conducted the initial surveying and brought him to the Building Department to discuss the proposed project.

Clemente stated that a formal request for a zoning determination had been submitted and questioned the apparent inconsistency between the position that a ready-mix concrete plant is not currently permitted and the proposed zoning amendment that would expressly prohibit such a use. He stated that, in his view, the use must either currently be permitted or the Town would be changing the law to prohibit it.

Clemente further stated that the zoning code is clear that a ready-mix concrete plant is not permitted specifically within the Light Industrial District portion of the Walkway District. He argued that this language implies the use is otherwise permitted in a Light Industrial District, noting that there would be little reason for the code to specifically prohibit a concrete plant within the Walkway District if the use were already prohibited throughout the Light Industrial District.

Rob Stout: Mr. Stout, counsel for the Clementi project, stated that the applicant's commitments regarding payment for the water system extension and any other mitigation identified through the SEQRA review or imposed as part of site plan approval would be formally documented. He explained that he and his colleagues would work with the Planning Board's attorney to memorialize those obligations as conditions of approval, ensuring that final approvals would not be issued until the required conditions were satisfied. He also noted that, if directed by the Board, the obligations could be incorporated into a developer's agreement with the Town specifying the applicant's financial and other responsibilities.

Zoom Attendees

Guliana Ruiz spoke generally in favor of updating the Town's light- and heavy-industry definitions to provide greater clarity and transparency for residents and businesses. She stated that she did not view the issue as an "either-or" situation and agreed that clarifying the definitions would be in the best interest of all parties.

Ruiz argued that the proposed concrete plant does not comply with the Town's current light-industrial definition for several reasons. She referenced a detailed memorandum she had provided to the Board regarding common-sense definitions of light industry, definitions used in other New York counties, and distinctions between concrete and cement.

She disputed the applicant's interpretation that a use not expressly prohibited in a particular section of the zoning code is therefore permitted. Ruiz noted that the absence of an express prohibition does not necessarily constitute express authorization. She referenced provisions concerning high-impact uses and stated that activities involving obnoxious noise, heavy traffic, hazardous waste, or contamination would be inconsistent with the intent of the Town's light-industrial regulations.

Ruiz also raised concerns regarding the applicant's position that the proposed plant should qualify as light industry because certain activities would be enclosed. She noted that portions of the proposed manufacturing operation would remain unenclosed, including areas where trucks would receive or unload concrete materials. She questioned whether an operation capable of producing significant emissions and other impacts should automatically be classified as light industry under the current definition.

Ruiz stated that she was sympathetic to the applicant's argument that the specific design of the proposed facility could reduce its impacts but suggested that the applicant should at least have to overcome a presumption that the use is high-impact.

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She urged the Town to enforce the existing light-industrial zoning provisions while also clarifying the definitions to prevent similar disputes in the future. She thanked the Board for considering her comments regarding the proposed concrete plant and continued with additional comments.

A resident voiced support for the boat tourism company seeking to relocate from Newberg to Highland, stating that this type of business would be a positive addition to the community.

A resident expressed opposition to the proposed concrete plant, citing concerns about environmental impacts, air quality, water usage, wildlife, traffic, road conditions, flooding, dirt, and debris. The resident referenced a concrete plant in Westbury, Long Island, as an example of potential runoff, dirt, and debris affecting surrounding roads and expressed concern that the proposed facility could contribute to poor air-quality conditions.

The resident also expressed concern about the amount of water the plant would use and the potential impact on local wildlife that relies on available water resources. Additional concerns included increased truck traffic, deterioration of Town roads from heavy vehicles, and the potential financial burden on taxpayers for road repairs.

While supporting businesses generally, the resident stated a preference for businesses that provide more employment opportunities for residents of all ages, including teenagers, and do not create significant environmental impacts. The resident questioned the anticipated employment level of the proposed plant, estimating approximately six delivery drivers and two other employees.

Resident, 17 Cross Creek Run, expressed support for clarifications to the light industrial zoning regulations. The resident stated that the proposed amendments are not changes to the zoning but clarifications of currently undefined terms. They said the proposed definitions are consistent with neighboring communities, common sense, and state and national standards.

The resident emphasized that, during a period of growth in the Town and throughout the Hudson Valley, clear standards are important for both residents and businesses. They said the clarification would help avoid repeated community discussions regarding individual projects and would provide greater clarity as the community continues to grow, separate from any specific batching plant proposal.

A resident, who stated that he has lived in the town for 70 years and has been a truck driver and union driver his entire life, spoke in opposition to restricting truck traffic and industrial uses in the town. He noted that catastrophic truck accidents can occur and shared that he has personally been involved in accidents, although no one was injured.

He discussed the history of Route 9W, explaining that what is now North Road was formerly Route 9W and that the highway was relocated to divert truck traffic away from residential areas. He questioned why the town would now seek to restrict roads available to trucks.

The resident emphasized the importance of maintaining industry in the town, stating that without some form of industry, the town would not have a sustainable future. He also recalled opposition more than 20 years ago to a proposed racetrack on Upper North Road. He said the developer ultimately built the project in Sullivan County, investing approximately \$110 million, and argued that the resulting noise is less disruptive than existing Route 9W traffic despite surrounding homes.

He concluded by expressing concern that the town was repeating the same pattern of opposing development and potentially driving economic activity elsewhere.