

TOWN OF LLOYD TOWN BOARD

WORKSHOP MINUTES

Present:

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

Also Present:

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

Absent: Councilmember Lacy Maffei

4:00 PM – Open meeting and Pledge of Allegiance led by Supervisor Weiss

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.

Public Hearing Local Law A-2026 (Continued) see attached

1. REPORTS

Assessor – Gerardo Feo

Budget – Budget forms will be distributed this week and will be due back to Sharan on August 21st.

Building & Zoning Department – David Barton

Permits	Building Permits Issued	58
	Total CO & CC Issued	44
	SFD Permits/ -CO's Issued	2/3
	Permits in Water/Sewer District (new)	1
	Burning Permits	2
Total Inspections	(Includes Field, Final, Fire, Stormwater)	79
Complaints	Total Complaints	10
	Complaints Resolved	12
	Order to Remedy issued/Resolved	1/0
	Stop Work Orders issued/Resolved	0/0
	Appearance Tickets/Resolved	0/0
	Unsafe Structures	0
Stormwater	Complaints/Resolved	0/0
C.O. & Violation Searches	Received/Completed	22/22

FEES COLLECTED

	Building Dept.	
	Building Permit Fees (A2115)	\$9,054.00
	Burn Permits (A2121)	\$30.00

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Public Assembly / Multiple Dwelling Fire Inspections (A2123)	\$610.00
Certificate of Occupancy & Violation Search (A2125)	\$3,450.00
Map Copies	\$0.00
Parking Fees	\$0.00
Building	\$13,144.00
Planning Board	\$1,200.00
ZBA	\$415.00
Recreation Fees	\$50,000.00
<u>Grand Total</u>	\$64,759.00

Financial Report & Recreation Fees

- The financial report and inspection report reflected a good month.
- Staff confirmed that the recreation-fee calculation was correct and that the fees will ultimately be collected from the villages.
- The municipality recently received a \$45,000 payment for Phase A from the villages.
- An additional \$7,500 remains outstanding. That amount was included in the Planning Board approval resolution because the three models were not subject to recreation fees until they were converted to occupancy units.

Correction Regarding Affordable Housing Responsibilities

- Mr. Barton would like to make a correction to a statement from the July 15 meeting involving Mr. Reynolds and Mike Petty.
- Mr. Barton clarified that, although the Building Department Director's job description includes responsibility for enforcing and managing certain matters, there is nothing in the applicable code directing the speaker to manage affordable housing.
- Mr. Barton emphasized that distinction and stated that the clarification was intended to resolve any misunderstanding.

Determinations & Appeals

- Several determinations and appeals of determination were issued during the week.
- Copies had been provided to the relevant parties.
- The speaker invited questions or comments regarding those appeals and the responses issued by the department.

Dog Control – Andrew McKee

Andrew McKee is currently unavailable. For Dog Control please contact:

- **Jill Schufeldt: 845-626-5979**
- **Adam Saunders: 518-291-3335**

Finance –

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Highway – Superintendent Richard Klotz

Highway Department / Public Works Report

- The department has completed its chip sealing and Fog-sealing work for the year.
- Staff may try to complete one additional road project toward the end of the year, depending on available time and resources.
- Current work will focus heavily on brush and tree trimming, along with routine road and highway maintenance.
- Recent heavy rainfall—approximately 12 inches last month—has resulted in a significant amount of tree damage and additional tree-removal work.

Rail Trail Parking Lot / Storm Drain

- A significant problem has been identified at the parking lot near the rail trail, where the pavement is sinking.
- Staff discussed having the storm-drain system televised/camera-inspected before investing additional money in the parking lot.
- A contractor provided a quote of approximately \$4,300 for the camera inspection.
- The inspection was described as increasingly urgent because the longer the issue goes unaddressed, the worse the deterioration could become.
- The suspected problem involves a storm drain running underneath the parking lot that appears to be collapsing.
- Visible depressions have already developed in the parking lot, particularly toward the caboose.
- The underground drainage system is approximately 35 feet deep and runs from the parking lot, underneath the railroad area, and exits near Mile Hill Road.
- No alternative estimate had been obtained; the \$4,300 quote was the only known estimate from a contractor who performs this type of inspection. It was noted that this is the same contractor used by the town.
- The board agreed to bring the \$4,300 camera inspection forward under New Business for consideration rather than authorizing it immediately.

School Crosswalk Striping

- A request was made to repaint the crosswalk lines near the schools before the start of the school year.
- The request was prompted by pedestrian safety concerns, particularly for middle school students who walk to school.
- The repainting had been delayed while the sidewalk project was underway and other related work was being completed.
- Richie confirmed that the department would get the crosswalks repainted, particularly those near the middle school.
- The work is expected to be completed within approximately a month, before or around the start of school.

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Historian –

Report of Town Historian – July 2026

Queries:

1. Ron Knapp requested information and photographs of 121 Vineyard Ave, formerly owned by Hasbroucks, then Jon Decker.
2. Charles Glasner requested information and photographs of 42 Oakes, formerly owned by Ira Shaffer.
3. Joe Pellegrino requested information about some small unglazed redware bowls he found at the landing. Although they looked like historic ceramics, they were probably Indian

Donations:

1. Rod Knapp donated a copy of the extensive work he wrote about early bridges, *Theodore Burr and the Bridging of America*.

Slave Cemetery:

1. Since I was unable to establish written town ownership to the Abraham Elting Slave Cemetery/New Paltz Landing Precontact I withdrew my grant applications.
2. I verified that the Highway department is maintaining the cemetery and access to it twice a year.

Deyo Steam Mill

1. I expect the Deyo Steam Mill sign will arrive next month. Estimated arrival date is 8/6/26.

Fanny Reese State Park

1. Ownership of Ulster County's share of the access parcel to Franny Reese State Park is still pending. I met Joshua Laird, executive director of Palisades Interstate Park Commission, at the reopening of the Senate house in Kingston. Now that the State Budget is passed, we may get some action on this.

Education

1. The Rev250 Revisited Exhibit is coming to Highland – Mar 31 - Apr7 next year. Details were worked out in a zoom call with the Middle School Principal, the Library Directory, and NYSP.
2. The Events committee for the July 11 fireworks requested a booth about the Revolutionary War in our area. I reprinted 100 copies of the booklet that was made for the 1976 bicentennial and sold 17. (Copies are available for \$2). I created two large displays that showed the British attack plan and what existed in Lloyd at the time. Nora Quinlin and I donned our Colonial costumes and answered questions. Several children held the cannon ball.

I brought more Regatta photos to Marist Archives to be scanned.

I also attended a meeting of the UC historians.

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Police – Chief James Janso

TOWN OF LLOYD POLICE MONTHLY ACTIVITY REPORT MONTH OF JULY 2026

PATROL ACTIVITIES:

CALLS FOR SERVICE-----922
ACCIDENTS-----35 (4 personal injury) (31 property damage)
TICKETS (PARKING/UTT'S) -----108 (107 UTT) (1 parking)
ARRESTS-----20

July 4th-Walkway Over the Hudon Fireworks event took place.

July 7th - “Cops and Coffee” was held at the Lewis DiStasi Pavilion.

July 11th -Town Fireworks event took place at the town field.

July 19th-Highland Fire vs Lloyd Police volleyball tournament took place sponsored by the Highland Volleyball Booster Club. Congratulations to Highland Fire on their win.

July 22nd- Departmental Meeting and training with all officers and dispatchers.

Training

CPR recertification (all officers)
Reality Based Training (all officers)
16 hours of SWAT training-Sgt. Vail

Overdoses: 0 Narcan Use: 0

AUTH: Chief James S. Janso

Recreation/Buildings & Grounds – Frank Alfonso

Parks & Recreation Report

- **Summer Fun:** The final day of Summer Fun is Friday, concluding with a trip to the county fair. This marks the 27th year of involvement in the program. Camper revenue to date is \$36,980, with a complete expenditure and final revenue report expected in September.
- **Tony Williams Park:** The fields remain heavily used, with youth football practices beginning next week four days per week. Babe Ruth baseball and softball teams are also using the fields. The tennis and basketball courts continue to see frequent use, particularly on weekends.
- **Park Usage:** The park has also attracted large groups of recreational cyclists, including approximately 50 bikers, who recently used the park as a hub during a ride.

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- **Berean Park:** Fence repairs, including both the wooden fence and green metal/chain-link fence, were completed in early July.
- **Swim Lessons:** Two weeks of abbreviated swim lessons were held, with 23 swimmers participating and \$690 in revenue collected. Planning is already underway for next year's program, with a goal of offering at least three, and likely four, weeks of lessons, four days per week. Registration would be completed in advance at the park.
- **Swimming:** Swimming at the park will end Sunday, August 9, when lifeguard coverage ends. The park will remain open for general use.
- **Swimming Raft:** The swimming raft needs repairs, including replacement/tightening of hardware after some bolts reportedly sheared. Staff discussed bringing the raft onto land during the fall for repairs and returning it to the water for next season.
- **Beach/Swimming Area:** Staff plans to address weeds and restore sand in the fall, including cleaning the area and rebuilding sand piles in preparation for next season.
- **Parks Maintenance:** Parks and grounds were reported to be in good shape. Staff have been keeping up with mowing and watering flowers throughout town.
- **Fire Extinguishers:** Fire extinguishers at the municipal facility, Berean Park, and Tony Williams were inspected and reported to be up to date.

Staffing & Budget

- The Parks Department anticipates discussing additional weekend staffing during the upcoming budget process because park usage and pavilion rentals have increased compared with approximately 10 years ago.
- There was also a request to follow up on installing security cameras at Berean Park and the Rail Trail Pavilion, where Wi-Fi service is already available.

Lifeguard Training & Compensation

- The two lifeguards who are WSI-certified are currently receiving their regular lifeguard salary rather than a separate stipend for conducting swimming lessons.
- For next year, the plan discussed was to establish a senior lifeguard rate for WSI-certified staff. There was also discussion of considering a stipend for their instructional responsibilities.
- The department is looking to identify returning lifeguards who may be interested in obtaining WSI certification. A training opportunity may be available in January or February, potentially allowing the town to have more than two WSI-certified lifeguards.

Rotary Pavilion Heaters

- The heaters at the Rotary Pavilion need to be replaced before cold weather.
- The department had previously discussed the replacement with Rich Rose and has now resumed the process.
- The plan is to order the same type of heaters used at Highland Landing, with the expectation that they will be installed before they are needed.

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Pavilion Winterization

- **Berean Park and Tony Williams** are routinely winterized and secured because they lack the insulation and heating necessary to remain open during winter.
- A portable toilet is left outside those facilities.
- The winter status of the Rotary Pavilion, Highland Landing, and the downtown pavilion remain a matter for further discussion/board direction.
- There was discussion about securing those facilities during the January/February period, depending on planned winter activities and events.
- During the winter, the downtown facilities generally have limited use; bathrooms are opened for special events or youth league activities as needed.

Town Clerk – Wendy Rosinski

Administrative Report

- Operations were described as status quo, with staff continuing to handle a variety of day-to-day responsibilities.
- The office is currently processing a high volume of marriage licenses:
 - Two licenses were issued that day.
 - Two additional licenses were scheduled for the following day.
 - September looks like a busy month for marriages.
- The office is continuing to address an issue involving a donation to an animal shelter being included as part of dog-license renewal requirements.
- The matter regarding the shelter donation will require further discussion with the board.
- Collection of funds, including water, sewer, and parking revenues, was reported to be going well and moving along as expected.

Supervisor – Stuart Weiss

Budget & Employee Handbook Update

- The budget will be appended to the meeting agenda later.
- The water and sewer funds are running tight due to unforeseen expenses.
- Other departments/funds were reported to be operating satisfactorily.
- A draft of a new employee handbook has been circulated to the other board members for review and comment.
- The existing handbook dates back to 2017, when a draft was prepared but never formally adopted.
- The goal is to incorporate board member feedback and bring the new handbook forward for adoption within the next one or two meetings.

Water & Sewer – Adam Litman

Water Department

1. Running River water, production time is averaging about 11 hrs. per day.
2. Centrifuge is still not running.

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3. Clarifier - Filter maintenance & repairs.
4. The Water department is testing for the Harmful Algae Bloom (HAB) in the raw water as per Department of Health. HAB is undetected at this time.

Road Crew

5. Dam and spillway maintenance on reservoir's number 4 & 5. The crew spent weeks cutting vegetation overgrowth, and pulling trees around the dams. John Rockwell from the Highway Department also assisted by running the mini excavator with the cutting head. They also replace the spill way boards on reservoir #2. DEC was onsite last week for an inspection.
6. Lawn care, mowing, weed whacking, mark outs, equipment maintenance & repairs.

Sewer Department

7. Summer months are busy. Process control is adjusted daily to keep the plant in compliance. The cool temperatures at night, and the daytime heat causes the plant to be unsettled. Pumping rates and times are adjusted constantly. Process control chemicals are used and adjusted to aid in sludge settling. Sludge processing increases from once or twice a month to once or twice a week.

Water Plant generator project is complete.

The start-up was on 7/20-7/21.

Presentation by Kai Roper

Supervisor's Office Intern Report

- The intern presented highlights from **eight weeks working in the Supervisor's Office**.
- Major assignments included:
 - Creating a **project summary sheet** for town projects and grants.
 - Implementing a **filing system** in the Supervisor's Office.
 - Formalizing handwritten notes and expanding the office **procedures binder**.

Project & Grant Summary Sheet

- The primary project was a spreadsheet designed to give Town Board members and staff a centralized way to track:
 - Grant status
 - Key contacts
 - Project status
 - Next steps
- The spreadsheet distinguishes between **projects and grants**, noting that projects generally have longer life cycles and may be funded through multiple grants.
- The intern reviewed both the physical **"red rope" folders** and digital grant folders on the town's public drive, reconciling differences between the two.
- A **grant timeline** was created to document applications, approvals, reimbursements, and related milestones.

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- Project status was also verified, including whether projects were completed, their locations, and the construction work performed.
- Each spreadsheet row represents a project or grant, while columns contain specific project information such as project identification numbers, consultants, contractors, and grantors.
- A **resolutions column** was still being added, documenting the date and letter/number of resolutions associated with each project.
- A second spreadsheet sheet tracks the phases of the FEMA streetscapes project, with Phase One currently documented and the format designed to be updated when Phase Two begins.
- The resulting system places current and recently completed town projects in one centralized location and provides a common reference point rather than relying on a single staff member to maintain all project information.
- Recommended next steps include completing the resolutions column, obtaining staff confirmation on several projects, maintaining ongoing updates, and establishing regular reporting from project contacts to the Town Board.

Filing System

- The intern reviewed stored files to determine whether they needed to be retained under the town's records-retention procedures.
- A filing system was also implemented in the Supervisor's Office, organizing files by department or committee, with separate sections for important legal and financial documents.
- Approximately one-quarter of the office files were organized at the time of the report.
- The reorganization also identified documents that could be shared with other departments, including contracts that had not previously been available in the Town Clerk's Office.
- Remaining work includes completing the filing system and reviewing a box of files to determine which records must be retained and which can be transferred to the records room.

Administrative Procedures

- Handwritten meeting notes found in files and binders were typed and formalized to improve long-term preservation.
- The intern also expanded the administrative procedures binder.
- One example was developing cooling center guidelines by adapting New York State Department of Health guidance for use by the Town of Lloyd. The resulting material provides staff with a reference for future heat-wave situations.

Remaining Internship Work

During the final two weeks, the intern planned to focus on:

- Continuing to organize the procedures binder.
- Completing the new filing system.

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- Making minor additions to the project summary sheet.
- Developing public-service skills and filling in for Shiron during the final week.

The intern thanked the Board and staff for the opportunity and reported having learned substantially during the internship. In response to a question, the intern identified Bard College as their school and said they were studying history with a concentration in Africana studies.

2. OLD BUSINESS

A.

3. NEW BUSINESS

A. Haviland Road Parking Lot Sinkhole / Culvert

- The Board discussed funding a camera inspection of the Haviland Road parking lot culvert to determine the cause and condition of the sinkhole.
- The \$4,300 cost would likely come from the General Fund, rather than parking-fee revenues.
- The inspection was described as necessary before proceeding with the planned parking lot paving project.
- The \$4,300 quote is for sending a camera through the underground structure to determine what is happening; any subsequent engineering or repair work would be separate.
- The culvert is described as an old stone-walled structure approximately 30 feet below the parking lot, running underneath the rail trail and discharging into a creek north of the rail trail near the caboose.
- Board members noted concerns that portions of the stone/lintels covering the culvert may have fallen in, potentially creating a structural problem.
- The contractor providing the \$4,300 inspection was identified as the same contractor the town uses for this type of work.
- Members expressed support for proceeding with the inspection given the apparent structural concerns and the need to address the issue before paving.

A motion was made to authorize \$4,300 for the camera inspection of the Haviland Road parking lot sinkhole, with Richie coordinating the project. The motion by Guerriero was seconded by Petty.

B. Parking Lot Kiosks – Batteries, Service Plan, and Connectivity Issues

- The Board discussed a recent issue with the parking lot kiosk batteries, including one battery that was approximately six years old and had reached the end of its useful life.
- Replacing the battery cost approximately \$150.

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- The kiosk repair technician indicated that the company offers an annual service plan that includes service calls. It was noted that the Town had reportedly used this type of plan the previous year.
- The Board discussed looking into the annual service plan to determine whether it would be more cost-effective than paying for individual service calls, particularly because kiosk outages can result in lost parking revenue.
- The technician indicated that the recent service call could potentially be credited toward the annual service plan if the Town decides to purchase one soon.
- The second kiosk is also experiencing connectivity issues, although it remains operational.
- The connectivity problem may be related to the kiosk's location between or near large boulders, which may be interfering with its connection to the system used to monitor the kiosk and determine when tickets need to be issued.
- The company representative and Jill suggested that the kiosk could potentially be moved slightly to improve connectivity.
- There was discussion about ownership of the sidewalk/property where the kiosk is located, including whether the area is State property and whether the Town has an easement or other authorization for utilities.
- Board members suggested determining property ownership and any applicable easements before considering relocation.
- Because the kiosk is still functioning, relocation is not considered immediately necessary, but the issue could be addressed if paving or other work is undertaken in the parking lot area.

Follow-Up Items

- Determine whether an annual kiosk service plan would be financially beneficial.
- Determine whether the recent service call can be credited toward the annual plan.
- Investigate property ownership and easements related to the kiosk location.
- Consider relocating the affected kiosk if connectivity problems continue, particularly in conjunction with future parking lot paving or other site work.

4. PRIVILEGE OF THE FLOOR

Rich Newman, 26 Emerson Terrace

Rich Newman thanked the board for the opportunity to speak and introduced concerns shared by residents of Mountainside Woods regarding building inspections and the quality of newly constructed homes.

Newman described Mountainside Woods as a close-knit neighborhood and said conversations among residents frequently involve electrical, plumbing, HVAC, and other construction-related problems, as well as difficulties getting the builder to address those issues.

He cited several examples, including:

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- A resident who was forced to leave his home for approximately six months because of a leaking pipe.
- A collapsed sewer line that resulted in raw sewage entering another home.
- A recently constructed two-story home across from Newman's residence that was completely destroyed by fire, leaving a young family homeless.
- Downspouts at Newman's home discharging close to the foundation, which he questioned as a possible code violation.
- The absence of a furnace air filter and no designated location for one when he moved into his home, requiring the builder to modify the ductwork.
- Several thousand dollars spent replacing an oven and microwave that failed after only four years, with no enforceable warranty.

Following the neighboring house fire, Newman said he hired an outside electrician to inspect his home's wiring. The electrician reportedly found a very loose electrical connection in the garage panel and tightened it, stating that the loose connection may have contributed to the premature failure of the kitchen appliances. The electrician also identified other connections that required tightening.

Newman questioned how these issues could have passed inspection and expressed concern about the effectiveness of the town's building inspection process and the safety of homes continuing to be constructed in the development.

He acknowledged the principle of "buyer beware," but emphasized that enforcement and proper inspections are also important. Newman said residents had discussed what they wanted to request from the board and indicated that he had compiled a list of concerns from other Mountainside Woods residents.

A board member asked whether the residents had created a formal punch list or consolidated list of concerns. Newman confirmed that he had lists from other residents and indicated that he was prepared to provide them to the board.

Diane Smith, 35 Emerson Terrace

Diane Smith said Rich Newman had outlined many of the concerns shared by Mountainside Woods residents and reiterated that the recent house fire had heightened residents' fears about the safety of their own homes.

Smith said residents experienced numerous heating, electrical, and plumbing problems shortly after moving into their newly constructed homes. She questioned how the homes received certificates of occupancy if significant problems were present from the beginning.

She described several examples from her own experience:

- When she moved in on October 31, the heating system was excessively hot and could not be adjusted. A service person determined there was a misconnection that needed to be corrected immediately.
- Residents have experienced electrical problems, including circuit breakers repeatedly tripping when using ordinary appliances such as hair dryers and vacuums, sometimes causing the entire house to lose power.

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- Residents are paying out-of-pocket for electricians to inspect their electrical systems and for repairs to ongoing plumbing problems.

Smith asked whether the town could strengthen or review its certificate-of-occupancy process to prevent future homeowners from experiencing similar problems.

A board representative said the matter would be brought to the Building Department and asked the residents to provide a contact person with whom the town could communicate going forward. Smith agreed that this would be helpful.

Additional Electrical Infrastructure Concern

A further concern was raised regarding electrical work at the development. It was reported that, after repeated problems with electrical service, Central Hudson was contacted and inspected the system with a licensed electrician representing the town.

According to the discussion, the inspection found that electrical wires were improperly positioned in an electrical box and were apparently not contained within conduit. Central Hudson reportedly indicated that the builder was using a method of placing electrical wires into the boxes that could potentially cause shorting or connectivity problems.

The concern was reported to the Building Department, including the observation that electricians believed the same practice was being used on homes currently under construction. The speaker emphasized that the issue could represent an ongoing safety concern and should be addressed immediately if the same installation practice continues.

The board also noted that the previously discussed lighting issue would be followed up on.

5. MOTIONS & RESOLUTIONS

A. RESOLUTION moved by Guerriero, seconded by Petty to authorize the Supervisor and Deputy Supervisor to sign/enter into the Collective Bargaining Agreement by and between the Town of Lloyd and the Civil Service Employees Association, INC. Local 1000, AFSCME, AFL-CIO, Town of Lloyd Unit 8964, Ulster County Local 856, effective January 1, 2026 – December 31, 2026, aligned with the Memorandum of Agreement approved by the Town board on December 17, 2025 by Resolution G.

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

Four Ayes Carried.

B. RESOLUTION moved by Rizzo, seconded by Petty to authorize the Supervisor and a Town Councilmember to sign/enter into the labor agreement Between the Town of Lloyd and Police Lieutenant Christopher Miller, budget supported, for the period July 1, 2026 To June 30, 2029 with the following salary schedule:

May 6, 2026 - December 31, 2026	\$127,000
January 1, 2027 - December 31, 2027	\$130,810
January 1, 2028 - December 31, 2028	\$134,734

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January 1, 2029 - December 31, 2029 \$141,776

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

Four Ayes Carried.

- C. RESOLUTION** moved by Rizzo, seconded by Guerriero to accept the resignation of Ryan T. Reilly, MEO, from the Town of Lloyd Highway Department effective July 31, 2026.

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

Four Ayes Carried.

- D. TABLED MOTION** moved by Rizzo, seconded by Petty to close Public Hearing on Local Law A-2026 “2026 Zoning Code Amendments”.

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

Four Ayes Carried.

- E. TABLED RESOLUTION** moved by Rizzo, seconded by Petty

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: Petty, aye; Weiss, aye; Guerriero, aye; Rizzo, aye

Four Ayes Carried.

- F. TABLED RESOLUTION** moved by Rizzo, seconded by Petty

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

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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, and continued to August 5, 2026 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: Petty, aye; Weiss, aye; Guerriero, aye; Rizzo, aye

Four Ayes Carried.

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

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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.

MOTION by Petty, seconded by Guerriero to adjourn at 5:02 PM.

Respectfully submitted,

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Wendy D. Rosinski
Town Clerk