

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 21, 2025

MEMBERS PRESENT: Joe McCaffrey, John Higgins, Dan Vivian, Mike Zimmerman, Nick Kwasniak, Anthony Dell'Isola, Dave Naus

Members Excused:

Others Present: Dave Britton

1. Meeting called to order by the Chairman at 7:30PM.

2. Informal Business

N/A

3. December 17, 2025 Meeting Minutes

A motion was made by Mike Zimmerman & seconded by Nick Kwasniak to approve the Minutes of the December 17, 2024 Planning Board (PB) meetings. All agreed.

4. NEXAMP Battery Storage Facility Proposal– 6000 Donner Road

The applicant briefed the Planning Board on the initial sketch of the proposed 5MW battery storage facility located next to the current solar farm on Donner Road. The applicant, Donner Road Storage, LLC is a subsidiary of NexAmp.

The ~2,500SF facility will house lithium ion phosphate batteries along with other electrical equipment. There are several sites in operation in NYS but this will be the first in Niagara County.

The Planning Board tabled the discussion until further research into the topic can be accomplished to include the following topics: zoning laws, NYS Permitting, Fire Department training & equipment, Special Use Permits, & decommissioning bonds.

5. Niagara Building Systems – Initial Sketch Review - Transit Road - SBL151.00-2.20.1

The applicant, Alex Burdokov, briefed the Planning Board on the proposed site sketch to construct two contractor shops on the Transit Road property. The property is zoned

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Medium Commercial which is primarily designated as retail & currently does not allow stand-alone contractor shops.

The applicant has tabled the proposal until zoning requirements can be met.

6. Public/Press Comments and Questions

N/A

7. Adjourn

On a motion by Dave Naus and seconded by Dan Vivian the Meeting was adjourned at 8:53PM. All agreed.

Respectfully Submitted

John Higgins, Administrative Secretary
Planning Board, Town of Pendleton

cc: *via email only*
All Members of Planning Board
Mr. Joel Maerten, Town Supervisor
Mr. Claude Joerg, Town Attorney
Mrs. Deborah Maurer, Town Clerk
Mr. Thomas Valentine, Assessor
Mr. David Fisher, Highway & Water/Sewer Superintendent
Mr. David Leible, Councilman
Mr. Joseph Hickman, Councilman
Mr. Scott Lombardo, Councilman
Mr. Wolfgang Buechler, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor
Mr. David Britton, Town Engineer
Mr. Ronald Diedrich, Building Inspector
Superintendent, Starpoint Schools
Board of Appeals

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Conservation Advisory Council
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE FEBRUARY 18, 2025 PLANNING BOARD MEETING.