

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
Aug 18, 2026

MEMBERS PRESENT: John Higgins, Anthony Dell’Isola, Ron Diedrich, Dave Naus, Mike Zimmerman

Members Excused: Dan Vivian, Nick Kwasniak

Others Present: Theodore Joerg Town Attorney

1. Meeting called to order by the Chairman at 7:00PM.

2. **Informal Business**

N/A

3. **July 21, 2026 Meeting Minutes**

A motion was made by Anthony Dell’Isola & seconded by Dave Naus to approve the Minutes of the July 21, 2026 Planning Board (PB) meeting. All agreed.

4. **Nexamp Battery Energy Storage System (BESS) – 6000 Donner Road**

Note. This action was reviewed & approved in June 2026 by the Planning Board. However, it was discovered that NYS did not review/approve the new BESS town code until July 2026. The Planning Board reviewed/approved the action again IAW NYS law.

SEQR: The Planning Board initiated an extensive review of the Long Environmental Assessment Form. On a motion by Mike Zimmerman & seconded by Anthony Dell’Isola a Negative Declaration was issued. All agreed. The Planning Board Chairman was then authorized to sign the SEQR form at that time.

7:10PM Public Hearing

A public Hearing was opened for the proposed project.

Nexamp representatives briefed the 5MW battery storage proposal. The project will disturb 0.89 acres on the ~ 50 acre lot. The three battery storage buildings will have a 10’ fence around the perimeter along with a service road.

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There were no public comments.

On a motion by Dave Naus & seconded by Tony Dell'Isola the Public Hearing was closed at 7:14PM.

The property is zoned Light Industrial.

The project requires a decommissioning bond approved by the town board and town attorney for the removal of the battery system upon retirement.

In addition, the Fire Department requires initial & annual training along with specialized equipment fund by the applicant & a Knox Box must be installed on the entry gate. Finally, a shared use agreement with solar panel entity & Donner Road transportation plan are required.

The project meets all other town codes

On a motion by Mike Zimmerman & seconded by Dave Naus the site plan for the project was recommended for conditional approval for the decommissioning bond, Fire Department training/equipment requirements, Knox Box, shared use agreement, & Donner Road plan.

The measure was passed unanimously by the Planning Board.

Finally, the project requires a Special Use Permit granted by the Town Board after a recommendation by the Planning Board.

On a motion by Dave Naus & seconded by Mike Zimmerman the Planning Board recommended the approval of the Special Use permit. All agreed.

6. 6060 Dunnigan Road – Site Plan Review – Same Address

The applicant was represented by Mike Delasanti, who briefed the proposed four buildings, off-street parking, utilities & stormwater management site plan. The buildings will be 13,460SF, 10,460SF & two 7,200SF structures.

The Town Engineer provided feedback on the project & recommended minor revisions to the drawings & requires them to be incorporated into the site plan.

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The Town Fire Department has no concerns about the project.

Once all revisions are received & incorporated into the drawings the Planning Board will schedule a Public Hearing.

7. JM Canty Site Plan Review – 6100 Donner Road

The applicant was represented by Mr. Akos Seres, Project Agent, who briefed the 38,000SF addition to the existing structure.

The Town Engineer provided feedback on the project & minor revisions to the drawings & requires them to be incorporated into the site plan.

The Town Fire Department is currently reviewing the project.

Once all revisions are received & incorporated into the drawings the Planning Board will schedule a Public Hearing.

8. Basil Mazda Site Sketch – 6280 S. Transit Road

The applicant was represented by Ms. Robyn Cierniak, GPI Project Engineer. The proposed project includes approximately 18,150SF Basil Mazda New Car Dealership. There will be 12 bays for sales prep and maintenance on vehicles at the west end of the building.

Currently, parking is estimated at 216 spaces, subject to final design planning for NYSDOT requirements for driveway alignment, interior drive aisles, stormwater controls, and landscaping requirements. It is expected the concept layout of the driveway/parking will change during the site design process.

After review by the Planning Board, there were no major obstacles & the project will proceed.

9. Perry Auction – Site Sketch Review – 5300 Lockport Road

The applicant briefed the proposed 2,400SF addition to an existing building. After review of the original site plan from 2018 it was discovered that parking area had been vastly expanded beyond what was originally approved.

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The Planning Board agreed to review the building addition if the original site plan is modified with new engineered drawings & a modified SWPPP that includes the expanded area.

On a motion by Mike Zimmerman & seconded by Ron Diedrich the proposed course of action for the site was put to a vote. All agreed.

8. Public/Press Comments and Questions

N/A

9. Adjourn

On a motion by Dave Naus and seconded by Ron Diedrich the meeting was adjourned at 8:07PM. All agreed.

Respectfully Submitted

John Higgins, Planning Board Chair
Town of Pendleton

cc: *via email only*
All Members of Planning Board
Mr. Joel Maerten, Town Supervisor
Mr. Claude Joerg, Town Attorney
Mrs. Noreen Lemma, Town Clerk
Mr. Miranda Freiert, Assessor
Mr. David Fisher, Highway & Water/Sewer Superintendent
Mr. Dylan Rumbold, Councilman
Mr. David Kantor, Councilman
Mr. Tim Lukasik, Councilman
Mr. Wolfgang Buechler, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor
Mr. David Britton, Town Engineer
Mr. Troy Barnes, Building Inspector
Superintendent, Starpoint Schools
Board of Appeals
Conservation Advisory Council
NYS DEC

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NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE SEPTEMBER 15, 2026 PLANNING BOARD MEETING.