



Angelica Planning Board
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Minutes

Tuesday, June 9, 2026 - 6:30 pm
Angelica Grange, 55 Park Circle

- I. Meeting called to order at 6:50 pm by J. Shannon
- II. Pledge of Allegiance
- III. Roll call of members/public present: Josh Shannon, Colleen Gyr, Jim Ryan, Christie Kalinowski, Karin Bruton
Missing: None Village/Town Residents: None Guest: None
- IV. Minutes from May 12, 2026, approved. Motioned by J. Ryan, seconded by C. Gyr
- V. Public Comment - None
- VI. Reports
 - a. Angelica Village Board meeting (attended by Josh): Relevant to the AVPB role: Located a landing zone for Mercy Flight, being moved next to the old school. Mr. Goepfner spoke of a retention pond by his property. He requested that the village clean it up. Original contract will be consulted to see who is responsible. The soil and water team will assess the situation as well. Hyland is making a \$6,000 donation for field maintenance. Motioned to hold the 250th celebration along with waiving the open container law for the duration. Phillips Angelica Forest Products is reimbursing the village for a facility study.
- VII. Old Business
 - a. Summary of Data Centers ("DC") NIMBY initiatives (Not In My Back Yard): Initiatives other towns and villages have taken to keep DC's out: writing to politicians is an important step but key is to have a temporary moratorium in place so that every aspect from proposal to environmental studies to public opinions and our required logistics, can be determined without making a rushed decision. When data centers are built, even small ones, they require their nuclear power supply to be right next to it, in order to make it most economical and efficient. Most people don't realize this. Regarding the previous night's Town Board meeting, it was noted that the Supervisor is not fully informed. To clarify, he stated that the Town does not want a BESS installed and is working towards that goal. However, C. Gyr and K. Bruton, who attended the previous week's Government Conference from Southern Tier West, were told that that communities CAN and SHOULD put moratoriums in place but were advised NOT to deny a BESS or Data Center application. Our village law should be as detailed as we would like it to be (including requiring regular inspections at the LLC's cost, that money will need to be put in escrow to cover decommissioning costs, that once decommissioned, the land has to be returned in a farmable condition, etc.) but to flat out not allow them to build will cause a lawsuit as they have been deemed a public utility and the LLC will then go to court to force us to accept them. Besides the cost of the lawsuit, the community will lose any rights to make their demands enforceable. We were told to say "YES, BUT..." and a moratorium will give us time to enact a law and hopefully prevent any company buying the old school or village land and putting a BESS or DC in place.
 - b. Recap of Town Board meeting June 8, 2026: Most noteworthy was the large number of guests showing up to voice their opinions. The NYS Legislature passed the "Responsible Data Center Development Act on June 4th and it is awaiting Gov. Hochul's signature or veto.
It was not made clear to attendees that this Act would only apply to data centers greater than 20 megawatts. As a result, smaller data centers could still be proposed or placed within our community without being subject to the same restrictions. Additionally, the eagle's nest that was mentioned as a possible concern may not be directly relevant, as it is located much farther down the road from the proposed site. During the meeting, it was also noted that on March 31st, the area experienced a power blip that reportedly caused approximately 71,000 units of discharge into the Genesee River. This raises additional concerns about infrastructure reliability and the potential environmental impact of future development. Another attendee supports establishing applicable zoning regulations and reestablishing a Town Planning Board. While the Town Supervisor has expressed concern that these measures may hinder growth, it is documented that well-structured zoning and an effective planning board can actually support responsible development. When focused on encouraging business growth, tourism and community revitalization, a strong planning board can help attract new businesses, increase visitor traffic and guide development in a way that benefits the community it serves, long-term. Also noted was that residential insurance will require riders, which will not be paid for by the town. Propane tanks at the site need to be addressed. More transparency was also requested.

People felt no one informed the community in such a way that more residents were informed that a proposal was sent to the town.

- c. Report on Old School developments; concessions the village may be able to offer Mr. (J. Shannon): The Mayor did not respond and the prospective buyer is most likely no longer be interested. Could the former 6-S golf course be proposed to him?
- d. Research of relevant small town/village revitalization (K. Bruton): "Reopen Angelica: A Main Street Recovery Initiative" project. This is an introduction to a possible effort and a proposal should be created. K. Bruton to work on.
- e. Report on new ADA restroom (C. Gyr): The new bathrooms at the fire department will have facilities for showers as well but will not be open to the public. C. Gyr feels that the open space for sale in downtown being sold by M. Kaake, could be designed to house a suitable public-use bathroom which would help in business growth. C. Gyr to research costs of a commercial compostable toilet, retaining an architect, general estimated cost of materials and labor.
- f. Review changes to section B "Strategies" of Goals document: Tabled.
- g. Economic Development Office and how they can help us. Tabled.
- h. Promo Video latest update (K. Bruton): Presented the work of DigiSim, from Webster, who is willing to work with us on costs. He would sit with us to create a storyboard we are happy with and which can be broken out in 15-20 minute spots for different uses. K. Bruton suggested we get more businesses to reopen first before promoting the region to attract more businesses to move in.

VIII. New Business

- a. Share information learned at 31st Annual Local Government Conference (Southern Tier West at Houghton): DC's use nuclear power which no longer are required to be near water for cooling. The newest models are self-contained which create 12 nuclear eggs (where do they get stored?) and which water may or may not be contaminated. No one yet knows the answer to this. These new Tier IV DC's all require that nuclear power co-exists with it. Further notes: NYS wants to be carbon-free by 2040; Interagency departments are working together to determine what problems remain with BESS installations. New regulations includes that unit need to be further apart so that if one unit catches fire, it doesn't spread as easily to the next, July 2025, new fire codes were implemented and are the most rigorous in the country. The Wendell organization is working with small towns and villages to create legislation protecting them. We could potentially consult with them as well. Smaller stations have 2x the fire suppression system built in. Batteries are constantly being improved upon... batteries from even 25 days ago no longer look the same as today's. A new process is that every single component is tested whereas before, just the completed unit was tested. Peer reviews are now required by a third party at the company's cost, not the taxpayer. The applicant has to work WITH the fire department on hazard plans. We should put conditions on special use permits issued, including raising the cost of one. A small community issued one for \$100,000 not long ago. If a company does not have enough money to cover a future decommissioning, they will be required to get a Bond. It is quieter than a wind-project. BESS are put in by LLC's and then sold to investors. We need to include in our Special Use Permit, that all future owners must abide by the same regulations the original owner was required to follow. A new moratorium needs to be in place before the old one runs out. We need to ensure in our Comprehensive Plan that we have designated special areas which cannot be used. These are called Spot Updates. We should also state that as this is putting undue pressure on our fire department, we require them to invest in our community.... Perhaps create a youth gathering place in a rehabbed building or tear down the old school at their cost.

Data centers information: Waste must be stored on the site it was created on. It will be pelletized. President Trump says that Data Centers are important to our national security. Security is part of the siting process (where to put a DC). Talk to Congress to establish rules and regs, how to have a lock-tight systems for disposing of the "eggs". Cooling DC are much easier nowadays as they can just use air instead of large bodies of water, such as lakes. This is why they are moving inland. Noise can be contained by buffering with pine trees, etc.

- b. Memorandum to the Mayor and Village Board of Trustees: Amendments made to the memorandum we will send to the Mayor and the Village Board of Trustees requesting they put a moratorium in place as soon as possible. The Planning Board feels we are risking everything Angelica stands for and action needs to take place.
- c. K. Bruton is in the process of setting up a zoom meeting with Christina Paradowski, Grants Manager at LaBella Associates, to determine how they can help us get the money we need. She will report back at our next meeting.

IX. Guest Speaker(s) – None

X. Comments, Questions, Concerns – None.

XI. Adjournment

There being no further business, J. Ryan motioned to adjourn at 8:38 pm and was seconded by J. Shannon

XII. Next Public Meeting to be held on July 14th at 6:30 pm at the Grange.