



Angelica Planning Board
Village of Angelica
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Minutes

Tuesday, August 11, 2026 - 6:30 pm
Angelica Grange, 55 Park Circle

- I. Meeting called to order at 6:32 pm
- II. Pledge of Allegiance
- III. Roll call of members/public present: Josh Shannon, Colleen Gyr, Karin Bruton
Absent: Jim Ryan, Christie Kalinowski Village/Town Residents: None
- IV. Minutes from July 14, 2026 unanimously approved.
- V. Public Comment – None.
- VI. Reports
 - a. Village Board Meeting:
 - 1. Data Centers/BESS**
Village to move forward with a broad local-law to include any data center, solar farm, bitcoin-related facility and similar projects. Planning Board will be asked to assist with research and development of the legislation. He anticipates the overall process could take approximately six months.
 - 2. Water project / CDBG grant — relevant to the Planning Board's development goals**
Village is applying for CDBG funding for water-system improvements. This is tied to housing, economic development and public facilities. This could potentially also be used for a gazebo and facilities at Joncy Bridge. (Note: This dovetails with the Planning Board's public-restroom project and broader Main Street Revitalization program.) Previous grants not awarded as they were not "shovel-ready" with engineering completed at a cost of approx.. \$87,000. Legal restrictions may complicate.
 - 3. Sewer study — very relevant to our restroom/business discussions**
Angelica does not have a municipal sewer system. The Village has joined a county-level study/consortium concerning possible future municipal sewer systems and grant funding. No obligation at this time, but ensuring the Village is proactive in long-term planning.
 - 4. New Code Enforcement Officer**
The Village has a new code enforcement officer. (Note: Given the Planning Board's discussion of vacant/deteriorating properties and necessary property-maintenance tools, hoping to establish communication soon with the new officer).
 - 5. Old School Property — Sold at Auction / Zoning Implications**
The old Angelica school property has been sold at auction for approximately \$15,400. The purchaser is unclear except to suggest that it is a group connected to New York City. Once title transfers, the new owner will be required to obtain an inspection before electrical service can be restored. Currently the system will not pass inspection and there are three (3) PCB-containing transformers which the new owner is responsible for removing.
- VII. Old Business
 - a. Public Restroom updates, including any further grant information (C. Gyr, K. Bruton) Awaiting Village collaboration and their work with water system upgrades and sewer installation.
 - b. Update on "ReOpen Angelica: A Main Street Recovery" initiative (K. Bruton) Tabled
 - c. Decide on next goal to focus on (see attached for detail)
 - d. Update on Article VIII model law on NYSEDA review (K. Bruton) Tabled
 - e. Updates, if any, on Village Moratorium on BESS, Data Centers and related infrastructures (All) See Village Trustees meeting for detail
 - f. Shuttered businesses questionnaire (K. Bruton) Tabled
 - g. Update on what historic district protections are available. Initial research shows Angelica does not have any protections against homeowners or businesses from making significant structure changes other than adhering to Local Law 2 of 2020 Site Plan Review and Land Use Law. The Planning Board to review off-line if any gaps need to be addressed.

Note: All tabled items are recorded and will be addressed at future Planning Board meetings.

VIII. New Business

- a. Begin discussion on possible zoning laws (includes Special Areas protection, derelict homes, recent school purchase). With the former school now passing into private ownership, the property could potentially be proposed for a substantially different use in the future. Because Angelica presently has limited zoning protections, this sale underscores the importance of moving forward with zoning or other land-use regulations **before** a significant redevelopment proposal arrives. We are not trying to regulate a hypothetical village 20 years from now, but, **a** major institutional property has just changed hands. We don't yet know what the new owner intends to do with it. That is precisely why the Board will looking into developing a zoning board or at the very minimum, an historic preservation board.... *before* an application lands on the Mayor's desk, not afterward.
- b. J. Shannon will participate in a NYSEDA & STW Battery Energy Storage Siting, Permitting and Safety Considerations Training at the Chautauqua Expo Center Friday, August 14th. 8-10 am: Battery Energy Storage for Municipal Officials and Board Members and 1-3 pm: Battery Emergencies and Electrical Storage Systems Training Program for First Responders
- c. Compiling a directory of local businesses. C. Gyr to locate what the Booster News has done in the past before we proceed.

IX. Guest Speaker(s): None.

X. Comments, Questions, Concerns: None

XI. Adjournment: There being no further business, C. Gyr motioned to adjourn at approximately 7:33 pm and was seconded by K. Bruton.

XII. Next Public Meeting: September 8, 2026