TOWN OF SARDINIA PLANNING BOARD MEETING

MINUTES

August 24, 2026

Members Present:
Ryan Wilkins – Chairman
Aaron Root
Dan Szustakowski

Absent:

Also Present:
Town Clerk Jennifer Bray
Taylor Erhardt – DiMatteo Roach & Kelly
Nina Ballou - Wendel
Approx. 60 Guests

Chairman Wilkins called the August Planning Board meeting to order at 7:00 PM. After welcoming everyone Chairman Wilkins introduced the members of the Planning Board. Mr. Wilkins stated that Nexamp would be giving a presentation on a proposed Battery Energy Storage System on Genesee Rd. and asked that everyone hold their questions until the end of the meeting.

Old Business –

Chairman Wilkins asked if there were any issues with the minutes from the July meeting. There were none. On a motion from Szustakowski, seconded by Root, the minutes were approved as submitted. Carried 3 ayes, 0 noes, 0 absent.

New Business –

Chairman Wilkins welcomed representatives from Nexamp and Environmental Design Partnership (EDP) that were in attendance to do a presentation for a proposed Battery Energy Storage System to be know as Sardinia East LLC and will be located on a portion of a parcel at 10599 Genesee Rd. It was noted that Nina Ballou from Wendel would be arriving late and that Taylor Erhardt from DiMatteo, Roach and Kelly was in attendance to work on and review this project on the Towns behalf. Chairmen Wilkins gave a brief summary of the minutes from July and the information presented at that meeting.

Before beginning the presentation Michael DeAngelo, Manager of Business Development for Nexamp, introduced himself along with Dan Murray, Hazardous Materials Team Chief and Benjamin Wilson, Project Manager at EDP. Mr. DeAngelo began his presentation with a brief company history including a brief overview of the number of other projects they have done. He explained that they are a vertically integrated solar energy and storage company headquartered in Chicago and Boston meaning that they develop, manage & maintain the projects that they do. Mr. DeAngelo explained that the proposed project is a stand-alone battery energy storage system with 6 megapack battery units that take energy in during times of low demand for use during times of high demand to keep the supply of power even. Mr. DeAngelo stated that the project would take up less than an acre during construction and when finished will be about a quarter of an acre.

Mr. Murray began presenting the safety aspects of the project and battery energy systems. He explained that in the event that there is a safety issue such as fire a subject matter expert would be immediately on

the phone with the local incident commander and that a representative would be on site in within about four hours. He noted that there is 24/7 monitoring at two separate locations. He stated that in 2025 there were only 6 incidents in North America. He explained that the batteries used undergo testing for safety and to see how they react in the event of a thermal runaway. He noted that every cell is monitored. Mr. Murray then spoke about an incident in the Village of Warwick, NY. He noted that it was an older system. He stated that the local fire company did not enter the site or put water on the fire but they monitored the air for gasses and they were back in service in about five hours. Chairman Wilkins asked how long they could burn. Mr. Murray stated that it would depend on the fire but in the Warwick incident the fire company was back in service in five hours and there was no extension to other battery containers. He stated that there has been air and soil testing done at the site and that the results are on the Village of Warwick website. Mr. Murray stated that the other containers will be monitored for heat during an event and the fire company may be instructed to fog spay other containers to keep them cool. Mr. Wilkins asked if the containers could be spaced farther apart to make it safer. It was noted that the industry standard is 10 feet. Mr. Murray noted that should any of the batteries or equipment get damaged that it would be replaced and that batteries may be upgraded from time to time.

Nina Ballou introduced herself and explained that Wendel's roll is to work for the Town to review the proposed project. She noted that they are working through an engineering review as well as a planning review of documents submitted by Nexamp and EDP. Mrs. Ballou provided memos of questions and recommendations from both the planning and engineering reviews thus far. She then began going over highlights from both starting with the engineering review. She noted that there are a number of items that they are recommending including an emergency vehicle access plan and turning diagram, an existing conditions plan, a landscaping and buffer plan, maps showing measurements from other structures and parcels, soil stock pile information and drainage information. Next she recommended additional decommissioning information such as when and why the plan would be put into effect and the cost of decommissioning as well as how that is determined. Lastly she recommended an electrical site and floor plan. Mrs. Ballou moved on to the planning review and recommendations. Some of the items covered in this review were visual compatibility with the area, written confirmation regarding lighting and questions regarding agricultural resources such as prime farmland overlay. Mrs. Ballou also briefly explained the SEQRA process. Chairman Wilkins asked for an explanation of the prime farmland overlay. Planning member Root expressed concerns about landscaping, fire protection concerns and storm drainage details.

Chairman Wilkins opened the floor to questions from the public that had signed in to speak. The first to speak was Chaffee Sardinia Fire Chief Ronald Kenyon who asked questions about what type of fire detection there was, if there was an evacuation plan, alternative access to the site and the possibility of a staging area in the event that fire equipment is needed at the site. Mr. Murray stated that there would be smoke, heat and gas detection in each unit. Mr. DeAngelo stated that they could look at the alternative access and staging area. Other questions from attendees included but were not limited to the following. Who would handle driveway maintenance, has a noise study been done and what the construction disturbance would be. It was noted that local contractors will maintain the roadway and that construction would take a couple of months. Other attendees asked if offsite monitoring would be done by cellular, landline or internet connection. What type of containment field would there be for runoff in the event of a fire. How will the system work. Representatives stated they would use whatever connection works the best for the area and that in the site would be monitored for off gassing during any events. Mr. DeAngelo also stated that they will buy the power from NYSEG during times if low demand and sell it back during times of high demand. Others asked what is the benefit for the Town. What is the size of the containers and how many batteries in each. How are they cooled. Are there safety measures of the power goes out. If there was fire suppression. If there is ORES oversite. If there was a chance for stay voltage. Mr. DeAngelo stated that the containers are 30 feet long by 7 feet wide and 9 feet tall, cooled by HVAC with stacks of modules that each have batteries in them so there are thousands of batteries in each container. He also noted that there are automatic cut offs that stop power from flowing back to the lines during power outage. Mr. DeAngelo stated that there is no ORES oversite because this is a stand-alone battery project. Questions from attendees continued. It was asked if residents would get to vote in this project. What the life span of the project would be. If a study had been done on the effects of the noise from the project could have on livestock and if not could a study be done. Why this location was picked and if a

zoning change would be needed. Mr. DeAngelo noted that the location was chosen because of a relationship with the land owner and the access to the power lines. Lastly there was written comment submitted by John Scheiner that was read.

Chairman Wilkins asked if there were any other questions from the Board or the attendees. There were none. Chairman Wilkins reminded everyone that the next Planning Board meeting will be held on Monday 28th at 7:00 PM There being no other business to come before the Board the meeting was adjourned on a motion from Root, seconded by Szustakowski at 9:30 PM. Carried 3 ayes, 0 noes, 0 absent.

Respectfully Submitted,

Jennifer L. Bray, RMC
Town Clerk