



City of Niagara Falls, New York

P.O. Box 69, Niagara Falls, NY 14302-0069

NIAGARA FALLS PLANNING BOARD Meeting Minutes - October 25, 2023

A regular meeting of the City of Niagara Falls Planning Board was held on Wednesday, October 25, 2023 at 6:00 p.m. in Council Chambers, City Hall, 745 Main Street, Niagara Falls, N.Y.

CALL TO ORDER & ROLL CALL

Board Members Present:

Tony Palmer
John Spanbauer
Beverly Callen
Charles MacDougall
Ken Nossavage
Timothy Polka
Ryan Dallavia
Schurron Cowart
Joyce Williams

Staff Present:

Mike Pesarchick, Planner II

Attendees Present:

Rajesh Patel, Linde, Inc.
Andrew Warta, Linde, Inc.
Magver Infante, Linde, Inc.
Anna Knight, Linde, Inc.
Justin Betts, Linde, Inc.
Lakshmi Devineni, Linde, Inc.
David Yagielski, Linde, Inc.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA (for this meeting)

Motion to approve the agenda was made by **Mr. Dallavia** and seconded by **Mr. Nossavage**.

Tony Palmer	YES
John Spanbauer	YES
Beverly Callen	YES
Charles MacDougall	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES
Joyce Williams	YES

MOTION UNANIMOUSLY APPROVED

APPROVAL OF MINUTES - Meeting held October 11, 2023

Motion was made by Mr. Spanbauer to approve the minutes and seconded by Mr. Polka.

Tony Palmer	YES
John Spanbauer	YES
Beverly Callen	YES
Charles MacDougall	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES
Joyce Williams	YES

MOTION UNANIMOUSLY APPROVED

PUBLIC PARTICIPATION – None

ACTION ITEMS:

1. Level II Site Plan and Negative SEQR Declaration Approvals: for the project at 4503 Royal Avenue (S.B.L. 160.09-1-9) on behalf of applicant Linde, Inc. Applicant seeks to construct a 35MW hydrogen electrolysis facility as an expansion of the existing plant. The new facility will include seven electrolysis units, a hydrogen purification unit, and a common water feed system.

Anna Knight introduced herself as project leader for Linde, Inc. She stated that Linde was an industrial gas supplier, supplying oxygen, nitrogen, hydrogen, and carbon dioxide all over the United States and the world. The company distributes the products via trucks as liquids or gas. They also do what is called onsite, which is direct gas distribution to a customer. They work with chemicals, steel, glass, pharmaceuticals. Ms. Knight stated that we may have seen some tanks in hospitals for liquid oxygen provided by the company. Linde has over 400 plants and gas generators all over the United States. Linde has 13 pipeline enclaves and Niagara Falls is one of the five hydrogen liquefaction facilities in the US.

Ms. Knight stated that Linde has been at the site in Niagara Falls for over 40 plus years. They currently produce nitrogen, oxygen, argon and hydrogen at this site. She stated that if we looked at the liquid distribution of hydrogen all over United States, Niagara Falls is one of 10 facilities. Linde has over 80 people on the site and has invested significant capital over the last 40 years at this site. The hydrogen feedstock Linde received before was purchased from some of their neighbors. As their market slows down a little bit they are looking for a different feed and that's why they're doing the Electrolyzer Project. The hydrogen demand keeps going up for fuel cells and mobility, to keep up with the demand, Linde will install seven Electrolyzers, which equals 35 of the megawatts that will sustain their demand. This is a \$90 million project, Linde's largest installation, and it will be a showpiece for them.

Ms. Knight stated that the company anticipates that the project will start sometime in December 2024. There will be over 11 new employees and 250 construction and temporary jobs.

Ms. Knight shared the Google map of the existing facility and where the Electrolyzer would be located. She explained that that an Electrolyzer takes water and uses electrolysis to separate water, oxygen and hydrogen. The facility will have water and water treatment in an enclosure, where they will have the seven electrolyzers where it will be separated into hydrogen and oxygen and further purification. Further south is the Power Distribution Center. There will also be a generator in case of a power outage.

Ms. Knight shared the process of engineering and procurement construction. She stated they would take a parallel path and sequential, starting with engineering. When they get approval of all of the currents right, they will start the civil phase and then the mechanical phase, all the way up to the projects roll out.

Ms. Knight asked for questions.

Mr. Spanbauer stated that the book they were given for the project was very good.

Mr. Palmer asked the Board if there were any questions or comments.

Mr. Palmer called for a motion and asked if there were two items that needed votes.

Mr. Pesarchick stated that the Board need a motion to approve the site plan and the negative declaration for SEQR. This would be done as one item.

Mr. Palmer called for a motion for approval for the Site Plan and the SEQR.

A motion to approve the Level II Site Plan was made by **Mr. Nossavage** and seconded by **Mr. Dallavia**.

Tony Palmer	YES
John Spanbauer	YES
Beverly Callen	YES
Charles MacDougall	YES
Ken Nossavage	YES
Timothy Polka	YES
Ryan Dallavia	YES
Schurron Cowart	YES
Joyce Williams	YES

MOTION UNANIMOUSLY APPROVED

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

There was no New Business.

PLANNING REPORT / COMMUNICATIONS:

Mr. Pesarchick stated that most everyone's training for Sexual Harassment and Violence Prevention was complete. He asked that anyone who was not able to complete the training to call him or HR. The deadline was October 31, 2023.

Mr. Pesarchick stated that he anticipated the November 8th, 2023 Planning Board meeting would be cancelled. They would then meet on November 22nd, 2023. It was suggested that he try to move the meeting to another day because November 22nd was the day before Thanksgiving.

Mr. Pesarchick stated that he would look into another date. He would look into it and send an email.

Mr. Spanbauer asked if the Linde Project needed to go to City Council. **Mr. Pesarchick** stated that it did not.

Mr. Palmer stated that he would sign the Approval and Linde would work with Code Enforcement from there.

ADJOURNMENT

A motion to adjourn was made by **Ms. Williams** and seconded by **Ms. Callen**.