

TOWN OF LANSING PLANNING BOARD MEETING

April 27, 2026

Lansing Town Hall, 29 Auburn Road

Board Members Present:

Dean Shea, Chair
Thomas Butler, Vice-Chair
Al Fiorille
Sandy Conlon
Christine Hass
John Licitra
Danielle Hautaniemi
John Duthie
Freddy Villano
Aimee Caffrey

Excused:

Also Present:

Kelly Geiger, Planning Clerk
Nathaniel Rogers, Town Planner
Megan Dorritie, Legal Counsel
Shaun Logue, MRB Senior Planning Associate
Dondi Harner, TG Miller
Joe Wetmore, TB Liaison

Public Present:

Attendance sheets for this meeting are located on pages 7-10 of the minutes

Chair, Dean Shea, opened the meeting at 6:30 pm.

Action Items:

Project: Minor Subdivision – 8-18 Verizon Lane

Applicant: Bill Duthie, owner

Location: 8-18 Verizon Lane TPN 30.-1-16.32, 6 Verizon Lane TPN 30.-1-16.31

Project Description: Minor Subdivision of the existing 13.21-acre lot “parent parcel” to create Parcel 30.-1-16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and have not been formally subdivided at this time. This project is located in the IR zoning district.

SEQR: Unlisted/Uncoordinated Action

Anticipated Action: Public Hearing

Summary of Discussion:

- John Duthie recused himself
- Scott Gibson and John Duthie were present to discuss this project
- Subdivision, Fire Turnaround, Required Outstanding Materials
- The project will go back to the Planning Board in May pending receipt of required outstanding materials

Project: Special Use Permit – 8-18 Verizon Lane

Project: Special Use Permit - 8-18 Verizon Lane

Applicant: Bill Duthie, Owner

Location: 8-18 Verizon Lane TPN 30.-1-16.32

Project Description: Special Use Permit to allow a volleyball court in a pre-existing building to operate as an indoor recreation facility. This project is located in the IR zoning district.

SEQR: Type II Action - No further review is required.

Anticipated Action: Referral to Town Board

Summary of Discussion:

- John Duthie and Scott Gibson were present to discuss this project
- John Licitra recused himself as his daughter plays volleyball, Aimee Caffrey will vote
- Special Use Permit has to be approved by the Town Board
- Previous use was trade shows then converted to volleyball, and may possibly add pickle ball
- Tenant uses facility for limited players and coaches. Up to 12 people for volleyball practice/training not playing other teams.
- Adequate lighting, parking, bathroom facilities
- The Planning Board recommends that the Town Board approves the proposed special use permit with the condition that all indoor recreation facilities do not exceed current parking capacity

Project: Minor Subdivision – 40 Newman Rd

Applicant: Frank Towner, Owner

Location: 40 Newman Rd TPN 7.-1-23.2

Project Description: Minor Subdivision of the existing 82.03-acre lot “parent parcel” to create Parcel 1 (2.71 ac) and Parcel 2 (2.49 ac). Four lot line adjustments will occur, affecting a further 2.379 acres of the site. This project is located in the AG Zoning District.

SEQR: Unlisted/Uncoordinated Action – SEAF Part 2 required

Anticipated Action: Public Hearing, SEQR

Summary of Discussion:

- Frank Towner was present to discuss this project.
- Subdivision, Consolidation and Building Lot
- The Board approved the subdivisions without conditions

RESOLUTION PB 26-04

**TOWN OF LANSING PLANNING BOARD RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND MINOR SUBDIVISION
PLAT APPROVAL FOR
40 NEWMAN RD TPN 7.-1-23.2**

WHEREAS, an Application was submitted for a Minor Subdivision review by Frank Towner, owner, for the proposed subdivision of Tax parcel number 7.-1-23.2, into three (3) parcels; “Parcel 1” (2.71 acres), “Parcel 2” (2.49 acres), and “Remaining Area” (74.44 acres), Four (4) lot line adjustments will occur affecting a further 2.379 acres, The property is in the Agriculture Zone; and

WHEREAS, this is a proposed action reviewed under Town of Lansing Code § 235-6 Minor Subdivision, for which the respective completed applications were received 24 February 2026.

WHEREAS, 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations, and not subject to further review under Part 617 of SEQR Regulations; and

103 **WHEREAS**, the Planning Board has considered and carefully reviewed the requirements of the Town's
104 local laws relative to subdivisions and the unique needs of the Town due to the topography, the soil types
105 and distributions, and other natural and man-made features upon and surrounding the area of the
106 proposed subdivision, and the Planning Board has also considered the Town's Comprehensive Plan and
107 compliance therewith; and

108 **WHEREAS**, this Board acting as Lead Agency in SEQRA reviews and accepts as adequate:
109 Survey map showing proposed Minor subdivision of lands of Frank Towner, prepared by Lee
110 Dresser, T. G. Miller, P. C. Engineers and Surveyors and dated 4 December 2025; a Short
111 Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other
112 application materials;

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114 **WHEREAS**, this action is exempt from the General Municipal Law County Planning referral
115 requirements of General Municipal Law ("GML ") § 239-1, 239-m, and 239-n through an Inter-
116 Governmental Agreement between the Tompkins County Planning Department and the Town of Lansing
117 dated 24 November 2003, as "residential subdivisions of fewer than 5 lots all of which comply with local
118 zoning standards and Tompkins County Sanitary Code requirements, and do not involve new local roads
119 or streets directly accessing a State or county road" are excluded from GML referral requirements: and
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121 **WHEREAS**, on 27 April 2026, the Planning Board reviewed and considered the aforementioned
122 subdivision application in the Lansing Town Hall, 29 Auburn Road, Lansing, New York 14882 and duly
123 held a public hearing on the Minor subdivision application, and all evidence and comments were
124 considered, along and together with the requirements of the Town's subdivision regulations, existing
125 development in the surrounding area, the public facilities and services available, the Town's
126 Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on-
127 and off-site environmental impacts; and
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129 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
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131 **NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above
132 referenced Action to be an Unlisted Action under Section 617.6 of the State Environmental Quality
133 Review (SEQR) Regulations; and
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135 **BE IT FURTHER RESOLVED THAT**, that the Planning Board of the Town of Lansing determines
136 the proposed project will result in no significant impact on the environment and that a Negative
137 Declaration for purposes of Article 8 of the Environmental Conservation Law be filed in accordance
138 with the provisions of Part 617 of the State Environmental Quality Review Act for the action of Minor
139 Subdivision approval for Town of Lansing Tax Parcel Number 7.-1-23.2; and
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141 **RESOLVED**, that the Town of Lansing Planning Board hereby grants Final Approval of the
142 Application for a Minor Subdivision of certain land at 40 Newman Road, Tax Parcel Number
143 7.-1-23.2 Lansing, New York, subject to the following conditions:
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145 1. The sealing and endorsement of such Exempt Subdivision Final Plat by the Planning Board Chair,
146 thereafter presenting, and obtaining the signing of the plat by Tompkins County Assessment Department
147 stamp, followed by filing in the Tompkins County Clerk's Office, followed by provision of proof of such
148 filing within the time limit requirements of 62 days with the Town Lansing Code Enforcement Office.
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150 Dated: 27 April 2026

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152 Motion by: John Licitra

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154 Seconded by: Danielle Hautaniemi

155 VOTE AS FOLLOWS:

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157 Tom Butler – Aye

158 Aimee Caffrey – Not Voting

159 Sandy Conlon - Aye

160 John Duthie – Not Voting

161 Al Fiorille - Aye

162 Christine Hass -Aye

163 Danielle Hautaniemi - Aye

164 John Licitra - Aye

165 Fredric Villano – Not Voting

166 Dean Shea - Aye

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168 **Project: Minor Subdivision – 204 Wilson Rd**

169 **Project:** Minor Subdivision - 204 Wilson Road

170 **Applicant:** James Wright, Owner

171 **Location:** 204 Wilson Road TPN 27.-1-36.24

172 **Project Description:** Minor Subdivision of an existing 6.146-acre lot into Parcel A (1.229 ac) and Parcel B
173 (4.917 ac). This project is located in the RA Zoning District.

174 **SEQR:** Unlisted/Uncoordinated Action - SEAF Part 2 required

175 **Anticipated Action:** Sketch Review, Set Public Hearing, SEQR

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177 **Summary of Discussion:**

- 178 • James Wright was present to discuss this project
- 179 • Subdivision, Land not being used, Road Frontage, Drainage, Tiles, Septic, Fire Turn Around
- 180 • The Board set a Public Hearing for May 18, 2026

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182 **Project: Site Plan Review – 228 Cayuga Dr**

183 **Applicant:** Scott Kobylarz, TeraWulf Representative

184 **Location:** 228 Cayuga Drive TPN 11.-1-3.212 and TPN 11.-1-3.211

185 **Project Description:** Site Plan Review of proposed data center. Phase 1 includes the creation of three 50 MW
186 buildings and expanded infrastructure on a 433-acre vacant and former industrial site. This project is located in
187 the IR zoning district.

188 **SEQR: Type I Action** - Further review is required.

189 **Anticipated Action:** Sketch Plan Review

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191 **Summary of Discussion:**

- 192 • Scott Kobylarz, Site Lead – Adam Millspaugh, Cayuga Data Construction Manager and John
193 Marabella, Sr Construction Manager at Summerset were present to discuss this project and
194 gave a brief presentation. A copy of the presentation is available in the Public Documents
195 section of the Town website.
- 196 • Aimee Caffrey recused herself
- 197 • **Project Overview** - Redeveloping, Data Campus limited to lease area only, Phase 1 three
198 buildings at 150 MW (50 MW each), Phase 2 three hundred MW with 2 additional buildings,
199 Infrastructure, 17 acres to be landscaped, Uninterrupted back up power supply in the event of a
200 power outage-15minutes-not running continuously
- 201 • **Attributes** - IR zoning approved by ZBA, Solar separate from Data Campus, request of full
202 lease to verify no overlapping Solar vs. Data Campus,
- 203 • **Project Coordination and Review**— A completeness review will be sent by Planning staff
204 5/1/26

- **Community Benefits** – No stack emissions, employment, construction with 150 long term employees, upgrade electrical at the cost of TeraWulf, upgrading broadband and other areas throughout Lansing,
- **Annual fund for Parks and Recreation** - Increased access to the lake, Partnerships with the schools & colleges – “Will Planning Board be part of the review”, “is it a Host Benefit Agreement or Pilot”, Cayuga Solar will have a Pilot for the parcel through ORES
- **Site Development Plan** – Phase 1 three buildings, Substation NW, Water Tanks NE, Set buildings as far away from residents as possible, Concrete plant-temporary, Water will not come out of Cayuga Lake it will come from Bolton Point-stored in tanks, Fuel storage on site-diesel for backup generators and equipment, Are there any battery storage systems related to the solar project “No”.
- **Design and Integration** – Mechanical enclosed and screened.
- **Noise and Environmental Controls** – Noise compliance, are deliveries off peak – “They will be during normal business hours”. What are retaining walls made of-there are 3 different conflicting landscaping designs. Renderings for landscaping-use UPS’
- **Wetlands** – Area of 9.8 and 7.3 will be disturbed-This is determined by DEC and Army Core of Engineers, The Wetlands “might” be determined for the solar project before wetland mapping is complete for TeraWulf, DEC typically determines after SEQR, “Possibility of parcels still getting subdivided, need for updated map
- **Ecological and Cultural Resources** – TeraWulf expects no impacts
- **Data Center Water Used** – Limited and controlled, Sealed-no discharge to the lake
- **Site Water Supply, Infrastructure** – Regular water usage will be from Bolton Point. 3,000 gallons per day will be taken directly from Cayuga Lake for dust control-pressure washer. Cayuga Operating Company takes water from the lake, for the old site & landfill
- **Traffic and Access** – Via Cayuga Drive. Will there be designated roads for trucks, from Rt 34B-Ridge Road, ‘unknown at this time’, “no unauthorized traffic”. Would residents have to go through construction to get to their homes. Guard House managed 24/7 - will be a trailer and then a permanent structure. What will be the number of workers-number of trucks-times going through and where is the fill going, “will use the staging area near Stark Rd”. A lot of information is needed as well as concrete amount and use
- **Energy Use and Grid Integration** – Additional substation for Phase 2 but no more lines, Will the study be ready during the review of this Site Plan
- **Stormwater Management** – How far along is the SWPPP – “Still in design phase”
- **Commitment to the Community** – Ongoing Transparency, Next steps is to provide the Town with answers and provide requested information.
Questions can go to info@cayugadatacampus.com
- **Any decommissioning plan** – “Only of Coal stack right now. Solar will have a separate decommissioning plan. No decommissioning plan for Data Center.
- Are there any bonds for battery storage to protect the Town. Height of buildings over 35 feet will need to be referred to the ZBA. What notification has to be given for excavating, rock blasting and how will it affect the neighborhood-for example-foundations, wells, etc. Much more detail is needed. Is \$900,000, 000 a realistic number for the project. Noise projection for neighbors and across the lake, Chillers- Roof vs. Ground, Space 80% lot coverage-project close
- How do we move forward-Do we have a complete application - “No”-A complete application is required to move forward
- Public Hearings will be held as part of the Site Plan Review, once a complete application is submitted.
- Planning Board to provide comments by Friday, May 1, 2026

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Other Business:

- Joe gave the Town Board Liaison report.
- Fees for Planning and Building Permits, Affordable Housing
- Project costs, Pilot, Host Community Agreement, Developers Agreement, Tax Relief, Large Group Meeting Location, Survey

Adjourn Meeting

Meeting adjourned at the call of the Planning Board Chair at 9:02pm.
Minutes Taken and Executed by Kelly Geiger

Access to public documents available online at:

Planning Board Email tolcodes@lansingtownny.gov
Town Website <https://www.lansingtownny.gov>

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Suzanne Klaessig

Buckley

Franklin Anderson

Mary Sullivan

Brenden Kirk

ANDRES ARROYO

Toby Dragon

Sue Ellen Dragon

ADAM MILLS PALCH

Erica Yon

Ralph Wang

Zach Becker

Alex Thornton

Sarah Kuser

Walter King

Alyssa Coleman

FRANK TOWNER

MARA ALPER

Zoe Ziini

Cornel Ream

Rete St. John

Chris Van Pelt

Tod Sukontarak

BRIAN CALDWELL

4/25 Ben Coveney

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Ashley Miller
John V. Dennis
Donald Harner
HAROLD MILLS
Kelly Doolittle
~~for Harold, Higgins~~
Margaux Chamnell
Katherine Rogers
R. O. Savage
Alison Fritz
Tessa Sage Flores
Jamie Wright
Lauren Baker
CORY BAKER
Michelle Mentor
Emma Bowers
Louise Buck
Starrt Dolling
Sam Dolling
Maureen Stanhope
Savannah Adams
Mike Finkell
Charlotte Griggs
Marie McRae
Hilary Lambert

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Jacob Chernikoff

Lisa Lincoln

Wm Jia

Cory Bryant

Emme Edmunds

LARS McCann

Andrew Pat+

Kelsey Scott

Joe Lonsky (NO DATA CENTER)

Cally Arthur

Mary Dorcey-Martin

NO DATA
CENTER!

Mark Zuss

Planning Board Meeting April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Carol Chernikoff

Deryck Downes

Allison DeSanto

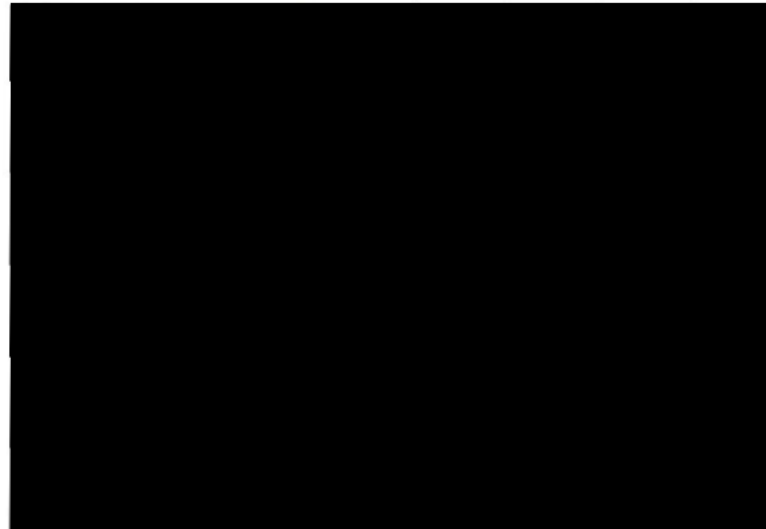
ERIC PRITZ

Ishah Beek

MILO STESTAKOFF ky

Sarah McNaul

DOUG FINK



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