

1 **TOWN OF LANSING PLANNING BOARD MEETING**

2 **April 27, 2026**

3 **Lansing Town Hall, 29 Auburn Road**

4
5
6 **Board Members Present:**

7 Dean Shea, Chair
8 Thomas Butler, Vice-Chair
9 Al Fiorille
10 Sandy Conlon
11 Christine Hass
12 John Licitra
13 Danielle Hautaniemi
14 John Duthie
15 Freddy Villano
16 Aimee Caffrey

Excused:

17
18 **Also Present:**

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

25
26
27 **Public Present:**

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

29
30 Chair, Dean Shea, opened the meeting at 6:30 pm.

31
32 **Action Items:**

33
34 **Project: Minor Subdivision – 8-18 Verizon Lane**

35 **Applicant:** Bill Duthie, owner

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

37 **Project Description:** Minor Subdivision of the existing 13.21-acre lot “parent parcel” to create Parcel 30.-1-
38 16.32 (9.15 ac) and Parcel 30.-1-16.31 (4.06 ac). Proposed parcels are currently separated by a lease line and
39 have not been formally subdivided at this time. This project is located in the IR zoning district.

40 **SEQR:** Unlisted/Uncoordinated Action

41 **Anticipated Action:** Public Hearing

42
43 **Summary of Discussion:**

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

51 **Project: Special Use Permit – 8-18 Verizon Lane**

52 **Project:** Special Use Permit - 8-18 Verizon Lane

53 **Applicant:** Bill Duthie, Owner

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

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

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

58 **Anticipated Action:** Referral to Town Board

59

60 **Summary of Discussion:**

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

71

72 **Project: Minor Subdivision – 40 Newman Rd**

73 **Applicant:** Frank Towner, Owner

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

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

78 **SEQR:** Unlisted/Uncoordinated Action – SEAF Part 2 required

79 **Anticipated Action:** Public Hearing, SEQR

80

81 **Summary of Discussion:**

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

85

86 **RESOLUTION PB 26-04**

87

88 **TOWN OF LANSING PLANNING BOARD RESOLUTION**
 89 **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) AND MINOR SUBDIVISION**
 90 **PLAT APPROVAL FOR**
 91 **40 NEWMAN RD TPN 7.-1-23.2**

92

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

97

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

100 **WHEREAS,** 6 NYCRR § 617 of the State Environmental Quality Review Act ("SEQRA") that the above-
101 referenced Action is hereby classified as an Unlisted Action under Section 617.6 of the SEQR Regulations,
102 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;

113
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
120

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
128

129 **WHEREAS**, upon due consideration and deliberation by the Town of Lansing Planning Board; and
130

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
134

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
140

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:
144

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.
149

150 Dated: 27 April 2026

151 Motion by: John Licitra

152
153
154 Seconded by: Danielle Hautaniemi

155 VOTE AS FOLLOWS:

156

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

167

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

176

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

181

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

190

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

- 205 • **Community Benefits** – No stack emissions, employment, construction with 150 long term
206 employees, upgrade electrical at the cost of TeraWulf, upgrading broadband and other areas
207 throughout Lansing,
- 208 • **Annual fund for Parks and Recreation** - Increased access to the lake, Partnerships with the
209 schools & colleges – “Will Planning Board be part of the review”, “is it a Host Benefit
210 Agreement or Pilot”, Cayuga Solar will have a Pilot for the parcel through ORES
- 211 • **Site Development Plan** – Phase 1 three buildings, Substation NW, Water Tanks NE, Set
212 buildings as far away from residents as possible, Concrete plant-temporary, Water will not
213 come out of Cayuga Lake it will come from Bolton Point-stored in tanks, Fuel storage on site-
214 diesel for backup generators and equipment, Are there any battery storage systems related to
215 the solar project “No”.
- 216 • **Design and Integration** – Mechanical enclosed and screened.
- 217 • **Noise and Environmental Controls** – Noise compliance, are deliveries off peak – “They will
218 be during normal business hours”. What are retaining walls made of-there are 3 different
219 conflicting landscaping designs. Renderings for landscaping-use UPS’
- 220 • **Wetlands** – Area of 9.8 and 7.3 will be disturbed-This is determined by DEC and Army Core
221 of Engineers, The Wetlands “might” be determined for the solar project before wetland
222 mapping is complete for TeraWulf, DEC typically determines after SEQR, “Possibility of
223 parcels still getting subdivided, need for updated map
- 224 • **Ecological and Cultural Resources** – TeraWulf expects no impacts
- 225 • **Data Center Water Used** – Limited and controlled, Sealed-no discharge to the lake
- 226 • **Site Water Supply, Infrastructure** – Regular water usage will be from Bolton Point.
227 3,000 gallons per day will be taken directly from Cayuga Lake for dust control-pressure
228 washer. Cayuga Operating Company takes water from the lake, for the old site & landfill
- 229 • **Traffic and Access** – Via Cayuga Drive. Will there be designated roads for trucks, from Rt
230 34B-Ridge Road, ‘unknown at this time’, “no unauthorized traffic”. Would residents have to
231 go through construction to get to their homes. Guard House managed 24/7 - will be a trailer and
232 then a permanent structure. What will be the number of workers-number of trucks-times going
233 through and where is the fill going, “will use the staging area near Stark Rd”. A lot of
234 information is needed as well as concrete amount and use
- 235 • **Energy Use and Grid Integration** – Additional substation for Phase 2 but no more lines, Will
236 the study be ready during the review of this Site Plan
- 237 • **Stormwater Management** – How far along is the SWPPP – “Still in design phase”
- 238 • **Commitment to the Community** – Ongoing Transparency, Next steps is to provide the Town
239 with answers and provide requested information.
240 Questions can go to info@cayugadatacampus.com
- 241 • **Any decommissioning plan** – “Only of Coal stack right now. Solar will have a separate
242 decommissioning plan. No decommissioning plan for Data Center.
- 243 • Are there any bonds for battery storage to protect the Town. Height of buildings over 35 feet
244 will need to be referred to the ZBA. What notification has to be given for excavating, rock
245 blasting and how will it affect the neighborhood-for example-foundations, wells, etc. Much
246 more detail is needed. Is \$900,000, 000 a realistic number for the project. Noise projection for
247 neighbors and across the lake, Chillers- Roof vs. Ground, Space 80% lot coverage-project close
- 248 • How do we move forward-Do we have a complete application - “No”-A complete application
249 is required to move forward
- 250 • Public Hearings will be held as part of the Site Plan Review, once a complete application is
251 submitted.
- 252 • Planning Board to provide comments by Friday, May 1, 2026

256 **Other Business:**

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

261
262 **Adjourn Meeting**

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

265
266 **Access to public documents available online at:**

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

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Suzanne Klaessig

285 Dan's Rd

~~Bicketago~~

400 OLD ORCHARD

Frank's Andor

Helder, NY

Mary Sullivan

Ithaca

Brandon Kirk

Lansing, NY

ANDRES ARROYO

LANSING NY

Toby Dragon

Danby, NY

Suellen Dragon

Danby NY

ADAM MILSPACH

TRUMANBURG

Erica Yon

Ithaca NY

Ralph Wang

Ithaca NY

Zach Becker

Ithaca NY

Alex Thornton

Ithaca, NY

Sarah Kuser

Ithaca, NY

~~Walter King~~

Ithaca NY

Alyssa Coleman

Ithaca, NY

FRANK TOWNER

MARA ALPER

Ithaca NY

Zoe Zrini

Ithaca, NY

Conor Ream

Ithaca, NY

Rete St. DM

Ithaca NY

Chris Van Pelt

Dryden NY

Tod Sukontarak

W. Danby NY

BRIAN CALDWELL

W. Danby, NY

1/25 Ben Caveney

21 Canton Rd Lansing, NY

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Ashley Miller
John V. Dennis
Donald Harner
HAROLD MILLS
Kelly Deolittle
~~for Harold, figure~~
Margaux Chamnell
Katherine Rogovs
RO Savage
Alison Pritz
Tessa Sage Flores
Jamie Wright
Lauren Baker
CORY BAKER
Michelle Mentor
Emma Bowers
Louise Buck
SARAH DOLLING
SAM DOLLING
Maureen Stanhope
Savannah Adams
Mike ~~trubel~~
Charlotte Griggs
Marie McRae
Hilary Lambert

126 Sears St Ithaca
893 Cayuga St Ithaca
163 Drake
110 LUDLOW RD. LANSING
570 E Geneva Rd Lake NY
918 N Avon St.
209 S Geneva St.
411 E Yates St. Ithaca
982 Bartrick Geneva
106 Brook Lane
154 Compton Rd Ithaca
204 Wilson Rd.
Lansing
Lansing
Newfield Piper Rd
Ithaca, N.Y.
Lansing, N.Y.
Ithaca, NY
Ithaca, NY
Lansing
Ithaca, NY
Ithaca, NY
Tompkins Cty West Danby
1676 Hamshaw Rd. Ithaca (Dryden)

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Jacob Chernikoff

527 Lin St, Ithaca

Lisa Lincoln

121 Dates Rd

Ulin Jia

811 Hasbrouck Apt.

Cory Bryant

8 Sunrise drive Newfield

Emma Edmunds

118 E York St Ithaca

LARS McCann

1355 Taughannock Blvd Ithaca

Andrew Pat+

11 Maple Ave

Kelsey Scott

""

Joe Lonsky (NO DATA Center)

71 Nelson Rd. Dandv

Cally Arthur

114 W Lincoln St Ithaca

Mary Darcey-Martin

NO DATA CENTER

4 The Strand, Ithaca, NY

Mark Zuss

Zuss@earthlink.net

Planning Board Meeting

April 27, 2026

ATTENDANCE SIGN IN SHEET

PRINT NAME

ADDRESS

Carol Chernikoff

801 N. Tioga Ithaca

Deryck Downing

1524 Ridge Rd. Lansing NY

Allison DeSario

8 Sunrise drive Newfield

ERIC PRITZ

106 BROOK LANE ITHACA

Ishah Beek

14 Saunders Rd, Ithaca

MILO STEESTAKOFF ky

14 Saunders Rd, Ithaca

Sarah McNaull

2521 West Danby Rd, West Danby

DOUG FINCK

LANSING.

47

10/68