

# Lysander Data Center Advisory Committee Meeting

June 26<sup>th</sup> 2026



# Agenda

1. Project Introduction
2. Legislative Background
3. Why are We Here?
4. Transparency
5. Introductions
6. What is a Data Center?
7. Data Center Concerns
8. Next Meeting
9. Meeting Schedule and Format



# Project Introduction



# Scope

- The scope of this committee is to gather input and make recommendations for updates to town code as it relates to data center and other “new technology” issues that are ***within the control of the Town of Lysander***
- If time permits, the committee may make recommendations to the county and the state for their consideration



# Goals

- Discuss current town code and its applicability to Data Centers and other “new technology” uses.
- Identify specific areas of town code that need to be updated and issues that need to be addressed.
- Consult with resources (Public and Private) to recommend updates and changes to our current code.
- Understand how code updates will affect current / future zoning and land use within Lysander.



# Deliverables

- Progress updates to the public via town website, board meetings, and other outlets
- Code Change Recommendations to the Lysander Town Board
  - The town board ultimately determines the language of the code



# **Boards and Responsibilities**



# Town Board (elected)

- ***Financial Management*** – Budgeting, Procurement, Spending, Taxation
- ***Legislation*** – Local Laws, Land Use and Zoning code, Ethics policies
- ***Public Works*** – Infrastructure, Special Districts, Parks
- ***Personnel*** – Appointments, Compensation



# Planning Board (appointed)

- ***Project Review and Regulation*** – Site Plan Review, Subdivision Approval, Controlled Site Uses
- ***Environmental Protection*** – SEQRA enforcement, Environmental and Wetland Permits
- ***Planning and Advisory*** – CLUP development, Advising the other boards on zoning related topics



# Zoning Board of Appeals (appointed)

- ***Granting Variances*** – Area and Use variances
- ***Appeals***
- ***Zoning Interpretations***
- ***Special Use Permits***



# Application Review Process - Controlled Site Review (PB)

## 1. Developer Submits application

- SEQR Part 1
- Detailed area, plot, and landscape plans
- SWPPP (Stormwater Pollution Prevention Plan)

## 2. Zoning Officer Reviews application for accuracy/completeness

## 3. Planning Board Review

- Confirm compliance with town zoning code
- Perform SEQR Review
- Planning board may also consider CLUP, traffic and road access, safety, water, sewage, landscaping, transition between adjacent uses, etc
- The planning board is NOT legally required to hold a public hearing

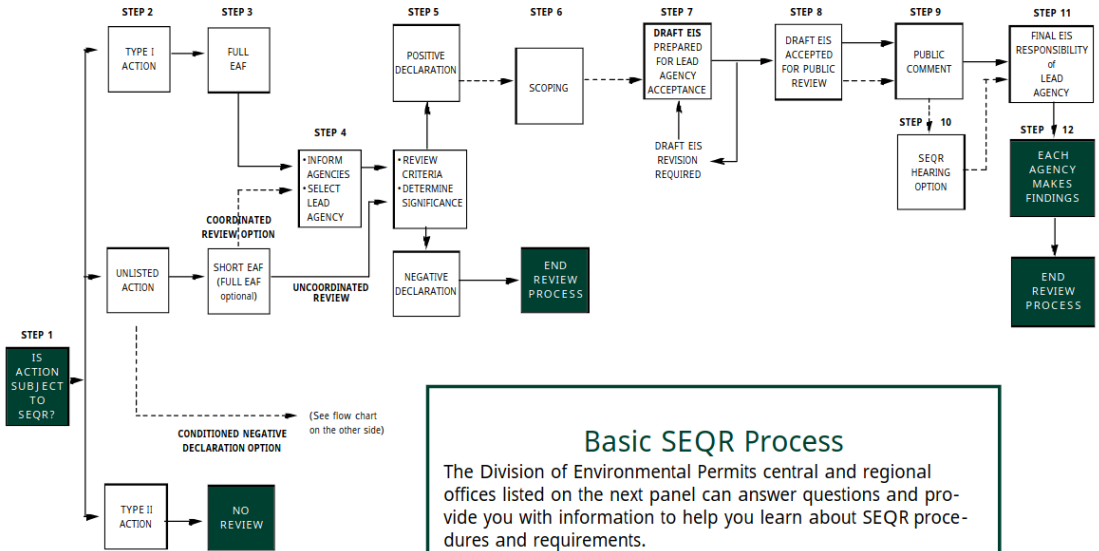


# Application Review Process - Special Use Permit (ZBA)

1. We believe a Data Center requires a special use permit to confirm the following:
  - The proposal is consistent with orderly area development
  - Will not cause unreasonable detriment (noise, vibration, odors, glare, or fire hazards)
  - Safeguards public health, comfort, and convenience
  - Will not cause undue traffic congestion
  - Provides adequate transition between adjacent uses or districts
2. The special use permit may be issued with specific requirements that an applicant must meet to allow the use



# SEQR Process



**Basic SEQR Process**

The Division of Environmental Permits central and regional offices listed on the next panel can answer questions and provide you with information to help you learn about SEQR procedures and requirements.

These references are available:

- The statewide SEQR regulations, 6 NYCRR Part 617 (the latest revision effective January 1, 2019)
- The SEQR Cookbook—a step-by-step discussion of the basic SEQR process
- SEQR Handbook—<https://www.dec.ny.gov/permits/6188.html>
- SEQR EAF Workbooks - <https://www.dec.ny.gov/permits/90125.html>
- Citizen's Guide to SEQR
- Local Official's Guide to SEQR
- DEC SEQR website: <https://www.dec.ny.gov/permits/357.htm>

- Region 1** (Nassau, Suffolk counties)  
50 Circle Road, Stony Brook, NY 11790  
(631) 444-0355
- Region 2** (all of New York City)  
One Hunters Point Plaza, 47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4997
- Region 3** (Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, Westchester counties)  
21 South Putt Corners Road, New Paltz, NY 12561  
(845) 256-3054
- Region 4** (Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady, Schoharie counties)  
1150 North Westcott Road, Schenectady, NY 12306  
(518) 357-2069
- Region 5** (Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren, Washington counties)  
1115 Route 86, PO Box 296, Ray Brook, NY 12977  
(518) 897-1234
- Region 6** (Herkimer, Jefferson, Lewis, Oneida, St. Lawrence counties)  
State Office Building, 317 Washington Street  
Watertown, NY 13601  
(315) 785-2245
- Region 7** (Broome, Cayuga, Chenango, Cortland, Madison, Onondaga, Oswego, Tioga, Tompkins counties)  
615 Erie Boulevard, West Syracuse, NY 13204  
(315) 426-7438
- Region 8** (Chemung, Genesee, Livingston, Monroe, Ontario, Orleans, Schuyler, Seneca, Steuben, Wayne, Yates counties)  
6274 East Avon-Lima Road, Avon, NY 14414  
(585) 226-2466
- Region 9** (Allegany, Cattaraugus, Chautauqua, Erie, Niagara, Wyoming counties)  
270 Michigan Avenue, Buffalo, NY 14203  
(716) 851-7165
- Central Office, Environmental Permits**  
625 Broadway 4th Floor, Albany, NY 12233  
(518) 402-9167



**Why Are We Here?**



# Why are we here?

## ***Why not just ban Data Centers and be done with it?***

- The short answer is that banning isn't the end of it
  - Saline Michigan
  - Hill County TX, Urbana IL, Imperial County CA, Hawkins County TN, Tarboro NC, Monroe Township NJ, Cave City KY



# Saline, Michigan

**08/13/2025**

Related Digital requests a zoning change for a Data Center

**09/12/2025**

Township of Saline is Sued by Property Owner

**02/20/2026**

Subsequent Resident Lawsuits Rejected by Washtenaw County Judge

**05/13/2026**

Township Treasurer Resigns after a "barrage of vulgar death threats and harassment"

**09/10/2025**

Township Board of Saline Denies Data Center Rezoning

**10/01/2025**

Township Board Votes in Favor of Settlement

**04/24/2026**

Financing secured for Data Center project between Related Digital, Blackstone, and Oracle

**06/01/2026**

Data Center Project Breaks Ground

# Important Takeaways

- Pursue a More Strategic Approach
- Focus on Ordinance and Zoning Code changes that protect the interests of the community
- Emphasize Dialog and Transparency with the Public



# Why are we here?

## *Why is this process important?*

- To gather, understand, and acknowledge the concerns of the community
- To identify outdated or inadequate areas of the town code
- To recommend specific changes to town code
- To ensure the Town Planning and Zoning boards have updated code to guide and support their decision making processes in the best interest of the town



# Transparency



# Transparency

- Confirm no members of the committee have an interest in the project (financial or otherwise)
- Committee Meetings are open for public attendance/observation
- Committee meeting recordings will be posted online
- Committee members are encouraged to seek community feedback
- We will hold a public hearing to review this committee's recommendations prior to submitting them to the town



# Introductions



# Tell Us...

- Do you Still Want to Participate?
- Name, Role, and Why You Joined
- Are you a Resident of Lysander?
- Any Affiliation with the Developer?
- Can we Share Your Email and/or Phone Number?



# About Data Centers



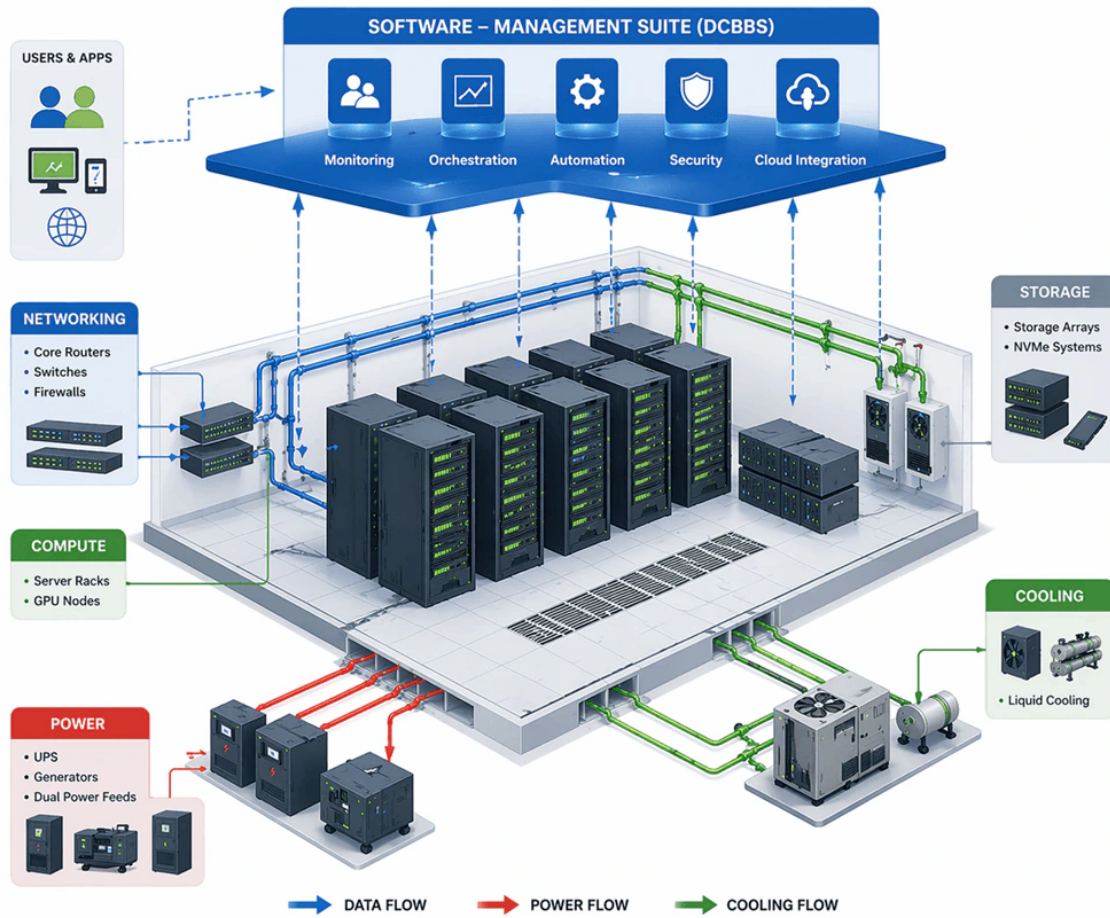
# What is a Data Center?

NY Senate Bill 9144-A defines a Data Center as

- "Data center" shall mean **all buildings, equipment, structures, infrastructure within an existing structure, and other stationary items, such as server racks, that are located on a single site or on contiguous, adjacent, or otherwise connected sites**, and that are owned or operated by the same entity or by any entity who controls, is controlled by, or is under common control by such entity, regardless of whether the data center is a single-occupant site or multi-occupant site, that is **capable of using twenty megawatts of electricity or more** and is **designed or intended to be primarily engaged in data processing, data storage, data transport, web hosting, web streaming support, or other services** described under code 518210 of the 2022 North American Industry Classification System.



# Data Center Components:



Source: supermicro.com

# Data Center Concerns

- Identified Issues List
- Brief Review
- Homework



# Next Steps



# Homework

- Data Center Identified Issues Spreadsheet
  - What did we miss?
  - What needs clarification?
  - Prioritize the items High, Medium, Low, NA



# Meetings

- Recurring Meetings
  - Choose a Recurring Date and Time
  - Is Zoom OK for those who can't meet in person?
- Next Meeting
  - Discuss issues, clarifications, and additions
  - Set priorities
  - Review Town Noise Ordinance and work in progress



**Thank You**

