

Comments received on 10/15/2025 after 1:45 PM

From: Mary Kathleen Fessenden
Sent: Wednesday, October 15, 2025 12:26 PM
Subject: Comment for moratorium discussion

I just submitted this statement online at [Lansingtown.ny.gov/contact](https://lansingtown.ny.gov/contact) but wanted to send here as well:

I'm writing to urge the Town Board to enact a moratorium on any new large scale development in the Town of Lansing while you are revising your zoning laws.

I am a 66-year-old resident of Ithaca and have spent most of my life living near the shores of Cayuga Lake. I grew up in King Ferry where previous generations of my family lived and farmed the land dating back to the mid-1800s. One of my nephews now operates a vineyard on Lake Road in King Ferry. I moved to Ithaca in 1985, drawn back to the area for its natural beauty. During the summer months I swim in Cayuga Lake and enjoy all that the unique Finger Lakes region has to offer. I donate to the Finger Lakes Land Trust and am tremendously grateful for the work they have done. I believe we owe it to past and future generations to take the necessary time to consider all the ramifications of any new large scale development in the Town of Lansing, particularly as it relates to Cayuga Lake, and by extension, the entire Finger Lakes region.

Please adopt a moratorium. I believe it is the responsible thing to do to protect the environment and the communities that live here.

From: KATH
Sent: Wednesday, October 15, 2025 4:49 PM
Subject: comment - draft land use moratoria

My name is Kathleen Yen and I reside at (redacted).

I am writing to you today to thank you and to show support for your efforts to thoughtfully and responsibly exercise your authority as elected officials to protect public health, safety and the general welfare of the community and draft a temporary land use moratoria.

A clearly defined and temporary moratoria provides time needed to complete the update of the town zoning law and related land use regulations to ensure they are aligned with the Town's Comprehensive Plan, protects the community, and mitigates potential financial, legal and other risks associated with outdated zoning laws and related regulations.

[New York Department of State (NYS DOS) publications (<https://dos.ny.gov/publications>); "Land Use Moratoria" publication (revised 2010, reprinted: 2024): (<https://dos.ny.gov/system/files/documents/2024/09/land-use-moratoria.pdf>)]

From: Paul Prager
Sent: Wednesday, October 15, 2025 5:27 PM
Subject: RE: 10/15/25 Town Board Meeting - Proposed Moratorium

Dear Supervisor Groff,

When I asked about Assemblymember Kelles's participation on the agenda, you explained that her appearance was "standard," even though it was added late yesterday. It has since come to my

attention, however, that she has broadly circulated a coordinated letter-writing campaign urging local elected officials to support the proposed moratorium and to publicly oppose the Cayuga Data Campus. For your reference, I have included her correspondence below.

To my knowledge, Assemblymember Kelles has never before appeared on the Town's formal agenda, nor has any other sitting Assemblymember. Given that precedent—and your own stated intention of “taking a breath” and approaching next steps logically and transparently—it is difficult to understand how such an overtly political and one-sided initiative could be permitted as part of the Town's October 15 agenda.

I am also disappointed by the personal slights and mischaracterizations of TeraWulf's good-faith efforts contained in Ms. Kelles's correspondence, particularly given that I have not yet had the opportunity to meet with the Assemblymember or any members of your Board. Indeed, I would be delighted for you to share with the public all the communications between yourself and Terawulf so everyone might gauge for themselves our respective notions of transparency, fairness, decency and community.

More concerning, however, is that Ms. Kelles's letter misstates both state law and the objectives of Lansing's comprehensive plan. The fact is that no statute or case requires a moratorium simply because a comprehensive plan exists, and the state grant accepted by Lansing for “Smart Growth / Community Planning / Zoning” contains no language mandating a moratorium or suspension of permitting activity. Moratoria are discretionary tools that must be, among other things, reasonable in scope and duration and tied to specific, active planning work. Lansing's proposed moratorium does not meet the applicable standard.

Furthermore, Lansing already has robust processes in place. The existing site plan review and State Environmental Quality Review Act (SEQRA) procedures provide a comprehensive and transparent framework for evaluating environmental and community impacts. A moratorium would not strengthen these protections or improve oversight—it would simply delay progress and create unnecessary uncertainty.

At this point, it appears that tonight's meeting will provide one perspective and that the outcome is largely predetermined. Considering this, I again urge you to reconsider my request to meet with the Board—and any stakeholders you deem appropriate—to ensure that you, and the residents of Lansing, are fully informed about our plans for the Cayuga Data Campus and our ongoing investment in the community.

Respectfully, this situation does not reflect the Town's stated commitment to neutrality or the integrity of its process. Nor does it serve the best interests of Lansing's residents and stakeholders, who deserve transparent, balanced, and fact-based governance.

Sincerely,

Paul Prager

Chief Executive Officer

TeraWulf Inc.

Assemblymember Kelles's Email to Local Elected Officials

TIME-SENSITIVE: PLEASE SIGN ON TO THIS LETTER WITH ME

Good morning my dear colleagues. I am sure you have all heard bits and pieces about the data center that has been proposed by the international company Terawulf. As you know I've been working for years to educate people on the environmental but also severe economic negative impacts of data centers and I will certainly share all of that as this situation moves forward, but in the short term the company is harassing, intimidating and threatening the Lansing town board

members against performing a standard protocol proposed one-year moratorium to allow the board to complete the process (and legal obligation) to update their zoning to match their comprehensive plan. Not moving forward with the moratorium and enabling any large scale development that is completely contrary to their comprehensive plan before they put the updated zoning in place actually puts them at legal risk of being sued.

I have written a sign-on letter for elected officials around Tompkins county to stand in support and solidarity with Lansing while they exercise their rights and obligations to their constituents. It outlines state and federal case law that supports the moratorium, it outlines existing state law that requires they take action to ensure that development happen in the context of zoning that aligns with their comprehensive plan, and it outlines local precedent of the city of Ithaca, village of Trumansburg, and most recent, the town of Dryden doing this very action in the window between approving a comprehensive plan and updating community-wide zoning.

At the state we have a standard practice where we ask fellow colleagues from other jurisdictions if they want to sign on to letters on specific issues - whether it be, for example, public comment to a state document, letter to the governor, or press release to the public. This is the most informal practice we have but it is the most nimble and it is simply a show of solidarity. This request is in that vane. "We as fellow electeds understand the law and precedent and recognize your rights and obligations and stand in solidarity with you urging you on over the finish line with your moratorium."

Please let me know if you are willing to sign on. I am reaching out to municipal electeds around Tompkins county:

https://docs.google.com/document/d/12ZoNRwGd3AioPCCqGOfM4YeM97TKd_4ofZXHw_IK7k8/edit?usp=sharing

Anna

From: Paul Prager

Date: 10/14/25 4:26 PM (GMT-05:00)

Subject: Re: 10/15/25 Town Board Meeting - Proposed Moratorium

Supervisor Groff,

You asked that I not attend tomorrow's meeting. I understand, however, from public posts on Facebook that there will be an organized turnout of opponents. I'm also told that the agenda has been modified to include Assemblymember Anna Kelles — a well-known critic of data center development. As framed, this feels unbalanced and, candidly, unfair.

At last week's open house, we saw how a coordinated arrival of activists crowded out local voices. Several Lansing residents told us they left after seeing the line form, believing they would not have a meaningful opportunity to speak. You have called for a transparent and open process — and we share that goal. Yet repeatedly excluding our participation while amplifying organized opposition undermines that very standard.

Respectfully, I ask how you intend to ensure a fair and transparent discussion tomorrow. Any of the following steps would help restore balance:

- Allow a TeraWulf and Lansing representative (e.g., Jerry Goodenough) equal time to make a statement and respond to Assemblymember Kelles' remarks.
- If that is not acceptable, please schedule a dedicated session where both perspectives are afforded equal time on the agenda.

- As you previously suggested, prioritize Lansing residents during public comment to ensure local voices are not drowned out by coordinated, non-resident attendance.
- Publish the updated agenda and public record packet in advance of the meeting, so all parties can prepare on equal footing.

TeraWulf has been part of the Lansing community for decades, and our only goal is for the Board to have accurate information as it considers the proposed moratorium. I remain available to participate under any reasonable format you deem appropriate and will fully respect the rules you set.

Thank you for taking these concerns seriously and for clarifying how you intend to ensure a balanced discussion.

Sincerely,
Paul Prager
Chief Executive Officer
TeraWulf Inc.

On Oct 12, 2025, at 6:40 PM, Paul Prager wrote:

Good evening Ruth;

Thanks very much for your note. I am modestly relieved there has been a preliminary effort to diligence our datacenter since the initial proposal to advance a vote on the proposed moratorium. Respectfully, I think there is quite a bit more to be shared, discussed and considered so that you may fulfill your responsibilities and fiduciary duties, and likewise I might have clear direction on how to address my own, that is to achieve construction of the Cayuga datacenter without further delay. That said, I very much look forward to meeting with you and the Board to work towards a fulsome and constructive resolution of any concerns. I will follow up post the board discussion Wednesday evening.

Best regards,
Paul

From: Ruth Groff

Sent: Sunday, October 12, 2025 5:57 PM

Subject: Re: 10/15/25 Town Board Meeting - Proposed Moratorium

Dear Mr. Prager,

Thank you for your letter and for your continued engagement with the Town of Lansing regarding the Cayuga Data Center.

The Town Board has made a concerted effort to hear from TeraWulf throughout this process. Your team participated in our recent public hearing, and individual Board members have met with TeraWulf staff one-on-one. Additionally, presentation materials from the Cayuga Data Center open house held on October 7, 2025, were distributed to the entire Town Board for review. These materials have provided valuable context as we evaluate the path forward.

We understand that TeraWulf and the ownership of the Cayuga site have a long history in the Lansing community, and we appreciate the economic and civic contributions you've made over the years.

At this point, the Town Board requires time at our next meeting to have a focused discussion among members regarding the proposed moratorium. We feel it is important to deliberate internally before scheduling any further meetings or presentations.

We appreciate your outreach and willingness to share your vision and will follow up as appropriate after our Board discussion.

Sincerely,

Ruth Groff

Town Supervisor

Town of Lansing

From: Paul Prager

Sent: Saturday, October 11, 2025 5:35 PM

Subject: RE: 10/15/25 Town Board Meeting - Proposed Moratorium

Hi Ruth,

Kerri Langlais shared your note, and I would like to respond personally.

I look forward to meeting you and the Town Board and having an open conversation about the proposed moratorium and our plans for the Cayuga Data Campus.

With respect, I believe you're overlooking the fact that TeraWulf and the ownership of the Cayuga site are part of the Lansing community. The site has been a meaningful contributor to the town for decades—through taxes, jobs, and local engagement. Employees live, shop, and volunteer in Lansing. We're not outsiders; we're invested neighbors and your constituents.

I'd appreciate the opportunity to share our vision and how it can benefit Lansing, so you and the Board have a full and accurate picture as you carry out your responsibilities and fiduciary duties to the community.

Please let me know if I may have some time with you and the Board at your earliest convenience.

Thank you for your consideration.

Sincerely,

Paul Prager

From: Ruth Groff

Sent: Saturday, October 11, 2025 3:22 PM

Subject: Re: 10/15/25 Town Board Meeting - Proposed Moratorium

We would prefer that he not be present at the October 15 meeting. The town needs to take a breath so we can have an honest conversation with Lansing about the moratorium, and to hear from our Lansing residents without clouding the waters with outside influences.

Ruth Groff

Town Supervisor

Town of Lansing

From: Kerri Langlais

Sent: Thursday, October 9, 2025 5:25 PM

Subject: 10/15/25 Town Board Meeting - Proposed Moratorium

Dear Ruth,

We understand that while the vote on the proposed moratorium has been postponed to the November meeting, the Board will be deliberating the matter at Wednesday's regular Town Board meeting.

In advance of that discussion, we'd like to offer the opportunity for our CEO, Paul Prager, to briefly introduce himself at the meeting. This would be a chance for him to share more about the Cayuga Data Campus project, our backgrounds, and our accountability and commitments to the community—and to answer any questions the Board may have.

We're happy to proceed in full accordance with all applicable town and state guidelines.

Please let us know if this is of interest.

Best regards,

Kerri Langlais

Chief Strategy Officer

From: Corey Dresen

Sent: Wednesday, October 15, 2025 6:13 PM

To: Clerk's Office <clerksoffice@lansingtownny.gov>

Good afternoon,

I would like to submit a public comment to express my support for the moratorium on large scale development, as well as my concerns about the AI Data Center that is currently proposed. The environmental, public health and economic ramifications of such a project would be harmful to our community and deserve to be fully investigated before moving forward.

Thank you for your time,

Corey Bechtle

From: John V. Dennis (redacted)

Sent: Wednesday, October 15, 2025 5:26 PM

To: Ruth Groff <rgroff@lansingtownny.gov>; Joe Wetmore <jwetmore@lansingtownny.gov>; Judy Drake - jdrake@lansingtown.com <jdrake@lansingtownny.gov>; Christine Montague <cmontague@lansingtownny.gov>; Laurie Hemmings <lhemmings@lansingtownny.gov>; Town Clerk <townclerk@lansingtownny.gov>

Subject: Comment on Proposed Moratorium/Local Law No. 7

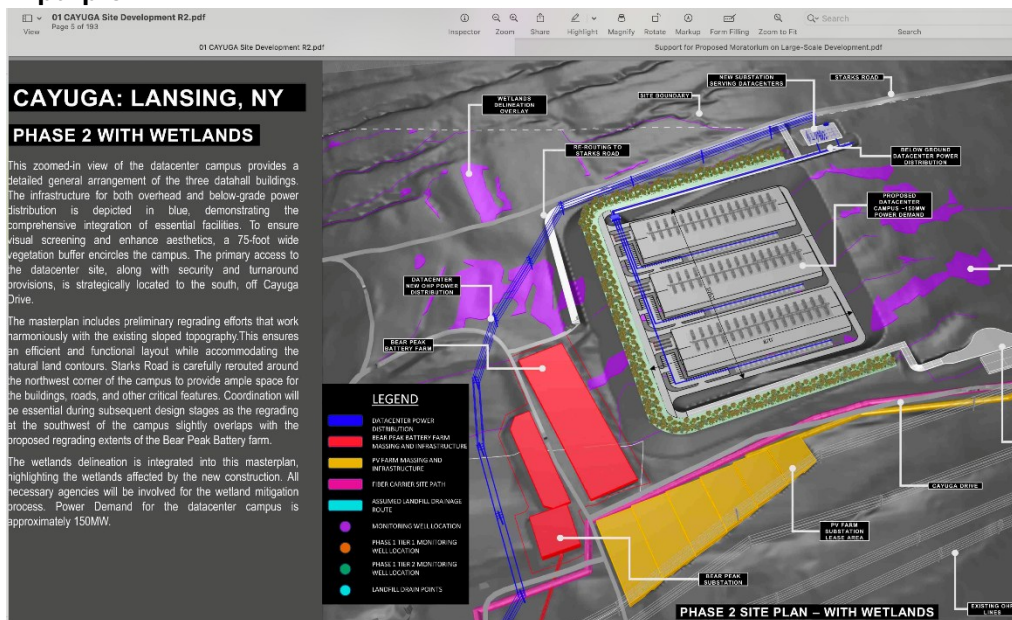
Dear Board Members,

Attached are my written comments regarding the proposed moratorium. I am inserting here my Attachment A..

I want to be clear that I have approximated--using a 50MW rectangle near the lake and a 150MW L-shaped space east of their proposed three Phase 1 buildings--to roughly show the additional space that would be occupied by a full build-out of 400MW of data center capacity mentioned in Terawulf's [August 14, 2025 press release](#). This sort of noisy, night-illuminating industrial development shoe-horned into a parcel zoned industrial beside Lake Cayuga is utterly inappropriate.



The image below shows Terawulf's depiction of the three buildings proposed for their Phase 1 as well as the battery farm (in red) and the PV Farm Substation (in yellow). Wetlands are shown in purple.



Best regards, John

John V. Dennis, PhD
(redacted)

From: Beal St. George
Sent: Wednesday, October 15, 2025 6:50 PM
To: Clerk's Office <clerksoffice@lansingtownny.gov>
Subject: I support a moratorium on large-scale development in Lansing

I support a moratorium on large-scale development in Lansing. I actually live in Trumansburg, but when I access the lake, it's right by the old Milliken Station. I'm worried about the environmental and ecosystem challenges presented by developing more land in Lansing. I just don't think it's what we need right now. In the case of the proposed Terawulf development, I am also concerned about the economic impact that would have huge ripple effects for all of us in the area (beyond just Lansing residents). I am concerned about the lack of regulation for these types of AI data centers and technologies that we don't know ANYTHING about the impact of on our communities.

From: Howard Liu
Sent: Wednesday, October 15, 2025 11:15 PM
To: Clerk's Office <clerksoffice@lansingtownny.gov>
Subject: Comment for Proposed Local Law #7 of 2025

Dear Lansing Town Board,

I am writing in support of Proposed Local Law #7 of 2025 to establish a temporary moratorium on land use development reviews and approvals and land development actions. I support this proposed local law because it just makes sense. The moratorium would allow the Town time to update its zoning codes before large-scale developments can impact the community and the local environment in ways that can't be undone.

Clearly, there will be those who are opposed to this moratorium, particularly TeraWulf. Being a for-profit company, they are incentivized to get their project going ASAP. Every day they're not operational is another day they're losing money. Given that, like any good business, they'll likely overstate their positives and underplay their negatives, while also creating time pressure to allow them to start development now. There's nothing inherently wrong with this kind of tactic, but the time pressure is completely manufactured. One year is ultimately not a long time in the grand scheme of things. If TeraWulf can't wait a year, then are they truly interested in a long-term investment in this community? And even if TeraWulf decides to develop elsewhere, the land will still be there (with updated zoning codes), ready for tenants that would be a better fit for the Town.

Lansing has been around for over 200 years. I urge the Board to vote in support of Proposed Local Law #7 of 2025 so that they have that year to get the Town's codes ready for the next 200.

Sincerely,
Howard Liu