

Comments received on 10/16/2025

Submitted on Thursday, October 16, 2025 - 7:14am

Nancy Entwisle

I am currently a resident in the Finger Lakes area,, moving to Ithaca next year. I am APPALLED at the prospect of a data center coming to Cayuga Lake. These are nothing but lucrative (they hope) investments for absent oligarchs, while causing major destruction of the environment, including water pollution and ongoing noise pollution for the rest of us who will have to live with it long after they are gone. This will RUIN the lake if it's allowed. I will keep track of the people who try to help the project move along, as well as those who oppose it. I will vote against any candidate who helps clear the path for this, and FOR any candidate who fights it. SHAME on those who are trying to bring this about. They know better!

From: Nancy Spero

Sent: Thursday, October 16, 2025 10:12 AM

Subject: Support for Moratorium

I am writing to ask you to vote for the one year moratorium on large scale development including the AI data center/power plant on Cayuga Lake. Use this time to study the actual costs and effects on the community and cayuga lake. I think you will find that the costs greatly outweigh any benefits. It is important that the zoning laws protect the community from such damaging projects.

My family has owned a small rustic cottage directly across the lake from the power plant since the early 1970s. This is where I go to replenish myself in these stressful times. Often I go to just sit, and listen to the sounds of the water and birds. I go to "unplug" from the stressful world. Sometimes I hear neighbors having fun. On some nights I can hear neighbors in Lansing, almost like they are next door. People are out enjoying life on this precious lake in their own wonderful ways. Small sounds carry large distances on quiet nights on the lake. The lake is a place for recreation, relaxation and enjoyment important for community and mental health. We only have one lake. It is one of the things that makes this area a wonderful place to raise children and enjoy a high quality of life.

There are many, many cottages and homes on both sides of the lake that would be affected by this industrial plant. If the plant is built there will be fans running, lights, and noise. There will be constant hum 24 hours a day, 7 days per week. According to the company's plans they will be expanding as time goes on, only increasing this disruption. This kind of noise is known to interrupt sleep and disrupt the ecosystem of the lake. The energy usage to run the plant, the water usage and cooling chemicals are bad for the environment. We will likely be left with the noise and pollution and have no way to undo the damage. The companies do not care about our communities, only their business profits.

These companies are great at public relations promises to get their systems built. They say the things they think people want to hear, and then when they get their permits they do what they want, with no recourse for the community. They are given the green light to go forward, and then they lack accountability. Please consider the long term damage this decision will cause to the whole community.

It is a difficult job being a board member. I thank you for your service in these difficult contentious times.

Submitted on Thursday, October 16, 2025 - 1:59pm

Chase White

Hi, I was looking for info on the outcome of the moratorium discussion from last night's meeting because I was unable to attend/watch on YouTube. Was there an official vote on the topic? If so, what was the outcome of the vote? If not, what is the next step in the process? I was hoping to find info online about it, but have not seen any news, official or unofficial. Many thanks!

Submitted on Thursday, October 16, 2025 - 3:07pm

Blake Finkenbinder

When will the moratorium vote be held? I am debating submitting comments, but don't know when/if the board will be voting.

Submitted on Thursday, October 16, 2025 - 4:35pm

Nathan LaFond

Data centers are known to have an adverse effect on local energy bills. I am fiercely opposed to the proposed data center. I will also be keeping an eye on which representatives are supportive of this proposal and do everything I can to make sure they are unsuccessful in the next election.

From: Kerri Langlais

Sent: Thursday, October 16, 2025 7:02 PM

Subject: TeraWulf Letter to Ithaca Common Council – For Inclusion in Lansing Public Record

Dear Council Members,

Please find attached a letter from TeraWulf Inc. regarding the proposed development moratorium in the Town of Lansing and related comments made by Assemblymember Dr. Anna Kelles. We are sharing this correspondence directly with the Ithaca Common Council for context and copying the Town of Lansing Board and Clerk's Office to ensure it is included in the official public record.

Thank you for your time and consideration.

Best regards,

Kerri Langlais

Chief Strategy Officer

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Dear Town and County Officials, Some of you were recently approached by Assemblymember Dr. Anna Kelles (125th District) and encouraged to co-sign a letter supporting a proposed development moratorium in Lansing and opposing the Cayuga Data Campus. As the developer of the Cayuga site, TeraWulf Inc. writes to clarify the record regarding both the project and the proposed moratorium, and to address several inaccurate statements made by Dr. Kelles in her correspondence and public remarks to the Lansing Town Board on October 15. We fully respect Dr. Kelles's right to express her views. Our intent is not to engage in political debate, but to ensure that decision-makers and residents have access to accurate, balanced, and verifiable information about the Cayuga Data Campus and the Town's planning process. The issues before you – land-use authority, zoning alignment, and community planning – deserve thoughtful consideration grounded in fact and law, not speculation or rhetoric. We are submitting this correspondence for inclusion in the public record to ensure that the Board and community have an accurate, fact-based understanding of the Cayuga Data Campus, its alignment with the Town's 2018 Comprehensive Plan, long-standing industrial zoning, and the broader implications of the proposed moratorium. I.

Legal and Procedural Context The proposed one-year, town-wide moratorium is neither required by law nor supported by New York precedent. The \$100,000 state grant received by Lansing this year to modernize its zoning code contains no provision – or expectation – of a moratorium. Its purpose is to align zoning with the Town’s 2018 Comprehensive Plan, which explicitly encourages redevelopment of existing industrial sites with established infrastructure as a means to promote sustainable economic growth and reduce sprawl (Town of Lansing Comprehensive Plan, 2018, Economic Development Goals, p. 28). The Cayuga property is consistent with the Comprehensive Plan. The property has long been zoned Industrial (I) and has been part of the very fabric of the Lansing community for nearly seventy years. Originally developed in the 1950s as the Cayuga Generating Station, the site provided reliable electricity, family-sustaining jobs, and tax revenue for generations. The planned Cayuga Data Campus continues that lineage of productive industrial use, transforming a former fossil-fuel facility into a state-of-the-art, zero-carbon digital infrastructure hub that supports both the regional economy and the State’s decarbonization goals. This use of the property thus constitutes a longstanding and modern part of the character of the community. 2

New York law does not require a moratorium merely because a planning update is underway. State courts have long held that moratoria are discretionary tools, permissible only when they are temporary, narrowly tailored, and directly tied to a specific planning process already in progress. Many of the cases cited by Dr. Kelles – such as *Tuxedo Conservation & Taxpayers Ass’n v. Town Board of Tuxedo* (1979) and *Harbort Realty Corp. v. Kurek* (1974) – affirm these limitations rather than support broad, open-ended moratoria. Those decisions addressed time-limited, plan-specific pauses to complete zoning updates already underway – not sweeping, town-wide prohibitions that effectively single out one project, which based on last night’s discussion has become more and more apparent.

II. Existing Oversight and Environmental Safeguards The Town of Lansing already maintains comprehensive, effective, and transparent review mechanisms. Both the site plan review process and the State Environmental Quality Review Act (SEQRA) require full evaluation of environmental, social, and economic impacts. A moratorium would add no new protections or transparency – it would simply delay investment, stall job creation, and inject uncertainty into a community that is already engaged in an orderly, state-funded zoning modernization effort.

III. Mischaracterizations Regarding the Cayuga Data Campus In her public comments, Dr. Kelles made several inaccurate or misleading claims regarding data-center economics, environmental impacts, and the Cayuga project specifically:

- **Energy and Infrastructure:** The Cayuga Data Campus will utilize existing transmission infrastructure at the former Cayuga Generating Station site. No new long-distance, high-voltage lines are required. The project is located in NYISO Zone C, an area with surplus generation capacity, and its load is not expected to increase residential utility rates. The project will pay for electricity under NYSEG tariff SC-7. TeraWulf will also pay for regional grid upgrades that have been identified by NYISO – improvements that would otherwise be borne by ratepayers. Dr. Kelles’s assertion that local ratepayers will bear infrastructure costs related to the Cayuga Data Campus is incorrect.
- **Jobs and Economic Impact:** The project will create hundreds of construction jobs and up to 100 skilled, permanent positions upon full buildout—consistent with peer facilities across New York. Equally important, it repurposes an industrial brownfield that has sat idle since the coal plant’s closure in 2019, generating significant new property-tax revenues and community benefits. Dr. Kelles cited a 2024 article referencing 22 full-time employees at our Lake Mariner facility. As with any major infrastructure buildout, workforce scales as operations expand. As of September 15, 2025, Lake Mariner employs 77 full-time personnel on-site in Barker, NY, plus eight additional remote employees – a more than threefold increase over last year.
- **Water and Cooling:** Contrary to Dr. Kelles’s claims, the Cayuga Data Campus will utilize a closed-loop cooling system that draws no water from Cayuga Lake and discharges none back into it. The system employs non-toxic industrial coolants and has no pathway to the lake or atmosphere that could

impact the ecosystem. The same system is used at the Lake Mariner 3 facility in Barker, which was visited by several members of the Board. Utility water – for sinks and restrooms – will come from the same municipal system (Bolton Point) used by all other residential, commercial, and industrial users in Lansing. An emergency pump connection exists on the site solely for fire suppression. • Noise and Light: The facility's design complies with all state and local standards, maintaining sound levels below 55 dBA at the property line – comparable to normal residential noise and well below industrial thresholds. Lighting will be fully shielded and dark-sky compliant. The single-story structures will be landscaped and visually screened from the lake. The same design principles have been successfully implemented at TeraWulf's Lake Mariner facility, where removal of the former power plant stack and lighting restored the skyline and improved community aesthetics. IV. Selective and Prolonged Moratoria Risk Legal and Economic Harm Revisions to the moratorium language discussed on October 15 make it increasingly clear that the measure is targeted at a single project – the Cayuga Data Campus. Such selective action undermines the principle of neutrality in land-use governance and exposes the Town to potential legal challenge. A prolonged or targeted moratorium would also impede the State's "just transition" objectives for former coal communities and delay the economic revitalization Lansing residents have anticipated for years. V. Commitment to Transparency and Collaboration As Town Board Member Christine Montague noted during the October 15 meeting, after visiting our operating Lake Mariner facility, "a few of us visited their site and it is run in the way that they're saying they'll run it here." We stand by that record and welcome each of you to visit our sites firsthand to see the professionalism, community engagement, and pride that define our operations. TeraWulf welcomes open dialogue and fact-based collaboration. We have provided detailed public information through community open houses, Town Board presentations, and online resources. We respectfully urge local officials to base decisions on verifiable facts, established legal standards, and the Town's long-standing industrial zoning framework and Comprehensive Plan for the property – not misinformation or political pressure. Together, we can ensure that Lansing grows responsibly, sustainably, and in alignment with its economic and environmental goals. Respectfully submitted, Kerri Langlais Chief Strategy Officer TeraWulf Inc

From: Dean E. Shea

Sent: Thursday, October 16, 2025 7:03 PM

Subject: comments on proposed local law #7 moratorium on certain development

Regarding the proposed local law #7 moratorium on certain development

In my opinion, the moratorium law as originally written is overly broad and the proposed relief through the zoning board is overly restrictive. I believe that this law should be at the least rewritten to be less restrictive and at most removed from consideration due to the ongoing needs of the community for additions to the tax base and to uphold the rights of property owners who pay property taxes to develop as and when they choose. The zoning process is likely to take 18 to 24 months rather than 12 months and this Intensifies the harm to property owners due to missed opportunity, rising prices of development, foregoing prospective profits and ongoing property tax expenses. Any moratorium proposed should legitimately address specific concerns or concepts addressed in the comprehensive plan that the current zoning does not adequately address. I am not aware of any legitimate and pressing concerns within the IR district zoning code that require a change so significant that it would require a moratorium. If the impetus of a moratorium is simply opposition to an AI Data Center, that seems to be an illegitimate cause for such action.

Almost all of the public comments that I have read on the town website regarding a moratorium center solely on a proposed AI data center which has not come before the planning board for sketch plan review and if it does come before the board with a completed application will take several months at the least to navigate the site plan process. This suggests that the short timeline between the introduction of the draft law to the public and the proposed initial vote was hasty and less than transparent and fair to the community.

Further, the public's comments are fixated not only on an AI Data Center, but on many specific concerns associated with that potential project but which don't necessarily apply to the project as presented recently at the Lansing Middle school. These are a few such examples:

1. Direct intake and discharge into the lake for cooling. The project proposal would have a closed loop cooling system not connected to the lake. So no harmful algal blooms or other issues related to this concern.
2. Large lake water extraction. Bolton point has 3 tanks each of which house between 2 to 3 million gallons. The proposed AI facility cooling system would take a 1 time fill of between 1/4 to 1/3 of 1 tank and ongoing filling of less than 10 gallons per week. So not a significant amount of water extraction from the lake or from Bolton Point which can supply up to 9.4 Million gallons per day.
3. Huge air pollution. This claim is based upon the Grok AI facility in Tennessee which uses methane turbines to generate power for the facility. The proposed facility here would be grid tied and be all electric, so no emissions.
4. Destruction of wildlife and habitat. The AES Cayuga property is in an IR zone and is not meant to be a haven for wildlife or to support wildlife habitat. This proposal is for an industrial use in an industrial zone.
5. Rising energy prices. This is based upon the assumption that there is not excess power capacity in our zone of the grid. There is excess capacity and the price of our energy bills are based upon the cost of natural gas which is used to generate 59.1% of NYS power and upon the need to upgrade the grid. The proposed project would pay for major upgrades to the substation at AES Cayuga, saving the rate payer any associated cost and would not increase the cost of generation or natural gas as NYSEG and NYS are doing that on their own irregardless of this project.
6. Profits by a corporation or corporations that would take money out of our community. The project is not feasible unless it makes money which draws investment to make it happen. A project that adds infrastructure to our community adds taxable value that is either taxed through property taxes or negotiated with the Town Board through a PILOT (payment in lieu of taxes). This project also proposes approx 100 permanent jobs after build out which translates into over \$7 million in payroll per year and much of which would be turned over in our local economy. The opportunity for a corporation to make money on this project does not take money out of anyone else's pocket and would help abate the rising property tax bill in our town to support our capital expansion.
7. We must preserve our area from this type of development. This is exactly the type of development that our NYS government and associated agencies support for this type of industrial parcel with a substation and interconnect to the grid. This project would provide an expansion of fiber optic connectivity as well as access to AI that would bring additional business and collaboration with Cornell to our town.
8. We cannot allow this on "our" lake and must preserve it for everyone and An AI Data Center violates "the spirit of the area". This suggests that we will rezone this area to no longer be IR and that all infrastructure will be removed and the property returned to some kind of wilderness preserve. That's unrealistic and ignores the fact that when the coal plant was operating, it did so without destroying "our" lake and surroundings or tourism.

So a proposed AI Data Center would be regulated by the state and the town and potentially provide no pollution, no ruin to our environment, no destruction of the ecosystem or the planet, no

impact on our water availability or quality, no significant change to the natural beauty of the area or the landscape of the existing parcel that houses a former coal burning plant and associated infrastructure, no change in wildlife migration patterns, no massive toll to our existence, no major change to enslaved peoples mining rare earths for our car battery, solar panel, computer and cell phone needs, no economic disaster to our area and no dearth of tourism. It would however potentially be an allowed use in the IR Zone (to be determined) which is what our zoning intends and where it intends it to be if it comes to the town Planning Board for consideration. A moratorium based upon a zoning update should perhaps not be based upon a singular project proposed in the IR Zone which is what the public opposition seems to focus solely upon. Any proposed project would need to go through site plan review and the associated mitigation process by the planning board if no moratorium is passed.

Any moratorium should be considered only for legitimate immediate conflicts with projected zoning changes. The town has a consultant engaged in the zoning rewrite process. I would suggest that the Town Board, the committee updating the zoning and the consultant point out legitimate immediate concerns that would require a moratorium and to have the planning board review and comment upon those concerns and any draft law before one is finalized and voted on by the Town Board.

From: Lawrence M. Cathles

Sent: Thursday, October 16, 2025 8:46 PM

Subject: Comments to the Board regarding the zoning moratoria

Thank you for your presentations on the moratorium at the Board meeting last night (October 15, 2025) and for allowing extensive and full discussion. It was very helpful for everyone. I've enclosed an electronic copy of the paper version of my comments I gave you last night, and also a copy of the comments I have made on the LansingDiscussion web site as background. My thinking has evolved with discussion and learning. I believe discussion would be facilitated if the Board distinguished questions no longer relevant from those that need investigation, generously acknowledged the benefits TeraWulf could bring, and addressed TeraWulf's proposal directly. If this is done, the zoning moratorium would require articulation of the likely and substantial threats to the Town vision absent freezing in the status quo with a zoning moratorium.

Regarding the TeraWulf Proposal:

1. The Board should identify which questions have been resolved and which need resolution:

1. TeraWulf's potential tax contribution is not in question. It is potentially real and substantial.
2. TeraWulf will not exchange water or heat from Lake Cayuga. The lake is not in contention.
3. TeraWulf's electricity use will not be the primary driver of increased electricity costs, general demand for electricity will be.
4. The noise of TeraWulf's data bank operation can be controlled to considerable degree but might need to be reduced further. Upwardly extension of acoustically padded data center walls (as illustrated below) might be of great help.



5. TeraWulf will not change the character of the town but rather repurpose a former large power generating operation (AES Cayuga) with a equal size data storage operation on the same site.

II. The assets and contributions of TeraWulf should be acknowledged.

1. TeraWulf will bring ultra high speed internet to Lansing, stimulating new jobs and businesses.

2. A Lansing data bank will provide internships and training for students and workers and attract sophisticated users who will intellectually stimulate the area.

3. The financial resources of TeraWulf will allow new and better technological approaches in many kinds of Lansing businesses.

4. TeraWulf may be unusual in being both technologically sophisticated and innovative, and interested in working with the town.

III. The board should address the substantial and serious offer TeraWulf has made in a direct, straight forward fashion.

1. The zoning moratorium needs to stand separate for a TeraWulf moratorium.

2. Between yesterday and today (15th and 16th of October) TeraWulf's SEFA (Short Environmental Assessment Form) and other material were taken off the Planning Board Web site because the application had not been "classified" properly due to "an internal error". The material is now available via a FOIA (Freedom of Information Act) application. It is unclear how long it will take to restore posting. (p.c. John Zepko, Lansing Director of Planning.)

The Town Board needs to address the TeraWulf proposal directly, either by passing its consideration to the Planning Board or by passing a moratorium to delay consideration of their proposal until zoning legislation can be passed.

Regarding the zoning moratorium:

If the TeraWulf proposal is delt with directly, as I believe it must be, a zoning moratorium needs to be justified in terms of what could happen in the absence of a moratorium. As far as I can see, the present zoning moratorium suggests only three specific threats: That agricultural land will be converted to residential and that building heights and road setbacks may not meet new architectural standards. These threats do not seem severe. The planning board currently has only 6 submissions: 4 for minor subdivisions of agricultural land (5 lots maximum), one office tractor and sign request, and one request for a 5472 square foot commercial office building. The current draft does not persuasively show that the town vision will be ruined in the few years needed to put new zoning in place. "Freeze[ing]-in-place" the status quo for the number of years needed seems a drastic solution that is unjustified by the threats described.

I recommend the zoning moratorium be dropped.

From: John V. Dennis

Sent: Thursday, October 16, 2025 9:16 PM

Subject: reimagining the location of a data center in Lansing

Please see my attached draft e-mail to the ToL Board.

Look forward to seeing you both tomorrow at 8am

Cheers, John

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Thank you for listening last night to each and every person who came to Wednesday's ToL Board meeting to comment on the proposed moratorium, which, as you know, I support. I admire your thoughtfulness and your stamina.

I think it's excellent that several of you were able to visit TerraWulf's Lake Mariner crypto and data center at Barker, NY. Due diligence for any large development proposal is an arduous and time-consuming process.

In this letter, I'd like to disagree with one sentence in Kerri Langlais's letter to you of Sept 25, 2025 and to reimagine where their proposed project might be located.

Ms. Langlais' second paragraph reads in full: (bolding added by me)

*"As we emphasized at the meeting and in individual conversations with some of you, we believe the Cayuga Data Center represents a transformative opportunity for Lansing and the broader region. The project will generate substantial tax revenue to support schools, create high-quality jobs, and foster long-term economic growth. **Importantly, the property is already zoned industrial, and there is no debate about rezoning it for other uses.**"*

Stephanie Redmond wrote in CLEAN's 15 October 2025 letter to the Board,

"...it would be a mistake to assume that these lakefront parcels [Cayuga Salt Mine and Milliken Station] must remain industrial in perpetuity simply because of their past uses or zoning classification"

The Milliken Station Power Plant was situated beside Cayuga Lake so that it could withdraw cooling water from Cayuga Lake and have access to a rail line that had existed on the east shore for about 100 years. Terawulf officials have stated on several occasions that they have no need for cooling water from Cayuga Lake and that they have already removed the rail line from the Milliken Station property.

Once Cayuga Salt Mine is decommissioned there is some possibility of a rails-to-trails biking and hiking pathway all the way from Sayre PA to the Cayuga Shores Wildlife Management Area. In any case, the old power plant building with its two impressive 1950s turbines has some significant tourism interest and could be converted into a museum. A cycling and hiking hostel and restaurant and possibly a lake-front hotel could operate near the museum. Reimagining and rezoning the Milliken Station parcel are distinct possibilities.

Meanwhile, it should already be obvious that Terawulf is trying its best to shoehorn a 150MW to 400MW data center project onto a sloping, forested landscape with about 12% wetlands. Despite being zoned I/R, this landscape is absolutely inappropriate for this use.

One solution that the Board and Planning Board may want to consider would be to ask Terawulf to reimagine their facility being situated on land parcels that are very close to NYSEG's four transmission lines and which are also close to Fenner Road. One could imagine Terawulf making purchase offers on whatever contiguous parcels they found appropriate but with these purchase offers being contingent on Town of Lansing being willing and able to rezone these parcels to IR (or whatever IR is called in future) subsequent to the necessary application and hearing.

Enabling the proposed project to be constructed on gently sloping land more than a mile from Cayuga Lake and east of Ridge Road will save Terawulf considerable construction expense and presumably allay public concern about future harm to Cayuga Lake and its shore line residents.

The westernmost agricultural parcel on the north side of Fenner Road is only a quarter mile from the SE corner of the future solar farm project, whereas the currently proposed location for Phase One of the proposed Data Center is about half a mile from the SW corner of the proposed solar farm. If the existing NYSEG substation at the western end of the transmission lines has value to Terawulf, it could presumably be relocated to an appropriate location east of Ridge Road. And, yes, there are some homes located on Fenner Road and presumably Terawulf would need to accommodate those homeowners by setbacks or buyouts.

It is far too early to know whether a future Environmental Protection Overlay District would prohibit new industrial projects from the lake shore area. And, we don't yet know whether or not a one-year moratorium will be enacted. In any case, I think it would be prudent for all parties to contemplate a possible land acquisition and rezoning process that would initiate a public process to see whether a data center could be built east of Ridge Road and near those NYSEG high-voltage transmission

lines that are essential to Terawulf's proposed project and which remains close to the proposed solar project.

There remains the thorny question of whether a data center located in Town of Lansing would end up driving up local electric prices more than they otherwise would rise. Perhaps the Public Service Commission can be lobbied to restructure rates in NYS such that data centers pay a higher price for electricity than would all users using under a certain threshold amount. To my surprise, a Google search is indicating that electricity prices in Northern VA are much lower than those in Tompkins County despite data centers consuming about 26% of all electricity used in the State of Virginia. I think permitting a data center to be built somewhere in Town of Lansing would bring significant economic benefits to the Town and perhaps the quid pro quo for this permitting would be the mandatory rezoning of the Milliken Station property such that power plants could not be build there in future. I would also mention it would be much easier to create effective landscape buffering in the Fenner Road area such as requiring a 350-yard wide forest buffer strip around the entire facility.

Letter delivered to Town Clerk:

Board members and fellow citizens:

My name is Larry Cathles. I've been a resident in Lansing for more than 25 years. I have engaged in the Lansing discussion that has clarified many of the issues regarding the proposed moratorium. **But further consideration is needed because the present moratorium:**

- combines two issues that should be treated separately,
- treats neither well,
- has flaws (possibly legal ones) that need addressing,
- and, the optics of proceeding without carefully remedying these deficiencies could be terrible.

Complications arise particularly from combining what are properly two moratoria into one. The two are:

- A moratorium to delay developments that do not conform with the Town development vision until new zoning can be implemented.
- Moratoria to temporarily stop proposals that conform with the town vision but have other issues.

The proposed 1-year combined moratorium does not serve the goals of either well. It

- prohibits all large projects,
- prohibits projects that are submitted before imposition of the moratorium, and
- although renewable, ends before zoning is in place.

A sensible zoning moratorium would prohibit projects (large or small) that are **in clear and substantial conflict with the town development vision until new zoning rules are adopted.**

Lansing should not hang out a sign that says:

"No significant development is welcome in the Town of Lansing until further notice".

On the other hand, there could be value in hanging out a sign that says:

"No developments in clear and substantial conflict with the Town vision will be considered until new zoning is in place."

TeraWolf's proposal is not ~~in~~ in conflict with the Town vision, would contribute substantial tax benefits, involves no water or heat exchange with Lake Cayuga, guarantees low noise levels, and would hire a significant number of locals (especially important in light of Cornell's and Borg Warner's planned staff layoffs). High tech projects such as TeraWolf's can rarely survive approval delays of 18 months to 2 years. The **Town Planning Board** should process proposals that do not conflict with the Town vision following the usual procedures. **If issues are identified that cannot be handled by development contract restrictions, a specific moratorium to allow specific legislation to resolve them can be prepared and imposed at that time.**

My major recommendations are:

- Prepare a **zoning moratorium** that delays developments that are in clear and substantial conflict with the Town vision until new zoning rules are enacted.
- **Process vision-conforming proposals as usual** through the Planning Board, imposing moratoria if and when necessary.

Presentation at October 15, 2025 Town of Lansing Board Meeting