

Comments received October 22, 2025

From: Kait Towner

Sent: Wednesday, October 22, 2025 10:16 AM

Subject: Thank You

I wanted to send a note of gratitude for you all considering feedback from the public in regards to Local Law #7 and changing exemptions to be more inclusive, especially for AG. This has taken a huge weight off of our family's shoulders.

Thank you as well for taking the time and energy to hear from the Lansing community about this proposed law. This proposed law and zoning changes are a huge undertaking and we are appreciative of you all slowing down the process and considering all perspectives.

Submitted on Wednesday, October 22, 2025 - 11:52am

Natalie MacArthur

Hi, my name is Natalie MacArthur and I am writing to urge the town board to uphold their plans of a moratorium on large scale developments. I specifically oppose the approval of the AI data center proposed by TeraWulf without up to date zoning and access to full site plans.

From: Kerri Langlais

Sent: Wednesday, October 22, 2025 7:07 PM

To: Christine Montague; Ruth Groff; Joe Wetmore; Laurie Hemmings; Judy Drake

Cc: Clerk's Office; Town Clerk; Alessi, Robert

Subject: RE: Lansing Public Record Filing: TeraWulf Letter and Accompanying Exhibits

Importance: High

Dear Members of the Town Board,

First, Christine – thank you for your response and for the candor reflected in it. We appreciate the integrity that both you and Judy have now shown by insisting on lawful, transparent process. Good governance requires honesty, especially when it is uncomfortable, and your note reflects that responsibility. Notably, your email has not been entered into the public record.

It is now evident from both Board correspondence and the public record that the proposed moratorium was not developed through full Board deliberation. Rather, it appears to have been advanced principally by Supervisor Ruth Groff and Deputy Supervisor Joe Wetmore, with little or no substantive involvement from the remaining three members – including Councilmember Hemmings, who likewise was excluded.

Our recent correspondence was intended to ensure that the Town Board – and the public – finally have access to the full and accurate record that should have been disclosed from the outset. That transparency is essential for the thoughtful consideration of residents and stakeholders, as well as for the independent technical review now underway so that the Cayuga Data Campus can be assessed on evidence, not supposition or withheld information.

The record now makes clear continued governance failures, including that:

- Town staff and the Town's planning consultant advised *against* advancing the moratorium;
- The proposal was not referred to the Planning Board or to the County, despite statutory requirements;

- These omissions were not disclosed to the public or to a majority of the Board.

These are not minor procedural errors – they go to the heart of lawful procedure and public trust. The “emergency” meeting announced for tomorrow only deepens those concerns: accelerating a comment deadline *before* the public hearing, in the shadow of an election, while simultaneously seeking authorization to retain litigation counsel at taxpayer expense – all before residents have even been heard. This does not protect the Town; it places it at risk.

Supervisor Groff – this is an opportunity to correct course. We respectfully request that the moratorium be formally withdrawn, that the Cayuga Data Campus return to proper Planning Board review, and that all future deliberation occur through a lawful, transparent process accessible to the full Board and the community.

Christine, Judy, and Laurie – TeraWulf has complied with every procedural requirement and has consistently sought to collaborate in good faith. You each have both legal authority and the responsibility to insist on the withdrawal of the moratorium whether the Supervisor or Deputy Supervisor support that action. The Town is counting on you to defend lawful process and exercise common sense.

It is also important to acknowledge the fiscal implications: the preliminary 2026 budget already reflects a more than 20% increase in the tax levy – and that figure does not include the cost of litigation counsel. This is a crisis entirely manufactured within the past month. By contrast, the Cayuga Data Campus is precisely the type of redevelopment the 2018 Comprehensive Plan envisioned – and it will meaningfully strengthen the Town’s tax base and financial stability enabling the continued extension of important services the community deserves.

We remain hopeful that corrective action is still possible, and that Lansing can move forward through integrity, not division. We look forward to your earliest response.

For the avoidance of doubt, we expect this correspondence – as well as Christine’s 10:22 a.m. email below – to be entered into the public record prior to any improper or premature comment deadline considered tomorrow.

Respectfully,
Kerri Langlais
TeraWulf Inc.

From: Christine Montague

Sent: Wednesday, October 22, 2025 10:22 AM

To: Kerri Langlais; Ruth Groff; Joe Wetmore; Laurie Hemmings; Judy Drake

Cc: Clerk's Office; Town Clerk

Subject: Re: Lansing Public Record Filing: TeraWulf Letter and Accompanying Exhibits

Dear Kerri,

I'd like to clarify the misstatements that I regret making in that video from Saturday, and that are being used as evidence of nefarious conduct by Joe Wetmore.

First of all, I don't know who on the Town Board was the main person pushing for a moratorium. Secondly, Joe has not silenced me. I was just concerned that any statement by me would be used as evidence for you to sue us. It seemed that we were mostly keeping the lines of communication open with you, and so I remained silent (until I unfortunately went rogue on Saturday).

About the writing of the moratorium, my statement that the moratorium was written without some of us knowing was very badly worded. I can say that we all knew the moratorium was being written,

we read it before the first public hearing, and we thought it would be well received, since we had experience with national chain stores popping up next to houses without our control. We were assured that moratoriums are common and legal when a town is rewriting the zoning law, and that your company was still early in the process of applying and would not be too greatly affected. I hadn't heard much about your conversion to a data center and was glad to get your replies to my questions. At the first hearing, we realized the law would impact local businesses and we tried to find a way to alleviate that. What I did not know until just before the 10/15 hearing was that the relevant staff at the town, and the planning consultant, had advised against the moratorium, and that we should have sent the law to the Planning Board for review. Someone mentioned that we were also supposed to send it to a county office for their review. I think the local businesses should have been consulted as well, and an analysis of tax shortfalls done. Allowing businesses to do well in Lansing will help to keep residential property taxes low. I concluded that we should not be involved in this issue and that we should allow the new zoning committee and consultant to rewrite the zoning laws, and that we should allow our Planning department and Planning Board to guide your application. I don't know if anyone agrees with me.

I really regret how this all turned out.

Thank you,
Christine

From: Kerri Langlais

Sent: Tuesday, October 21, 2025 11:13 PM

To: Ruth Groff; Joe Wetmore; Laurie Hemmings; Judy Drake; Christine Montague

Cc: Clerk's Office; Town Clerk

Subject: Lansing Public Record Filing: TeraWulf Letter and Accompanying Exhibits

Dear Members of the Town Board and Madam Clerk,

On behalf of TeraWulf Inc., attached please find (1) a letter from TeraWulf Inc. regarding procedural irregularities in public recordkeeping and agenda management, and (2) a separate PDF containing the referenced exhibits. These two documents are intended to be read together and should be posted to the official public record as a single submission, notwithstanding the separate files. The exhibits include supporting materials that document timeline discrepancies, agenda handling, public comment withholding, and meeting notice issues relevant to the Town Board's recent proceedings. For completeness and transparency, we respectfully request that both PDFs — the letter and the accompanying exhibits — be posted together to the Town's public record at the earliest opportunity.

Please confirm once this submission has been formally recorded and published in full.

Respectfully,
Kerri Langlais
Chief Strategy Officer

This email along with the attachments referenced have been uploaded as a separate document to the public comment website. Document is titled "Terawulf to Lansing Town Board Letter (Received 10.21.2025)"

Submitted on Wednesday, October 22, 2025 - 7:43pm
Allison DeSario

I am extremely concerned at the bullying tactics being used by TeraWulf to threaten the town to vote down the moratorium so they can build their project. Many local towns have instituted temporary moratoria to update zoning. If their facility is really so good for Lansing why are they threatening to sue if they cant do it this year? It doesnt sound like they actually want to have a good relationship with the town if this is the start of their tenure here. I think you need to pass the updated moratorium, as you have listened to constituents who wanted larger square footage and the other changes you made. We cannot allow this huge and impactful project to go through under outdated zoning!
