

Comments received November 7th-9th, 2025

Submitted on Friday, November 7, 2025 - 9:11am
Will Thomas

I live close to the town of Lansing (10-15 minutes away) and am strongly opposed to the construction of the new AI data center. I support the moratorium.

From: Ulises Mejias

Sent: Friday, November 7, 2025 2:15 PM

Subject: Public comment regarding Local Law # 7 of 2025 for a Temporary Moratorium

Please include the comment below as part of the public record pertaining to the proposed Local Law # 7 of 2025 for a Temporary Moratorium. **PLEASE REDACT MY EMAIL ADDRESS BEFORE PUBLISHING PUBLICLY.** Thank you.

Dear Members of the Town Board,

When considering the impact of the proposed Cayuga Data Campus on the Town of Lansing, it is important to evaluate the project's promises in light of what we already know about the reality of data centers.

JOBS

The project promises to "deliver high-tech jobs", including "100+ permanent tech positions" [1]. However, data from permit filings shows that, while companies like Microsoft and Google promised thousands of jobs to support its data centers in Chile, only a few hundred jobs have materialized, mostly in security and cleaning [2]. According to the report "What Happens When Data Centers Come To Town?" published by the Ford School of Public Policy at the University of Michigan, "data centers do not bring in high-paying tech jobs" and "subsidies intended to encourage job creation result in corporate benefits without local hiring" [3].

TAX REVENUE

The project promises "sustainable tax revenue", and gifts such as a "\$100,000 annual fund for arts, sports, and public spaces."

The Cayuga Data Campus is a for-profit business. Whether it is able to deliver on these promises will depend, obviously, on whether it can turn a profit. TeraWulf seems assured that it will, because "this is long-term digital infrastructure — not speculative or transient activity — forming the backbone of the global computing economy." Unfortunately, speculation is a big driver of today's investment landscape when it comes to technology. Even conservative analysts like Forbes magazine are predicting that the current tech bubble may soon burst, wiping out \$40 Trillion from Nasdaq [4]. If that happens, tax revenue and gifts may not materialize.

The University of Michigan report also cites various examples of data centers receiving tax breaks and incentives that "exceed reasonable benchmarks for economic development incentives, making it unlikely that taxpayers will ever see a return on investment."

ENVIRONMENTAL IMPACT

The Cayuga Data Campus promises not to use any water from the lake by employing a hybrid cooling design featuring a closed-loop cooling system. The feasibility of these claims has already been challenged [5]. The project also promises to be quieter than a dishwasher and to emit zero CO₂.

Green data center technologies are something we definitely need. But the data center industry is also notorious for engaging in greenwashing, making green promises that it cannot keep. *The*

Guardian reports that data center emissions are probably 662% higher than what is claimed by corporations [6], and the report “Sustainable Data Centers: Greenwashed or Green Certified” by the Piedmont Environmental Council, details how Amazon fed local communities “generalized, convincing promises with limited verification or significance” [7]. There is also no mention in the Cayuga Data Campus materials about the use of batteries for the flexible load balancing that is part of its design. As the University of Michigan report states, batteries rapidly degrade and are reliant on rare minerals whose extraction has global environmental and political ramifications.

ENERGY COSTS

The Cayuga Data Campus project claims that it will have a “negligible impact” on local electric rates, and that it will, in fact, reduce ratepayer costs by funding NYSEG grid upgrades. The argument is that utility bills in our area are driven in large part by natural gas prices and by policy, “not by local data centers.” Curiously, there are no other local data centers in the immediate region, so the absolutism seems premature. Meanwhile, the *Washington Post* reports that power bills will increase as much as 20 percent for customers of a dozen utilities in Maryland, Ohio, Pennsylvania, New Jersey and West Virginia, as shown by regulatory filings [8]. TeraWulf is right to point out that policy is one of the main drivers for increases in utility bills in our area. According to the University of Michigan report, “data centers and utility companies frequently collaborate to lobby state regulators for rate increases.”

For all these reasons, before they enter into a contract with TeraWulf, Lansing residents need to be able to verify all of the projects’ claims and promises.

Respectfully,

Ulises A. Mejias

REFERENCES

- [1] All claims cited here come from slides presented at a TeraWulf open house in October, 2025: https://www.lansingtownny.gov/sites/default/files/fileattachments/town_clerk039s_office/page/3815/cayuga_open_house_presentation_vf_10-7-25.pdf
- [2]<https://restofworld.org/2025/data-centers-jobs-microsoft-google-chile/>
- [3]<https://stpp.fordschool.umich.edu/sites/stpp/files/2025-07/stpp-data-centers-2025.pdf>
- [4]<https://www.forbes.com/sites/petercohan/2025/10/15/ai-bubble-may-pop---wiping-out-40-trillion-learn-what-could-happen-and-what-to-do/>
- [5]https://www.ithaca.com/opinion/guest_opinions/guest-opinion-terawulf-is-claiming-no-water-use-but-the-data-says-otherwise/article_5d1f288f-8635-4d89-8fe7-b644813d6c2d.html
- [6]<https://www.theguardian.com/technology/2024/sep/15/data-center-gas-emissions-tech>
- [7]<https://storymaps.arcgis.com/stories/23aac3625b914843991185e8e257a0f5>
- [8]<https://www.washingtonpost.com/business/2024/11/01/ai-data-centers-electricity-bills-google-amazon/>

From: Cera Rose Madrigal

Sent: Friday, November 7, 2025 3:22 PM

Subject: Moratorium support

Hello,

I am writing to you in support of the moratorium on major development while Lansing is considering its zoning and code updates. Zoning reform is clearly needed to, among other things, help support the creation of more housing in our high-cost-of-living region, and a moratorium such as the proposed Local Law #7 of 2025 is a common and expected step during the course of such deliberations.

I am also deeply concerned about the proposed TeraWulf data center. The environmental impact and risks of such a facility affects everyone in the region. This one facility could, per reporting from September 11, 2025 in the Ithaca Voice, "consume enough electricity in a year to power roughly 500,000 homes in New York". At a time when we are experiencing skyrocketing energy costs across the state, including large proposed rate hikes in Lansing and the surrounding regions, spending this amount of energy instead on projects with as minuscule of an effective return as 'AI' has proven to have does a disservice to us all. Not to even mention how many global climate targets have already been blown past by the waste of energy on projects such as this. Other commenters have spoken to the environmental impacts in more detail; I won't reiterate all their points here.

I see concerns from some people in the area who feel the jobs created by this data center would be a boon for the community. While certainly the job market here is tough, I simply cannot see the data center as being an effective way to help address that given the serious problems the facility poses. For one, this sort of facility is likely to create rather specialized job openings, likely to bring new people to the area (and making that difficult housing market even more difficult in the process) rather than helping to employ those already here who are looking for work. Additionally, we hear in the news every day about how many jobs are being replaced by 'AI', which makes the argument that an AI data center would 'create' jobs simply laughable on its face. For each job gained, how many would be lost? And finally, most importantly, even those local jobs it may create would pay a relative pittance to the people in the area actually working the job, while extracting most of the facility's wealth to TeraWulf's HQ and other corporations, rather than keeping it in the local community - harming our environment to line the pockets of people who don't even live here. We have a name for that form of wealth extraction: It's called colonialism, and it's disastrous everywhere it crops up. If such colonization is not opposed at every opportunity, what will be left of our local communities at the end of the day? When all that can be stripped away for the benefit those distant fortunate few has been?

I gather that TeraWulf has threatened to sue over the moratorium if it goes through. Is the Lansing town board really made of the sort of people who would capitulate to bullies? I would surely hope not, for such a person has no place in a role governance.

Implement the moratorium. Put a pause on this data center project and any other major development that would be disastrous for both the community and environment of the region. Reassess the local zoning laws to promote the sorts of development that would actually help the people who live here and allow more people to find a home here. Isn't that exactly the sort of thing that local government is supposed to be for? Helping the people who live locally, not some faraway corporation looking to make a quick buck at our expense?

Thank you for your consideration,

-Cera Rose Madrigal

Resident, (redacted)

From: Elizabeth Quadrozzi

Sent: Saturday, November 8, 2025 3:12 PM

Subject: Data center

Hello,

I would like to share my thoughts on the proposed data center and business moratorium. I am opposed to both. I think the research shows that the data centers generally are not good for communities and drive up electricity costs. Despite what they claim, there is no "extra" energy in the grid. I believe TeraWulf is dishonest and misleading in their comments, and will not be good neighbors. This belief is based on their behavior so far, and the time, money and energy they've put

into creating division within our community. Across the country, places with data centers are saying they wished they hadn't welcomed them, or saying no to more. I don't believe they will leave the lake alone just because they say they will. I think the decision about the data center should come from the residents without outside influence.

We do need business in Lansing to help with the tax burden. Of course, companies are not breaking down doors to set up in the rural community. That's the nature of Lansing. But that doesn't mean we should welcome any wolf that comes sniffing - we also have to protect our town. And if the data center project does go through, I hope there will be strict constraints and enforcement regarding their use of the lake, and they always pay their fair share of taxes.

From: Sarah Cattan

Sent: Sunday, November 9, 2025 12:35 PM

Subject: In favour of Moratorium

Dear Members of the Town Board,

My name is Sarah Cattan, and I recently moved into my newly built home on Ludlow Road in January 2025. As someone who has just put down roots in Lansing, I feel both gratitude and concern. Gratitude, because this community truly offers the beauty and peace that first drew me here; concern, because the pace and scale of new development risk undermining the very qualities that make Lansing so special. For that reason, I strongly support the adoption of Local Law No. 7 of 2025, the proposed moratorium on certain development approvals.

The purpose of this moratorium is not to halt growth but to ensure that it happens responsibly—according to clear, up-to-date rules that reflect Lansing's current realities and long-term vision. Our zoning and land-use code has not kept pace with the development pressures now facing the town. By taking a temporary pause, the Board can bring the code into alignment with our Comprehensive Plan, protecting the integrity of our lakefront, farmland, rural neighborhoods, and scenic landscapes before irreversible changes occur.

This is especially urgent given the scale of projects currently proposed in Lansing. The recent case involving TeraWulf, for instance, has illuminated gaps in our code and planning process. Regardless of one's view of that project, it has shown how large-scale industrial uses—particularly those drawing significant energy and water resources—raise questions that our existing code does not adequately answer. Without a moratorium, Lansing risks approving projects that may conflict with environmental safeguards, strain local infrastructure, and compromise residents' quality of life. Some argue that a moratorium will discourage investment or slow economic growth. In reality, it is a sign of prudence and good governance. A well-designed pause allows the town to update its regulations so that future growth is both sustainable and predictable. Developers benefit from clear, modern standards; residents benefit from knowing their community's future is guided by thoughtful planning rather than piecemeal decision-making. A temporary delay now can prevent long-term disputes and ensure that investment strengthens Lansing rather than eroding its foundation.

Others may worry about fairness or the risk of litigation. But this moratorium is carefully structured, time-limited, and legally grounded in New York Town Law. It exempts projects already approved before its effective date and applies uniformly to new applications. This is not a punitive measure—it is a necessary safeguard, and it reflects the Board's responsibility to protect the health, safety, and welfare of Lansing's residents while preserving the character of the community we all share. As a new homeowner, I am deeply invested in Lansing's future. I chose to build here because of its balance of rural tranquility and forward-looking governance. I want to see thoughtful, well-planned growth that enhances, not diminishes, our shared environment. The moratorium offers a moment

of collective reflection—a chance to ensure that when we move forward, we do so deliberately, with codes that match our values and protect what we love most about this place.

I urge the Town Board to adopt Local Law No. 7 of 2025 without delay. Please commit to an open, transparent process for updating the zoning code, with meaningful public involvement and clear timelines for progress. Lansing's strength has always been its sense of community and care for the land; this action will reaffirm that legacy and set the foundation for a future that is sustainable, equitable, and proud of the choices we make today.

Thank you for your time, dedication, and thoughtful leadership. I appreciate your service and your courage in taking this important step to guide Lansing toward a better, more balanced future.

Sincerely,

Sarah Cattan

(redacted)
