

Comments received 11/12/2025

From: Judith Pierpont
Sent: Wednesday, November 12, 2025 12:32 AM
Subject: Temporary Moratorium on Large-scale Development

Date: 12 November 2025
Subject: Temporary Moratorium on Large-scale Development
From: Judy Pierpont

Dear Supervisor Groff and members of the Lansing Town Board,
As a long time resident of Tompkins County concerned about our environmental and economic well-being, I am writing to urge you to adopt a one-year moratorium on large-scale development projects in Lansing. The Town has been in the process of reviewing and revising its zoning laws to accord with its current comprehensive plan. At this particular time, it seems wise to put a hold on large projects that could come to be in violation of the proposed zoning laws. It would defeat the whole purpose of having adopted a carefully considered comprehensive plan to be stuck in the future with development that the town ultimately disapproves of and does not find in its best interest.

Surely, it is the wiser path to take the necessary time to figure out exactly what the zoning laws should zone in and zone out. Town officials should not be rushed into regrettable choices, in spite of the considerable pressures on you. You must feel at liberty to give yourselves the time to fully research, understand and shape zoning laws that are consistent with the town's intentions as legally put forth in the comprehensive plan. Above all, you have an obligation to abide by the legal requirements of the town's plan. You have the right to do what is necessary to fulfill that duty—in this case, put in place a moratorium. I along with so many others support your proposed temporary moratorium.

Thank you for your hard work and deliberation in this weighty matter.

From: Michael Twomey
Sent: Wednesday, November 12, 2025 12:34 AM
Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of the Town of Ithaca, NY, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like Lansing, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. AI data centers also contribute to environmental harm. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them, and to take steps to protect the environment.

From: Heather Koviack
Sent: Wednesday, November 12, 2025 12:34 AM
Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

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In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Jasmine Gardner

Sent: Wednesday, November 12, 2025 12:34 AM

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In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Caoilinn Andrews

Sent: Wednesday, November 12, 2025 1:23 AM

Subject: Public Comment for 11/19/2025 Public Hearing

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From: Frederick Ebel

Sent: Wednesday, November 12, 2025 1:24 AM

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From: Maggie Smith

Sent: Wednesday, November 12, 2025 6:08 AM

Subject: Public Comment on Moratorium

Hi there, public comment below on the moratorium.

I'm not well enough versed in municipal governance to know whether the moratorium is the best way to do it, but since it's the process that's been started in order to slow and/or halt the development of Terawulf's AI data center, I'm behind it. I am completely opposed to the proliferation of artificial intelligence. To me, there is absolutely no way our society can meet the energy needs of both an electrifying transportation and home heating system AND artificial intelligence's takeover of the computing system and the web while also curbing global average temperature rise. Every fraction of a degree we can keep Earth from warming is good, and although we are clearly not stopping temperature rise fast enough to avoid climate disasters (rapid intensification of hurricanes and typhoons, larger and fiercer and more frequent wildfires like the ones in L.A. for example) we still need to transition away from fossil fuel use for transportation and heating. How can it be okay, given this context, for Terawulf to be using as much electricity as the ENTIRE COUNTY in their proposed facility? Even if they reboot the power generation infrastructure there and generate their own power with natural gas, I remain completely opposed to Terawulf operating on the site.

Don't even get me started on their water discharge plan. They have told their shareholders one thing and the public another. Which population do we think they're lying to? As a completely profit driven corporation, obviously the important party to them is their shareholders. Cayuga Lake is already in rough shape, with toxic algal blooms every year. It is on its way to losing its tourism value already due to conventional agriculture; it surprises me that the Town of Lansing would even consider something that would reduce this value further. Hot water being pumped into a cold lake ecosystem IS pollution, not to mention the noise and light pollution it would also create, as evidenced by the experiences of Terawulf's neighbors in their Somerset location.

I support the Moratorium so that the Town can have time to get its zoning in compliance with the clear feeling of the townspeople about AI data centers. Lansing's Comprehensive Plan should be clear that there is no tolerance within the Town for artificial intelligence data centers. That is not the type of industry we should be welcoming. Terawulf or other companies like it will offer little to no meaningful work for local residents, while bringing nothing but nuisance and environmental degradation and pollution to the Town.

I'll step off my soapbox now. Thanks for reading!

From: Jamie Carestio – Live Edge Building

Sent: Wednesday, November 12, 2025 7:17 AM

Subject: Proposed moratorium

To whom it may concern,

I am writing to voice my support for the moratorium. AI and data mining are quickly becoming a huge global industry. The implementation of this new technology is being rolled out at much more rapid pace than anything of its ilk before according to experts.

It would appear obvious for a small township to look closer into this industry and potential harms to our local community.

Furthermore Terawolf's legal threats and bullying letters to the town board should see as a red flag for things to come. We should not expect a company that does not respect the jurisdiction of local government to abide by any regulations or agreements in the future.

The inherent reduction of jobs over time that is the backbone of data and AI companies business models is also a concern. It is an industry devoted to increasing automation and the replacement of human workers with AI.

Lastly but certainly not least is the energy consumption and environmental impact. It isn't understanding that Terawolfs proposed facility alone would require nearly 4 time the total consumption of Tompkins county. These Data centers have a track record across the country of passing this massive impact to the local community by way of increased electric bills, air pollution by way of onsite fossil fuel power plants, and water pollution.

One of the most promising, sustainable long term industries for the finger lakes is tourism based largely around our beautiful lakes.

Tourism supports many trades and small businesses and is a boon to the local economy.

Terawolf and the AI data industry are incompatible with this future and inviting them to Lansing will hurt and inhibit progress this other larger industry.

As a local contractor and building I fully support a moratorium on large scale development.

From: Kirk Leingang – Live Edge Building

Sent: Wednesday, November 12, 2025 8:12 AM

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From: Paula Murray Cole Villano

Sent: Wednesday, November 12, 2025 9:41 AM

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Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Lansing, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

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Furthermore, my family attended both meetings held at the Lansing Middle School. We have concerns about what Terawulf representatives claimed about the proposed AI data center in Lansing, NY.

Among many concerns raised during the first meeting was the question about the amount of noise the plant will produce. Terawulf representatives stated that it would be "about as loud as a dishwasher." A resident who lives close to the plant said that they did not want to hear a dishwasher when sitting outside enjoying the peacefulness of the lake. Furthermore, Terawulf's representative admitted that decibel levels the plant produces are measured only "at the property line." They are not responsible for any sound pollution beyond that. Yet the plant is on the water's edge. Water carries sound. Anyone who enjoys time on the lake knows that sound travels far beyond the property line. Furthermore, this potential sound pollution affects more than the Lansing community.

At the second meeting, Paul Prager attempted to define the company's board of directors as a wholly independent body of people whom he doesn't know personally. Meanwhile, Terawulf's top three officers, including Paul, serve on that board. It's not unusual for company officers to serve on a board of directors, but last night, he absolutely downplayed his own role as a board member. Prager stated the Cornell professor hired to do an "independent" study, was 100% independent. How is she independent when her study is funded by Terawulf? He said at the outset of that topic that they'd already paid her. Wouldn't a truly independent study be funded by a wholly separate, independent entity? Or even the town, maybe?

A data center's power usage fluctuates depending on the type and intensity of its workload, rather than a constant, peak-level draw. While servers must run constantly, higher user demand on more intensive computing tasks, like AI processing, cause significant spikes in electricity consumption. Does the burden of those spikes fall on the Lansing community? How do the Town and Planning Boards shield the local community from bearing the brunt of those additional costs? Does NYSEG get involved and guarantee that any overages are billed back to Terawulf and not the community? Like many CEOs, Paul Prager believes his company's presence is a blessing to Lansing, equating their arrival with winning the lotto, when history is literally littered with dozens of stories about big corporations harming local communities and leaving the residents with sometimes catastrophic environmental impacts. If history teaches us anything, companies like this are not so trustworthy. It's literally why we have, and need, government oversight, and legislation like the Clean Air and Water Act.

We are not saying Terawulf will do that, but he simply couldn't comprehend the fear Lansing folks voiced. "Trust me," was his main through line, and have the town and planning boards do their jobs. But as a community member pointed out, how equipped are the local town and planning boards, at this moment, when faced with the level of experience and professionalism and wealth of a Terawulf? It's questionable.

We think the well-intended hope is that a large billion-dollar company isn't going to fleece the community, and even more so, that it will actually provide the tax-base proposed. But could AI be a bit like Fracking, a boom and bust industry in which local residents really saw no financial benefit? At this point, AI is all the rage, it's the future, they claim. But we truly have no idea if this AI phenomena will last 10 years, 20 years, or even 30 years. It too could be a boom and bust strategy intended to make money for shareholders.

Prager even admitted that he is first and foremost accountable to the company's shareholders. Terawulf must be profitable... for the shareholders! Not the residents of Lansing. And not the employees working at the plant (as someone pointed out, the starting salary advertised to work there isn't even a living wage). Think about where we are in that pecking order when deciding Lansing's future.

All in all, Prager's arrival here, pitched as some sort of benevolent, community-first CEO, didn't really provide any more assurances than those offered during the first community meeting. In fact, Prager's commentary, especially his repeated lambasting of elected local officials, created an even deeper divide for many within the community.

We think all these observations about what the representatives said at the community meetings speaks to lack of transparency and potentially misrepresentations of the various impacts the AI data center will likely have on not only Lansing residents but all towns and communities on Cayuga Lake.

From: Laurie Hart

Sent: Wednesday, November 12, 2025 9:42 AM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Ithaca in Tompkins County, and I would like to express my support for the proposed moratorium. Artificial intelligence is new, unregulated, and a way for the rich to speculate and make money, while potentially endangering the planet and the regular folks on it, and, even if not an apocalyptic mistake, is likely to worsen our quality of life in so many ways.

Too boot, to feed the huge electricity demand from the data center, more carbon dioxide will inevitably enter the atmosphere and exacerbate climate change. Please stop this or at least pause it for a year.

From: Philip Lewis

Sent: Wednesday, November 12, 2025 9:42 AM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

My wife and I built the house we own on the Cedar Cove Road, immediately south of the former coal-fired power plant, in 2007. Its value has gone up a lot since the closing of the plant and the disappearance of coal trains. Simultaneously, the experience of living there in the summer and on

weekends and of taking advantage of Cayuga Lake has improved greatly. We now have two concerns about the proposed data center that incline us to favor the proposed one-year moratorium. One is, of course, that the disruption caused by the plant's construction and the increase of traffic on route 34B will cause the value of our property to fall and make it less desirable for our children and grandchildren to inherit. The other, which is broader and affects the whole town, is the prospect of a degraded natural and social environment in what is now a highly desirable residential area. We attended the meeting with the TeraWulf representatives at Lansing Middle School in October. We came away from it with a sense of uncertainty both about the project's environmental impact and about TeraWulf's claims concerning the electricity that would power the data center. At the very least, there is a need for further study of these matters by experts who are technically competent and who have no connection with either Terawulf or interested parties in the Town of Lansing. The moratorium would give the town board time to address this need.

From: Joy Fickeisen

Sent: Wednesday, November 12, 2025 9:42 AM

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In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Joya Sepos

Sent: Wednesday, November 12, 2025 9:48 AM

Subject: Public Comment for 11/19/2025 Public Hearing

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In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Abigail Cleary

Sent: Wednesday, November 12, 2025 9:58 AM

Subject: Public Comment for 11/19/2025 Public Hearing

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I am a resident of Tompkins County and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase the energy bills of Tompkins County residents and have a negative impact on Cayuga Lake an invaluable resource for numerous local communities. The company proposing to build and operate the data center has a track record of dishonest dealings with communities like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing local energy bills. I need you, as leaders in my community, to take steps to reduce our energy bills as well as protect our lake.

From: Tom Yocono

Sent: Wednesday, November 12, 2025 9:59 AM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a Lansing resident of six years and I've lived by Cayuga Lake for nine. I am opposed to the proposed data center for many reasons. Lake ecosystems are very fragile and the warming of the lake will cause untold damage to our environment. Our energy bills will increase even more, as any local here knows, large corporations will always find a way to pass their costs on to the taxpayers. I am not anti-business. I want new businesses to provide jobs and stimulate our local economy. A data center will not provide us with many jobs, if any, and will actually help facilitate the replacement of working class jobs with artificial intelligence. A data center will not improve our economy, it will just transfer wealth from the struggling working class to the ultra wealthy. I am not necessarily in favor of a full moratorium on all new business, but I do support whatever it takes to prevent the proposed data center from devastating our environment and economy. As community leaders, it is your responsibility to protect this community from predatory businesses such as TeraWulf and encouraging beneficial new business to come here.

From: David Nutter

Sent: Wednesday, November 12, 2025 10:04 AM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

Please enact the proposed moratorium. The negative effects of TeraWulf's proposed AI data center go beyond Lansing to impact the entire region, including neighboring Ithaca where I live. TeraWulf's single monster project, by using several times more electricity than all of Tompkins County currently uses, will increase all of our electricity bills, increase outages, and require building vastly more energy capacity, whether by covering many times more land with solar panels or by burning fossil fuel and spewing more climate-disrupting greenhouse gases. It is us ratepayers who will bear the burdens while a giant wasteful company with a bad record takes advantage of us. As we all try to live responsibly, this company would do the opposite on an overwhelming scale. Please don't let them.

From: Will Callaway

Sent: Wednesday, November 12, 2025 10:05 AM

Subject: Comments regarding Town of Lansing Temporary Moratorium

Please find attached comments from BayWa r.e. regarding the pending development moratorium in the Town of Lansing. Please let me know if you have any questions or comments.

...

BayWa r.e. Americas develops, constructs, and operates electrical infrastructure projects throughout the United States. Our experience across different regions allows us to shape investment opportunities around the specific needs of each market. Our diverse portfolio also enables us to safely and efficiently deploy many technologies across a multitude of challenging regions. We have several projects in development in New York, including a potential project in the Lansing area, which could offer many benefits to the citizens of Lansing including significant tax revenues, electric grid resiliency, and redevelopment of former industrial land. However, the pending moratorium on development being considered by the Town Board is concerning, and we hope the Board will allow us to work together to preserve their vision for the Town's future alongside the development of well-sited projects that benefit the citizens of Lansing. We note that in April 2023 the Town adopted ordinance changes that accommodate permitting for battery storage, specifically section 25T. This was after the adoption of the local comprehensive plan in 2018. It appears the Town has taken the necessary steps to ensure that battery storage projects are appropriate and comply with the vision outlined in the comprehensive plan. A moratorium on permitting battery storage projects is unnecessary as they already are approved and vested uses. The Town has included an exemption in Section 6 D for projects allowed under a Zoning Permit or Special Conditions (reference Town Code §§ 270-28 and 270-35), provided "no discretionary or environmental review is required." While we support this exemption, it is too restrictive; many valuable projects that align with the Town Board's vision may still need environmental review. Since the Planning Department, Planning Board, and Town Board have authority to assess such applications, the limitation excluding projects requiring review should be removed. We oppose the adoption of a blanket moratorium, but if the Town decides to move forward it should not eliminate the opportunity for permit applications for any activities that have been incorporated in the Town's updated zoning code and are compatible with implementation of the Comprehensive Plan adopted in 2018. We appreciate your service to the Lansing community and would welcome any further discussion on this matter. Sincerely, Michael Stanton Executive Vice President, Development

From: Margaret Bowers

Sent: Wednesday, November 12, 2025 10:08 AM

Subject: Public Comment for 11/19/2025 Public Hearing

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From: Jennifer Alvarez

Sent: Wednesday, November 12, 2025 10:08 AM

Subject: Public Comment for 11/19/2025 Public Hearing

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I am a resident of Brooktondale, NY and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

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From: Janaki Parthasarathy

Sent: Wednesday, November 12, 2025 10:14 AM

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Submitted on Wednesday, November 12, 2025 - 10:30am

Hannah Toombs

I am reaching out to express my support for the moratorium against large scale building projects in Lansing. As a citizen who lives close to Cayuga Lake, I am imploring that town board members seriously consider the implications that would come from rushing the implementation of ANY major construction project that would disrupt the lives of our community members. I am specifically opposed to the proposal to construct an AI data center in Lansing. The current proposal to construct an AI data center on Cayuga Lake is an extreme threat to our community: it would damage our natural environment by wasting water and overheating the lake, leading to destruction of local ecosystems and wildlife. It would dramatically drive up the costs of living in this region, causing our energy bills to skyrocket--the very people that predatory company TeraWulf claims to be supporting through this proposal would not be able to afford to live here. The noise and light pollution from the data center would create daily challenges for citizens who live on the lake. The proposed job creation and economic support that TeraWulf claims is nothing but a false promise; they don't even know how many employees they have working at their Somerset facility, and many of the proposed jobs are temporary, leading to no real, sustainable economic benefits to the local community. We need this moratorium to pass so we can reevaluate what REAL sustainable development might look like in Lansing; an AI data center that offers no real benefits, puts money back into the pockets of its grifter CEOs, and damages our local environment for the sake of pushing AI slop into the world and making people stupider---is not something we can tolerate here in our community. I am imploring the members of the Lansing Town Board to see the big picture, to listen to the concerns of the community members you claim to represent, and to pass this

moratorium. Further, the proposed moratorium has been under consideration since long before TeraWulf came to town--they are using this period of uncertainty to take advantage of Lansing community members by pushing their data center proposal. I am also deeply disturbed by their recent attempt to interfere with our local political leadership by pushing candidates who would support the data center, just before the moratorium is voted on. They are a predatory, exploitative corporation, and we don't want them in our community. I am in full support of passing this moratorium--the safety, socioeconomic well-being, and future of the Lansing community depends on it.

From: Louis Hom

Sent: Wednesday, November 12, 2025 10:50 AM

Subject: Project Moratorium

I am writing in support of a temporary moratorium on large projects, as a resident of Lansing. There are numerous concerns about the likely negative impacts of the TeraWulf data center on the environment, energy prices, and the overall livability of our town; these are reason enough to justify a moratorium. But looming over this situation is an even bigger problem: our town, county, and state face unprecedented financial uncertainty, as a result of rapidly changing priorities in funding at the federal level. We literally cannot afford to allow large projects like the data center to proceed without having a complete understanding of the downstream impacts and how they interact with various funding scenarios -- for example, will the data center degrade recreational activities around Cayuga Lake, and will that affect the income of residents whose livelihoods revolve around tourism? How would that affect property values and property tax revenue? These questions barely scratch the surface, and the members of the Town Board are bound by their fiduciary duties to ensure that all such concerns are given due consideration before any such project is allowed to proceed. This can only be achieved with a moratorium in place. A temporary moratorium is needed to provide adequate time for the appropriate studies to be completed.

From: June Nasrallah

Sent: Wednesday, November 12, 2025 10:58 AM

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Submitted on Wednesday, November 12, 2025 - 10:59am

Jim DelRosso

Good morning! I just wanted to weigh in with my support for the moratorium against large scale building projects in Lansing, and my opposition to the construction of an AI data center. Such centers have been proven to have negligible positive economic impact on an area, while causing environmental damage and driving up utility costs for residents. The company has a bad track

record, and has even engaged in intimidation against elected officials. Please approve the moratorium and keep the data center out of our area!

From: Zepyoor Khechadorean

Sent: Wednesday, November 12, 2025 11:14 AM

Subject: Opposition to AI Data Center

To the Clerk's Office,

I am writing to support a one-year moratorium on large-scale development and to demonstrate my opposition to the construction of an AI data center in Lansing, NY. Residents near other data centers have already seen a surge in their power bills, as these tech giants are irresponsibly and immorally pushing the cost of their operations onto locals. In addition to complicating finances for locals, I am vehemently opposed to the environmental risks that come with building a data center near Cayuga Lake. They produce hazardous waste and can be detrimental to the local ecosystem. While it may seem like a small, isolated change, the compounded effect of these changes is pushing us towards a climate crisis. The data center, as well as other large-scale developments, will gradually erode the peace and charm of Lansing and its surrounding neighborhoods. Furthermore, emerging AI technologies are heavily geared towards lining the pockets of billionaires through consumerism, *not* improving the quality of life or equalizing wealth, despite the public claims made by tech authorities. The risks outweigh the benefits heavily—for residents, the local ecosystem, and both short-term and long-term.

From: Gilbert

Sent: Wednesday, November 12, 2025 11:54 AM

Subject: Please enter my comment into the record for the November 19, 2025 Public Hearing regarding Local Law No. 7 of 2025

Date: November 12, 2025

Topic: TeraWulf AI Data Center / Cayuga Data Campus

Submitted by: Gilbert B. Hammer: Product Manager and Digital Technologist; 20+ years in technology; Start-up Founder

I've spent more than twenty years building and managing complex enterprise technology products, including leading "narrow AI" programs at one of the Big Four professional services firms. I also have worked with IT departments, Risk, and Compliance departments as well as Co-located data-centers in delivery of global webcasting, and the governance and security requirements for those facilities. I understand how today's AI works, what is needed from a governance perspective by de-risking systems and providing guardrails but also why these systems require significant computing power, and how to judge whether a project is well-scoped, and managed.

I am not a specialist in plant retrofits, industrial water systems, or utility rate design. Those are complex fields that require licensed engineers and independent experts. Most residents and officials are not experts either, and their comments should be weighed through that lens. This is exactly why we need a simple, public process with neutral reviews and clear, easy-to-read reporting.

There is a real and growing need for data-center capacity to support AI; the project could benefit our region if it meets strong, verifiable standards for water, noise, air, energy, and community benefit. **We should not approve it on trust alone, and we should not reject it out of fear.** We should require proof.

My Recommendations

Independent review. From a Product management perspective, hire a qualified third-party firm, chosen by the Town, to review cooling design, water use, noise, energy, and traffic. Publish a plain-language summary for the public.

Simple, enforceable rules up front. Put clear conditions in the site approval:

- No water draw from Cayuga Lake and no discharge.
- No evaporation cooling now or later, unless specifically approved in a future public vote.
- Noise limits that must be met at the property line, day and night.
- Monthly public reporting: water in, water out (if any), hauled-waste volumes, and power use.

Meters and monitoring. Require utility-grade meters on all water coming in and any fluids going out, with third-party verification and a public dashboard.

Energy that matches what is used. Require a plan for clean energy that matches use hour by hour, not just yearly. Publish that data.

Community benefits with teeth. Local jobs, training, and a community fund tied to performance. If the company misses targets or breaks conditions, the Town can pause operations until it's fixed.

A Practical Middle Ground Worth Considering: A Limited Pilot with Safeguards

As a long-standing advocate for solutions that address the concerns and needs of all stakeholders, I believe there is a middle-ground approach. **Approve a small, time-boxed pilot with hard limits and automatic off-ramps:**

- Fixed size (for example, a single hall or small phase).
- No lake intake or discharge; no evaporation cooling.
- Full meters on water and energy; monthly public reports.
- Independent noise test after startup; publish results.
- A sunset clause: if any condition is missed, operations pause; if the pilot meets targets for 12 months, the Town may consider a modest scale-up with a new public hearing.

Key Questions (on the record)

- **Cooling:** Is the system fully closed-loop (no lake water in, no discharge out)? Provide a simple diagram with numbers for a hot summer day.
- **Water:** What is the maximum gallons per day needed under worst case? How is that verified?
- **Chemicals:** List the fluids and additives used, how much is stored, and exactly how used fluids are collected and disposed of.
- **Legacy intake:** When will the old lake-intake permit be formally surrendered? How is the structure physically disabled so it cannot be used?
- **Noise:** What is the noise level at the nearest homes, day and night, and how will it be tested after startup?
- **Power:** What is the total power need at full build out, and how will clean energy be matched hour by hour?
- **Reporting:** Will monthly reports be posted publicly in plain English with simple charts?

Risks (moving forward without strong conditions)

- Real water use and chemical risks could be hidden if there is no independent metering and no public reporting.
- Noise and heat from large cooling equipment could affect neighbors if limits aren't set and enforced.
- Power demand could raise pollution elsewhere on the grid if clean energy is not matched in real time.
- If the old intake/outfall and permits linger, they might be used later in a crunch.

Risks (not moving forward)

- We could miss jobs, training, and tax base from a sector that is growing fast.

- AI and high-performance computing will be built somewhere; turning it away without offering a safe, verifiable path means losing the chance to shape it responsibly here.
- Local researchers, incubators (such as REV Ithaca), startups, and schools may lose nearby capacity and industry partnerships.

Important Note About Cloud Providers and Business Risks

Third-party data centers ride on the “rails” owned by Amazon (AWS), Microsoft (Azure), and Google Cloud. Like the railroad trusts of the robber-baron era, these platforms control the tracks, prices, and terms. If they raise rates or change rules, a data center’s costs can spike with few real alternatives. To keep those shocks from rolling downhill to residents, the Town should require TeraWulf to show how it will stay viable under price hikes and to maintain financial backstops.

Closing

This project could be a win for the community, startups, and people working in AI. Subject-matter experts should judge the technical intricacies of the project and report back to elected officials but only if it is measured, monitored, and managed in the open. Give the public clear facts, not guesses. Set firm rules now, verify, and publish the results. That’s how we protect Cayuga Lake, respect neighbors, and still welcome good jobs and innovation.

From: Lydia McFarland

Sent: Wednesday, November 12, 2025 12:04 PM

Subject: Public Comment Opposing the Lansing AI Data Center

Hello, my name is Lydia McFarland and I am currently a student at SUNY College of Environmental Science and Forestry studying Environmental Science. I am writing today to state my opposition for the use of fossil fuels for the purposes of energy intensive practices like AI because:

AI data centers contribute to increased climate pollution, particularly when powered by fossil fuels. The TeraWulf Data Center will be powered primarily by natural gas (a climate-warming fossil fuel). The state banned fracking so, we shouldn’t be using fracked gas to power AI data centers. In addition to environmental issues, this decision poses socioeconomic concerns. All across the nation, people who live near data centers are seeing [utility price increases](#). We, the people of the Finger lakes, shouldn’t have to pay sky-high utility bills to enable these data centers that won’t benefit us. This has an outsize impact on lower-income families in the region, who are already struggling to afford electricity and heat.

I thank the Town of Lansing for considering a moratorium on development of the TeraWulf Data Center. Because the use of fossil fuels to power Artificial Intelligence threatens both the environmental and economic sustainability of the Finger lakes region and NY State as a whole and because these facilities’ operations are not consistent with the CLCPA or the public interest, the Town of Lansing must act now to minimize the harms, and prevent future harms to our great state. The Town of Lansing should reject the TeraWulf data center.

Submitted on Wednesday, November 12, 2025 - 12:06pm

Cristin McLaughlin

Hello, I am stating my disapproval for the AI Data center in Lansing. It will be horrible to our lake, towns across the lake, and the land around it. The lake has enough issues with warming and algae blooms (that kill dogs). It will also increase our energy bills. Please do not let them come.

From: Natallie Cox

Sent: Wednesday, November 12, 2025 12:15 PM

Subject: AI Data Center Public Comment

Hello, my name is Natallie Cox and I am currently a student at SUNY College of Environmental Sciences studying Forest Ecosystem Science. I am writing today to state my opposition for the use of fossil fuels for the purposes of energy intensive practices like AI because:

Artificial Intelligence contributes to increased climate pollution, particularly when powered by fossil fuels. The TeraWulf Data Center will be powered by NYSEG with an energy mix that is majority natural gas (a climate-warming fossil fuel). The state banned fracking, we shouldn't be using fracked gas to power AI centers.

In addition, as utility companies work to meet the energy demands of these facilities, fossil-fueled power plants are being brought back online. This must stop. Under the Climate Leadership and Community Protection Act (CLCPA), New York State must move towards renewable energy. We should not be taking on energy intensive projects when we don't have the renewable infrastructure to support them.

I thank the Town of Lansing for considering a moratorium on development of the Terawulf Data Center. Because the use of fossil fuels to power Artificial Intelligence threatens both the environmental and economic sustainability of the Fingerlakes region and NY State as a whole and because these facilities' operations are not consistent with the CLCPA or the public interest, the Town of Lansing must act now to minimize the harms, and prevent future harms to our great state. The Town of Lansing should reject the Terawulf data-center!

From: Nancy Saltzman

Sent: Wednesday, November 12, 2025 12:36 PM

Subject: comment pertaining to the proposed Local Law # 7 of 2025 for a Temporary Moratorium

I am not a resident of Lansing but I have resided within about one tenth of a mile of the Town of Lansing in Tompkins County for the past 25 years. I am in favor of the moratorium in order to update and confirm the zoning to align with the comprehensive plan.

From: John Duthie

Sent: Wednesday, November 12, 2025 12:42 PM

Subject: Letter for the public record on Moratorium

Here is a letter to include in the public record on the Moratorium.

...

John Duthie 11/11/25 Lansing Resident I'm here to explain why Lansing doesn't have an emergency that would warrant a year long moratorium, especially such a drastic police-power grab by the Town Board. Everyone in the room knows why we are here, its the data center. We also know without the data center, nobody would be discussing a moratorium for Lansing. You wouldn't have a reason to. You can't say we need a moratorium to stop a phantom future business we don't want when we haven't seen that yet. What big, evil corporations have taken over Lansing in the last 7 years? A dollar general and a gas station are actually necessary. Believe it or not many people in Lansing live below the poverty line and shop at the Dollar Generals. We don't have sprawling growth that would warrant this divisive action except for the data center, in fact we are loosing businesses here. Since it's clear to everyone that's why we are here, and why half the room is filled with non residents, what needs to be discussed are the facts. It is a fact that 3 of you did your due diligence as town officials and visited the data center site in Somerset county. Thank you! Its also a fact that you were able to have all your questions answered by Terawulf. You can standing up here today and quell all the mistruths about water, noise, electricity, and whatever else is brought up because you've seen it. What better way to serve the town than to visit and gain information for the residents. Knowing these facts of minimal environmental concern, why then is there a need for a moratorium aimed at

stopping one project. The data center will go through rigorous review by the planning board, be overseen by the DEC and state regulators. The data center may have some negatives, but the positives far outweigh them. You can have your own ideology, but you shouldn't be imparting them on our town when the facts far outweigh the false, fear-mongering perception. Another budget has been passed with another large 19% increase in the tax levy. You know the town is in trouble financially and many of the residents know that as well. It doesn't matter whose fault it is, but we all know Lansing will be paying an additional debt payment of 1.2M every year for a very long time. The town has a stagnant tax base and property taxes will continue to go up. This is a golden opportunity that can be a win-win for Lansing. The schools and community would benefit greatly. Property taxes would go down for everyone. If the AI bubble crashes in 5 years, Lansing doesn't lose a penny. We can repurpose it again and take advantage of our valuable infrastructure in another way. This really is the craziest idea that Lansing has seen in a long time. I don't want, and can't afford to pay more taxes because of possible law suits you might be stepping into. Think logically, think reasonable about what you are about to do. Any type of moratorium is a huge mistake at this point.

Submitted on Wednesday, November 12, 2025 - 12:48pm

Isaiah Berger

I am writing to urge the town board to uphold their plans of a year long moratorium on large scale developments, as they have been discussing since 2018. I specifically oppose the approval of an AI data center without up to date zoning in place. Thank you.

From: Gary Bain

Sent: Wednesday, November 12, 2025 12:50 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Lansing, and I would like to express my extreme support for the proposed moratorium because the TeraWulf AI data center is a danger and threat to the community in many ways. It is not welcome by the vast majority of the community, a community which will be forced against its will to subsidize the massive profits of Terawulf in many ways, Lansing residents will take on the risks and damages, while Terawulf profits. It is not acceptable. The few residents who may benefit from it do not outweigh the many who won't. Terawulf does not have a right to conduct harmful business in a community that doesn't want their business.

Submitted on Wednesday, November 12, 2025 - 12:54pm

Colin Carlisle

As a long time resident of Ithaca and the surrounding area, I feel like Cayuga lake has enough outside influence without the data center. The data center will not only be an eye sore, will increase electricity prices for local residents, but will also threaten the delicate ecosystem of the lake. Cayuga lake already has algae blooms in the summer and the data center will only prove to increase these. As a resident of the local area, I feel I speak for almost everyone who doesn't have their hands in the project financially, we don't want this around our natural areas especially one as significant beautiful as Cayuga lake. The endless drive of technological advancement has and will continue to destroy natural areas enjoyed by millions. Don't let Cayuga lake be one of those areas please.

Submitted on Wednesday, November 12, 2025 - 12:58pm

Katerina Dimitriadou

Hello,

adding a large scale data center in Lansing, on top of the truck stop will increase not only demands on electricity but also traffic on the road our children take to and from school, and the amount of pollution all this development is disproportionate to our community. Let Lansing grow organically, please, to something family friendly and not subject to big interests and unequal distribution of resources in competition with residents.

From: Isaiah Berger

Sent: Wednesday, November 12, 2025 1:13 PM

Subject: Temporary Moratorium

My name is Isaiah Berger and I am a resident of Tompkins County.

I am writing to urge the town board to uphold their plans of a year long moratorium on large scale developments, as has been discussed since 2018. This includes the AI data center proposed by TeraWulf.

They have been inconsistent in the information provided about the site details. We should all have access to their full site plans before we let them proceed with development. It is essential that local governments retain uncompromised authority to adopt lawful moratoriums while they revise their zoning laws.

From: Regi Teasley

Sent: Wednesday, November 12, 2025 1:13 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Ithaca, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. Cayuga Lake is the heart of our area, the water source for thousands, and a key element of the local tourism economy. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Catherine Lusardi

Sent: Wednesday, November 12, 2025 1:18 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Lansing, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them. The AI center will require vast amounts of energy, which is terrible for the environment. We should be using less electricity, not more. Our electricity bills have already gone up, we can't afford for them to go up any more.

Submitted on Wednesday, November 12, 2025 - 1:23pm

Lee Hamacher

I'd like to comment in support of the moratorium. We've seen evidence of how dramatically data centers change the communities they appear in, largely negatively. Will there be some new jobs? I'm sure. But the pollution and spike in energy costs will put strain on an already strained community. Tourism is a massively important part of the Finger Lakes, and a big ugly data center that pollutes our beautiful environment will certainly be bad for that, let alone the effects on the people who live here. And the cost of living is already very high, and NYSEG is planning new rate increases, not to mention a corrupt white house that has driven costs higher in every other area (groceries and soon, health care chief among them).

I strongly oppose the data center, and thus, I support the moratorium.

From: Alexander (Xander) Pitts

Sent: Wednesday, November 12, 2025 1:34 PM

Subject: Public Comment

I would like to submit a public comment for review by the board. I've attached a word document below. Thank you.

...

To concerned parties of the Town of Lansing,

I write today to support the moratorium proposed for new developments in the town. My support comes from a place of concern for the TeraWulf data center development that will take place without the moratorium's implementation. I am an environmental studies major who lives in central NY, so I have both an intellectual concern and a concern for my larger community. AI data centers have horrible effects on local ecosystems, local electrical grids, and have immense carbon emissions. Please enact this moratorium to allow for more time to review regulations and environmental impacts: this data center will hurt Lansing more than stalling development. Breaking down this issue, there are localized and general effects of an AI data center such as TeraWulf's planned development. TeraWulf insists that they will not affect the local environment, using a closed system for cooling and bringing in outside water sources to solve this issue. This however is a departure from similar data centers run by TeraWulf, like the center in Barker, which use hybrid systems that draw from the closest body of water. This model releases warm water that can be contaminated back into the surrounding ecosystem, creating ripple effects of damage to local wildlife and natural resources. In this model, water would also be drawn from the lake itself: This action in itself is harmful to the lake ecosystem. The real question is why would TeraWulf build this data center in a coal power plant that has a lake intake and assure they would not use the lake water? Would it not make more sense to develop away from the lake if there is no use for it? The localized impacts are not limited to the environment. Electricity prices can be expected to increase with the introduction of data centers for local residents. The increased demand that the data centers will put on the grid will inevitably raise rates for living near the center.

Beyond local effects, data centers have immense carbon emissions due to their high energy usage. Even though the grid is cleaner in Lansing than many other places in the country, the high demand for electricity still carries a weight of carbon based electricity.

Looking at the tradeoffs makes this a clear-cut case: what does Lansing stand to gain from this? There will be an opportunity for new jobs. What does Lansing stand to lose? You will lose the natural resources and ecosystems Cayuga Lake has to offer, the low electricity rates you possess, and the conscience knowing you aren't contributing so directly to the climate crisis.

The answer is clear: continue with the moratorium and push back on TeraWulf's project with renewed zoning that protects your residents and environment.

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From: Alyse Quidone

Sent: Wednesday, November 12, 2025 1:41 PM

Subject: The Town of Lansing Should Reject the AI Data Center

My name is Alyse Quidone and I am currently a student at SUNY ESF studying forest ecosystem science. I am writing today to state my opposition for the use of fossil fuels for the purposes of energy intensive practices like AI. AI requires a steep increase in power demands that will lead to skyrocketed utility prices, which will hurt the people who live near it. We, the people who will live near it, shouldn't have to pay these sky-high utility bills that won't benefit us. This will further impact low-income families that already struggle to pay for electricity and heat. As economists have argued AI is a bubble, and any economic benefits will also collapse after the bubble has popped. I thank the Town of Lansing for considering a moratorium for the development of the Terawulf Data Center because the use of fossil fuels threatens the sustainability of the Fingerlakes region and NY state as a whole both environmentally and economically. These facilities' operations are not consistent with the CLCPA or the public interest so the town of Lansing must act now to minimize the harms, and prevent future harms to the people and environment of NY state. The town of Lansing should reject the Terawulf Data Center!

From: Caitlin Blanchfield

Sent: Wednesday, November 12, 2025 1:43 PM

Subject: public comment: temporary moratorium on development

I am a Village of Lansing resident and am writing in support of the temporary moratorium on certain development in the town of Lansing and to express opposition to the TeraWulf data center. This data center will likely use large quantities of water from Cayuga Lake. Data centers are known as water intensive industries and while TeraWulf has claimed no water intake and outflow into the lake will occur, as others—including our now county legislator Judith Hubbard—have written you, the permits that they have applied for indicate they do plan to use lake water. This lack of transparency does not bode well for future impacts this industrial development will have in our community. In addition to water usage, data centers use tons of electricity. NYSEG rates across NY state have already gone up because of data center electric usage, we cannot afford higher rates. Lastly the energy usage of data centers have high environmental costs due to energy use for an end product that is just not worth it.

From: Corey McNaughton

Sent: Wednesday, November 12, 2025 1:47 PM

Subject: Public Comment; Lansing Data Center

It's very unfortunate the Lansing Town Board has not exercised their best efforts to support the economic development of the rural community of Lansing and thought for a moment it was wise to let a tech industry juggernaut propose to save the town. It was a mistake from the start for the board to think this project would be an honest and viable solution to pull Lansing up from the economic ruin project managers have depicted to the public. The Lansing Town Board, and the state of Lansing's economy, has been smeared state wide by the members representing the Lansing Data Center development. And now, the board has lost the trust of so many residents of Lansing by completely botching the management of this issue. Without the foresight to see this would become an attempt by global industries to undermine the sovereignty of a rural community you have eroded all trust in the Lansing Town Board and have brought on a new level of industrial deception. The town has been taken advantage of and is now a responsible party to the environmental impacts to come, the increased costs of living to residents beyond tompkins county and yet another loss to the destructive march of global industrial practices. The world does not need tech-industry development, it needs land based, community-developing, generational-enriching, honest and respectful opportunities to provide a hard working and symbiotic existence in a world dominated by human-centric ideology.

From: Elaina Sheiman

Sent: Wednesday, November 12, 2025 2:04 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Lansing, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Christina Robles

Sent: Wednesday, November 12, 2025 2:04 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Cayuga Heights, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Tim McGiff

Sent: Wednesday, November 12, 2025 2:11 PM

Subject: Temporary Moratorium - Public Comment

As a long-time resident of Lansing, I am writing in support of the proposed Local Law No.7 that would create a temporary moratorium on land use development reviews and approvals and land development actions for the next year.

The purposes and goals laid out in the document make a strong and clear case for why this law is needed. In particular, I support the need to ensure the protection of Lansing's natural resources, the need to update zoning for the first time in decades to more accurately reflect modern developments and meet modern challenges, and the need to ensure the continued rural character of the town.

While a moratorium would not be without some potential harm, the inclusion of an extensive list of exemptions and a variance process to minimize disruption shows that the board has carefully considered the issue and has attempted to mitigate undue hardship.

Lastly, I hope that the Board does not let its decision-making process on this matter, which has been long in the making, be overly influenced by recent outside corporate interests.

From: Tom McGiff Tom McGiff

Sent: Wednesday, November 12, 2025 2:12 PM

Subject: Proposed Temporary Moratorium

To the Town Board of the Town of Lansing:

I am writing to express my strong support for the proposed temporary moratorium on land use development reviews and approvals.

This pause is a reasonable and responsible measure that will allow the Town to complete its comprehensive zoning code update and ensure that future growth aligns with Lansing's long-term goals and community vision. The Town Board, with its first-hand understanding of the number, scale, and complexity of pending and anticipated projects, is best positioned to recognize the need for this short-term measure. Residents can and should have confidence in the Board's judgment in taking this prudent step.

Importantly, the proposed moratorium is carefully designed to minimize disruption. It applies only to large-scale projects and includes exemptions and a variance process to prevent undue hardship for residents and small businesses. This approach seems fair and ensures that significant new developments do not outpace the Town's capacity to plan effectively.

A temporary halt on major new projects is a fair and necessary safeguard against uncoordinated or incompatible development. It gives the Town time to modernize zoning regulations and strengthen environmental protections—helping to preserve Cayuga Lake, local waterways, farmland, and the rural character that define Lansing.

By adopting this moratorium, the Board demonstrates foresight, transparency, and commitment to sustainable growth that benefits both current and future residents.

Thank you for your careful consideration and for taking this proactive step to protect and plan for our community's future.

Submitted on Wednesday, November 12, 2025 - 2:19pm

Anastasja Moynihan

I am writing in strong support of the proposed moratorium on new development in the Town of Lansing. This pause is necessary to give residents the opportunity to meaningfully participate in shaping updated and intentional regulations around future development.

I am opposed to the proposed Terawulf AI Data Center project, as it poses serious risks to our community and the Cayuga Lake ecosystem. These facilities consume enormous amounts of energy and water, contribute to pollution and noise, and offer little long-term benefit to the local economy. Once operational, AI data centers employ only a small labor force, and emerging research indicates potential negative health effects for nearby residents.

The moratorium will allow time for careful study, thoughtful planning, and stronger protections for Lansing's residents and environment. I urge the Town Board to approve it.

From: Merrill Hurst

Sent: Wednesday, November 12, 2025 2:24 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Lansing, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Jeffra Ruesink

Sent: Wednesday, November 12, 2025 2:24 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Cayuga Heights and I also own property in Lansing. I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will

increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

From: Miles Merwin

Sent: Wednesday, November 12, 2025 2:24 PM

Subject: Public Comment for 11/19/2025 Public Hearing

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From: Hanna Brown

Sent: Wednesday, November 12, 2025 2:24 PM

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From: Hank De Leo

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Submitted on Wednesday, November 12, 2025 - 2:25pm

Virginia Marion

I am strongly against the building of the AI center.

Submitted on Wednesday, November 12, 2025 - 2:27pm

Hailey Nase

I am writing as a Lansing resident to urge the town board to support a moratorium on large-scale developments. We should not rush into an agreement that does not align with the town's long-term development goals. Our lake shoreline, wildlife habitat, recreation, and landscape are key pieces of what makes Lansing so wonderful.

Submitted on Wednesday, November 12, 2025 - 2:30pm

Clara Davis

Moratorium!!!! We do NOT want an AI data center on our beautiful lake is has suffered enough due to development. Protect Cayuga please!!!

From: Peter Devlin

Sent: Wednesday, November 12, 2025 2:38 PM

Subject: Public Comment for 11/19/2025 Public Hearing

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From: Jennifer Wolfe

Sent: Wednesday, November 12, 2025 2:38 PM

Subject: Public Comment for 11/19/2025 Public Hearing

Please enter my comment below into the record for the November 19th, 2025 Public Hearing regarding Local Law No. 7 of 2025

I am a resident of Ithaca, and I would like to express my support for the proposed moratorium because I am concerned that the TeraWulf AI data center will increase my energy bills, and have a negative impact on the environment. The company proposing to build and operate the data center has a track record of dishonest dealings with towns like ours, and their proposal lacks specifics on key details.

In order to meet the surge in electricity demand from a new AI data center, NYSEG will have to increase energy production, which means increasing my home energy bill. I need you, as leaders in my community, to take steps to reduce our energy bills right now, not increase them.

AI is not necessary to this community. A clean environment and affordable energy bills ARE necessary. Stop prioritizing big tech, when they don't have a care for our communities.

From: Uma Mohanty

Sent: Wednesday, November 12, 2025 2:39 PM

Subject: Re: Terawulf Data Center and Moratorium

Hello Lansing Town Board,

I'm submitting I written comment ahead of the 11/19 Town Hall in support of the moratorium and **STRONGLY AGAINST** the continued push by Terawulf to develop an AI Data Center in Lansing. This decision to develop this center is not only environmentally consequential for the surrounding areas, even if mitigated, and further sets the precedent of an AI data driven future that is not sustainable for our planet or humankind long term.

From: Eric Wood

Sent: Wednesday, November 12, 2025 2:37 PM

Subject: Comment on Proposed Law 7 - NYPIRG

November 12, 2025

**COMMENTS OF THE
NEW YORK PUBLIC INTEREST RESEARCH GROUP (NYPIRG)
ON THE
TOWN OF LANSING BOARD PROPOSAL: LOCAL LAW # 7 OF 2025
*A TEMPORARY MORATORIUM FOR CERTAIN DEVELOPMENT ACTIONS***

Town of Lansing Supervisor, Town Board and Town Clerk:

The New York Public Interest Research Group (NYPIRG) submits these comments and urges the Town of Lansing (the "Town") to adopt the above-referenced moratorium to place on hold the TeraWulf Data Center development proposal to allow time to assess the potential and likely harms that could impact the Town and greater Finger Lake Region of the project. This is a momentous decision, with the well-being of the community's access to clean air and affordable energy hanging in the balance.

TeraWulf seeks access to 400 MW of electricity that could otherwise be distributed to residential customers to light and heat their homes, fuel their automobiles and power local small businesses. In its statement, TeraWulf claims they access electricity at \$.05 per kilowatt-hour. NYSEG residential customers continue to pay over \$.07 per kilowatt-hour. According to NYSEG, 500,000 homes could be powered by 400 MW.¹

There is a risk that this increased electricity demand will lead to energy shortages and higher energy costs – particularly during high-demand days. Advocates and lawmakers statewide are citing high utility costs – of particular concern as upstate temperatures turn sharply colder in late fall. Siphoning off energy from the shared grid will result in higher energy costs for New Yorkers who are already paying too much and struggling to keep their lights and heat on.

In addition, the potential for devastating the Town and the local Finger Lakes community, energy-hogging activities like data centers used in industrial Artificial Intelligence (AI) production imperil New York's ambitious climate mandates. Environmental Conservation Law Article 75, the Climate Leadership and Community Protection Act, became effective January 1, 2020. It requires that New York steadily increase

¹ *Ithaca Voice*, September 11, 2025. Accessed at <https://ithacavoice.org/2025/09/environmentalists-sound-alarm-as-plan-to-convert-cayuga-power-plant-to-data-center-advances/>,

the amount of renewable sources for its energy and reduce greenhouse gas (GHG) emissions from all human-generated sources within the state. Statewide GHG emissions must be reduced 40% below 1990 emissions by 2030, and 85% 1990 levels by 2050.

In conclusion, NYPIRG supports the Town of Lansing's proposed moratorium so that residents and businesses are given more time to learn about the impacts that TeraWulf may impose on the local community, the region, small businesses, residential ratepayers, and the state's climate goals.

Sincerely,

Eric Wood
The New York Public Interest Research Group (NYPIRG)
Senior Environmental Program Coordinator

From: Aaron Guilbeau

Sent: Wednesday, November 12, 2025 2:47 PM

Subject: Moratorium

I'm writing to say thank you for the difficult task that the Town Board does to secure our town, it's residents, and Lansing's neighbors. Current events make this extremely challenging and these pressures are difficult on a person.

Lansing Town is large and has diverse areas. I wish to encourage the Town board to remember all of us residents, even the ones on the edges of the town border. Most residents rarely see the lot leveled at the corner of 34 and 34b. Even fewer see the old power plant. But those of us who live next to the power plant see it every day. And when they convert it to a data center, please don't make us listen to it all night long every day of our lives. Most Lansing residents will never hear it, but us over here are indeed a tax-paying contributing resident and community member of Lansing. We need your representation and protections.

From: Bryan Denig

Sent: Wednesday, November 12, 2025 2:54 PM

Subject: Public Comment in Support of Proposed Local Law #7 of 2025: Temporary Moratorium on Certain Development Actions

Dear Lansing Town Board Members and Town Clerk,

Please accept this email as a formal comment in strong support of the proposed one-year temporary moratorium on certain large-scale development in the Town of Lansing, specifically Local Law #7 of 2025. I am a resident of the Town of Lansing, and I support this moratorium because it provides the Town Board with essential breathing room to thoughtfully update and strengthen our local zoning laws and ensure they align with the community's vision outlined in the Comprehensive Plan.

Key reasons for my support include:

- **Protecting Community Character and Environment:** The moratorium offers a crucial opportunity to put the necessary protections in place to preserve Lansing's valued rural, small-town, and lakeside character before irreversible changes are made by large-impact developments.
- **Ensuring Responsible Growth:** The goal is not to stop growth entirely, but to manage it in a way that is environmentally responsible, community-focused, and sustainable over the long term. This pause allows for the development of clear, evidence-based planning purposes for future projects.

- **Maintaining Local Leverage:** Approving large-scale projects without updated zoning regulations means the community loses significant leverage for negotiation on vital concessions, such as noise reduction, public shoreline access, or fair tax agreements. We must secure these terms in binding local laws before construction begins.
- **Addressing Infrastructure Concerns:** The time can be used to ensure that new development considers the strain on existing infrastructure, such as water, sewer, roads, and the electric grid, and that high-density projects are appropriately zoned for areas that can handle them.

I urge the Town Board to act in the best interest of Lansing residents and the broader Cayuga Lake watershed by adopting the proposed moratorium. This vital step will protect our community's future against rushed decisions driven by outside pressures and corporate interests

Submitted on Wednesday, November 12, 2025 - 2:57pm

Margaret Harper

The AI data centers are killing humanity. WAKE UP!!!! We don't want it.

From: Shilo McGiff

Sent: Wednesday, November 12, 2025 3:08 PM

Subject: Local Law No. 7 of 2025: Comments in Support of the Moratorium

I am writing to express my strong support for the proposed moratorium on land use development reviews and approvals. Before progressing with plans for the Terrawulf Datacenter, it is vital to carefully consider community and environmental impact in an independent process.

As I understand it, the proposed moratorium is carefully designed to minimize disruption to existing commerce. It applies only to large-scale projects and includes exemptions and a variance process to prevent undue hardship for residents and small businesses.

The moratorium is a responsible measure that will allow the Town to complete its comprehensive zoning code update and ensure that future growth aligns with Lansing's long-term goals and community vision especially as a safeguard against uncoordinated, unsafe, or ecologically unsound development.

The moratorium gives the Town time to modernize zoning regulations and, crucially, to strengthen environmental protections—helping to preserve Cayuga Lake, local waterways, farmland, and the rural character that define Lansing and the larger region of the Finger Lakes.

By adopting this moratorium, the Board demonstrates foresight and commitment to sustainable growth that benefits both current and future residents. Moreover it encourages transparency and the fair release of information to the wider community that will be impacted by the proposed datacenter.

From: Joshua McGiff

Sent: Wednesday, November 12, 2025 3:13 PM

Subject: In Support of the Moratorium

I am writing to express my strong support for the proposed temporary moratorium on land use development reviews and approvals.

This pause is a reasonable and responsible measure that will allow the Town to complete its comprehensive zoning code update and ensure that future growth aligns with Lansing's long-term goals and community vision. The Town Board, with its first hand understanding of the number, scale, and complexity of pending and anticipated projects, is best positioned to recognize the need

for this short-term measure. Residents can and should have confidence in the Board's judgment in taking this prudent step.

Importantly, the proposed moratorium is carefully designed to minimize disruption. It applies only to large-scale projects and includes exemptions and a variance process to prevent undue hardship for residents and small businesses. This balanced approach protects fairness while ensuring that significant new developments do not outpace the Town's capacity to plan effectively.

A temporary halt on major new projects is a fair and necessary safeguard against uncoordinated or incompatible development. It gives the Town time to modernize zoning regulations and strengthen environmental protections—helping to preserve Cayuga Lake, local waterways, farmland, and the rural character that define Lansing.

By adopting this moratorium, the Board demonstrates foresight, transparency, and commitment to sustainable growth that benefits both current and future residents.

Thank you for your careful consideration and for taking this proactive step to protect and plan for the community's future.

Submitted on Wednesday, November 12, 2025 - 3:16pm

Caitlin Hunter

As an current employee in Tompkins County, and former resident for six years, I am writing to oppose TeraWulf and their operations in Lansing. I urge the Town Board to utilize all measures to stop this corporation from operating in our community, and to pull their water permits to protect Cayuga Lake. Having an AI company operate in our community is going to make our energy prices skyrocket, while we have already been seeing corporations like NYSEG price gouge communities, why is the town board allowing another predatory corporation in? TeraWulf will destroy Cayuga Lake by pumping in millions of gallons of hot water. The Lansing Town Board must protect the community and the Lake.

From: Sandy Rapp

Sent: Wednesday, November 12, 2025 3:23 PM

Subject: Temporary Moratorium

To the Members of the Town Board:

I have lived in Lansing for almost 40 years. In that time I have heard many residents voice concerns regarding the preservation of our town's beauty. The desire for a town center, more recreational space and upgraded services have always been a priority. I feel that we have made many gains in these areas. The town's recreation services are exemplary. Myers Park has significantly improved over the last three decades. The nature preserve at Salt Point, the Lansing Center Trail, the Sims-Jennings Preserve and the Cayuga Shores Wildlife Management area have all been great assets to the community. The Lansing Library has become a focal point for the community and is a treasure. Since zoning was adopted in 2003, I have also heard people be very upset each time a dollar type store was added, as well as the Dandy Mart. It seemed like there was quite a bit of community buy-in when the 2018 Comprehensive Plan was developed. And I applaud the fact that the town has secured grant money to update the zoning to align with this.

I understand developers with vested financial interests being concerned about a potential moratorium. I understand the environmental concerns people have over the Terawulf project, which has become a major factor in this discussion. There are legitimate concerns regarding this. Maybe all of their promises will come true. But something that has the potential to affect the community and lake for generations to come should really be studied for a while. They only signed a lease in August of this year. More time to research all of the potential positive and negative

outcomes seems only prudent. The moratorium does not fully halt development, as some have said. There are many exemptions that allow for development over the next year, while a plan can be updated. I support a moratorium that will provide the time to do this.

I feel this has always been a community that has worked together for the betterment of the town. One thing that seems to have changed over the years is the amount of vitriol that has been expressed. I do not understand the personal attacks being tossed around. Yours is a thankless job for little financial reward. Thank you all for your contributions as board members to our town.

From: Aaron Guilbeau

Sent: Wednesday, November 12, 2025 3:26 PM

Subject: Moratorium perspective

Apologies for multiple submissions, there are simply a lot of things for consideration. And, again, thank you to the Town Board for their hard work.

The CEO of TerraWulf spoke very clearly in their 2nd town hall that they will fully operate within the boundaries of law. It's doubtful that they will operate outside of it, but I'm confident they will go right up to the edges of the law. Please ensure our local ordinances are in place for all of Lansing to be able to protect and enforce our protections. If the Town Board doesn't set these in place, I simply do not see any other way we will be.

From: Lauren Baker

Sent: Wednesday, November 12, 2025 3:30 PM

Subject: Public comment in opposition to proposed Development Moratorium (Local Law #7)

On behalf of Joe Lovejoy, please find his statement below to be part of the public record on the proposed moratorium (Local Law No. 7).

Thank you.

November 12, 2025

To: Town Board

Subject: Public comment in opposition to proposed Development Moratorium (Local Law #7)

Dear Town Board,

I am writing to express my strong opposition to the proposed moratorium. I have faith in our planning board and their decision-making process. They voted down the original proposed moratorium, as they did not believe it was necessary, and Colliers echoed this sentiment. Additionally, two town board members have publicly stated their opposition to the moratorium.

Moving forward with this moratorium suggests that there may be a personal agenda at play, rather than an initiative genuinely aimed at benefiting our community. The recent election clearly demonstrated that the majority of our community is against the moratorium and supports the standard practices that are already in place.

If the intent of the moratorium is related to A.I. concerns, I urge you to disregard outside noise and focus on the voices of those who live here and genuinely care about our town.

Much of the external criticism surrounding the moratorium is founded on misinformation. Claims that it will harm the lake are unfounded; we all know that the DEC would never allow such damage to occur, nor would the residents of our town stand for it. While it is true that certain processes consume water, we must remember that water is our most abundant natural resource.

Now is the time to establish clear standards for TeraWulf to abide by. The process has already been lengthy, and implementing a Project Development Agreement (PDA) will only extend it further.

It's crucial that we communicate our expectations as community members. We need to make it clear what WE want. If TeraWulf is unwilling to meet these standards, we must be prepared to tell them they are not welcome in our community.

Let's stand united in ensuring that our voices are heard and that any developments align with the interests of our community.

I implore you to trust the residents of Lansing and to listen to our concerns. Please do not approve the moratorium.

Thank you for considering my perspective.

Rather than receiving letters solely for or against the moratorium, I believe it would be more productive to solicit ideas from community members about what they would like to see if the A.I. initiative was to move forward.

Encouraging constructive feedback and innovative suggestions will help us shape a development that aligns with the values and needs of our community. Let's focus on collaboration and creativity rather than division.

Thank you for considering this approach.

Joe Lovejoy,
Lansing, NY

From: Vanessa Lynn Wood

Sent: Wednesday, November 12, 2025 3:40 PM

Subject: Local Law #7 temporary moratorium public comment

My name is Vanessa Wood. I am a longtime resident of Dryden, and my drinking water comes from Cayuga Lake. I have lived in this area for 21 years, and work in STEM. I am commenting on Local Law #7 for a temporary moratorium for certain developmental actions. I am in favor of a moratorium for the proposed development of an AI center in Cayuga Lake. There is reason to be concerned with this development on local wildlife, human and pet health, and local energy bills. We have the benefit of being able to assess the impact of existing AI data centers on other communities. These centers always use large amounts of energy that should be concerning to residents, especially as they impact the environment, energy grid, and energy prices of residents long term. Also, they use large amounts of water, which may heat and otherwise pollute source water for drinking and recreation in communities. Considering that Cayuga Lake has recently shown signs of being at a tipping point for harmful algal blooms, even a small increase in sustained temperature would likely cause negative ripple effects in the bio activity of the lake.

While the SPEDES permit for the location for the proposed development may not be associated with the proposed project, questions remain about why it was filed when it was, and time should be given to further scrutinize and understand this effort. While I don't currently have enough information to assess all of the factors personally, my knowledge of watershed impacts does raise concerns about the high discharge temperature on this permit, and the impact that may have on harmful algae. Harmful algae is dangerous to humans and other animal life.

In regards to the conduct of representatives of this project so far, it is very concerning. The tone of these conversations, especially at the last meeting, has already dipped into condescending, belittling, dismissive, and borderline abusive attitudes towards residents. I have no reason to believe that the industry decision makers have our best interests in mind, are acting in good faith, or are being honest.

Many aspects raise suspicion of possible harm and deception, from the SPEDES permit which does not make sense, the fact that this center is right on the lake yet they expect us to believe that is a coincidence and they don't plan to discharge water despite other AI centers huge use of water, and the outrageous assertion that some of the onus is on residents to build trust with outside

corporations looking to exploit and use our natural and energy resources, not to mention the typical history of AI centers dismissive and exploitative relationship with communities. Even if water is not discharged, that means massively more energy used.

Whatever financial short term gain for a small number of people locally, and the long term gain of financial and other goals of huge corporations may result from such a project is not worth the almost certain harmful and exploitative impact on our beautiful community and environment.

Please keep your wits about you.

Submitted on Wednesday, November 12, 2025 - 3:58pm

Max Moses

I applaud the integrity of the board to decide to continue discussing this moratorium with citizen input, without dismissing it preemptively. It'd've been cruel to disallow this opportunity. The reason for the public interest is that the people, not only of Lansing, but of all of Cayuga Lake, are uncertain and afraid of the impact that TeraWulf's pursuit of profit will have on their everyday lives. The letters from TeraWulf executives to the town of Lansing, which are publicly available on the Lansing website, are concerning in that they smell of false promise motivated by manufactured urgency - one such letter reads that a year delay of their project (the moratorium) will result in Datacenter investors moving on entirely, and requests that the moratorium should exclude the datacenter so they may proceed. Beware!!!

From: Leila Adelstein

Sent: Wednesday, November 12, 2025 3:58 PM

Subject: public comment on Local Law #7

From: Leila Adelstein

Sent: Wednesday, November 12, 2025

Subject: In support of the moratorium

Dear Lansing Town Officials, I am writing as a college student from Upstate New York who is concerned about protecting the earth, culture, and economy in the region. I support Local Law #7 of 2025, which would put a temporary moratorium on the zoning and proposed construction of the TeraWulf data campus on Cayuga Lake. We need more time to fully consider the environmental and social implications of the presence of this tech conglomerate on Cayuga Lake and create an alternative course of action. Intrinsic value of the region: It is difficult to ignore the sheer natural beauty, distinct seasons, ecological diversity, and flourishing towns across the state of New York. This is particularly apparent in the Finger Lake region: I visited a friend at Cornell University over the summer, and I recall the joy of eating dumplings from an Ithaca Farmer's Market vendor while sitting on the dock on Cayuga Lake. Imagine if, instead of uninterrupted riverbanks and cultural richness, there was a massive data center across the water and the roar of computers in the air? Supporting this moratorium is a way to protect my state's biodiversity and communities from industrial threats, and I am keenly aware of how unfortunate it would be to lose everything in favor of an AI data center destined to pollute and destroy. Failure to give back to the community: I believe it is wrong to introduce an industry that not only uses, but jeopardizes natural resources, such as land and water, without giving back to the community. TeraWulf's data center will replace the defunct coal-fired Milliken Station Power Plant, but instead of generating power for public consumption, all the power will be used to fuel the mega-computers, most likely increasing electricity bills for locals without actually improving their electricity access. Additionally, this project will affect the lake ecosystem. Cooling the computing equipment requires vast quantities of cool water to be pumped into the computer storage areas, after which the spent water will enter the

ecosystem once more. Higher water temperatures and pollutants kill aquatic life and increase vulnerability to algal blooms. Measures must be put in place that will prevent the water temperatures from rising too much, but even if TeraWulf can put a system in place that will not use water from Cayuga Lake, as they claim is already being done, there are other serious ecological repercussions to building a data center in Lansing. When we consider the negative externalities, such as noise pollution, water pollution, higher water temperatures, and higher bills, all of which will be felt by residents of Lansing, it is clear that TeraWulf's construction plan is ill-advised. Effects on communities and environment: Even if no water from Cayuga Lake is used and no financial burdens are placed upon the town of Cayuga, TeraWulf should not consider moving forward with this project. A moratorium should be placed immediately, regardless of whether the plans to build the data center are backed by lies or good intentions. There is inherent value in having a lake and town that are undisturbed by industry, particularly an industry experiencing an economic bubble effect. It is not a long term project, because if the data center fails, then TeraWulf will move onto cryptomining as they have done in the town of Somerset, NY. At the end of the day, they have no right to invade, bringing ecological and social disruption to the town of Cayuga, which is a place people call home.
