SPECIAL PLANNING BOARD MEETING

Lansing Town Hall Board Room
Monday, November 09, 2026
6:30 PM

AGENDA

SUBJECT TO CHANGE

Meeting is open to the public and streamed live on YouTube.

VIEW THE MEETING LIVE - TOWN OF LANSING YOUTUBE CHANNEL

To find our YouTube Channel - Go to *www.lansingtownny.gov*, click on the "YouTube" Icon (red square) located on the bottom left corner of our Home Page.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Action Items**
   a. Draft Zoning Code Amendment
4. **Adjourn Meeting**

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact the Town Clerk's Office at 607-533-4142. Request should be made 72 hours prior to the meeting.

RESOLUTION 26-132

RESOLUTION INTRODUCING PROPOSED LOCAL LAW #__ OF 2026 OF THE TOWN OF LANSING TO AMEND CERTAIN PROVISIONS OF THE CODE OF THE TOWN OF LANSING CHAPTER 270: ZONING AND SCHEDULING PUBLIC HEARING FOR SAID PROPOSED LOCAL LAW

WHEREAS, the Town Board of the Town of Lansing is authorized to provide for the governance of the town and guide development and land uses in the town; and

WHEREAS, the Town Board is authorized to adopt zoning provisions and local laws that advance and protect the health, safety, and welfare of the community; and

WHEREAS, on July 14, 2026, Governor Hochul issued Executive Order 62 Establishing a Temporary Moratorium on Data Centers in New York while the State Develops Higher Standards for Data Center Development and Benefits Blueprint to Support Localities; and

WHEREAS, Executive Order 62 creates considerable uncertainty for the Town of Lansing; and

WHEREAS, the Town Board has concerns regarding the potential impacts of the siting and operation of cryptocurrency data mines and data centers on land use development, energy use, water use, water quality, air quality, noise, lighting, quality of life, and other potential environmental impacts that impact the health, safety, and welfare of the community; and

WHEREAS, the Town Board determined it is in the best interests of the Town of Lansing to take action regarding the potential siting and operation of cryptocurrency data mines and data centers; and

WHEREAS, said proposed Local Law proposes amending Town of Lansing Zoning Code § 270-3 by defining “Cryptocurrency”, “Cryptocurrency Data Mine”, “Data Center”, “General Processing” and otherwise taking no action to amend the Schedule of Land Uses or Activities;

WHEREAS, the Code of the Town of Lansing § 270-8 provides that any land use not specifically permitted under Chapter 270 shall be a disallowed use unless a use variance therefor shall be properly obtained, unless such use is a lawful pre-existing, non-conforming use, or unless such use is permitted in any newly created zone; and

WHEREAS, the Town of Lansing Zoning Board of Appeals previously interpreted general processing to include anything that can be processed by a business;

WHEREAS, the Town Board has determined that it is necessary to define “General Processing” so that such use only includes the processing of tangible materials, commodities, or products and does not include facilities whose principal function is the storage, processing, transmission, or management of digital data by computer servers or other information technology equipment;

WHEREAS, without such corresponding amendment to define general processing, one could continue to interpret the Schedule of Land Uses or Activities to permit data centers as facilities for general processing;

WHEREAS, the Town Board has determined that this action is a Type I SEQRA Action due to said proposed Local Law proposing to change the allowed uses in one or more zones that are in excess of 25 acres; and

WHEREAS, the Town Board is the only Involved Agency and thus hereby declares itself as Lead Agency for environmental review; and

WHEREAS, the Town Board has determined that this proposed action is subject to General Municipal Law § 239-m; and

WHEREAS, the Town Board has determined that this proposed action is subject to Town Zoning Code § 270-58; and

WHEREAS, upon deliberation there upon, the Town Board of the Town of Lansing it is hereby

RESOLVED, that the Town Clerk is hereby authorized and directed to cause a copy of said proposed Local Law to be delivered to the Town of Lansing Planning Board and the Tompkins County Planning Department; and it is further

RESOLVED, that a public hearing will be held on the 17th day of November, 2026, at 6:31 pm, to consider public input and comments upon such proposed Local Law, and to hear all persons, at the Lansing Middle School Auditorium at 6 Ludlowville Road, Lansing, New York, interested in the subject thereof, and to take such action thereon as is required or permitted by law; and it is further

RESOLVED, that the Town Clerk of the Town of Lansing, Tompkins County, New York, is hereby authorized and directed to cause a Notice of Public Hearing to be published in the official newspaper of the Town of Lansing, and also to post a copy thereof on the Town signboard maintained by the Town Clerk, in accord with the law; and it is further

RESOLVED, the Town Board is the only Involved Agency and thus hereby declares itself as Lead Agency for environmental review.

The question of the adoption of such Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Noe
Councilperson Christine Montague – Noe
Supervisor Ruth Groff – Aye
Councilperson Laurie Hemmings – Aye
Councilperson Joseph Wetmore – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted as amended on October 21, 2026.

Local Law # ___ of 2026

A LOCAL LAW OF THE TOWN OF LANSING TO AMEND THE CODE OF THE TOWN OF LANSING CHAPTER 270: ZONING TO DEFINE CRYPTOCURRENCY DATA MINES, DATA CENTERS, AND GENERAL PROCESSING FACILITIES

This Local Law hereby amends certain sections of Chapter 270 of the official code of the Town of Lansing. The changes amend definitions within the official code.

The Town Board of the Town of Lansing, New York, pursuant to Resolution dated _____, 202_, does hereby adopt and pass this Local Law Number # __ of 202_, and therefore, be it so enacted as follows:

SECTION 1 - AUTHORITY: This local law is adopted pursuant to the powers granted by the Town Law of the State of New York § 130, Town Law Article 16, and Municipal Home Rule Law § 10, which authorize the Town of Lansing to adopt local laws providing for the governance of the town and to guide development and land uses in the town, and authorizing the Town of Lansing to adopt zoning provisions and local laws that advance and protect the health, safety, and welfare of the community.

SECTION 2 - PURPOSE: The purpose of this local law is to define "cryptocurrency", "cryptocurrency data mine", "data center", and "general processing" and otherwise take no action to include "cryptocurrency data mine" or "data center" as uses within the Schedule of Land Uses or Activities, thereby establishing that cryptocurrency data mines and data centers are disallowed uses pursuant to the Town of Lansing Zoning Code § 270-8.

SECTION 3 - AMENDMENTS TO THE TOWN OF LANSING CODE CHAPTER 270: The Town of Lansing Zoning Code § 270-3 entitled "Definitions" is amended by adding the following definitions in appropriate alphabetical locations:

CRYPTOCURRENCY A digitally generated currency rooted in blockchain technology.

CRYPTOCURRENCY DATA MINE A specific type of data center using a facility or use of land, buildings, or structures where computing equipment is used to solve complex mathematical algorithms in connection with verifying and adding transactions to a blockchain or other distributed ledger, commonly known as cryptocurrency mining.

DATA CENTER A facility or group of facilities located on the same or contiguous sites used primarily to house computer servers, associated components, or computing or telecommunications equipment for the storage, processing, distribution, and/or management of data. Such term includes equipment and accessories customary to data centers including but not limited to network equipment, systems, servers, appliances, air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure.

GENERAL PROCESSING A facility or premises in which tangible materials, commodities, or products are physically treated, transformed, fabricated, assembled, or otherwise altered through

mechanical, chemical, thermal, or other physical production processes. The term includes facilities engaged in the processing of food, agricultural products, raw materials, or manufactured goods. The term does not include facilities whose principal function is the storage, processing, transmission, or management of digital data by computer servers or other information technology equipment such as a data center or cryptocurrency data mine.

SECTION 4 - CODIFICATION: The amendments and regulations shall be incorporated into the Town Code, and the incorporator may designate such new section as make for a coherent Town Code. Nothing in this local law is intended to disrupt or affect the existing Town Code, except to the extent any existing code provision is herein expressly superseded or repealed. All other provisions of the Town Code are hereby reaffirmed or continued in force and effect, and the codification of these amendments shall follow the proceed for amending the code as set forth in the Town's local laws, including but not limited to Local Law # 2 of 2020.

SECTION 5 - ENFORCEMENT: Any violation of this Local Law shall be enforced in accordance with this Chapter, the Town Code, or applicable law.

SECTION 6 - SEVERABILITY: The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections as declared by the valid judgement of any court of competent jurisdiction to be unconstitutional must not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which must remain in force and effect.

SECTION 7: EFFECTIVE DATE: This Local Law shall take effect immediately.