

LYSANDER Data Center Advisory Committee
8220 LOOP ROAD
Friday, July 31, 2026
Work Session 9:00 AM

1. Old Business

- ☐ Discussion with Town Lawyer – Pending (I hope to announce the rescheduled date at Friday's meeting)
- ☐ Proposed Noise Ordinance Wording from outside consultants – Pending response from vendor
- ☐ Suggestions for Community Benefits Agreements
- ☐ Water Usage Discussion

2. New Business

- ☐ Data Center Concerns List Progress Update

3. Committee Comments/Feedback

4. Next Meeting

- ☐ Waste Water Discussion

Community Benefits Agreement Suggestions from the committee members

Suggestion	Community Investment Funds	Infrastructure Investment	Labor Frameworks	Transparency Measures	Comments	Jobs	Resource Conservation	Infrastructure	Environment	Schools	Community	Oversight	Quality of Life	Risk Mitigation	Health	Affordability
Developer to pay for all infrastructure upgrades (electricity, water, sewage, roadways, drainage, irrigation, etc)		1						1								1
Data center pays for increased energy/water procurement costs due to their high demand		1			1											1
Size the required water/sewer/broadband infrastructure improvements to support unserved/underserved residents in close proximity to the upgrade path		1						1			1		1		1	
If the water/sewer/utility lines are extended, we should ensure that the connection fees are waived for residents in close proximity.		1						1								1
Electricity Offsets – require they add more electricity to the system than they take (green only, no diesel generators, help pay for residents to switch to heat pumps or to improve the insulation in their homes)		1					1		1				1			1
Water Offsets – require they offset water usage (gallon for gallon) with water conservation projects (water system leaks, agricultural conservation, etc)		1					1		1					1		
Sewer Offsets – require they offset sewage (gallon for gallon) with waste water prevention or reclamation projects		1					1		1					1		
Ask for integration of renewable energy sources and impose strict efficiency standards on data centers, ensuring that their growth does not disproportionately burden the grid or increase reliance on non-renewable energy		1					1	1	1							1
Invest in Fire District equipment and training to mitigate risks of a fire at a Data Center		1			1			1						1		
Provide the funding for additional public safety needs, primarily fire protection, but also police, codes, etc		1			1	1		1					1	1		
Create water /sewer districts at an ad valorem rate to put the majority of costs (in our case) on the project. If people are on wells and septic within so many feet of the parcel, they are in the district		1			1			1			1				1	1
Develop a system to distribute waste heat for free/low cost local residential, educational, agricultural, or industrial use		1			1		1		1		1					1
Expand broadband speed, availability, reliability, and affordability within the town		1						1			1					1
Dedicate some amount of AI tokens and Cloud storage capacity for municipal and school district projects	1										1					
Funding for Library / Senior Center / Parks improvements	1										1					
Work with the local school district on projects to meet their specific needs	1				1					1						
Financial support for county health departments to test for specific health problems linked to DCs and electricity production which could include noise, air pollution, and endangering our ground water	1				1								1	1	1	

Cell: F5

Note: This is different than infrastructure investments, it covers the increased utility costs due to higher demand caused by the data center

Cell: F12

Note: While part of this is physical infrastructure, it gets to the issue of trying to mitigate risk to the community due to the presence of a data center

Cell: F13

Note: Same as above, but includes other public safety costs like increased police and codes officer presence. We have a lack of volunteer firefighters and trained codes officers in the area that this could address

Cell: F14

Note: This is not only infrastructure as it protects residents who are added to municipal sewer and water as a result of this project from bearing the costs of the infrastructure upgrades the data center would normally be covering

Cell: F15

Note: This is also different than typical infrastructure improvements as it makes use of waste heat in a manner that protects the environment and provides a tangible benefit to the community. Possible use to heat a school bus garage if we ever get electric busses. Possible partnership with NYSERDA

Cell: F19

Note: School district recommends STEM education partnerships, internships, job shadowing, etc. Establish a program to connect classroom training to real world opportunities. Other committee thoughts are to possibly dedicate AI resources to identify at risk students for early intervention or to identify teaching best practices to optimize future student outcomes

Cell: F20

Note: This is a health and risk mitigation item

Cell: F21

Note: This is a quality of life item

Cell: F27

Note: Addresses a shortage the municipalities face in these professions and is another risk mitigation item in addition to being a labor item

Community Benefits Agreement Concerns from the committee members

Suggestion

Consider the full value of the building and capital equipment within for local property value assessments
No local property or sales tax breaks for data centers
No local or school tax credits / breaks / PILOTS covering those tax streams
No local tax breaks--Make data centers pay property taxes to fund local projects, schools and to better the town in general
We we need to request assurances that the agreements have teeth and that substantial punitive actions can take place, the locality where the DC is sited should receive part of those damages.
Transparency: Require annual public reporting on jobs, taxes, community investments, energy and water use, and compliance with community benefit agreements.
No NDA's while negotiating CBA's
Local Control: Affirm that community benefit agreements supplement—not replace—local zoning, environmental review, and SEQRA.
Home Rule is still very important in making these agreements
Enforceable Agreements: Ensure community benefits are included in legally binding agreements with clear accountability.
Independent Review: Allow municipalities to hire independent experts, at the developer's expense, to review project impacts.
Community Engagement: Encourage community advisory committees to monitor benefits and address concerns.

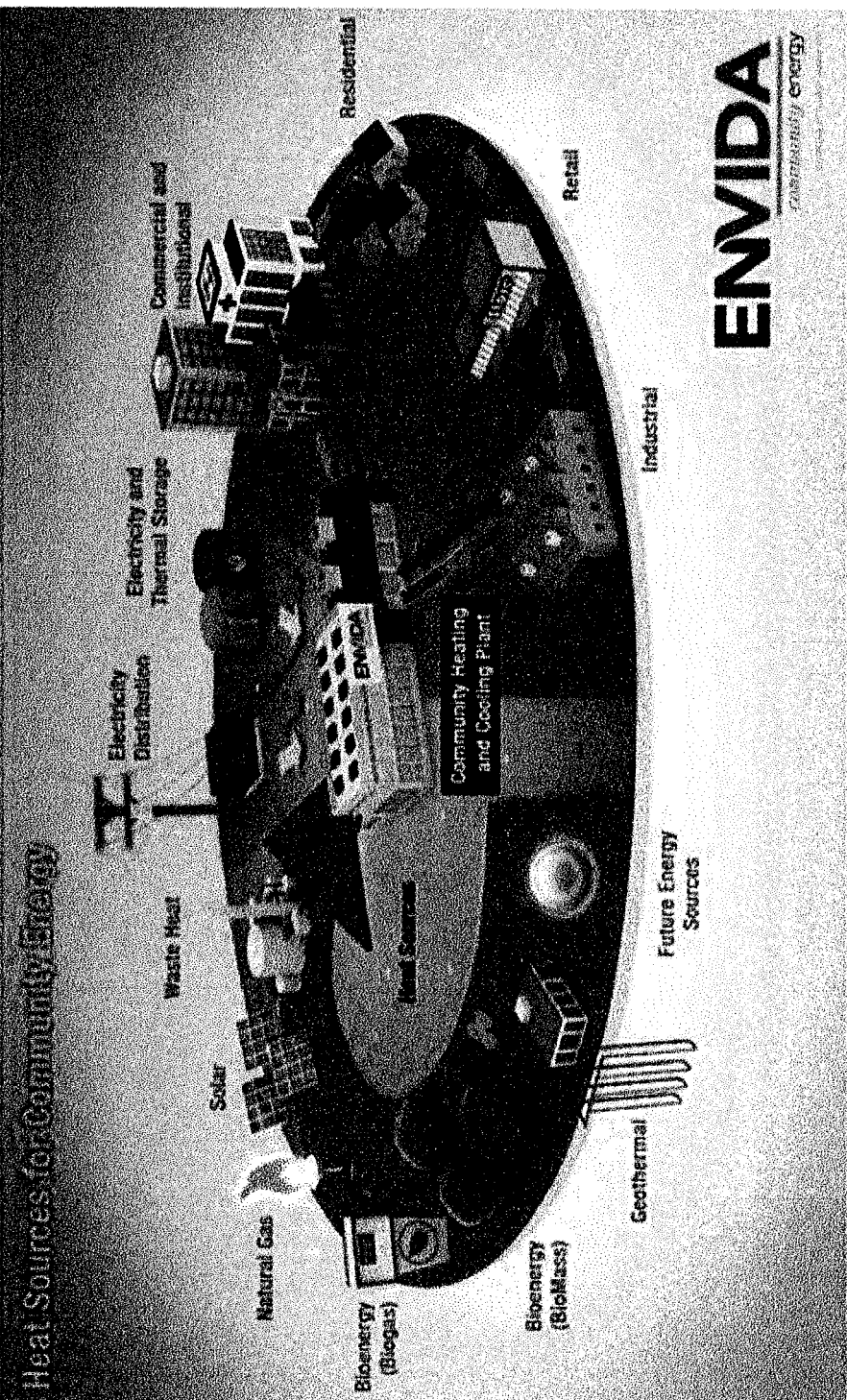
Committee Member Suggestions better handled through town code, ordinances, and site plan reviews

Generators for emergency use only, not as a source of less expensive power during peak times
Pre/During/Post and annual noise level monitoring
Closed loop cooling system and not geothermal.
Lifecycle Planning: Require financial assurances for decommissioning, site restoration, and cleanup.
one of the things DC developers should pay for is a decommissioning bond required by the state
Prevention of Air Pollution
Regulations requiring no excessive use of water
Maximum reduction of noise and vibration
Maximum use of renewable energy
Zoning regulations preventing adverse land uses and protecting farmland
Requiring DC's to provide their own electricity and not use sources available to the public
We we need to request assurances that the regulations have teeth and that substantial punitive actions can take place. To have a system that has a very low bar regarding punitive actions just means that the developers will consider ignoring regulations and paying a fine to be just the cost of doing business in NY. Another thought regarding punitive damages is that the locality where the DC is sited should receive part of those damages. I think we all agree that actions that need to be addressed include sound abatement, control of waste heat, control of EMF emissions, and use and disposal of water. As far as water is concerned, I think a plausible regulation would be that a DC could not use more than a set percentage of the available water

How Does Waste Heat Reuse Work?

One facility's waste heat is another facility's heat supply. Data centers use thousands of processor chips which generate large amounts of heat. Heat damages microchips, so data centers use several different cooling methods, most of which are energy or water intensive (or both). Heat is usually disposed of, but it could be reused and transferred to buildings and facilities that need heat, either to warm their air in the winter, or to warm their water all year round. Transferring heat can be done efficiently through hot water pipelines as part of a district heating system. Newer district energy (as opposed to district heating) systems can be used both for heating and cooling. Synthetic refrigerants or water flow through buildings after connecting to heat exchangers that siphon heat away from the pipelined water for heating—or that transfer heat into the pipelined water if the building needs to be cooled.

The next generation of community-scale heating and cooling system is called a thermal energy network. Thermal energy networks (TENs) are composed of water-filled pipes that use heat produced naturally from geothermal sources or as a byproduct of industrial activity (like data center processing), rather than heat produced directly from energy generation as is the case in most district energy systems. Whereas district energy systems generate heat in a centralized location (usually from fossil fuels), TENs can harness many different sources of warmth, including natural sources like ground heat and bodies of water. Integrating data centers into TENs would facilitate a more efficient use of the heat generated by the centers.



ENVIDA

community energy