

Lysander Data Center Advisory Committee Meeting

October 30th, 2026

Environmental Concerns

Environmental Concerns from the spreadsheet

- Environmental 2.5
 - Light Pollution 2.3
 - Heat Dissipation 2.8
 - Wildlife Impact 2.6
 - Three Rivers Impact 2.6
 - Seneca River/waterways impact 2.4
 - Will there be an environmental impact study? 2.7
 - Is there a decommissioning plan? 1.9



Background:

- Town NRBD code requires site lighting be shielded so the light source is not visible from the property line, but the town's Industrial code does not
- For a project of this size, the planning board typically requires a full SEQRA review
 - NY State DEC will/must provide feedback during this process
 - The town can also include County Health, OCWA, and WEP
 - This is the town's opportunity to require an environmental impact study
- The town routinely requires decommissioning plans and bonds for industrial and commercial projects
- The town's noise ordinance is already being rewritten per previous discussions



Town vs Others Responsibilities

- As previously noted:
 - NY State DEC is responsible for water and air quality regulations and monitoring
 - NY State DEC is responsible for protecting the Three Rivers WMA
 - DEC holds primary responsibility for protecting the Seneca River
 - OCWA manages water to the site
 - WEP manages wastewater from the site
- The town can manage noise, light pollution, runoff, and some heat discharge



Decommissioning Plan

Decommissioning Goals:

- Financial & Structural Protection:
 - Ensure the taxpayers do not absorb the financial costs of site remediation, structural demolition, or the infrastructure retrofitting required to facilitate adaptive reuse of a defunct facility.
- Environmental & Public Safety:
 - Enforce the planning, execution, and full operator funding of environmental remediation, ensuring the safe containment and certified disposal of all hazardous industrial materials, fuels, and chemical cooling agents.
- Utility Infrastructure Capacity:
 - Guarantee that massive electrical grid allocations and water rights tied to the facility can be legally clawed back, repurposed, or re-allocated to public use or new economic developments in a timely and efficient manner.



Decommissioning Goals:

- Blight & Neighborhood Nuisance Mitigation:
 - Minimize neighborhood blight, structural vacancy, and community disruption by enforcing strict nuisance mitigation standards (covering noise, traffic, dust, and security) during structural teardowns or transitions for reuse.
- Economic Resilience & Workforce Transition:
 - Establish economic diversification and job-transition frameworks to mitigate the local impact of lost employment, ensuring displaced workers have access to retraining or placement resources.



Decommissioning Planning:

- The town can:
 - Require that infrastructure upgrade costs are paid for or bonded up front. This eliminates the possibility of the taxpayers being stuck with the bill if the developer goes out of business or defaults on their payments for any reason
 - Define what work needs to be done during decommissioning – environmental cleanup, bringing the site up to current industrial code, potentially leveling the buildings and restoring the site to a clean, graded greenfield status if they can't be reused, etc.
 - Also requires any demolition to meet the same noise, dust, traffic, regulations required during the initial site construction
- Define specific criteria that trigger the decommissioning plan
 - For instance, power usage drops below 15% of the planned usage or, the site is no longer operating for its approved use for X months, etc.
 - This allows the town access to the site and decommissioning trust funds much sooner, and prevents a long drawn out legal battle while the land sits idle.



Decommissioning Planning:

- Continued:
 - Require a mandatory decommissioning trust fund to cover that work with a non-revocable letter of credit or a cash escrow account.
 - Require this fund to re-evaluated every three to five years by an independent engineer (at the developer's expense) to see if the costs have gone up
 - The developer must “top off” the fund within 30 days to cover any identified increases
 - Ensure that any code variances granted do not preclude future re-use of the site for other purposes. For example, don't reduce the required parking spaces to the point that the lot cannot support other industrial uses



Decommissioning Planning:

- Continued:
 - Require an environmental impairment liability (EIL) insurance policy that names the town as an additional insured entity
 - If the company abandons the site, this guarantees that any soil contamination from fuel leaks or battery degradation is covered by insurance, not the town
 - Require that any major utility easements or substations built on the site by the developer be structured so they can be easily subdivided or dedicated back to National Grid
 - Keeping the site's power infrastructure intact makes the site much more attractive for future use



Decommissioning Planning:

- Continued:
 - Require a continuous site security and maintenance plan which activates if the decommissioning plan is triggered.
 - This should be funded by the trust fund previously discussed
 - Require 24/7 monitoring, security fencing, etc
 - Ensure the site is maintained to meet existing zoning standards
 - Require the developer to provide a Workforce Dislocation Escrow account or a Retraining Contribution to the county workforce development board.
 - If decommissioning is triggered, these dedicated funds will immediately help provide local job placement services, specialized retraining, and severance support for displaced workers.



Decommissioning Planning:

- If a Heating District is established:
 - The decommissioning plan assumes there is already a dedicated backup heat solution in place, as should be defined before a heating district is approved
 - Require that any on-site heating district easements and infrastructure are dedicated back to the town or utility if the decommissioning plan is triggered
 - Require dedicated financial reserves be held in escrow for continuation of heat services in the event the data center stops providing heat to the heating district for any reason
 - This is critical to protect heating district users from sudden loss of heat
 - Require that the infrastructure required to operate the heating district has its own separate utility connections that can be paid for using the reserves above.
 - This allows the power company to disconnect power to the data center if they go out of business without disconnecting the pumps for the heating district.



Other Pollution

Other Pollution Concerns from the spreadsheet

- Generator Air Pollution 3.1
- Other Air Pollution 2.4
- eWaste from the site 2.1
- Diesel Storage for generators 1.9
- Spent fuel rods storage/transport 2.2



Background:

- For a project of this size, the planning board typically requires a full SEQRA review (as previously discussed)
 - NY State DEC will/must provide feedback during this process
 - The SEQRA process determines what is and is not allowed as well as any required mitigation strategies
- The NYSDEC has primary responsibility for monitoring and enforcing environmental regulations related to:
 - Air emissions
 - E-waste
 - Diesel Fuel storage
- The US Nuclear Regulatory Commission (NRC) has primary responsibility to regulate Nuclear Fuel transportation, storage, and disposal



Air Pollution:

- From Diesel Generators:
 - Nitrogen Oxides (NO_x) – creates ground level ozone and smog
 - Sulfur Dioxide (SO₂) – contributes to acid rain and causes respiratory irritation
 - Carbon Monoxide (CO) – toxic to humans and animals
 - Particulate Matter (PM_{2.5} and PM₁₀) – microscopic particles that can be absorbed through the lungs, this is the soot emissions we've previously discussed



Air Pollution:

- From Natural Gas Generators:
 - Nitrogen Oxides (NO_x) – creates ground level ozone and smog
 - Carbon Monoxide (CO) – toxic to humans and animals
 - Formaldehyde (HCHO) – a known carcinogen
 - Methane (CH₄) – unburned natural gas that escapes through the exhaust – a greenhouse gas 28X more impactful than CO₂
 - PM_{2.5} is negligible from natural gas generators



Air Pollution:

- Mitigation for Diesel Generators:
 - Require a Diesel particulate Filter (DPF) – reduces particulate matter by 90-95%
 - Require Selective Catalytic Reduction (SCR) and Exhaust Gas Recirculation (EGR) to reduce NO_x to nitrogen gas and water, which are both harmless (80-95% reduction)
 - Require a Diesel Oxidation Catalyst (DOC) to convert the CO to CO₂, another harmless gas. (60-90% reduction)
 - These are proven technologies already used in diesel cars and trucks for decades.
 - Percentages above assume a modern Tier 4 implementation



Air Pollution:

- Mitigation for Natural Gas Generators:
 - Assuming a “lean-burn” natural gas implementation due to the presence of a battery energy storage system
 - The same Selective Catalytic Reduction (SCR) can be used to reduce NO_x. (75-95% reduction)
 - An Oxidation Catalyst is used to convert Formaldehyde (85-90%), CO (90-93%) and methane (30-50%) into Nitrogen, CO₂, and water



Next Steps

Next Steps

- Continue talking about pollution Concerns
 - What did we miss?
 - What needs clarification?



Thank You