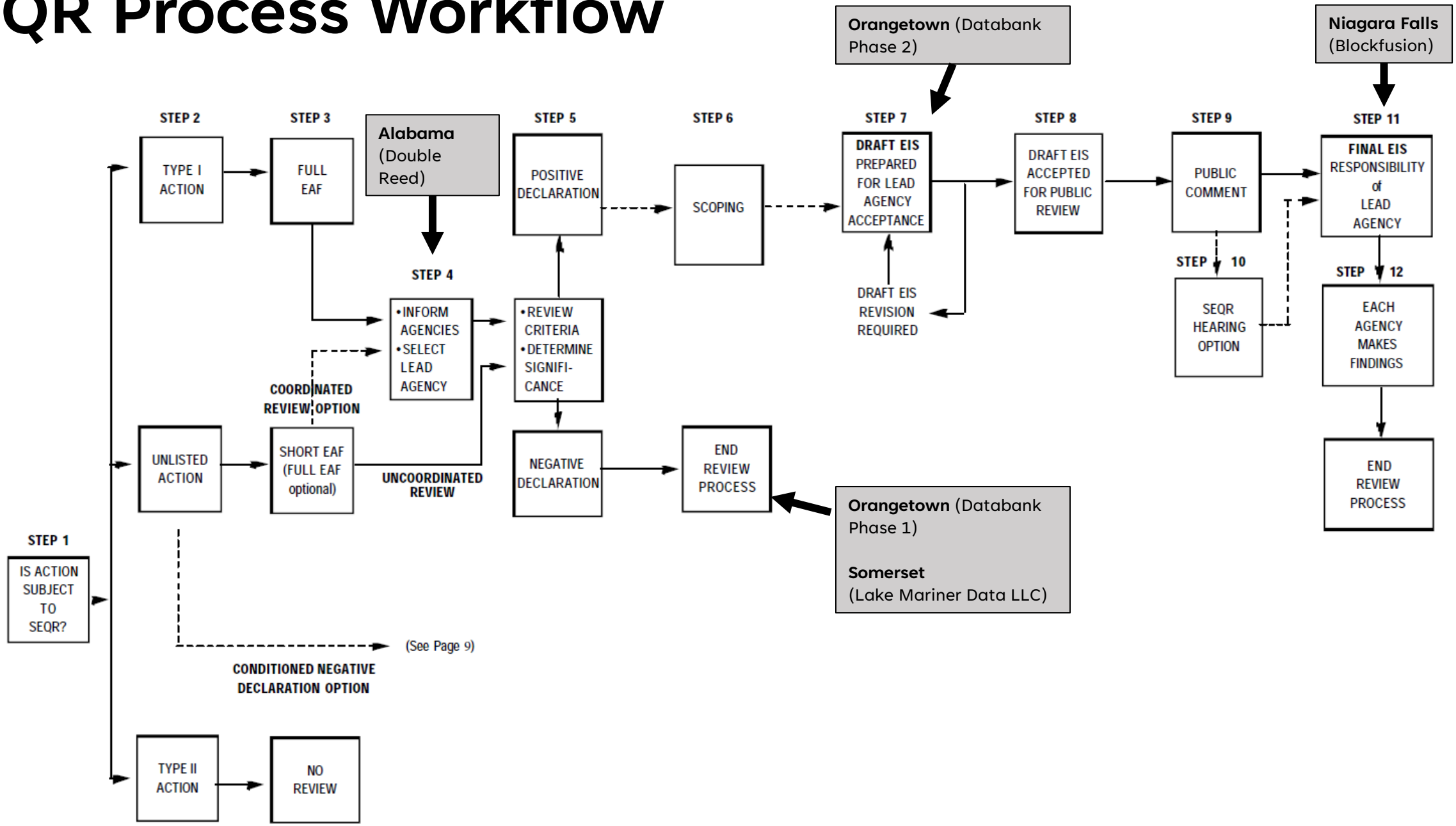
SEQR Research Findings

SEQR Process Workflow



Relevant SEQR Reviews

Town	County	Lead Agency	Data Center Name (Associated Applicant)	Declaration Type	Declaration Date / Status	Planned Size	Cooling Method / Backup Power	Notes
Orangetown	Rockland	Town of Orangetown Planning Board	Databank Phase 1 (Databank)	Unlisted Action Declared Negative Declaration	7/13/2022 Review Process Has Ended	145,000 Sq. Ft. 20MW	• Closed-loop chilled-water system & high efficiency air-cooled technology • 18 – 20 diesel generators	• Residents are actively challenging the Unlisted Action declaration with legal counsel from Clifford Davis as the size of the facility is greater than 100,000 sq ft and disturbs over 10 acres. They are also challenging the lack of an EIS.
Orangetown	Rockland	Town of Orangetown Planning Board	Databank Phase 2 (Databank)	Type 1 Action Declared Positive Declaration	7/22/2026 Preparing Scope Draft Environmental Impact Statement	301,337 Sq. Ft. 75MW	• TBD (likely diesel generators)	• Town has hired AKRF of White Plains to perform an analysis and memorandum addressing land use and environmental concerns related to data centers ($31,000 budget).
Alabama	Genesee	Genesee County Economic Development Center (GEDC)	Project Double Reed (Stream U.S. Data Centers, LLC)	Type 1 Action Declared Declaration TBD	2/5/2026 Lead Agency Determined	2,200,000 Sq. Ft. 500MW	• Air cooled technology with zero consumptive water use for cooling • 12 diesel-powered generators	• Tonawanda Seneca Nation & the Sierra Club filed lawsuit in July 2026 to invalidate an agreement between Town of Alabama & GEDC due to it preventing the town from amending its zoning laws or comprehensive plan without GCEDC approval.
Niagara Falls	Niagara	City of Niagara Falls City Council	Blockfusion USA (North East Data LLC)	Type 1 Action Declared Positive Declaration	10/1/2025 Final Environmental Impact Statement Has Been Accepted	220,000 Sq. Ft. 500MW	• 2 cooling towers and liquid ammonia cooling system • Hydroelectric power & potentially nuclear microreactors	• During SEQR, noise was identified as the single area of potential environmental impact associated with the project's operations.
Somerset	Niagara	Town of Somerset Planning Board	Lake Mariner Data LLC (TeraWulf)	Type 1 Action Declared Negative Declaration	7/27/2021 Review Process Has Ended	1,300,000 Sq. Ft. 750MW	• Closed-loop cooling system with air-cooled dry coolers & glycol for freeze protection • Unknown	• Facility is located next to the Somerset Power Plant (a decommissioned coal fueled power plant).

Negative Declaration Details

Orangetown (Databank Phase 1)

NEGATIVE DECLARATION
Notice of Determination of Non-Significance

PB #22-36: Databank Site Plan
Town of Orangetown Planning Board Decision
Preliminary Site Plan Approval Subject to Conditions
Neg. Dec.
July 13, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Regulation) of the Environmental Conservation Law.
The PLANNING BOARD, TOWN OF ORANGETOWN, as Lead Agency, has determined that the proposed action described below will not have a significant impact on the environment and a Draft Environmental Impact Statement will not be prepared.

NAME OF ACTION: Databank Site Plan
SEQR STATUS: Type I _____Unlisted XXXXXX
CONDITIONED NEGATIVE DECLARATION: Yes _____No XXXXXX

DESCRIPTION OF ACTION: **Preliminary Site Plan Approval Subject to conditions**

LOCATION: The site is located at 2000 Corporate Drive, Orangeburg, Town of Orangetown, Rockland County, New York, and as shown on the Orangetown Tax Map as Section 73.15, Block 1, Lot 19 in the LIO zoning district.

REASONS SUPPORTING THIS DETERMINATION:
The Orangetown Planning Board, as Lead Agency, determined that the proposed action will not have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will not be prepared. The reasons supporting this determination are as follows:
The project will not have a significant impact upon the environment and a DEIS need not be prepared because the proposed action does not significantly affect air quality, surface or ground water quality, noise levels or existing external traffic patterns. In addition, it will have no impact upon the aesthetic, agricultural or cultural resources of the neighborhood. No vegetation, fauna or wildlife species will be affected as a result of this proposed development. The proposed action is consistent with the Town of Orangetown's Master Plan and will not have any adverse economic or social impacts upon the Town or its businesses or residences.
If Conditioned Negative Declaration, the specific mitigation is provided on an attachment.
For Further Information contact:
Office of Building, Zoning and Planning
Administration and Enforcement; Town of Orangetown; 20 Greenbush Road
Orangeburg, NY 10962; Telephone Number: 845-359-5100

Somerset (Lake Mariner Data LLC)

A. Traffic Impacts:

There will be no impacts to Traffic for the daily operations at the Site. There will be temporary traffic increase during construction.

B. Noise Impacts:

The project is not anticipated to result in significant noise impacts. Increases in noise levels at the Project Site associated with construction activities are anticipated but construction related noise impacts represent an unavoidable temporary impact. fans will produce 95 Decibels at the source and will dissipate to below 80 decibels 200 feet from the source. No impact to adjacent landowners.

C. Air Quality Impacts:

The Project will not result in significant adverse air quality impacts. During construction, there may be minor, temporary dust impacts from soil disturbance, but those will not be significant.

D. Wetland Impacts:

LaBella Associates, D.P.C. completed a wetland delineation for state and federally regulated wetlands on April, 2021. The results of which were summarized in its Wetland and Stream Delineation Report dated April, 2021. The Wetland Delineation Report includes a map depicting the limits of wetland delineation during the investigation, Appendix A, Exhibit 2. USFWS NWI mapping indicates there are two NWI-mapped wetlands within the Study Area.

LaBella delineated three PEM wetlands, one PuB wetland, one intermittent stream, two intermittent ditches, and two ephemeral ditches with the Study Area, and concluded that there will not be any impacts to the existing wetlands on the project Site.

The Wetland Delineation Report was submitted to the United States Army Corps of Engineers ("USACE") and New York State Department of Environmental Conservation ("NYSDEC") on May 18, 2021, as part of the jurisdictional determination request. USACE provided a reference number (LRB-2021-00683). To date, the USACE has not responded due to a backlog of applications. The Project Sponsor will be required to provide the Town with a copy of the Jurisdictional Determination issued by the USACE, once issued.

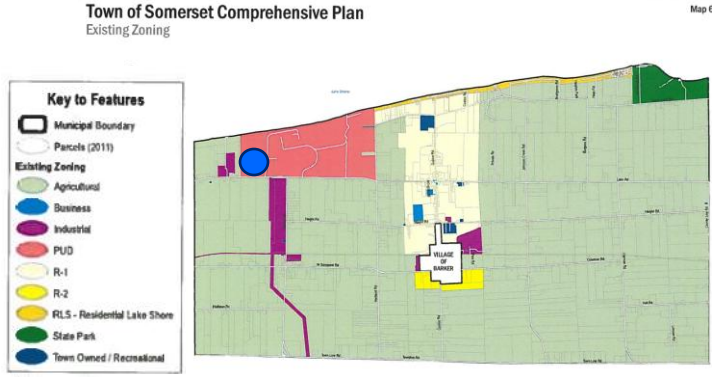
Based upon the wetland delineation study provided, the Town Board has determined that there will not be any significant wetland impacts resulting from development the Project.

E. Impact on Plants and Animals

The New York State Department of Environmental Conservation has identified from New York State Natural Heritage Program databases on known occurrences of rare or state-listed animals and plants. A Bald Eagle nest has been documented in the project area as well as a documented occurrence of Peregrine Falcon at the site. The Project Sponsor retained Labella Associates in April 2021 to conduct a threatened and endangered species survey. Based upon Labella Associates field investigations it appears the bald eagle nest is approximately 800-ft northeast of the project site. The Project Sponsor requested a determination from the NYSDEC relating to the bald eagle nest. In a response dated July 16, 2021, it was determined that this proposal is not likely to result in any impact to threatened or endangered species and to avoid an incidental take, blasting and other loud noises related to the construction of the development must not occur within one-half mile of the nest during the breeding season (January 1 – September 30). During construction there will be no blasting or other loud noises associated with development of the project and will not impact threatened or endangered species.

F. Erosion, Flooding and Drainage Impacts:

The Project Site is in a regulated floodway or a regulated 100 yr. floodplain. The Project Site will be improved with new drainage infrastructure designed to comply with the current stringent storm water quality and quantity standards of New York State Department of Environmental Conservation. The control of runoff from construction activities will be properly managed in accordance with the detailed information contained in a Stormwater Pollution Prevention Plan. No significant adverse environmental impacts are anticipated from development in the 100 yr. floodplain.



Potential Near-Future SEQR Determinations

Town	County	Data Center Name (Potential Future Applicant)	Planned Size	Notes
Lansing	Tompkins	Cayuga Data Center Project (TeraWulf)	106,460 Sq. Ft. 400MW	• Town Board will be voting in November regarding a rewrite Lansing's zoning code to define "cryptocurrency," "cryptocurrency data mine," "data center," and "general processing" in an effort to ban data centers (same approach Town of Dryden pursued in February 2026).
East Fishkill	Dutchess	Treetop Development Data Center (Donovan Drive Holdings LLC / Treetop Companies)	1,160,000 Sq. Ft. 1,000MW	• Developer initially anticipated building a warehouse but later pivoted towards building a data center which resulted in an application being submitted to NYSIO on 7/17/2025 (Queue Number #1736). • Following this information, the town board enacted a 3-year data center moratorium on data centers with a power usage greater than 20MW on 06/25/2026.
Tonawanda	Erie	Riverview Innovation & Technology Campus, Inc. (Niagara Falls Redevelopment LLC)	500,000 Sq. Ft. 300MW	• This proposed data center has been paused (per Town Supervisor John Flynn on 06/01/2026)
Niagara Falls	Niagara	Niagara Digital Campus (Niagara Falls Redevelopment LLC & Urbacon)	1,200,000 Sq. Ft. 140MW	
Lysander	Onondaga	Ranalli SuperDC (Ranalli SuperDC LLC)	364,000 Sq. Ft. 270MW	