**Planning Board Minutes – August Monthly Meeting**

**August 17th, 2026** meeting was held in the Town meeting room at 56 Geneva St, Dresden NY and called to order at 7:00PM by Chairman George Dowse

**Present:** Chairman George Dowse, Floyd Hoover, James Warner Chad Nelson, Desiree Dawley

Others present:, Jared Bailey, Lisa Wood, Ellen Campbell, Gary McIntee, several others

George led the pledge of allegiance and welcomed new member Desiree Dawley to the board

Motion by Jim 2nd Floyd to approve July minutes carried.

**New Business:**

**Area Variance AV26-3**, Applicant: Christopher Christensen 1219 Anthony Rd., Applicant proposes constructing an 8' x 10' deck on front of home with a front setback of 33'. code requirement is 50'.
Discussion that the new house that was constructed in 2024 was located as far back as possible and was an improvement from the original house setback which did not meet current code. The proposed deck setback of 33 ft would be an improvement over the original structure.
Floyd made a motion to recommend approval of the area variance to the ZBA, 2nd by Chad and carried by all.

**Old Business:**

**Site Plan Review Orig .21-1** Jared Bailey dba Back Achers 2830 Jared Rd Himrod
TM # 76.02-1-3. Mr. Bailey proposes adding 95 campsites to the existing 39. This application was submitted in 2021 with preliminary discussion at July 19, 2021, Planning Board meeting, NYSDOH and NYSDEC Review/Approval process along with Covid has delayed the project. Mr. Bailey stated he started this project in 2014 waiting for DEC approval. The SEQRA was previously completed and approved by the ZBA in August 2021.
Desiree questioned clearing of trees on site plan.
Mr. Bailey showed proposed emergency exit that necessitated the clearing of small trees. He indicated that they plan to leave as many trees as possible.

**Floyd made a motion to approve the site plan for Backachers , 2nd by Chad and carried by all.**

Discussion on new Data Center legislation recent center of attention. The Governor enacted a Moratorium on new large capacity data centers or expansion of existing data centers.

At the August town board meeting, the planning board was tasked to draft a law addressing Data Centers for the town.

Dale Irwin President of Greenidge Generations/VIP attended the meeting to clarify what he stated are rumors and answer questions from the board. He appreciates civil involvement. He gave a brief timeline of Greenidge for last ten years; In 2016 plant converted from coal to natural gas, powering the Grid. In 2020 the existing Data Center was permitted to operate

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24/7, using 64 MW behind the meter for Bitcoin mining. They still function as a public utility, supplying power to the grid when required. in 2026 they rebranded to VIP which was a decision in the best interest of shareholders and strategic outlook.
Looking to expand they will need at a local level, to follow the same regulations and permitting process. They will need to retro fit/ build out of data center. Size unknown currently.
He stated he is a developer, engineering plans will all need approval. Presently working on conceptual plan

Greenidge commitment is there will be no change in intake from or output to Seneca Lake.
SPEDES permits are already in place with NYSDEC. Zero changes to the lake.
There is no project submitted to the Town to date.

Jim asked if NYS Moratorium on Data Centers affected Greenidge.

Mr. Irwin stated no project has been submitted to town so the answer is unknown.
Yes if they had a project they were applying for outside the framework.
They produce 104 MW now with gas fired steam turbine
64MW used when bit coin running.
They have two applications out ( 60 MW, and 200 MW) with New York Independent System Operators (NYISO) to draw additional power from the grid. Discussion on green energy.
Discussion on cooling, how does it not affect the lake?
Mr. Irwin state the use of closed loop cooling system which draws no water from the lake.

The chairman opened the floor to questions from the public. Dr. Dave Dawson, resident Town of Starkey inquired where the closed loop cooling heat is released? Into the air? What chemicals are now being released into the air?
Mr. Irwin stated that the closed loop coolers are ambient air-cooled.

Discussion on Title 5 Air permit
Closed Loop Cooling would be used in a new building if built
4 Lines of fiber carriers into plant
Sound Control, sound studies regulate to keep in compliance with town

Ellen Campbell presented papers on Data Centers and legislation other municipalities have drafted to protect the residents. Town need a moratorium to study the effects of larger data processing centers specifically Greenidge expanding it data center operation.
Closed loop cooling has issues. Larger Data Center Processing causes increase in negative impacts to air, water, Noise and property values.
Lisa Wood of Jared Rd., asked Mr. Irwin if Greenidge employs a Public health Specialist.
Mr. Irwin replied- " yes they do, onsite."

Renny Korver of Perry Pt Rd. asked why town is going ahead.

George asked for clarification on "going ahead." He stated that there are no project applications before the board for action. He re-iterated that during last week's Town Board

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meeting, the board instructed the planning board to create zoning regulations related to Data Centers. This process is just beginning. The planning board drafts the law, but it is the responsibility of Town Board to enact it.

Jack Ossett . Starkey, stated town should look into a moratorium which will allow time to research data processing impact in depth before approval.

Mr. McIntee- there are many state regulations components in place for data centers.

Mr. Irwin replied he commits to a transparent project and there is no project to date.

Mr. Campbell commented "a level playing field with no application submitted".

Barbara Korver Perry Pt Rd. questioned the Pros and Cons on existing data centers, is there research reports available on this?? Noise, Air pollution etc.

Samantha Keys asked if the board has concern with Infrasound emitting from the data center. What is the possible impact on health of community and surrounding area.
George stated that we are just beginning the process and will investigate areas of concern that are identified. He stated that the planning board would appreciate any valid scientific data, peer-reviewed studies, etc.

Asked about placing a moratorium??

George stated the planning board has limited decision-making abilities. They can draft laws and present them to the Town Board but the final decision on enacting laws is the Town Board's.

Ms. Wood inquired, is the recent Moratorium on all Data Centers in New York?
What other states regulate data centers?

Julie Foster stated she loves the lake, urges the board to place a moratorium.

George thanked all attendees for a very civil meeting. If anyone has information they would like to share with the board, they can send it to- townclerk@townoftorrey.com.
She will forward the information to board members.

Floyd made a motion to adjourn the meeting 2nd by Chad, carried by all ay 8:29PM
Respectfully submitted,

Betty M. Daggett

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