

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR MAY MEETING

Date/Time: May 21, 2026@ 5:03pm

Place: Town Hall Building
60 Main Street
Massena, NY 13662

Present: Vance Fluery, Jerry Fregoe, David Grant, Shawn Burke, Weldon Bogardus
(Extensive Public Community attendance, See roll call Sheet)

Absent: None

APPROVAL OF MINUTES

Minutes of Regular Meeting February 19th 2026:

The board reviewed the draft meeting minutes of the February 19th meeting.

MOTION made by Jerry Fregoe to accept and approve the Planning Board Minutes from the previous meeting as presented. Weldon Bogardus seconded the motion.

The vote was: YES-5, NO-0 , motion carried at 5:06 PM.

Pre-Submission Plan Review #1

Tyler Williams & Annabelle Crane Cottage Food

Site address:

626 CR-42 (Tax Map #5.080-2-14)

Zoned: RA

Massena, NY 13662

Intended use of Land and/or Building: Operate a food cottage out of the home.

- James Carter explained that his son (Tyler Williams) and daughter-in-law (Annabelle) want to run a home food business to prepare foods (Jams, Jellies, Breads, Cakes, Deserts). They would be preparing these foods items to be sold at farmer's market, craft shows, etc in the community.

- Vance Fluery asked if there would be any sales done right at the home residence. James Carter indicated that he did not see that occurring much, just the occasional large cake that needs to be picked up, but mostly events.
- Vance asked what was the official name of the business. Tyler Williams replied, “William’s Homestead Goods”
- Vance explained that there is a conflict with the application. The town code says that the owner of the business must be the same name as the parcel lot. The owner of the business is Tyler Williams and the property owner is James Carter.
- Vance asked how long is the applicant going to be staying with the father (James Carter). James replied that they would be staying with them until Fall of 2026.
- There was some public comment about the applicant possibly using a company “LLC” status to get around the conflict. Eric Guftason suggested that the LLC designation would not fix or allow the conflict.
- Dana Major made some comments about Massena Center being very congested and very little room for large delivery trucks, and congested traffic from numerous customer pickups. Dana is fine with the business being present in the neighborhood, but is concerned about traffic and deliveries.
- Dave Grant asked about the likelihood of expanding the business and having large delivery trucks. Both James and Tyler were very adamant that most of the selling would be at an event and all groceries and raw materials would be gathered with their own personal vehicles.
- Vance asked if the business has contact the department of health and Annabelle explained that she is working with the department of agriculture. They have submitted their application to the Department of Agriculture and they are still reviewing it.
- Vance asked the applicants and the father if they understood what was needed, and they replied, yes they would re-submit with the proper names and owners.
- Jerry Fregoe reminded the applicant, the pre-submission site plan was missing many required aspects that will need to be submitted properly on the next submission. James Carter acknowledged.

NYDIG / Data Center Presentation

- Vance announced that there would NOT be any vote on project. It was also announced that there was not even a formal site plan submission yet, but the purpose of the presentation to strictly to provide some introductory information for the board and the public.
- NYDIG (NCCS) presentation on a proposed data center expansion at the former Alcoa East Reynolds campus (Legacy Group)
- The first speaker is Josh Burandt.

NYDIG Data Center Expansion Presentation

Company Background & Project Scope

- **NYDIG/NCCS:**

- Operating in Massena since 2017; 60 employees, \$5M annual payroll, \$6M in local/state tax contributions.
- Previous and ongoing support to over 30 local organizations.
- Proposal to expand and modernize an existing data center campus at 182 & 194 County Road 45 (former Alcoa East / Reynolds site).

- **Project Highlights:**

- **Site:**

- Industrially zoned, using existing infrastructure (power, roads, transmission).
- Natural buffers: river, wetlands, industrial corridor, undeveloped land.
- Buildings sited to minimize community impact (noise, visibility).

- **Power:**

- No new generation required; reallocating existing approved capacity (435 MW approved, 200 MW pending).
- Fully regulated by NYISO, NYPA, and federal agencies. They have load study finalized, System Impact finalized, Facility Study to make sure equipment to be purchased is approved by NYPA and NYISO.
- No discounted power rates. Paying full market rates.

- **Economic Impact:**

- Employee count to increase to 200; 2,000 construction jobs projected over 18-24 months.
- Tax contributions expected to increase 5x.
- Infrastructure upgrades funded by NCCS
- Potential for broader economic benefits: technology sector attraction, local maintenance and support jobs, higher disposable incomes.

Environmental & Community Considerations

- **Environmental Safeguards:**

- o **Water:**

- Transitioned from open-loop to closed-loop cooling system in response to community feedback—no water withdrawal/discharge from/to St. Lawrence River.
- Cooling system uses <4,000 gallons in a closed loop with glycol mix in a single cooling loop; spill prevention and containment plans to be developed.
- They will be bringing water in from an approved outside party to fill up cooling tanks.
- Storm Water will be managed with retention ponds and then released.
- In the event of any spilled coolant fluids, they will be contained onsite and a third party supplier will come to the site and pump off the liquid and properly dispose of the fluids.

- o **Emissions:**

- No emissions from computing/cooling equipment.
- Backup generators used for emergency situations, were reduced from 316 to 115; run only for maintenance (1 hr/month each) or emergencies (max 4 days/year).
- Strict EPA standards apply.

- o **Noise:**

- Comprehensive studies show 40 dB at nearest residences (comparable to a refrigerator hum).
- Additional sound barriers and natural attenuation planned.

- o **Traffic:**

- Construction and operational traffic routed via existing non-residential roads (clarified during discussion).
- No significant increase expected post-construction.

- **Regulatory Oversight:**

- o Subject to extensive state and federal review (SEQR, DOT, DEC, Army Corps, SHPO, tribal agencies).
- o All environmental, cultural, and archaeological impacts to be studied and publicly disclosed.

- o Ongoing compliance and annual/random audits required for emissions and water use.
- **Transparency & Community Engagement:**
 - o No NDAs with the town; all studies and application materials to be made publicly via the website before any vote.
 - o Project website to be launched for updates, documentation, and public comment submission.
 - o Public hearing to be scheduled; notifications via town website, local paper, and Facebook.
 - o Continued solicitation of community feedback; open to third-party consultant review.

Project Timeline & Phasing

- **Timeline:**
 - o No fixed dates; process just beginning.
 - o All three buildings to be constructed over ~24 months, with phased but overlapping civil and construction work.
 - o 200 permanent jobs post-construction; 2,000 peak construction jobs.
 - **Land Subdivision:**
 - o Four parcels: three for new buildings, one (~500 acres) for legacy smelter (retained by Alcoa for Superfund obligations).
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Community Questions & Board Discussion

- **Taxation & PILOT (Payment In Lieu Of Taxes):**
 - o NYDIG may apply for a PILOT; not finalized.
 - o Project valuation estimated at several billion dollars (buildings plus equipment).
 - o Community members raised concerns about potential tax breaks and desire for full tax contributions.
- **Infrastructure & Bandwidth:**
 - o Plans to improve fiber connectivity; discussions with multiple providers.

- Some infrastructure may be available for other local businesses; direct Canadian fiber access not feasible due to provider reluctance.
 - **Energy Use & AI Growth:**
 - Site energy capped by current infrastructure and regulatory approvals.
 - Future efficiency gains may allow more computing with same energy input.
 - **Community Trust & Accountability:**
 - Questions about previous unmet job and investment promises by predecessor (Coinmint).
 - NYDIG cited regulatory delays and market changes; open to making job/investment commitments.
 - **Opportunities for Input:**
 - Public comments to be collected via project website and at future public hearing.
 - Board and public encouraged to submit concerns and questions ahead of next meeting.
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- **For NYDIG Project:**
 - Launch project website for public information and comments.
 - Schedule and announce public hearing.
 - Continue regulatory reviews and community engagement.
 - Await further documentation and studies for board and public review.

ADJOURNMENT

MOTION made by David Grant to adjourn the meeting. Jerry Fregoe seconded the motion. The vote was: YES-5, NO-0 and motion carried at 6:30 PM.

The meeting was adjourned at 6:31 pm.

Respectfully submitted,

David Grant, Secretary

DRAFT

MEETING ATTENDANCE SIGN-IN SHEET

MEETING DATE:
COMMITTEE/BOARD

5/21/26
Town Of Massena Planning board

PLEASE **PRINT your name** CLEARLY TO ASSURE THE CORRECT SPELLING IN THE MINUTES OF THIS MEETING.

| PRINT NAME | TITLE | ADDRESS/ ASSOCIATION |
|--------------------------|---------------------|---------------------------|
| Bob Beckstead | Reporter | WDT |
| Lindsey Haubeneich | | NCCS |
| Eric Kenan | | NCCS |
| Carter Mclean | | NCCS |
| Michael Shme | | NCCS |
| Karli Olson | | NCCS |
| Mark Jorjio | | NCCS |
| Jeff Chudzinski | | NCTW |
| Josh Brandt | | NCCS |
| David Fente | | Massena / Tax Payer |
| Adrian Taraska | | Massena |
| John Gennett | Legislator | Massena |
| Anthony Major | | massena |
| Dave Major | | massena |
| Leslie Robini | | Massena |
| Joanne Deleel | | Massena |
| Bill Deleel | | Massena |
| Cathryn Wheeler | | North Lantby Public Radio |
| Dale Kramer | | MASSENA |

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| PRINT NAME | TITLE | ADDRESS/ ASSOCIATION |
|-----------------------|-------|-----------------------|
| Kimberly Jacobs | | Akwesasne |
| Stephanie M Thompson | | Akwesasne |
| Annabelle Williams | | 626 CR-42 |
| Tyler Williams | | 626 CR-42 |
| Jim Carter | | Massena |
| Therese Smith | | Massena |
| Ryan Kingsley | | Massena |
| AKWESASNE | | Massena |
| Heather Warren Neas | | Massena |
| Andrew Peets | | Massena |
| Drake Ullman | | Massena |
| Karontawan Roundpoint | | Akwesasne |
| Zoe Cooper | | Cooper |
| Joshua P. Kaplan | | Massena - EXEMPLOYEED |
| Minnie Barrow | | Akwesasne |
| Shannon Grenon | | Massena |
| Sue Rau | | SLC SAC |
| Adellia Baker | | Potsdam |
| Phyllis Oue | | Massena |