

Ex 12 – Daly Aff

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Archived: Thursday, January 15, 2026 5:56:44 PM

From: [Jack Young](#)

Sent: Wednesday, October 29, 2025 8:18:03 PM

To: [Ben Finio](#)

Cc: [Joe Wetmore](#); [Robert Rieger](#); [Lansing News Discussion](#)

Subject: Re: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com - 2 updates in 1 topic

Sensitivity: Normal

Original mail: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com - 2 updates in 1 topic.msg ;

Hi Ben - the topic here keeps evolving, which isn't really a problem as far as I can tell.

Regarding the old comprehensive plan, it's got something for everyone, and lots of mutually incompatible goals. If we decided to go for a new plan, that would mean that we'd need to operate under the old zoning for a while longer, but given how little development is happening these days, I can't envision the free-for-all you're suggesting. At the very least, we should have a quick review of the comprehensive plan and amend a few sections before doing the zoning re-write. Joe will confirm that's been done before and can be again.

Dollar Generals are a tricky issue - they aren't so much a problem as the sign of economic problems in parts of the town. And we have few levers we can pull to help alleviate those problems quickly. People need more and better paying jobs, and higher prices for farm products. We can encourage more businesses to locate here, but that requires a sustained long-term effort. (Or a TeraWulf data center.) □

That being said, I agree with Joe that these sorts of business would be better located in small commercial nodes like the one around Momo's Cafe than along the 34B scenic byway. And I'd support zoning changes to encourage that. If there's a business that people need we should find space for it, but we ought to be able to direct it to a suitable place.

Zoning is a tricky issue, and tends to lag reality due to how long the comprehensive plan and rezoning process takes. Seven years is already a long time, but the last seven years have seen exceptional changes in the market and if we want the future to be better, we can't follow the accepted wisdom of 2018 blindly. Or places like the Town Center area will slowly die.

Sent from my iPhone

On Oct 29, 2025, at 7:49 PM, Ben Finio <[REDACTED]> wrote:

Jack - if your argument is that the entire comprehensive plan is obsolete and should be scrapped, then fine...but I don't think that's what any of your previous emails said. We'd been debating whether we should currently enact a one year moratorium to update the zoning based on the plan, not whether we should scrap the entire plan and start over. Your last email addressed primarily Joe and like you expected him to have unilateral authority to override or ignore the plan. Again, I don't know how "binding" the plan is, but I assume that is not the case. Joe maybe you can

Maybe you are right that a quaint, walkable downtown area is a pipe dream. I won't pretend that I can speak to whether it's more expensive to put a parking lot in front of or behind a building. My experience with zoning since moving here is that we bought a house in a "rural agricultural" area - which a layman such as myself assumed meant "farms" - but it turned out that meant "there are basically no restrictions and you can build whatever you want, including commercial/retail space," and now the lady down the street from me has a Dollar General next to her horse barn. I can't imagine that starting over at square one and leaving the town open to free-for-all development in the meantime is a good approach, when the zoning still isn't updated 7 years after the *last* plan was passed.

On Wed, Oct 29, 2025 at 5:24 PM Jack Young <[REDACTED]> wrote:

Hi Ben,

The fact that it's now 7 years later isn't a flaw in my argument, it's the basis.

My basic point is that changing the zoning to match the 2018 comprehensive plan as written ought to be a non-starter. Any change that would ban a Dandy Mart (as approved) from that location would make the Town Center area essentially unbuildable.

And Joe was on the town board then, and very involved with the comprehensive plan. If I remember correctly, the plan's final approval was delayed by about a year while Joe encouraged substantial changes to be made that weren't in the original draft. At least that's what people who have lived here longer told me. So I do believe that Joe will be happy to take credit for (and endorse) the sections he's highlighted. And I like some of the other changes I heard that he championed back then.

Clearly the comprehensive plan is out of date now, and if there wasn't a sudden rush to enact a moratorium and rezone things I can't believe that we wouldn't be starting the process over. The structure and viability of the retail and office markets have changed radically since 2018, and covid, inflation and Cornell's economic woes have impacted every other phase of the real estate business. Not to mention the closure and subsequent reassessment of the old power station. Basing our zoning re-write on that old document is like basing a patient's medical treatment on their labs from 2018.

We need a new comprehensive plan, and then revised zoning to match that deals with unaffordable housing, limited job options in northern Lansing, environmental protection, the retail apocalypse, the collapse of the office market, encouraging renewable energy, and finding a path forward that will lead to greater prosperity and a better lifestyle for our residents. And more robust finances for the Town and the school district.

Bottom line, we need a new comprehensive plan. Trying to deny that given the events of the past 7 years would

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y hard to do. So let's leave it at that.
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From: Ben Finio <[REDACTED]>
Sent: Wednesday, October 29, 2025 4:48 PM
To: Jack Young <[REDACTED]>
Cc: Joe Wetmore <jwetmore@lansingtownny.gov>; Robert Rieger <[REDACTED]> Lansing News Discussion <lansing-ny-news-and-discussion@googlegroups.com>
Subject: Re: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com - 2 updates in 1 topic

Jack - getting mad about the economic feasibility of the comprehensive plan *now* seems...7 years too late? I moved here in 2018 so am not familiar with the lead-up to the plan, but my understanding is that it passed when Ed Lavigne was supervisor. It's not Joe's personal 2025 wish list for what "main street" should look like. A valid question for Joe might be whether anything about that plan is binding and could be updated/changed before we update the zoning. I am not sure what went into the process of drafting and passing the plan, but my assumption is that it passes with majority support from the town board at the time. Maybe someone who has lived here longer can fill me in.

On Wed, Oct 29, 2025, 4:34 PM Jack Young <[REDACTED]> wrote:

What's unfortunate, Joe, is that nobody can afford to build quality buildings in a remote location like ours with parking in the rear and reverse frontage. That's a style of urban design that's uneconomic in a small, remote location with virtually no walking traffic. It's a fantasy, and a style that isn't economically viable. And it can't be done parcel by parcel – reverse frontage would need to be built all at one time, so only the Town itself could force that through.

So you're essentially arguing for the balance of the Town Center commercial zone to stay undeveloped for ever more.

The community can ask for anything they like as long as they acknowledge that it may mean they will get nothing. Zoning can do many things, but it can't require people to spend money on uneconomic development. They will take their money elsewhere.

There are essentially no pedestrians at the Dandy Mart location. There is no Main Street, just a busy road with a 45 mph speed limit that many people exceed. The Town has no money for sidewalks and footpaths in that area that will connect to any significant population centers. Is the Town willing to commit any significant funding to making this idyllic vision a reality? I doubt that private enterprise will want to pay for it.

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really do want to change the zoning to require this, we may as well make the area a ~~cons~~
because it will never get developed. Sadly, Dandy Mart is almost certainly the best we can do. ~~area~~
going to be a more attractive building than anything else in the area *other* than Rogues Harbor. Look around the
Town Center area and tell me that Dandy Mart is a step in the wrong direction.

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From: Joe Wetmore <jwetmore@lansingtownny.gov>
Sent: Wednesday, October 29, 2025 2:12 PM
To: Jack Young <[REDACTED]> Robert Rieger <[REDACTED]> lansing-ny-news-and-discussion@googlegroups.com
Subject: Re: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com - 2 updates in 1 topic

Jack

The Lansing Comprehensive Plan already provides a clear and well-considered vision for what “the community as a whole wants.” It specifically addresses the corner where Rogues Harbor is located and identifies it repeatedly as a key location for the town’s future development.

On page 39, the plan explicitly recommends a “Main Street Setting,” which is a layout with buildings placed close to the sidewalk and parking located to the rear. In other places the Plan calls for reverse frontage, where cars are placed behind buildings to create a safer, more walkable, and visually appealing streetscape.

These are not abstract planning ideas. They reflect what residents have consistently asked for. During the Dandy Mart proposal, both the public and the Planning Board clearly supported this kind of design that promotes community character and pedestrian-friendly development. However, the developer refused, arguing that such a layout did not fit their business model. They were able to do so because our current zoning regulations do not support the goals outlined in our Comprehensive Plan. Which, I believe, was Robert's point.

Joe

**Please note as of June 16, 2025, all Town email addresses will end with @lansingtownny.gov.

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My address new address is: jwetmore@lansingtownny.gov

Please update your address book with our new email addresses.

From: lansing-ny-news-and-discussion@googlegroups.com <lansing-ny-news-and-discussion@googlegroups.com> on behalf of Jack Young <[REDACTED]>

Sent: Wednesday, October 29, 2025 9:41 AM

To: Robert Rieger <[REDACTED] lansing-ny-news-and-discussion@googlegroups.com
lansing-ny-news-and-discussion@googlegroups.com>

Subject: RE: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com -
2 updates in 1 topic

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Not a great example, Robert.

Everyone who was against that project blames the zoning. But assuming that means that the community as a whole wants the zoning made more restrictive is unproven.

We have commercial zones for a reason – to find space for things our community needs in areas that cause the least disturbance.

That corner is incredibly busy and hosted a much less attractive convenience store previously. You can't zone Dandy Marts out of the Town.

Where would you have preferred that they build, and what would the people near there say about that?

We need to encourage investment, growth, jobs and an increased tax base. Maybe you have all this personally, but plenty of people don't.

I always find it scary when people with selfish goals use the word "WE".

From: Robert Rieger <[REDACTED]>

Sent: Wednesday, October 29, 2025 9:28 AM

To: Jack Young <[REDACTED] lansing-ny-news-and-discussion@googlegroups.com

Subject: Re: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com -

Hi Jack,

Re. your statement: "The Town's planning board can add conditions to any approvals granted that will guarantee whatever agreement can be reached will be complied with."

The soon-to-be-built multi-acre truck stop, surround by residences and directly across the street from our Town's prized historical asset, offers a solid and recent example of why nothing is guaranteed.

During that permitting process, many members of our Town Board, Planning Board and ZBA, expressed strong frustration of how their hands were tied in negotiating with Dandy Mart due to Town zoning.

Let's learn from recent history. Adding "conditions" that will "guarantee" is what can happen ONLY when you have proper zoning in place. Until then, we don't hold the cards.

A moratorium allows our town to pause big projects and focus on what WE want.

-Robert

From: lansing-ny-news-and-discussion@googlegroups.com <lansing-ny-news-and-discussion@googlegroups.com> on behalf of Jack Young <[REDACTED]>
Sent: Wednesday, October 29, 2025 8:17 AM
To: lansing-ny-news-and-discussion@googlegroups.com <lansing-ny-news-and-discussion@googlegroups.com>
Cc: Abridged recipients <lansing-ny-news-and-discussion@googlegroups.com>
Subject: Re: [LansingDiscussion] Abridged summary of lansing-ny-news-and-discussion@googlegroups.com - 2 updates in 1 topic

I'm not sure that anything TeraWulf says at this point will matter to a large proportion of the population. If you assume that they can't be trusted, their statements will mean nothing to you. (Of course, the Town still expects TeraWulf to believe that the moratorium wasn't aimed squarely at them.) It's time for both sides to get together and try to resolve their differences instead of launching attacks on each other's credibility. The Town's planning board can add conditions to any approvals granted that will guarantee whatever agreement can be reached will be complied with. The principle of trust but verify still works. Letting this issue go to court is the worst of all outcomes, even if it will hopefully guarantee a fairer outcome.

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also worth remembering that the Town Board and almost every other politician in the Cou
punes) as well as numerous environmental groups came out strongly in favor of the data cente, p
2019 and 2020 when it first came to light. And the current version of that proposal is much more suitable and less disruptive to the area than that earlier one. I would suggest that to go back on the almost unanimous encouragement we gave the data center idea then, these same groups would need to have some pretty substantial evidence that the latest proposal is dramatically worse in multiple regards, which it clearly isn't. Check who signed those resolutions 5 and 6 years ago and read them for yourself. It's pretty revealing. The term "bait and switch" comes to mind.

Let's hear from people who would be willing to work with both sides to find a suitable compromise that brings jobs, investment and tax revenues to our area without unduly sacrificing the environment or the sense of community that our almost hysterical reaction to this proposal has already damaged so badly. Let's not write another chapter in what's fast becoming a classic "community torn apart" tragedy. We can be better than that.

Sent from my iPhone

On Oct 28, 2025, at 10:16 PM, lansing-ny-news-and-discussion@googlegroups.com wrote:

lansing-ny-news-and-discussion@googlegroups.com

[Google Groups](#) 

Today's topic summary

[View all topics](#)

- [Another TeraWulf information session opportunity on Wednesday, 10/29/25 6:30 pm](#) - 2
Updates

[Another TeraWulf information session opportunity on Wednesday, 10/29/25 6:30 pm](#)

Gay Nicholson <[REDACTED]> Oct 27 10:26PM -0400

I hope they are prepared to answer some serious questions with full transparency.

Thanks to our Assemblywoman Anna Kelles for this informative and cogent analysis of the claims around closed-loop [...more](#)

Diane Nangeroni <[REDACTED]> Oct 28 11:01AM -0400

Hi everyone,

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Probably like the most of us in this discussion list, I am not educated in Closed Loop Cooling.

It sure sounds good, right?

So, thanks to Google, I found this [...more](#)

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