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AN ESTABLISHED PARTNER IN MASSENA

Massena Modern Computing Campus

Site Plan Review — Town of Massena Planning Board

August 2026



Today’s Agenda

A technical site plan presentation structured around the review standards the Planning Board applies under both the Town's site plan review and the State Environmental Quality Review Act (SEQRA)

01

Site Design

Revisions to site design based on community feedback

02

Process Overview

Regulatory process, studies, and submissions

03

Technical Plan Review

Site plan and development details

04

Community

Jobs, taxes, and local opportunities

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01

Site Design

Revisions to site design based on community feedback

Site Overview: Reinvestment in an Established Industrial Site

An established industrial site well suited for modernization while minimizing impacts on the surrounding community

SITE DETAILS:

Location	182 & 194 County Road 45 (Massena, NY in St. Lawrence County)
Former Industrial Site	Former Alcoa East / Reynolds campus
Power Capacity	635 MW (435 MW Approved by NYISO and 200 MW Pending)
Infrastructure in Place	Utilities, industrial zoning, roads, and transmission infrastructure already in place to support modern computing operations (currently supporting bitcoin mining)
Naturally Buffered Surroundings	North: St. Lawrence River South: Wetlands and wooded areas East: Industrial corridor and access to routes West: Undeveloped land



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We Listened

Since our last discussion, we refined the project plan based on what we heard from the community

We've continued to meet with residents, local officials, and technical experts. That feedback helped shape changes that:

- Reduce the project's draw on local resources
- Shrink its physical and environmental footprint
- Minimize potential impacts on nearby residential properties
- Deliver lasting economic benefits to the community
- Protect residents' bills from the project's energy costs

Water

Now a fully closed-loop cooling system

Emergency Generators

Reduced the number by ~80%

Footprint

Reduced from three buildings down to two

Community Investment

Developing a host agreement that strengthens Massena's future

Ratepayer Protection

Committed to shielding residents from project-related cost increases

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Summary of Revisions

The revised design reflects community feedback, local concerns, and continued engineering refinement

	INITIAL PLAN	REVISED PLAN	COMMUNITY IMPACT
Site Layout	Three data center buildings	Two data center buildings	Greater separation from nearby homes and smaller project footprint
Building Footprint	~1,450K square feet	~870K square feet	Reduced visual and physical presence
Impervious Surfaces	88 acres	79 acres	Lower stormwater runoff potential
Cooling	Open-loop	Fully closed-loop	No interaction with local waterways for cooling operations
Emergency Generators	316 units	64 units	Less on-site fuel storage and reduced potential noise
Parking	20 / building (60 total)	~85 / building (169 total)	Better aligned with expected operations

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02

Process Overview

Regulatory process, studies, and submissions

Studies & Reports Submitted

A complete record to be provided to support the Board’s review

Environmental Studies

- Full Environmental Assessment Form – Part 1
- Environmental assessment analysis
- Wetland delineation report (NYSDEC & USACE)
- Noise/acoustic analysis
- Air quality analysis
- Environmental Justice analysis
- Traffic study
- Threatened & endangered species report
- Geomorphology study
- Phase 1A cultural resources assessment

Site & Civil Plans

- Site plan set (buildings, parking, yards)
- Subdivision plat – four lots
- Grading & limits-of-disturbance plans
- Stormwater management plan / SWPPP
- Utility & lighting (photometric) plans
- Landscaping & conservation-area plans

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Environmental Review Under SEQRA

Type 1 action to be submitted

Type 1 Coordinated Review

The application has been submitted as a Type 1 action under SEQRA, requiring coordinated review among involved and interested agencies

Full EAF – Part 1 Provided

A Full Environmental Assessment Form has been submitted to support the Board's review of potential environmental impacts

Supporting Environmental Reports

Environmental, engineering, traffic, noise, air, wetlands, stormwater, and site-plan materials have been provided for review

REQUEST TO THE BOARD

We will work with the Town to identify the list of Interested and Involved agencies and to circulate the SEQRA lead agency packets to begin the coordinated review process. We ask that the Town engage its consultant to begin the Town's technical review of the project materials and supporting documentation. We note that the Town Board has already approved an escrow agreement with NCCS, so the costs attributable to reviewing the project are borne by NCCS and not the Town or its residents.

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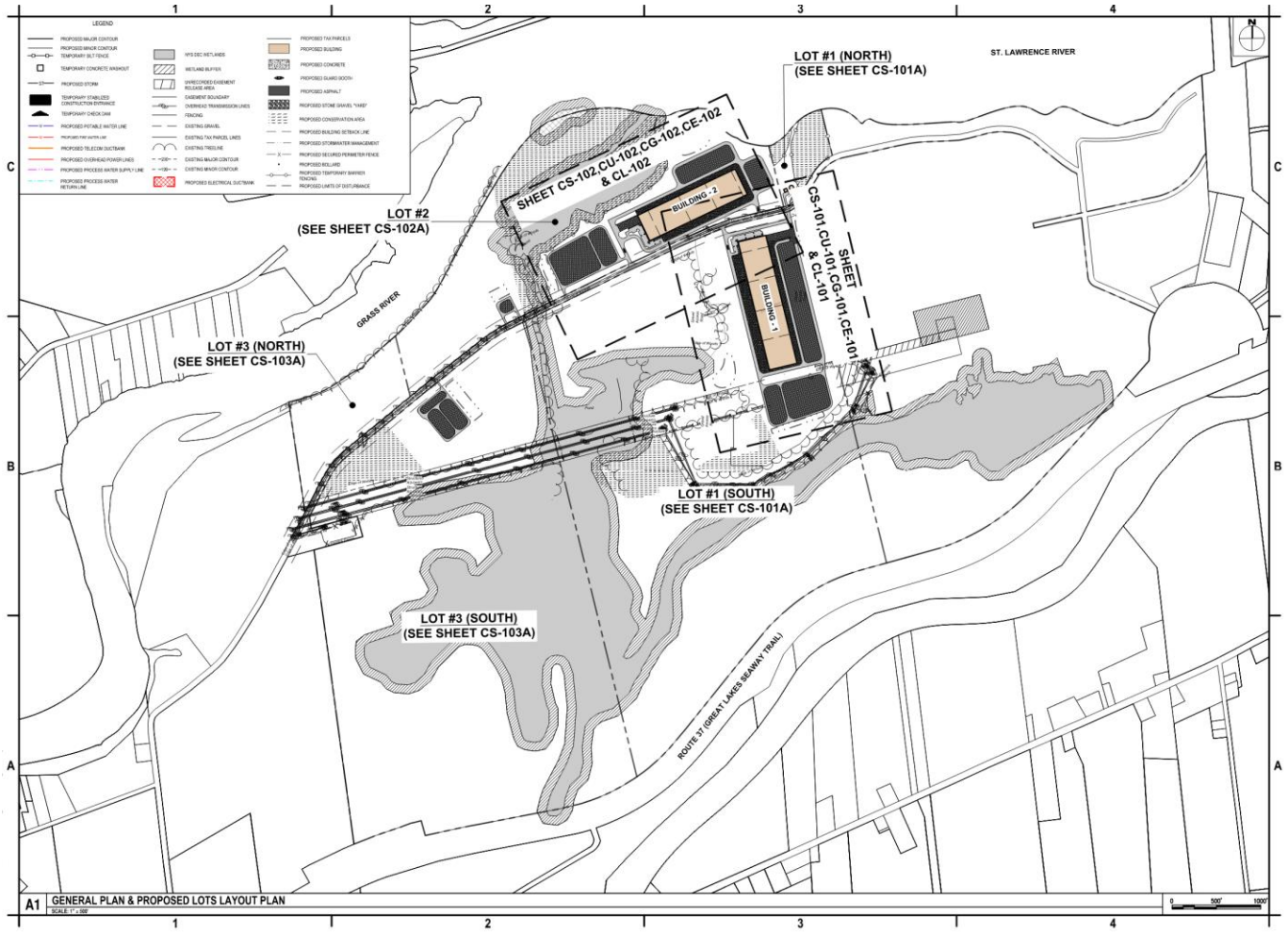
03

Technical Plan Review

Site plan and development details

Site Plan Consistent with Industrial Designation

Conformance with the dimensional standards of the district



Industrial Use Classification

Data center / computing use consistent with the site's industrial character

Building Setbacks

Front yard surpasses the greater of 75 ft from the right-of-way or 108 ft from road centerline; side and rear yards meet or exceed the 50 ft minimum

Lot Coverage

Building footprint covers no more than 8% of any lot, well within the 35% maximum

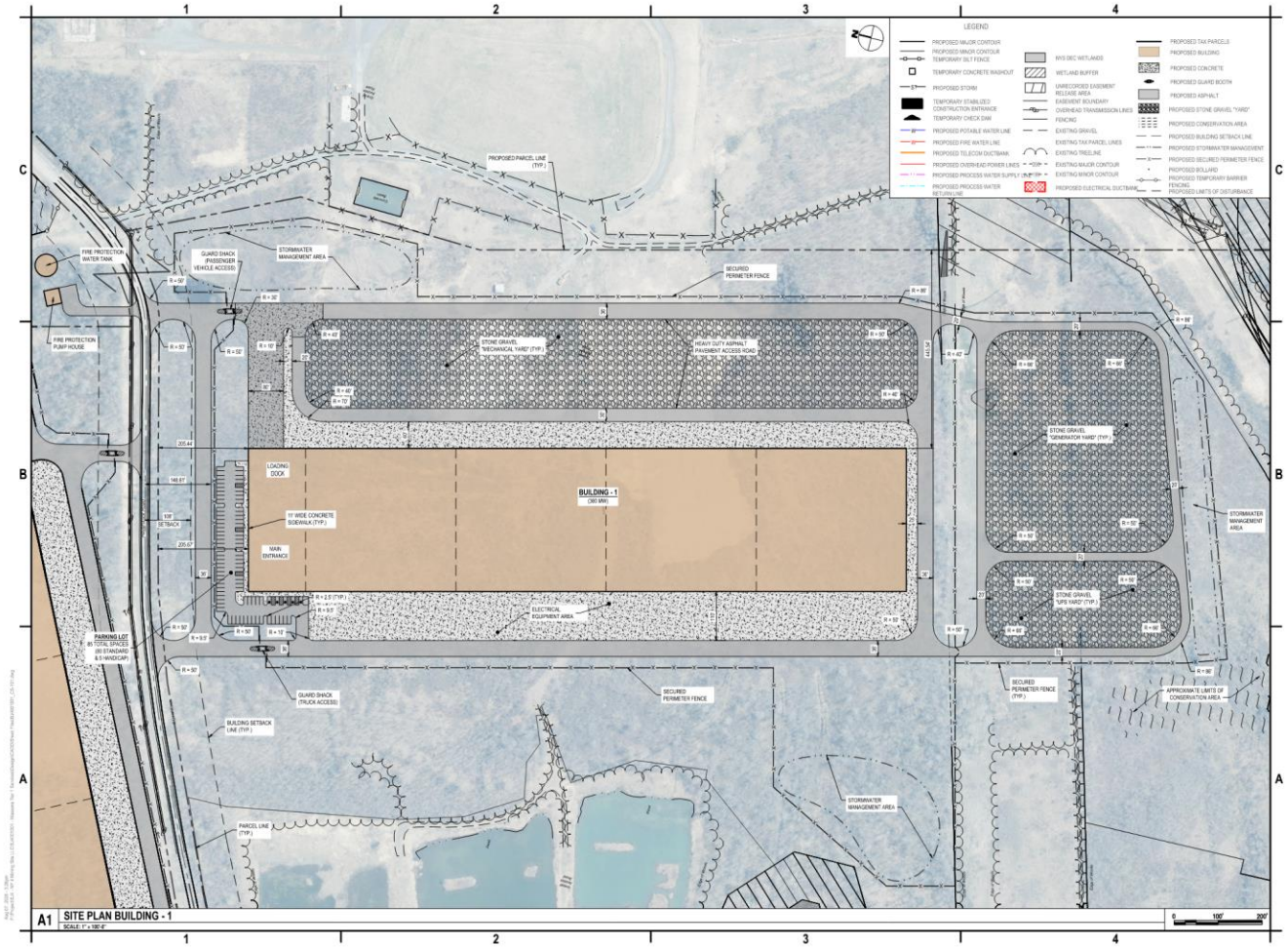
Water

No connection to the town water utility is being requested; the project will draw potable water from the existing water facility, with an anticipated average consumption of ~800 gallons per day

Outdoor Construction Hours

Outdoor construction hours consistent with the Town's noise ordinance

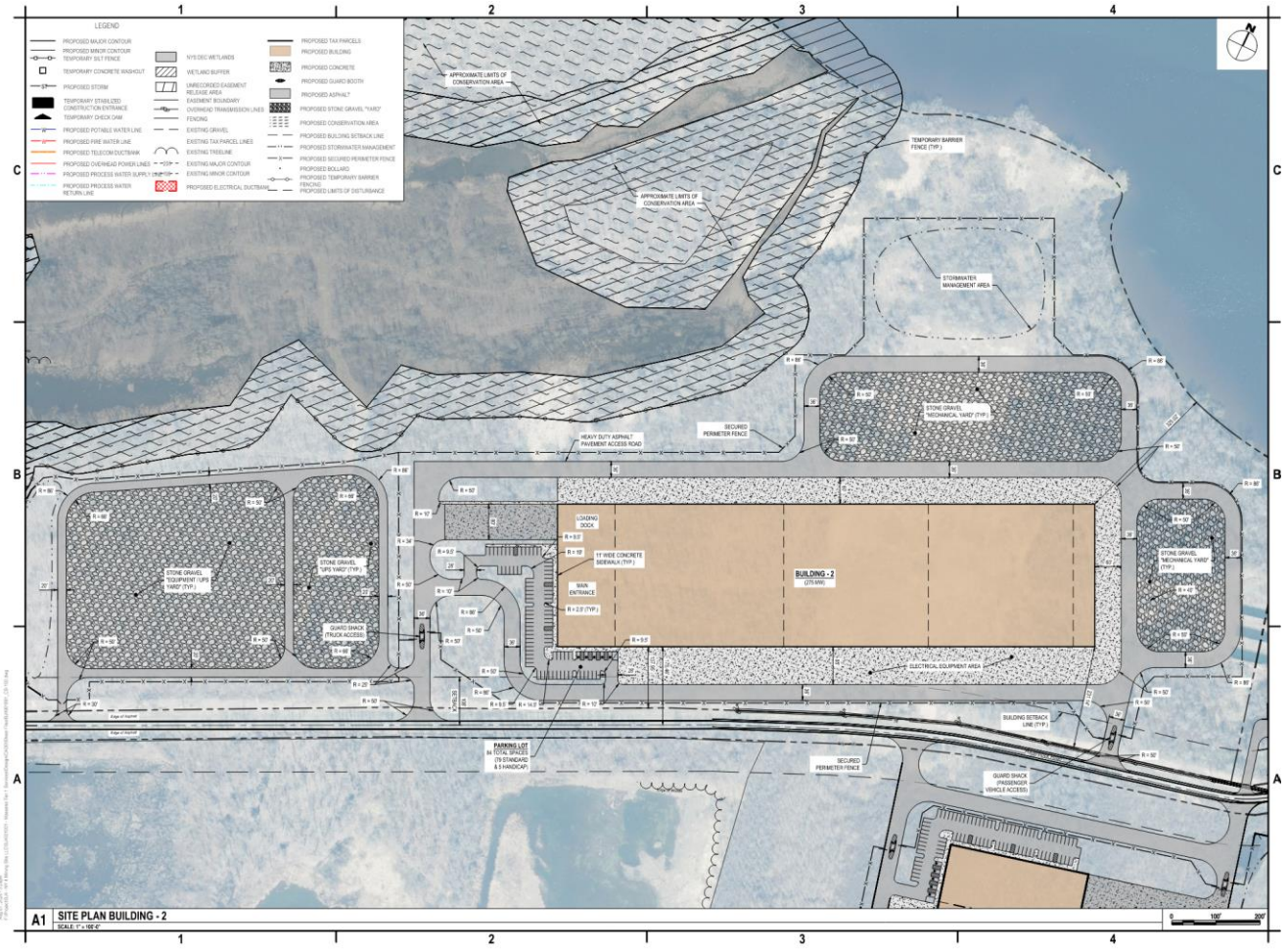
Building 1 Specifications



BUILDING 1:

Footprint	480,000 SF
Zoning	Industrial Zoning
Stormwater	Three stormwater management areas surrounding building
Wetlands	Layout avoids building placement in delineated wetlands
Setbacks	108'
Parking & Loading	85 parking standard and ADA accessible combined, loading, and circulation provided for operations and service access

Building 2 Specifications



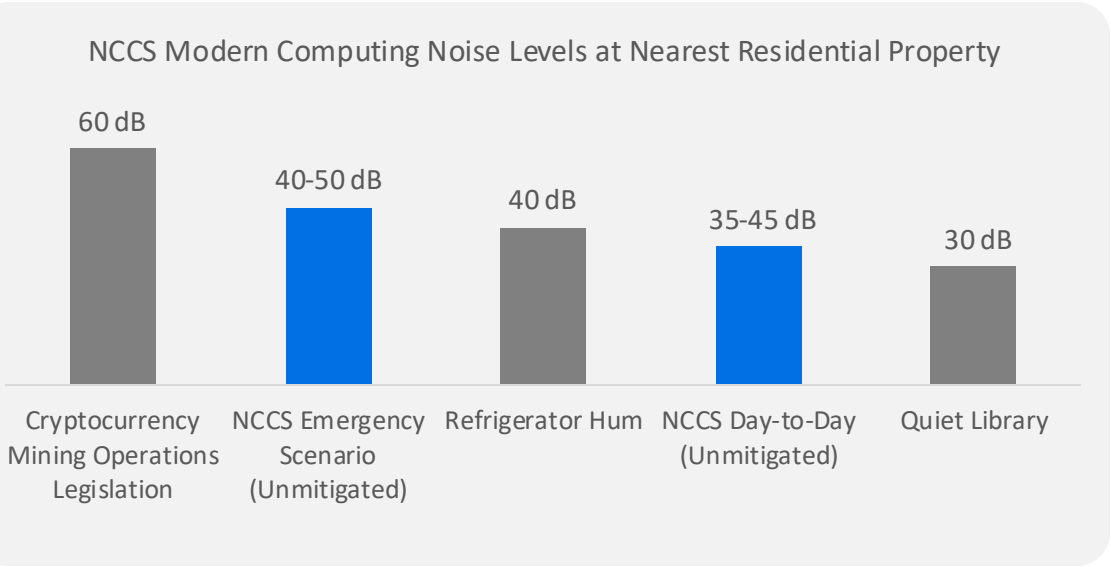
BUILDING 2:

Footprint	390,800 SF
Zoning	Industrial Zoning
Stormwater	Two stormwater management areas surrounding building
Wetlands	Layout avoids building placement in delineated wetlands
Setbacks	108'
Parking & Loading	84 parking standard and ADA accessible combined, loading, and circulation provided for operations and service access

Noise and Lighting Controls Reduce Community Impact

Sound modeling, setbacks, buffers, and downward-directed lighting are built into the updated site design

NOISE



- **Low-noise equipment, equipment placement, setbacks, and generator run-time limits designed** to reduce potential sound impacts
- The nearest residential receptor is **~4,000 feet from the campus**, allowing sound to dissipate before reaching neighboring properties
- Additional controls, including **acoustic barriers, equipment screening, and wooded buffers**, may further reduce off-site sound as design advances

LIGHTING

Lighting provides adequate illumination for safety and security at operational areas while minimizing skyglow and keeping light off neighboring properties

Shielded, Downward-Directed Fixtures

Warm-toned, low-glare fixtures shielded and aimed downward to direct light where it's needed and limit glare beyond the property lines

Light Trespass Minimized

No light source or glare extends beyond the lot lines – consistent with the Town's standards

Safety Where Needed

Lighting focused on entries, drive aisles, and the loading area to support safe operations and security, with controls to reduce output during low-activity periods

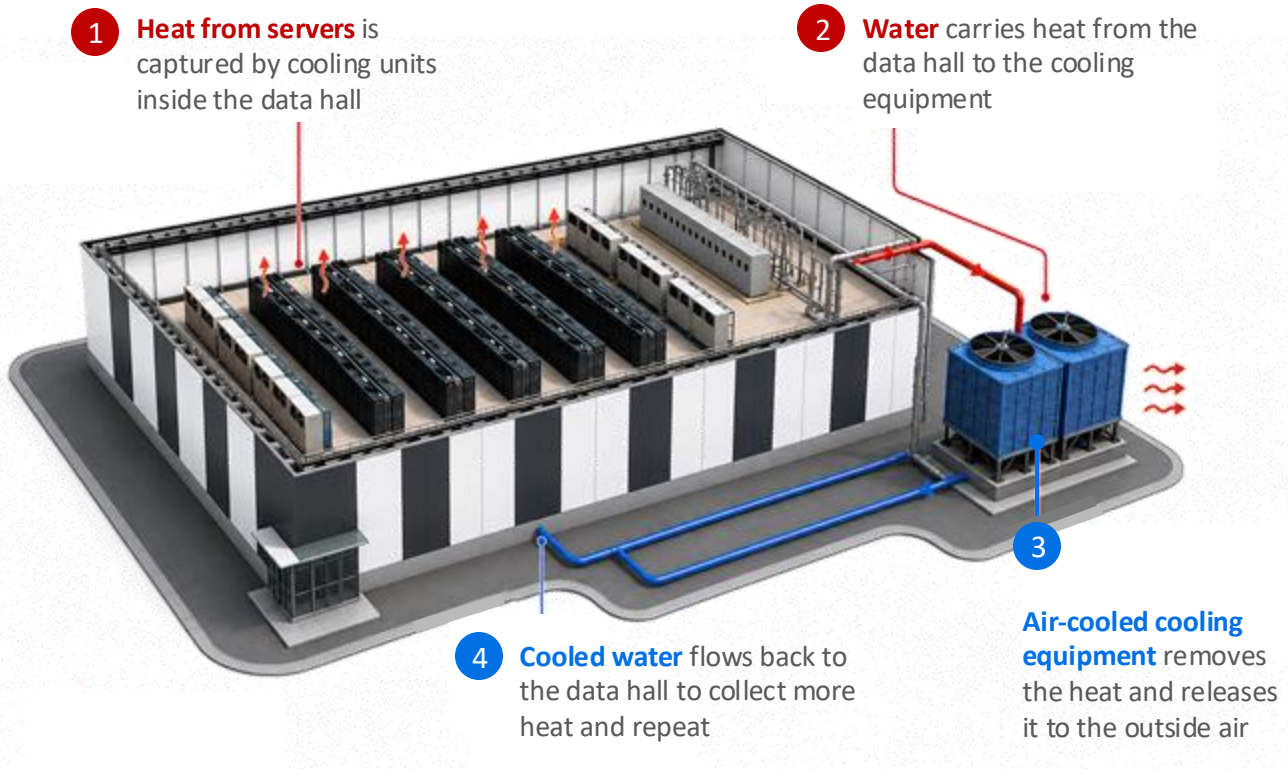
Source: C&S Engineers, Inc. — Acoustic Assessment (June 12, 2026). Modeled max scenario with all generators in operation (<2% of time) is expected to be 42.8 dB at the nearest residential property and 49.5 dB at AMVETS Campground.

Fully Closed-Loop Cooling Avoids Local Waterway Use

The revised cooling system recirculates food-grade glycol within a sealed loop and avoids local water withdrawal or discharge for cooling operations

COOLING SYSTEM SPECS:

Capacity	~750k gallons of fluid
Leak Detection	Continuous sensor monitoring triggers real-time alerts and isolates affected sections preventing meaningful fluid loss
Secondary Containment	Sized for the system's full fluid volume to keep any leak contained on-site using built-in containment to prevent release to soil, storm drains, or surface water
Fluid Renewal	Performed only as needed (anticipated every 7–10 years) as a sealed, zero-discharge transfer with full secondary containment, in compliance with state and federal environmental standards



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Emergency Power Designed to Support Grid Resiliency

Emergency generation engineered for full-campus resiliency, with layered environmental and fire safeguards

Spill Prevention (SPCC)

PE-certified procedures govern diesel handling, secondary containment, regular inspections, and defined spill-response procedures

Fuel Storage Controls

Aboveground, double-wall tanks include leak detection, overfill protection, inventory monitoring, and routine inspection

Fire & Emergency Safety

Fuel storage, energy storage systems, emergency access, suppression systems, and response procedures are designed to meet applicable fire-code and emergency-response requirements

MV UPS System Safety

Enclosures are unoccupied, located in dedicated exterior equipment yard away from occupied buildings, and monitored continuously

First Responder Coordination

We have engaged the Massena Fire Department early and will continue coordination as detailed design progresses



GENERATION / AIR PERMITTING

Minimal Acoustic Impact

Low cumulative sound levels at the property line and for neighbors, during both testing and outages

Low Potential to Emit

Planned number of units mitigates potential NO_x and particulate output

Minor-Source Classification

The facility qualifies as a minor source based on the emission profile and will register under NYSDEC's Air Facility Registration, the lowest tier of air authorization

Reduced Generator Reliance

A medium-voltage UPS rides through brief grid disturbances and short outages, so diesel generators operate only during sustained emergency events

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Low Traffic During Normal Operations

An operating data center generates limited daily traffic compared with many industrial or logistics uses

Low Operational Traffic

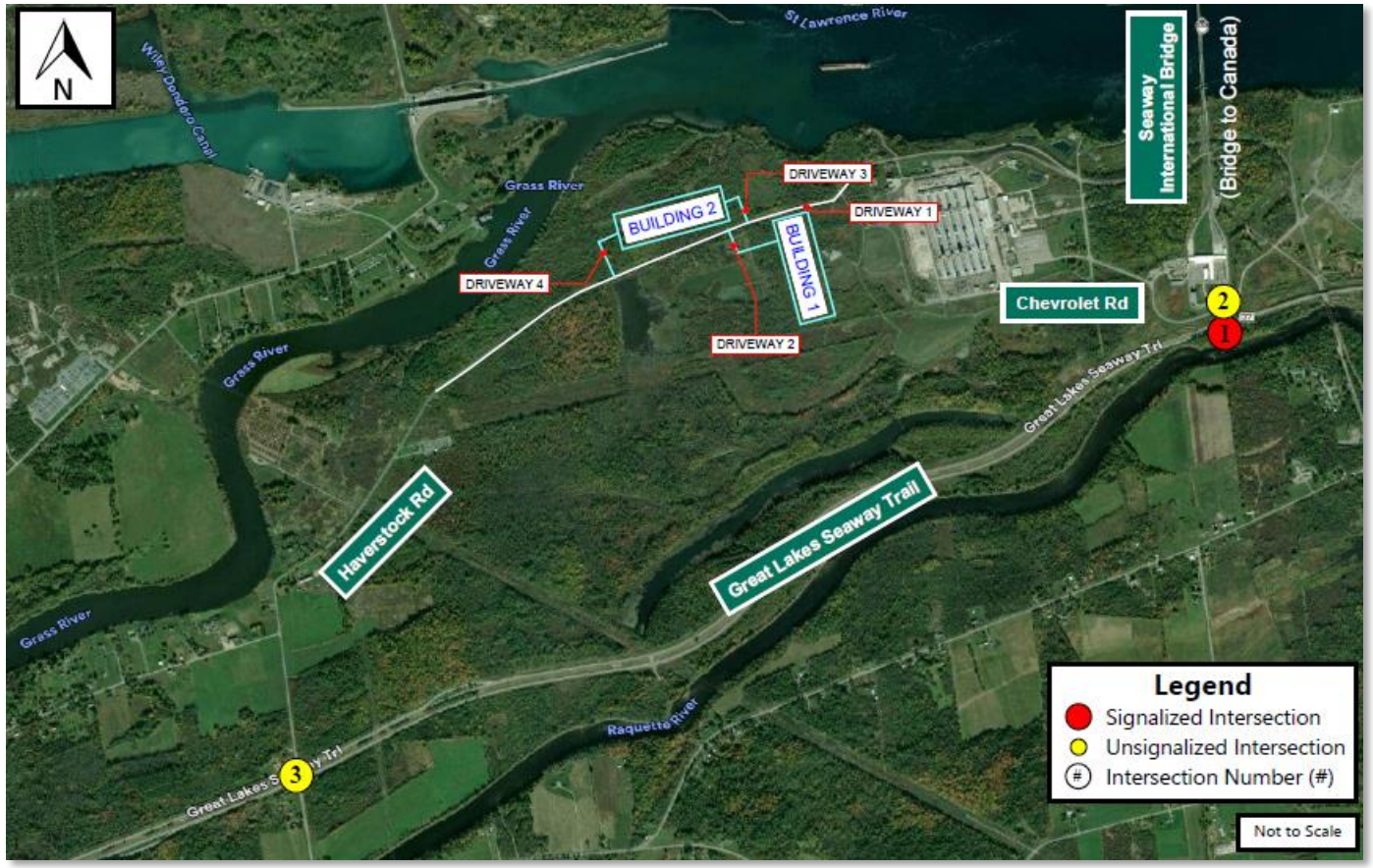
The facility generates modest daily traffic, ~90 peak-hour trips, limited to routine staff and occasional service vehicles, keeping local road use and neighborhood impact low.

Managed Construction Traffic

Construction traffic is temporary and managed, with defined haul routes, staging areas, and a stabilized construction entrance to protect public roads

Separation of Truck and Staff Movement

Separate loading/delivery circulation from staff parking and entry, reducing on-site conflicts and keeping heavy-vehicle movement contained within the campus



Managed and Phased Build-Out

Site controls and infrastructure are installed first, followed by phased building construction and commissioning

SITE PREPARATION

Erosion and sediment controls installed first — silt fence, stabilized entrance, concrete washouts — followed by earthwork within the limits of disturbance

INFRASTRUCTURE

Stormwater systems, utilities, electrical interconnection, and access roads constructed and stabilized

BUILDING & COMMISSIONING

Vertical construction of buildings by phase, then commissioning

Disturbed areas are stabilized and restored progressively

EROSION & SEDIMENT CONTROLS REMAIN IN PLACE THROUGHOUT CONSTRUCTION

Temporary silt fence, stabilized construction entrances, concrete washouts, and check dams are maintained for the duration of construction under the SWPPP. Construction hours, staging, and haul routes are managed to limit impact on neighbors and public roads

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04

Community

Jobs, taxes, and local opportunities

A Long-Term Partner in the Community

Local jobs, local investment, and a commitment to the Town

Construction Jobs

Significant construction employment, ~1,500-2,000 at peak, over the multi-year build-out, supporting local trades and contractors

Permanent Jobs

~200 permanent positions across three shifts once operating, with ongoing vendor and service spend

Local Investment

A major private investment that reactivates the site and strengthens the local economy

HOST AGREEMENT PARTNERSHIP

NCCS is working with the Town of Massena on a Community Host Agreement providing ongoing benefits to the community:

- Host payment to the Town
- Property tax clarity in conjunction with St. Lawrence County

COMMITMENT TO THE TOWN

Roads

Commitment to cover haul routes and maintenance during construction, leaving all roads better than they were prior

Emergency Services

Support for an increase in fire/EMS equipment and training

Infrastructure Upgrades

Additional upgrades to shared public services including power infrastructure, fiber, light towers, snowplows, and security cameras

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