

**Alabama Planning/Town Board Meeting
March 2, 2026**

Pledge to the flag was conducted.

Chairperson Kumpf opened the meeting at 7:00 p.m.

Supv. Crossen opened the Town Board meeting at 7:00 p.m.

Roll call of Planning Board members. Members present: Chairman Kumpf, Terry Thompson, Bill McGorray, Brett Naas and Lorna Klotzbach.

Roll call of Town Board Members: Councilperson Fisher, Klotzbach, Warner, Shultz and Supv. Crossen present.

Also Present: Michael Van Flue, David Ciurzynski, Colm Curran, John Dunne, Karolos Keranis, Kevin Peterson, Mark Masse, Gaye Drock, Annette Snyder, Laura Grote, Andrea Goldstein, Anne Bacon, Gail Miller, David Miller, David Alton, Dave Steele, Sandra Steele, Melissa Smith, Kathleen Houlihan, Colleen Nelson, Meg Logan, Kathy Danser, Kathryn Weaver, Patty Devinney and approximately 35 other persons.

Attorney Boylan addressed the residents –

he explain the meeting process and that the Planning Board is not taking public comment tonight. The public hearing will be called for a later date where comments will be allowed.

He went over the criteria, found in the Zoning Law – Section 808, TD1 and Planning Board SEQR findings.

The Planning Board reserves the right to call a special meeting if needed.

Minutes

Motion by Brett Naas, seconded by Terry Thompson to accept the 1/5/26 minutes as written. Approved by all present. (Kumpf, Thompson, McGorray, Klotzbach & Naas)

Stream Data Center – site plan review

Stream Data Centers presented a presentation to the Planning Board for the project:

Colm Curran, Design Manager explained what a Data Center is and how it operates.

Two (2) generators per building.

North Campus 60 acres

South Campus 30 acres

10 acre site at North Campus – staging for North Campus.

There will be 3 buildings, all identical.

Karolos Keranis, Project Manager

Described the three buildings, 1000 ft. long by 300 ft. wide.

Kevin Peterson, Acoustic Engineer

Acoustic Analysis of buildings were done. The scenarios were:

Constant mechanical

Generator maintenance
Emergency

There will be a barrier around the top of the roof for the chillers.
There will be a barrier on the ground surrounding the generators.

John Dunne, Project Manager

Disc. electrical and mechanical

Water cooled pipes, air cool chillers (closed loop)

Electrical – use existing substation for the South Campus, will build substations for North campus.

Outside lighting – will be dark sky compliant. Soft lamp type, downward facing.

Water Usage – chiller system doesn't need on-going water.

Michael Van Flue, Civil Engineer

Project in TD1 – 56 ft building height with additional 10 ft for chillers & screening.

Sanitary water plan and sewer

Fire hydrants will be 50 ft on center apart.

Landscape – native plantings.

Stormwater Design – four existing drainage basins.

Chairperson Kumpf asked the Planning Board Members if they had any questions for Stream:

PBM Klotzbach – what is the desired interior temperature of the buildings?

Answer – 75 degrees

PBM Naas – what is the freeze protection in the chillers? Answer – 25% glycol solution is used in the closed system. This solution does not go into the sanitary sewer or stormwater system. If needed, it will be put in drums and taken off site for disposal.

Landscape – what is the time frame for maturity? Disc.

Chairperson Kumpf answered 2.5 to 3 years for an 8 to 10 ft tree.

Rob Klavoon stated that the landscape plan submitted doesn't meet standards. He sent a memo to Stream, they are working on revising it.

PBM Naas – what is the runtime for the generators? Colm answered that the generators will be run for 30 minutes each month for testing. An annual test will run for approx. 2 hours. Also the generators will run during power outage for the entire time.

Acoustic model – what is the accuracy of the model? Kevin Peterson answered – less than the numbers shown on the screen.

PBM Klotzbach – This is a very rural area, do you have experience how these data centers will affect wildlife? Colm answered – they have facilities in rural areas, there is no wildlife issues at any their projects.

Has the EDC and Town Board abandoned talk of recreational trails?

Mark Masse answered – there is currently a snowmobile trail through the STAMP site. A walking trail may be put in TD3. Companies are skittish about letting people walk on their property.

PBM Naas – Height is 56 ft., what is the plus?

Answer – screening louvre is approx. 10 ft. high.

Rob Klavoon – Wendel has done reviews of the site plan. Memo to Planning Board. Wendel gave a planning review to the board, Nina's preliminary report and a draft of the Environmental Findings.

PBM Naas – asked if there were answers to the questions. Rob Klavoon said not yet, they are waiting for more answers.

PBM Klotzbach – the engineer review is extensive, when does Stream respond? Rob Klavoon – Stream has to re-submit.

PBM Klotzbach – can we get medium size plans? The small one is too small and the full size is too big.

Rob Klavoon – will all three buildings be built at the same time? Answer – the South campus will be built first, then the North campus buildings one at a time.

Emergency scenario for generators? Answer: chillers will not be running at 100% if power goes out.

PBM Klotzbach – will the data center be shut down if power goes out? Answer – the building would run on minimal controls. Servers will not continue to run. They will be off-line with no power.

Batteries – what kind, size? Answer – Lithium Ion, for switching off servers.

Will they require a special fire system? Answer – no.

PBM Naas – Asked about the EDC's revision to the long-term management plan. Mark Masse will share with the Town.

Disc. on calling a public hearing. PBM Naas doesn't think the application is complete. Should we call the public hearing? Rob Klavoon stated that it is up to the Planning Board.

Rob Klavoon – Wendel is hiring an acoustic consultant to review the submitted acoustic plan. Disc.

Disc. on when the 62 days begins, applicant can waive the 62 days. The 62 days begins at the close of the public hearing. The Planning Board can have the public hearing and not close it, they can keep it open.

PBM McGorray would like one more submission from Stream before calling the public hearing.

MOTION by PBM McGorray, seconded by PBM Thompson to have a public hearing at 7:00 p.m., March 16, 2026.

Disc. held, PBM Klotzbach does not want to close the public hearing.

Chairperson Kumpf called All in favor, none, opposed all in attendance (Klotzbach, McGorray, Naas, Thompson and Chairperson Kumpf). MOTION denied.

MOTION by PBM Klotzbach to have the public hearing on March 16, 2026 at 7:00 p.m. that doesn't close. Motion was not seconded.

Attorney Boylan had a disc. on when the application is deemed complete. It is deemed complete by setting the public hearing. The application is conditioned on comments received at the public hearing.

MOTION by PBM McGorray, seconded by PBM Naas to adjourn the Planning Board meeting at 8:29 p.m. Approved by all present (Klotzbach, McGorray, Naas, Thompson and Chairperson Kumpf).

Supv. Crossen asked the Planning Board to keep the 1st and 3rd Mondays open for meetings and to let him know if you cannot make it to a meeting.

MOTION by Councilperson Fisher, seconded by Councilperson Shultz to adjourn the Town Board meeting at 8:30 p.m. Approved by roll call vote:
C. Fisher – yes C. Klotzbach – yes C. Warner – yes C. Shultz – yes Supv. Crossen – yes

Respectfully Submitted,
Rebecca L. Borkholder, Town Clerk
PB/ZB Clerk