



MEMO

To: Town of Alabama Planning Board
CC: Mark Boylan, Supervisor Crossen
From: Drew Reilly, Nina Ballou, Rob Klavoon
Date: May 13, 2026
RE: Planning Board Meeting- Stream Data Centers Process

The following includes a brief synopsis of the history of the STAMP project in the Town of Alabama, a description of the process that has been taken for the new application by Stream Data Centers and the remaining steps needed to complete the process.

STAMP BACKGROUND SYNOPSIS

The STAMP project officially began in 2010, with the establishment of the GCEDC as SEQR Lead Agency and the issuance of a Positive Declaration under SEQR. The Town of Alabama (Town Board and Planning Board) were Involved Agencies under SEQR.

A DGEIS was completed by the GCEDC and its consultants and was accepted “as complete” on 4/14/11.

A FGEIS was completed and accepted “as complete” on 1/19/12, and then Positive Findings were issued by the GCEDC.

The Alabama Town Board, as an Involved Agency under SEQR, prior to making any decisions or actions relating to STAMP (rezoning, IZA, etc.), had to issue their SEQR Findings, which were issued in August of 2012. Based on that decision, the Town created new zoning districts and rezoned the STAMP site and entered into an Incentive Zoning Agreement.

When the first project that was proposed requiring Planning Board approval, the Planning Board had to issue their SEQR Findings. The first project proposed was the construction of the main road, and the Planning Board issued their SEQR Findings in November of 2016.

Due to project changes, the GCEDC issued Amended SEQR Findings in 2016 and the Town Board subsequently issued an Amended SEQR Findings in June of 2017.

The Town (through its consultants) created a SEQR Findings Form to help the Town Board and Planning Board evaluate projects with respect to their SEQR Findings.

Since that time, the Town has completed a Comprehensive Plan update and an Agricultural and Farmland Protection Plan and has processed and approved several projects; access road, Plug Power, a new

substation, a storage tank project, and Edwards Vacuum. GCEDC has also continued to resolve their wastewater issue and has made other revisions to the plan (including increased setbacks).

STREAM DATA CENTERS PROCESS

- a. The applicant typically meets with the Town to discuss application requirements. A meeting occurred in early 2025, but an application was never made to the Town at that time. It is our understanding that the proposed project was changing, and the Town had some communication with the applicant about the new project.
- b. In late 2025, the applicant began preparing materials needed for a complete site plan application to be made to the Town in accordance with SEQR (Findings issued), the Town's site plan law, the TD requirements, and other requirements related to the STAMP site.
- c. The Town began preparing documents needed for SEQR, etc. and other materials for the application and approval process.
- d. The applicant had enough information to appear before the Planning Board as a sketch plan application and that information was submitted to the Town on December 22, 2025. The sketch plan application was placed on the 1/5/26 Planning Board agenda. No actions were taken at that meeting.
- e. The Town also coordinated and discussed issues with the GCEDC. GCEDC, to assist with the coordination with the Town and other agencies, re-established itself as SEQR Lead Agency (Lead Agency letter dated 12/23/25).
- f. A formal response from the NYSDEC was sent to the GCEDC on 1/28/26. The GCEDC has also received other correspondence from the NYSDEC in letters dated March 31, 2026 and April 10, 2026. The GCEDC has responded to these letters in a correspondence dated April 30, 2026 (response has been shared with the Town of Alabama).
- g. The Applicant has made a formal full site plan application needed for Site Plan approval and has paid the appropriate application fee. Wendel began our reviews based on the application materials submitted to the Town and us on 2/19/26.
- h. The application was placed on March 2, 2026, Planning Board meeting and discussed at that meeting.
- i. Based on review comments and Planning Board comments, the applicant has submitted supplemental materials and has proposed changes to the project.
- j. Planning Board had additional meetings to discuss the project.
 - At the April meeting, the Planning Board discussed the application and what additional materials were needed for decisions (SEQR and site plan).
 - A public hearing was scheduled, but this hearing had to be cancelled due to quorum issues.
 - The Planning Board set a new public hearing date of May 4, 2026. The Planning Board also continued their review of the project and of the comments that they were receiving from the public.
 - The public hearing was held on 5/4/26 and the Planning Board received public comment. Transcripts of the public hearing have been produced.

- k. The application was also referred to the County Planning Board in accordance with NYS Town Law section 239m and a response was received on 3/12/26.
- l. During the time of these Planning Board meetings, the Town Board discussed the project at several meetings and received input from the public under “privilege of the floor”. The Town Board is reviewing the project and beginning their work under the IZA for a Host Community Agreement, Traffic/Construction Management Agreement, and other approvals that may be necessary.
- m. The Planning Board, at their 5/18/26 meeting, will be discussing the project, the comments received and any additional questions that the Planning Board may have. These conversations and meetings will continue until the Planning Board is ready to act (the Planning Board must also wait for the “SEQR decision” by the GCEDC, acting as the Lead Agency – see below).

FUTURE ACTIONS TO BE TAKEN

- n. Planning Board documents SEQR (confirms conformance with Findings, issues amended Findings, etc. – see below). Before the Town can make any SEQR decisions, the GCEDC must make its SEQR decision. If they require a Supplemental EIS, that process would need to be completed before the Town can take any actions. If they do not require a SEIS, the Town can proceed as follows:
 - The Planning Board (and Town Board) can make one of the four possible SEQR decisions relating to their GEIS Findings: “In accordance with SEQR Findings”, “Require Amended Findings”, “Issue a SEQR Negative Declaration”, or require a “Supplemental GEIS”. See the separate memo on how this decision is made (referencing the NYS SEQR Handbook).
- o. The Town Board will also need to document their SEQR Findings (confirms conformance to Findings or as above) and enters into an HCA/RUA/Construction Management, or other agreements.
- p. Once the Planning Board finalizes the SEQR issue (step k. above) and the Town Board completes their actions (step n.), the Planning Board can move forward with a potential conditional approval of the Site Plan (once satisfied with the application).
- q. The applicant then completes construction plans and submits them to the Town (Wendel, the Town, and other Code consultants will review these plans).
- r. Final review of plans and permits, and final sign-off.
- s. Issuance of the Building Permit.
- t. Construction monitoring and eventually a Certificate of Occupancy is issued.