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Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

____ of the year 2026

Local Law Title: A Local Law Amending Chapter 170 (Zoning) of the Code of the Town of South Bristol to Prohibit Data Centers, Artificial Intelligence Computing Facilities, Cryptocurrency Mining Facilities, and Associated Uses

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Be it enacted by the Town Board of the
(Name of Legislative Body)

___ County ___ City X Town ___ Village

of South Bristol as follows on the attached pages:

For Office Use Only

Department of State Local Law Index Number: _ of the year 20 _____

(The local law number assigned by the Department of State for Indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Section 1. Statement of Purpose and Legislative Intent

The purpose of this Local Law is to amend Sections 170-9 and 170-70 of the Zoning Law of the Town of South Bristol to prohibit the establishment, construction, expansion, and operation of data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities, together with infrastructure dedicated to supporting such facilities, within the Town of South Bristol.

The Town Board finds that the protection of public health, safety, and general welfare requires thoughtful and comprehensive consideration of land uses that may substantially affect the Town's rural character, natural environment, municipal infrastructure, public services, and long-term community planning objectives. This Local Law is intended to preserve the character of the Town, protect natural resources, maintain the quality of life of residents, and ensure that land-use decisions remain consistent with the Town's Comprehensive Plan and established planning objectives.

Data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities may involve substantial electricity demand, water consumption, land development, noise generation, cooling requirements, backup power generation, energy storage, electrical substations, and other infrastructure. Depending on their scale, design, location, and operation, such facilities may place demands on existing and planned utility systems, municipal infrastructure, emergency services, and other public resources. Their construction and operation may also present land-use compatibility concerns involving neighboring properties, scenic resources, environmental quality, and the established rural character of the Town.

The Town Board further recognizes that the Town's natural resources are integral to its environmental health, community identity, tourism economy, and residents' quality of life. Canandaigua Lake is a particularly important natural resource, providing drinking water for approximately 70,000 people, supporting private businesses and permanent and seasonal residences, and contributing substantially to the economic and recreational life of the region. Protection of the lake, its watershed, and associated natural resources is therefore an important consideration in the Town's land-use planning.

This Local Law is also intended to advance the vision expressed by the Town of South Bristol Planning Board: "as stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural, and scenic environment with thoughtfully planned residential, agricultural, recreational, and commercial development." This vision is consistent with the Town's Comprehensive Plan and its stated objective of maintaining South Bristol as a beautiful, unspoiled rural community while preserving and protecting its natural environment.

The Town's Comprehensive Plan identifies environmental stewardship and the protection of Canandaigua Lake and its watershed as important planning priorities. The Town Board also recognizes the importance of protecting water quality and water quantity in accordance with the water-resource protection objectives identified by the County Planning Board.

In adopting this Local Law, the Town Board has considered the potential land-use, environmental, infrastructure, economic, and community-planning implications of data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities, including electricity demand, water consumption, noise, land disturbance, supporting infrastructure, public-service demands, and compatibility with surrounding uses. The Town Board further recognizes that the Town's rural and

scenic character, natural resources, and environmental quality contribute to its desirability as a place to live, work, recreate, and visit.

Accordingly, the Town Board determines that prohibiting data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities, together with infrastructure dedicated to their operation, is intended to protect the public health, safety, and general welfare; preserve the Town's rural and scenic character; safeguard natural resources, including Canandaigua Lake and its watershed; protect municipal infrastructure and public services; and maintain consistency with the Town's comprehensive planning objectives.

Section 2. Section 170-9 (Definitions) of the Zoning Law of the Town of South Bristol is hereby amended with the insertion of the following new definitions to read as follows and to be inserted alphabetically:

ARTIFICIAL INTELLIGENCE COMPUTING FACILITY

1. A building, structure, facility, campus, or portion thereof whose primary business purpose is to provide, conduct, or support high-performance computing, machine learning, artificial intelligence model training, artificial intelligence inference, or similar computational activities requiring substantial computing infrastructure, whether operated by a single entity or made available to multiple users or customers.

2. The term "artificial intelligence computing facility" shall include all infrastructure dedicated to such artificial intelligence computing facility, which shall include, but not be limited to all buildings, structures, equipment, systems, electrical substations, transformers, dedicated power distribution systems, backup generators, battery energy storage systems, cooling plants, dedicated water supply or treatment systems, server buildings, telecommunications systems, and other improvements designed, constructed, installed, or used primarily to provide electricity, water, cooling, backup power, energy storage, telecommunications, security, or other operational support to and/ or to serve an artificial intelligence computing facility.

3. Exceptions:

    a. The term "artificial intelligence computing facility" does not include ordinary computers, servers, networking equipment, or related systems used as an accessory to a permitted principal use, provided that such equipment is not operated as a separate commercial data-processing, hosting, colocation, or computing facility for unaffiliated third parties.

    b. Excepted uses include, but are not limited to, computing equipment used for internal business operations, ordinary data backups, point-of-sale systems, educational activities, health-care activities, library services, municipal operations, emergency services, essential utility operations, and residential activities.

    c. A school, library, health-care facility, municipal building, ski resort, business, utility facility, or residence shall not be classified as an artificial intelligence

computing facility solely because it contains computers, servers, or other computing equipment used in the ordinary conduct of its permitted activities.

d. A residence or other property hosting computer equipment for external clients, including equipment used for artificial intelligence inference or other commercial computing services, is not excluded solely because the equipment is located within a dwelling or because the property owner receives compensation for electricity, space, equipment hosting, or related services. Such a use shall be evaluated under the definitions and prohibitions of this Zoning Law.

CRYPTOCURRENCY MINING FACILITY

1. A building, structure, facility, property, or portion thereof in which computer hardware, specialized computing equipment, application-specific integrated circuits (ASICs), graphics processing units (GPUs), or other computing devices are installed, operated, or maintained primarily or in material part for the purpose of conducting cryptocurrency mining, validating cryptocurrency transactions, validating or securing a blockchain or other distributed ledger, or performing other computational activities directly related to the creation, issuance, validation, verification, or maintenance of cryptocurrency or other blockchain-based digital assets.

2. The term "cryptocurrency mining facility" includes, but is not limited to, facilities used for proof-of-work mining, cryptocurrency mining pools, and other cryptocurrency-related computing operations, whether operated independently or through a third-party service, and whether the resulting cryptocurrency, transaction fees, rewards, or other compensation is received by the property owner, equipment owner, operator, tenant, contractor, or another person.

3. The term "cryptocurrency mining facility" includes all computing equipment and associated infrastructure installed, operated, or maintained primarily to support the covered activities, including electrical distribution equipment, transformers, cooling equipment, ventilation systems, dedicated power-management systems, backup power systems, and other equipment directly associated with the cryptocurrency mining facility.

4. For purposes of Section 170-70(H), aggregate connected electrical demand shall mean the combined rated electrical demand, expressed in kilowatts (kW), of all computing equipment used for the covered cryptocurrency mining facility at the property or within a commonly owned, operated, or controlled integrated operation. The calculation shall include all such computing equipment regardless of ownership, occupancy, electrical metering arrangements, or source of electricity. General building loads and unrelated equipment shall not be included unless used to conduct or directly support the covered computing activities.

5. Exceptions:

a. The term "cryptocurrency mining facility" does not include the ordinary use of computers, servers, or other electronic devices for personal, educational, commercial, governmental, or other lawful activities merely because such devices

access, store, transmit, or process information concerning cryptocurrency or blockchain technology.

b. The term "cryptocurrency mining facility" does not include the passive ownership, holding, purchase, sale, or exchange of cryptocurrency or other digital assets, or ordinary financial transactions involving such assets, where no covered cryptocurrency mining facility is operated.

c. The term "cryptocurrency mining facility" does not include ordinary financial services, payment processing, or other lawful business activities solely because they involve cryptocurrency or blockchain technology, provided that such activities do not constitute a covered cryptocurrency mining facility under this definition.

d. A facility shall not be classified as a cryptocurrency mining facility solely because it contains computers or other equipment that incidentally perform blockchain-related functions in connection with an otherwise lawful principal use.

DATA CENTER

1. Any building, structure, facility, campus, or portion thereof whose primary business purpose is to house, store, operate, or support computer servers, data storage systems, networking equipment, or other information technology infrastructure used to collect, store, manage, process, transmit, host, or analyze digital data or information.

2. The term "data center" includes, but is not limited to, enterprise data centers, colocation facilities, hyperscale data centers, edge data centers, cloud computing facilities, digital storage facilities and facilities used to provide computing or data-processing services to external customers, whether operated by a single entity or by multiple tenants.

3. The term "data center" also includes facilities commonly described as artificial intelligence computing facilities when their primary business purpose is to conduct, provide, or support the computational activities described in the definition of Artificial Intelligence Computing Facility.

4. A facility may constitute a data center regardless of its size, peak electrical demand, ownership, business model, number of tenants, or the terminology used by the applicant, owner, operator, or other person to describe it.

5. The term "data center" shall include all infrastructure dedicated to such data center, which shall include, but not be limited to all buildings, structures, equipment, systems, electrical substations, transformers, dedicated power distribution systems, backup generators, battery energy storage systems, cooling plants, dedicated water supply or treatment systems, server buildings, telecommunications systems, and other improvements designed, constructed, installed, or used primarily to provide electricity, water, cooling, backup power, energy storage, telecommunications, security, or other operational support to and/or to serve a data center.

6. Exceptions:

    a. The term "data center" does not include ordinary computers, servers, networking equipment, or related systems used as an accessory to a permitted principal use, provided that such equipment is not operated as a separate commercial data-processing, hosting, colocation, or computing facility for unaffiliated third parties.

    b. Excepted uses include, but are not limited to, computing equipment used for internal business operations, ordinary data backups, point-of-sale systems, educational activities, health-care activities, library services, municipal operations, emergency services, essential utility operations, and residential activities.

    c. A school, library, health-care facility, municipal building, ski resort, business, utility facility, or residence shall not be classified as a data center solely because it contains computers, servers, or other computing equipment used in the ordinary conduct of its permitted activities.

    d. A residence or other property hosting computer equipment for external clients, including equipment used for artificial intelligence inference or other commercial computing services, is not excluded solely because the equipment is located within a dwelling or because the property owner receives compensation for electricity, space, equipment hosting, or related services. Such a use shall be evaluated under the definitions and prohibitions of this Zoning Law.

Section 3. Section 170-70 (Prohibited uses) of Article IV (Supplementary District Regulations) of the Zoning Law of the Town of South Bristol is hereby amended with the adoption and insertion of new paragraphs F, G, and H to read as follows:

F. Prohibition against data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities. No land, building, or structure within the Town of South Bristol shall be used, constructed, established, expanded, or converted for the purpose of operating a data center, cryptocurrency mining facility, or artificial intelligence computing facility. This prohibition applies regardless of the facility's size, peak electrical demand, ownership, business model, number of tenants, computational function, or designation by an applicant, owner, or operator. This prohibition against data centers, cryptocurrency mining facilities, and artificial intelligence computing facilities does not prohibit ordinary computing equipment or associated systems used as an accessory to a lawful principal use and excluded from the definition of data center, cryptocurrency mining facility, and/or artificial intelligence computing facility under Section 170-9, provided that such equipment or systems are not otherwise prohibited by this Zoning Law.

G. Prohibition of dedicated data center, cryptocurrency mining facility, and artificial intelligence computing facilities infrastructure. No land, building, or structure within the Town of South Bristol shall be used for the construction, establishment, expansion, or operation of dedicated data centers, cryptocurrency mining facilities, and/or

artificial intelligence computing facilities infrastructure, where such infrastructure is constructed, installed, or operated primarily to support a data center, cryptocurrency mining facility, and/or artificial intelligence computing facility prohibited under Paragraph F of this section.

Prohibited infrastructure includes, but is not limited to:

1. Server buildings and dedicated computing facilities;
2. Colocation facilities and hyperscale data center facilities;
3. Cloud computing facilities and dedicated digital storage facilities;
4. Dedicated artificial intelligence computing infrastructure;
5. Backup power generation facilities serving prohibited facilities;
6. Battery energy storage systems serving prohibited facilities;
7. Cooling plants and dedicated cooling systems;
8. Dedicated water supply, water treatment, and water distribution systems;
9. Dedicated electrical substations and transformers serving prohibited facilities;
10. Dedicated electrical transmission, distribution, and power-management systems;
11. Dedicated telecommunications and data communications infrastructures; and
12. Other buildings, structures, equipment, or systems constructed, installed, or used primarily to support the operation of a prohibited data center, cryptocurrency mining facility, or artificial intelligence computing facility.

This paragraph shall not independently prohibit general-purpose public utility infrastructure, including electric, water, sewer, and telecommunication facilities, solely because such infrastructure could serve a data center or artificial intelligence computing facility, provided that the infrastructure is not otherwise prohibited by this Zoning Law and is not constructed, installed, or used primarily to support a facility prohibited under Paragraph F.

Nothing in this Paragraph G shall be construed to prohibit ordinary computing equipment or associated systems used as an accessory to a lawful principal use and excluded from the definitions of data center, cryptocurrency mining facility, and artificial intelligence computing facilities under Section 170-9, provided that such equipment or systems are not otherwise prohibited by this Zoning Law.

H. Prohibition of Cryptocurrency Mining Facilities. No land, building, or structure within the Town of South Bristol shall be used to establish, construct, expand, operate, or maintain a cryptocurrency mining facility where aggregate connected electrical demand of computing equipment used for the covered activities is 100 kilowatts (kW) or greater. This threshold applies to connected computing load, not the property's entire electrical service.

1. The threshold shall be calculated based on the combined connected electrical demand of all computing equipment used for the covered activities at the property or within a commonly owned, operated, or controlled integrated operation, regardless of the number of buildings, electrical meters, tenants, equipment owners, or service providers involved.

2. The prohibition applies regardless of whether electricity is obtained from the public electric grid, an on-site generating facility, a renewable energy system, a battery energy storage system, or any other source of electrical power.

3. The prohibition applies whether the computing equipment is owned, leased, hosted, or remotely managed, and whether the activity is conducted by the property owner, a tenant, a contractor, or another person.

4. Cryptocurrency mining facilities with an aggregate connected electrical demand below 100 kilowatts (kW) shall not be prohibited solely under this paragraph but shall remain subject to all other applicable provisions of this Zoning law, including the prohibitions on data centers, cryptocurrency mining facilities, artificial intelligence computing facilities, and dedicated data center infrastructure, where applicable.

5. Any applicant seeking approval for a use involving cryptocurrency mining facilities shall provide sufficient information to determine compliance with this Section. Such information shall include, as applicable, an inventory of computing equipment, manufacturer specifications or nameplate ratings, electrical load calculations, electrical service plans, and certification prepared by a qualified electrical professional.

6. The Code Enforcement Officer may request additional reasonably necessary documentation to determine compliance with this Section. Where submitted information is insufficient or materially inconsistent, the Code Enforcement Officer may require supplemental documentation or an electrical assessment prepared by a qualified professional, subject to applicable law.

7. Any inspection of property, equipment, electrical systems, or records shall be conducted in accordance with applicable law, including any required consent, notice, warrant, or other legal authorization. Nothing in this Section independently authorizes entry into a dwelling or access to private utility account information without lawful authority.

8. Nothing in this paragraph shall be construed to prohibit ordinary financial transactions, passive cryptocurrency ownership, or the ordinary purchase or sale of cryptocurrency solely because those activities involve cryptocurrency.

Section 4. If any clause, sentence, paragraph, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been ordered.

Section 5. This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as Local Law No. ____ of 2026 of the **Town of South Bristol** was duly passed by the South Bristol Town Board on _____, 2026, in accordance with the applicable provisions of law.

~~**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer[1].)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____, 20__, and was (approved)(not approved)(repassed after disapproval) by the _____ and was deemed duly adopted on _____, 20__ in accordance with the applicable provisions of law.~~

~~**3. (Final adoption by referendum.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the on 20__, and was (approved)(not approved)(repassed after disapproval) by the _____on _____, 20__. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____, 20__, in accordance with the applicable provisions of law.~~

~~**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____, 20__, and was (approved)(not approved)(repassed after disapproval) by the _____ on _____, 20__. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____, 20__, in accordance with the applicable provisions of law.~~

[1] Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county- wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

~~5. (City local law concerning Charter revision proposed by petition.)~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the City of _____ of having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____, 20__, became operative.~~

~~6. (County local law concerning adoption of Charter.)~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ___, 20__, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.~~

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

_____
Town Clerk

(Seal)

Date: _____