

WEST FINLEY TOWNSHIP
Board of Supervisors
Special Meeting

August 8, 2025

The Board of Supervisors of West Finley Township held a special meeting on Friday, August 8, 2025, at 6:00 pm at the Township Building. All Supervisors were in attendance.

Other attendees included the Township Solicitor, James Liekar, Pennsylvania State Trooper Lt. Steven Dowlin, Pennsylvania State Trooper Donald Stubenrauch, West Finley constable Tredd Barton, Representative Tim O’Neal’s associate, Claire Shrontz, and Next Generation Land Company representative, Brian Patten.

Also in attendance were the following individuals:

Brandon Gray	Jess Hall	Addison Scherich	Deborah Hennings
Donna Capezzuto	Tracey Smith	Mark Smith	Larabee Strow
Emily Chambers	Matt Chambers	Claire Hagan	Paul Chambers
Cathy Chambers	Paisley Travis	Al Lash	Angela Lash
Austin Lash	William Tompkins	Jim Deml	Tim Moore
Jonathan Layne	Louie Blum	Denise Blum	William Riggle
Donna Romanko	Lourae (Donna) Rayl	Henrietta O’Brien	Glenn O’Brien
Jodi Borello	Heather Martin	Cody Hall	Mark Schoos
Bill Tremel	Richard O’Rourke	Sean O’Rourke	Becky Collins
Tim Collins	Katie Grandon	Brady Grandon	Aaron Martin
Lisa Heberling Ball	Craig Yoho	Edie Minch	Rand Martin
Sue Herrle	Scott Herrle	Mike Orum	Judy Orum
Steve Waugh	Warren Duncan	Melinda Duncan	Kelli Briggs
Josh Kuhens	Cassie Horr	Rick Rizor	Johnny Pierson
Reed Whipkey	Theresia Rush	Dawna Pettit	Lon Santis
Mara Santis	Barbara Minch	Steven Riggs	Mike Funka
Justin Ruse	Rachelle (Harrison) Tompkins		

CALL TO ORDER

The call to order was made by Chairman Martin at 6:05 pm.

PRIOR MEETING MINUTES

The approval of the July meeting minutes was deferred until the next regular monthly Board meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

Land manager, Brian Patten, from Next Generation Land Company, gave a brief presentation regarding the construction of a proposed data center. He explained some of the basics of these centers, giving specific details about this project. This data center would be approximately 150,000 sq ft on 147 acres. With power, parking, and other structures, the total acreage would be around 30 acres disturbed. Mr. Patten also discussed water and power usage.

WEST FINLEY VFC REPORT

The West Finley VFC report was deferred until the next regular monthly Board meeting.

PUBLIC WORKS REPORT

The Public Works report was deferred until the next regular monthly Board meeting.

TOWNSHIP REPORT

The Township report was deferred until the next regular monthly Board meeting.

ADMINISTRATIVE ITEMS

All financial and administrative items were deferred until the next monthly Board meeting.

PUBLIC COMMENT

There was a sign up sheet for public comment. Each individual was allotted 3 minutes to address the Board and Mr. Patten.

Tracey Smith asked how the center will be powered. Mr. Patten explained that there is a natural gas pipeline that runs through the property. She also asked about right of ways and eminent domain.

Deborah Henning wanted to know if the company utilizing the data center will be US owned. There is no information on the data center tenants at this time.

Donna Romanko has concerns about water usage, especially how it will affect the residents and their animals. She asked who the data center benefits. Mr. Patten explained that it depends on who uses it or rents out the space.

Donna Capezzuto asked about the specifics on the parcels. There are two parcels that would be purchased totaling approximately 147 acres. She is concerned about the noise, plans for expansion, and property value. She feels that she will eventually be pushed out since she is the other parcel owner in that area.

Mark Smith commented that this issue should be on every meeting agenda until it is resolved.

Bill Riggle asked about water storage and disposal. He is also concerned about his cattle and the noise the data center will emit. Mr. Patten assured the group that the data center will have to follow the PA DEP emission standards and regulations for the Title V permit.

Larabee Strow shares the same addressed concerns. He stressed the importance of understanding the legalities of the power of the Township and the State to ensure that this company does what they say will do.

Henrietta O'Brien is also worried about the noise and water. As water is an ongoing issue in the Township, drilling wells that could pull from our aquifers would strain all our existing wells.

Claire Hagan asked why the data center needs to be by the gas lines. These gas lines can generate electricity for the data center. She suggests that they build somewhere where city water is accessible.

Justin Ruse inquired about studies done to show the effects of data centers on wildlife, especially cattle, as lots of residents own these animals.

William Tompkins reiterated the noise concerns. At low frequencies, there is no way to dampen the sound. It will bleed through any type of barrier. He also asked about plans for expansion since the acreage is such that more centers could be constructed.

Rachelle Tompkins wondered if the grey water would be sold to the gas and oil companies. Mr. Patten said that it would not. It would most likely be sold to a specific company to be disposed of properly. Her main concern is the noise, considering where her house is.

Mara Santis asked about the internet capabilities and how the transmissions from the data center would affect residents' service. Mr. Patten informed attendees that internet services should not be affected and, if anything, would get faster.

Jodi Borello from the Center for Coalfield Justice inquired about the water contract and who the deal is with. Mr. Patten explained that the water contract is a "tomorrow problem" because if the data center cannot be built in the Township, the water doesn't even matter. Mrs. Borello stressed concerns regarding natural gas emissions from the generators, stating that a Title V permit emissions ratings are extremely high. Mr. Patten replied, stating that there would be a mix of reciprocal engines and turbines. Mrs. Borello asked if this facility could be sold to Tunnel Ridge for bitcoin operations, now or in the future. Mr. Patten was unable to say what would happen in the future.

Heather Martin addressed the impact that this would have on our infrastructure. She inquired about reconstruction of road damage. Mr. Patten explained that they usually bond the roads prior to construction. They would also most likely need road permits from PennDOT, but no representative was available to answer questions about this. PennDOT was contacted prior to the meeting to request a representative be present. Mrs. Martin also expressed her appreciation for the attendance by so many residents and stressed the importance of showing up for every meeting to give resident input.

Angela Lash commented on the amount of energy needed to run this type of facility. She stated that lots of data centers are installing individual nuclear generators on site to allow for such high energy usage. Mrs. Lash also stated that the coal mine will be undermining that area and expressed concerns about what happens to the water table and any drilled wells on that property.

Rand Martin stated that western Pennsylvania is covered with gas lines. There are many brownfield sites and vacant industrial areas that could be better suited for this type of construction. Mr. Patten explained that they have also looked at these sites. Some they are working on, some sites do not yield the needed capacity, and others have pipelines that are too small.

Emily Chambers asked Mr. Patten if he would erect one of these data centers next to where he and his family live. Mr. Patten said that he would.

Mark Shoos also expressed concerns about the effect on the water supply.

Lon Santis is concerned about the noise.

Craig Yoho reiterated the need for more community involvement. The regular monthly meetings only have the same few residents in attendance on a regular basis.

Barbara Minch stated that the Township hasn't had any major issues until this point and that is why people don't feel the need to attend meetings. Residents trust the Board to make the best decisions for the Township.

ADJOURNMENT OF MEETING

Chairman Martin adjourned the meeting at 7:21 pm.