

A Modern Digital Infrastructure Facility on an Existing Industrial Campus

The project repurposes three existing industrial buildings into a modern digital infrastructure facility supporting the technology residents, businesses, schools, hospitals, and government agencies rely on every day. It reuses an already-approved industrial campus, requires no building expansion, and is expected to generate significantly fewer impacts than the warehouse use originally approved for the property.

KEY FACTS AT A GLANCE

71

acre industrial site, already developed with three completed buildings

549K+

square feet of existing building space reused

\$1B+

in anticipated private investment

- ✓

No major building expansion required
- ✓

Privately funded electrical infrastructure improvements
- ✓

Substantially less traffic than the approved warehouse
- ✓

No additional site clearing required
- ✓

Closed-loop cooling designed to minimize water use
- ✓

On-site wastewater serves restrooms and domestic use only

FACT VS. FICTION

FICTION

This is a brand-new industrial development.

FACT

The buildings already exist and were completed in 2024. The proposal changes the site’s use, not its footprint.

FICTION

Data centers equal artificial intelligence.

FACT

They support telecom, cloud, healthcare, banking, emergency communications, streaming, and business operations, the technology everyone uses daily.

FICTION

The facility will raise energy costs for ratepayers.

FACT

It funds all infrastructure to deliver its own power and pays the established PSEG-LI rate tariff.

FICTION

The project will consume enormous amounts of water.

FACT

A closed-loop cooling and rainwater harvesting system keeps water demand no greater than the already-approved warehouse use.

FICTION

The project will create more impacts than the approved warehouse.

FACT

It generates significantly less truck traffic, freight activity, and operational noise.

WAREHOUSE VS. DIGITAL INFRASTRUCTURE FACILITY

PREVIOUSLY APPROVED WAREHOUSE

Frequent truck deliveries

Freight movement throughout the day

Heavy loading dock activity

Higher transportation-related noise

Large logistics workforce

PROPOSED DIGITAL INFRASTRUCTURE FACILITY

Minimal truck traffic after construction

No freight operations

Limited operational activity

Lower overall operational noise

Smaller operational workforce

YAPHANK, NEW YORK

COMMUNITY BENEFITS

-  More than \$1 billion in anticipated private investment
-  More than 1,000 construction and 50 long-term operational jobs
-  Support for Suffolk County's technology and business sectors
-  Tax revenue surplus for public works, emergency services, and school capital projects
-  Long-term commercial utility revenue toward fixed grid costs
-  Privately funded improvements reinforcing the aging grid

WATER USAGE

700K gal

one-time closed-loop fill, about one Olympic-sized pool

2.1" rain

a single rain event fills it through rainwater harvesting, eliminating the dependency on municipal water

Zero

industrial water discharged; the IA/OWTS strictly serves restrooms and potable water

Total water demand stays within previously approved industrial allocations.

ELECTRICAL INFRASTRUCTURE & RELIABILITY

Privately funded improvements, including a new substation, strengthen regional reliability and resiliency and generate long-term utility revenue without needing ratepayer funding.

99

"LIPA does not anticipate reliability concerns associated with serving the proposed [new data center] load, subject to ongoing engineering review and project development milestones."

Newsday JUNE 19, 2026

"Large data center proposed for Yaphank in existing warehouse complex off LIE"

Under LIPA rules, all transmission and substation infrastructure required to serve such a large-load customer is paid for by those customers, not ratepayers.

WHY DATA CENTERS MATTER ON LONG ISLAND

Data centers are critical infrastructure. As the economy continues to go digital, Long Island can lead this growth, or lose out on it.

We all rely on it

Every call, payment, medical record, and streamed show depends on data centers, whether we notice or not.

Backed by science

Brookhaven National Laboratory and the U.S. Department of Energy have studied this need firsthand to support their critical research and development needs.

Who it serves

Healthcare systems, universities, and financial institutions all depend on this infrastructure.

Lead, don't lose out

Other states are investing now. Long Island risks losing jobs, talent, and businesses if it falls behind.