

To: Tom Wolfe, Chairman Knox Planning Board

From: Al Gaige, Val Gaige

Re: Proposed Solar Array, 1716 Thompsons Lake Road

I am writing once again to voice our opposition to the proposed solar array behind my property. Although I plan on attending the public hearing, I wanted to express myself in writing in case I forget to convey my thoughts at that meeting.

Although RIC has proposed buffering between my property and the solar array, I am still worried that it will be visible from my backyard. Now that all the foliage has fallen, I can see clearly through the lot behind me. Plus, I do not see how the solar array is not going to be visible from Old Stage Road and coming up Whipple Road. This will be an eyesore for many.

Another concern is property value. There is an article in this weeks' enterprise about the proposed solar array in the town of New Scotland where property value is a concern there also. There is some interesting information in the article regarding property values. One study by an associate professor from the University of Rhode Island of 400,000 property transactions in Massachusetts and Rhode Island. The results suggested that homes within one mile of a solar array depreciated 1.7%, and the percentage increase by 1% for every tenth of a mile closer. Those properties within 1/10th of a mile (528 feet) depreciated by 7%.

Besides the concerns I outlined in my previous letter and above, one more concern I have is the overall consequences from putting a solar array here in the center of many private residents. I genuinely believe it will have an adverse effect on anyone looking to settle in the Town of Knox. They will drive by here and wonder what properties are safe from this type of development. I think that allowing a solar project like this will be setting a precedent that will see an increase in other requests similar to this one. Putting solar arrays amid private residents will destroy the draw to live in Knox. It will create an uncertainty about how safe it will be to buy property to build and settle here. I feel there may be other sites throughout the town that are better suited for solar arrays. Properties that will not have an adverse effect on surrounding properties and nearby neighbors.

Thank you again for your time and hope the Planning Board will see that this is not the right place for a solar array.

Sincerely,

Al, Val, and Alyssa Gaige

Solar Farm Public Hearing 12/10/2020

My name is Linda Novello and I am speaking on behalf of my husband Peter and myself. We live directly across the street from the 32.9 acre proposed solar farm. We are opposed to this project and I will tell you the reasons why.

I have expressed many concerns to the Planning Board about the drainage coming off of the piece of property and causing erosion on my property, only to be told by RIC Energy that they are not touching the wetlands area. However, years ago Mr. Viscio did some clearing up and logging on that property that did affect the drainage. Now you are telling me that they intend to strip all these acres and it is not going to affect the drainage coming off of that property? I find that highly impossible. The natural drainage coming off of that property was fine until man stepped in and changed it.

We moved to the country from the city to be with nature and have clean fresh air and peace and quiet. This project is supposed to take 3 or more months to complete. The driveway to this project is directly across the street from our home. There will be trucks going in and out from sunrise to sunset to get this project done on time. There will be chainsaws going, bulldozers, excavators and other loud noisy machinery going all day long.

Anyone that knows my husband, knows that he speaks loudly. The reason he speaks loud is that he has lost hearing in both ears from years of working in the construction field with loud noises. On top of his hearing loss, he has Tinnitus, which is constant ringing in his ears that is why he speaks loud to speak over this ringing that he is hearing. Now this would put him through hell with all this loud noise coming from the property and affect his quality of life. I also do not like loud noises.

On top of this, my husband has a breathing problem. He takes a nasal spray, Fluticasone as well as an inhaler, Albuterol daily to help him breath. This project is going to cause dust and dirt in the air which will affect his breathing considerably. This project is also going to cause dirt and dust coming into my home, which will complicate things inside as well.

By stripping this piece of land, it will affect the wildlife, the watershed, 21 acres of carbon dioxide a natural filter that will absorb the pollution in the air and transfer it into clean oxygen and purify everything, which is a natural gift from mother nature that took years to develop. According to USDA, one large tree can provide a days supply of oxygen for up to four people. We are not that desperate to do this, there are plenty of other places where this can be done and everyone will be happy with it.

We are not against clean energy, I know Mr. Viscio wants to sell his property the company wants to make money, and the town wants the taxes, but this is not the place for this project. All political affiliations should be put on the side for this matter and do the right thing now and for future generations.

There are other areas where the land doesn't have to be stripped like this for greed and affecting the quality of life for the surrounding residents. I also think that it will change the character of the area as well as affect my property value. These are the reasons we are against this proposed solar farm.

If we learned one thing from the CORONAVIRUS, it is that our health is the most important thing. Money doesn't matter.

12 December 2020,

Re: Large Scale Solar array Thompsons Lake Road and Old Stage Road
Mr. Wolfe and members of the Planning Board,

I'm writing to express my concern with regards to the possible installation of a large scale solar farm on the corner of Old Stage Road and Thompsons Lake road. During the public meeting and reviewing the drop box folder content I found no photo simulations of the altered view from my property. As my home is located at some elevation with respect to the site. I believe any shrubbery or trees planted to mitigate the visual impact will have minimal or no effect from my perspective.

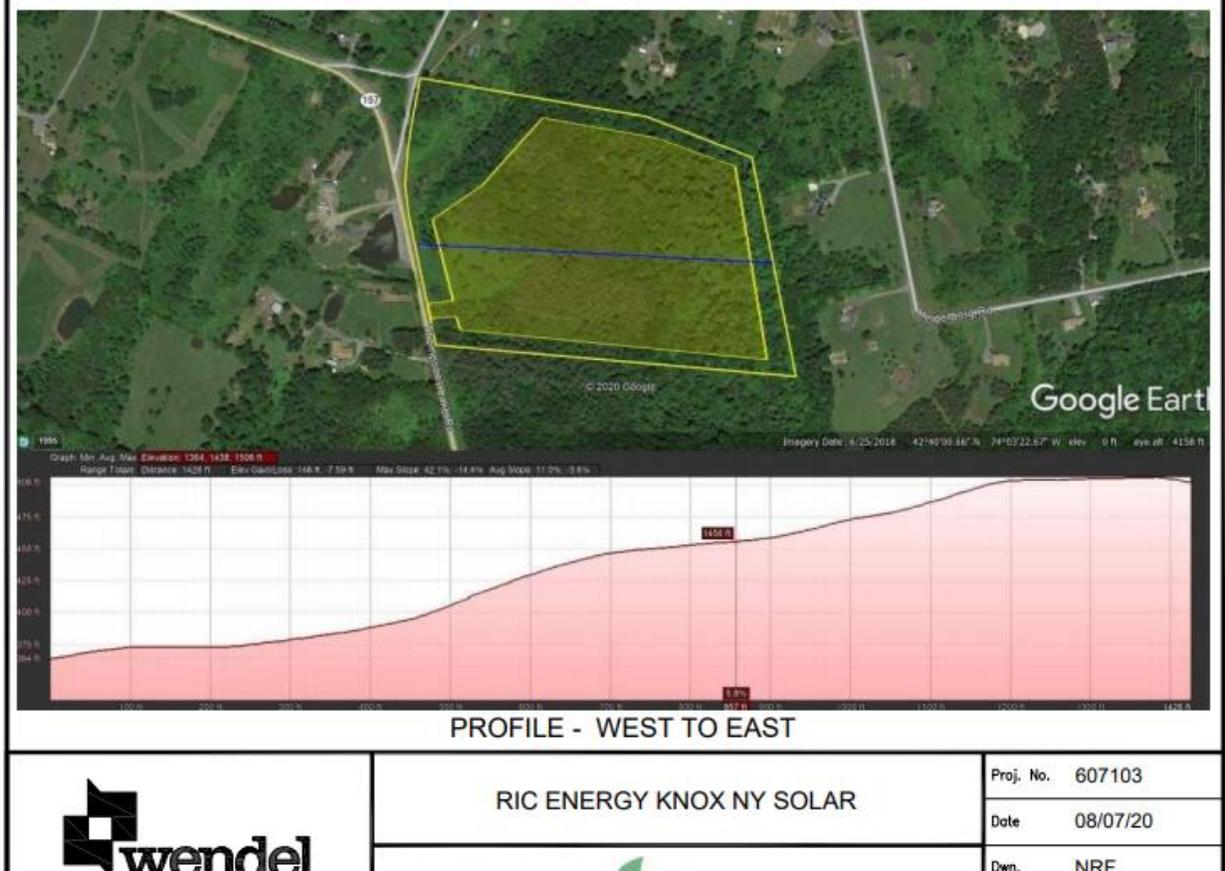
Due to my belief the project will be very visible from my property and potentially reduce my property value due to the altered view, I must express my opposition to the solar farm installation. Below is a photo from the deck of my house overlooking the site. I believe the orange rectangle is roughly the site location while the red circle is the Chapman's residence.



From the Stormwater Pollution Prevention Plan (SWPPP) Page 24, I've highlighted my house location with respect to the site.



Additionally from page 26 of the same SWPPP report the west to east profile clearly shows the elevation of the site increases from west to east and therefore I believe the east end of the project will be very visible from my property. This is not the view I want to wake up to every morning.



I respect the rights of the Viscio's to utilize their property within lawful limits, however I'm opposed to someone's profiting at the expense of the neighboring residents in the area by reducing the property values and quality of life.

I have to express my opposition to this project as I believe it will have a significant negative impact on the quality of life in this area of Knox for the nearby resident of the site.

Best regards,

Garry and Kathy Bunzey

Hello,

I'm writing concerned about the solar farm project we received a letter about. I have some concerns:

Decreased property values.

Increased water runoff from removal of forest. (The area is downhill from the site is already flooded due to beavers, would the project affect the wetlands?)

Increased traffic is another concern, my wife and I have 4 young children, I was happy with the speed limit reduction a few years ago on old stage because it made the road safer for my kids who frequent the road (visiting my parents who also live on old stage also).

Will heavy equipment be needed for construction, what impact will that have on the Thompson's lake which was finally paved just last year?

Noise pollution from clear cutting forest acreage would likely require lots of loud equipment (chippers, chainsaws etc...).

Thank you for taking the time to review my email, see you at the meeting.

Mark and Chelsea Reamer
3 Old Stage Road
East Berne, NY 12059