NEW ENERGY EQUITY

AN ALLETE COMPANY

July 9, 2026

Town of Farmington
Planning Board
1000 County Road 8
Farmington, NY 14425
C/O Planning Board Chair

(VIA E-mail)

Re: Response to Citizen Concerns Submitted to the Town of Farmington Planning Board (Received July 2nd, 2026)

Dear Mr. Hemminger,

Ontario CSG 1 LLC (the Applicant) appreciates the time and effort taken by members of the public to review and comment on the proposed project.

The Applicant has reviewed all comments received and notes that the majority of project-specific concerns have already been addressed through the application materials, supporting studies, and prior response letter dated 6/24/2026. The Applicant will, however, provide responses to the remaining project-specific comments and questions below.

Please note that the full text of the original comments provided by the community has been included as **Attachment A**. Summarized concerns are presented in **bold italic**, followed by the Applicant's response below:

1. *Concerns about incorrect project address.*

The Applicant acknowledges the concern regarding the property address referenced in the application materials. All project plans, studies, and application materials were prepared using the correct tax parcel identification number(s), which serve as the official means of identifying the project site. While the Project may not have a recognized 911 street address this early in the process, the project location, boundaries, and associated analyses were based on the correct parcel information. Therefore, the use or absence of a specific street address does not affect the accuracy or validity of the application materials or supporting studies.

2. *Concerns with the Emergency Response Plan*.

The submitted Emergency Response Plan (ERP) is a preliminary document that meets the requirements of the Town of Farmington code for this phase of the project. It is meant to be

203 Colonial Drive, Suite 104
Horseheads, NY 14845

a 'living document' that provides guidance to construction, operations, contractors, and field personnel on measures to minimize effects during construction and operation activities associated with the project. Prior to construction, the Applicant will coordinate with local first responders and provide required safety training.

3. *Concerns regarding water well contamination and foundation damage.*

The access road in proximity to Ms. Williamson's property will be used exclusively for access by the utility company. The utility-owned poles will be installed by the utility company in the same manner that they are installed throughout the US on a daily basis. No heavy equipment or construction equipment is proposed for use at that location. Solar facility construction typically involves light civil site work, installation of posts, access roads, and electrical infrastructure. The equipment used for these activities is generally comparable to, and often smaller than, the agricultural equipment that routinely operates on and around active farmland. As a result, construction activities are not anticipated to adversely affect nearby private wells or residential foundations.

4. *Claims that construction will last years/require hundreds of daily trips by heavy construction vehicles.*

Construction of the proposed project is projected to take approximately 3-6 months. During that time, typical traffic to the site will include the following:

1. 5-15 worker vehicles per day (typical pick-up trucks or similar)
2. Peak delivery periods: approximately 20–30 truck trips per day for short durations while solar panels, racking, piles, stone, transformers, and other materials are delivered.
3. Construction duration: typically, 3–6 months, depending on site conditions and project design.

By comparison, the traffic generated during construction is temporary and often comparable to or less than seasonal agricultural activity involving tractors, manure spreaders, grain trucks, harvest equipment, and other farm-related vehicles.

Attachments Included:

Attachment A – Public Comment Letters Submitted to Town of Farmington

Attachment A

Public Comment Letters

1-3

#1

Hide sponsored result

ARGONNE NATIONAL LAB ORATORY (.gov) +2

AI Overview

Solar farms offer major climate benefits by generating zero-emission electricity and reducing water consumption. However, they present localized environmental trade-offs—primarily **habitat displacement, soil disruption, and runoff risks**. Understanding these impacts involves balancing ecosystem changes with mitigation strategies. Argonne National Laboratory (.gov) +2

1. Land Use and Habitat Disruption

- **Habitat Fragmentation:** Large-scale solar installations alter natural landscapes. Clearing vegetation and fencing off vast areas can displace local wildlife and disrupt migratory corridors. { } Union of Concerned Scientists +2
- **Targeted Siting:** Environmental groups like the Union of Concerned Scientists emphasize that impacts can be minimized by building on brownfields, abandoned mines, or existing industrial corridors rather than untouched wilderness. { } Union of Concerned Scientists

Farmington Planning Board
Received July 1, 2026
Diane Reed, 4415 Mt. Payne Road
Pages 1–3

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2026 JUL -2 AM 9:55

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erosion. Argonne National Laboratory (.gov) +2

- **Contamination & Water Use:** While photovoltaic (PV) panels use no water to generate electricity, chemical spills (such as herbicides or dust suppressants) could theoretically threaten groundwater. { } Union of Concerned Scientists +1
- **Ecological Land Management:** Many developers now use "ecovoltaics" or pollinator-friendly planting. Studies on Clean Wisconsin indicate that planting deep-rooted perennial vegetation between panels actually improves soil health and reduces runoff compared to traditional row-crop farming. { } Union of Concerned Scientists +1

3. Wildlife Interaction

- **Avian Hazards:** Large arrays of dark, reflective panels can sometimes polarize light, confusing birds and leading them to mistake solar fields for bodies of water, as noted in Facebook Group Discussions.
- **Thermal Changes:** Because only a fraction of absorbed sunlight is converted to electricity, the rest is released as heat. Large swaths of panels can locally absorb and emit heat at higher rates than surrounding vegetation. Kinute

3-3

does solar farms hurt migrating birds

AI Mode | All | Images | Short videos | Forums | Videos | Ne

AI Overview

Yes. Large-scale solar farms can negatively impact migrating birds and bats. Because these animals navigate using polarized light, the smooth, dark surfaces of solar panels can cause a phenomenon called the **"Lake Effect."** This misleads wildlife into thinking the panels are bodies of water, leading to disorientation, crash landings, and collisions. Yahoo +2

Research highlights specific ways these facilities interact with migrating and local wildlife:

- **Polarized Light Pollution:** Panels reflect light in a way that mimics water, causing birds and bats to veer off their migratory paths or attempt to land on the

Show more

DIANE REED

#2

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July 1, 2026

Farmington Planning Board
Received July 1, 2026
Kathy Williamson, 4414 Mt. Payne Road
Pages 1–11

Town of Farmington
Planning Board
Director of Development
Ron Brand
Code Enforcement Officer
Town Engineer
Zoning Officer
Fire Marshall

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Dear Mr. Hemminger and Members of the Planning Board,

This letter refers to New Energy Equity's Response to certain items that I had concerns with.

- This is in reference to the incorrect address. The application contains a street address that does not exist and, if it did exist, would be associated with a different municipality. While the applicant states this is a temporary utility address, that explanation does not appear consistently throughout the application materials. Because the same incorrect address appears in the visual simulations, wetland delineation, and other technical reports, I respectfully request that the Planning Board determine whether these documents accurately identify and evaluate the project site before relying on them."

- Regarding property value impacts. The available peer-reviewed research shows residential property impacts range from little effect to measurable declines, depending on the location and circumstances. However, none of the major studies evaluate a home situated only 30 to 50 feet from an industrial solar access road and multiple overhead collection lines. Because my property is much closer than the properties studied, the existing research cannot be used to conclude that there will be no impact. I have submitted a study from Renewable Energy Farmers of America that sites several studies done here in the U.S. and have highlighted key notes. I have also included some pictures fromThe Cohn Reznick study that they at do not show these projects within 50 ft. of a residence.

- I am also concerned with the Emergency Response Plan. It is geared towards the contractors safety and well-being during the construction of the project, but does not seem to have a plan for the residences that will surround this project

after it is completed. They state that the Citizens Hose Company in Shortsville is the responding Fire Company. I spoke with the Town of Manchester Fire Department and they say they are the first responders for Mt. Payne Rd. and are unaware of this project.

- In regards to the community benefit of these solar farms. I get a whopping $2.86 credit on my RG&E Bill from the Fox- Yellow Mills project and still lose power frequently. The only people that benefit are the solar company and the farmer leasing the land. I have included a copy of my April 2026 bill from RG&E.

- I still have concerns with damage to my well and foundation of my home. Has the applicant conducted a site-specific vibration analysis for a residence located only 35 feet from the proposed access road? If not, on what basis has the Planning Board concluded that heavy construction equipment and vibratory compaction will not adversely affect my home or private well? I did not see a response from the applicant regarding that question. The applicant's response to my well concerns passes the buck to the NYSDEC. I have a right to water and clean water and do not wish to have to move out of my house, because my well has been damaged.

Thank You for your time,

Sincerely,

Kathy Williamson
4414 Mt. Payne Rd.
Shortsville,NY 14548

RG&E

PETER C WILLIAMSON 2163
Account Number: 2001 2998 827
Statement Date: April 17, 2026

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Service Address: 4414 MT PAYNE RD P12, SHORTSVILLE NY 14548
RG&E DETAILED ACCOUNT ACTIVITY

***Electricity Service** - PSC19 SC1 - Residential* *Service from: 03/18/26 - 04/15/26*
***Electricity Rate** - RGE Supply Service* *PoD ID: R01000036477057*

Meter Number	Current Meter Read Date	Reading	Previous Meter Read Date	Reading	Reading Difference	Billed Usage	Billing Period
350264111	04/15/26	18075 A	03/18/26	17275 A	800	800 kwh	29 days

Type of read: A - Actual, E - Estimate, C - Customer, R - Remote and N - No read

lectricity Delivery Charges

ustomer charge					23.00
elivery charge	800	kwh	@	0.08537	68.30
ransition charge - Mar	386	kwh	@	0.00534426	2.06
ransition charge - Apr	414	kwh	@	0.00440426	1.82
evenue decoupling mech	800	kwh	@	0.003518	2.81
BC charge	800	kwh	@	0.003787	3.03
ecovery charge	800	kwh	@	0.00217	1.74
ubtotal Electricity Delivery					$102.76

lectricity Supply Charges

ariable supply charge	800	kwh	@	0.12012684	96.10
erchant function charge - Mar	386	kwh	@	0.004067	1.57
erchant function charge - Apr	414	kwh	@	0.005532	2.29
ubtotal Electricity Supply					$99.96

lectricity Taxes and Surcharges

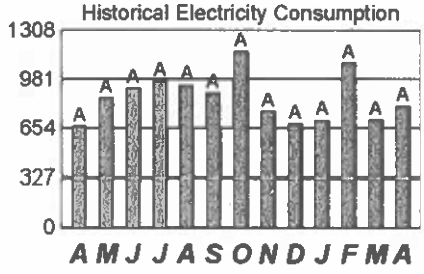
axes on delivery charges	@	2.0408%	2.10
ubtotal Electricity Taxes and Surcharges			$2.10

otal Electricity Cost **$204.82**

otal Energy Charges **$204.82**

sage Chart Information

Historical Electricity Consumption



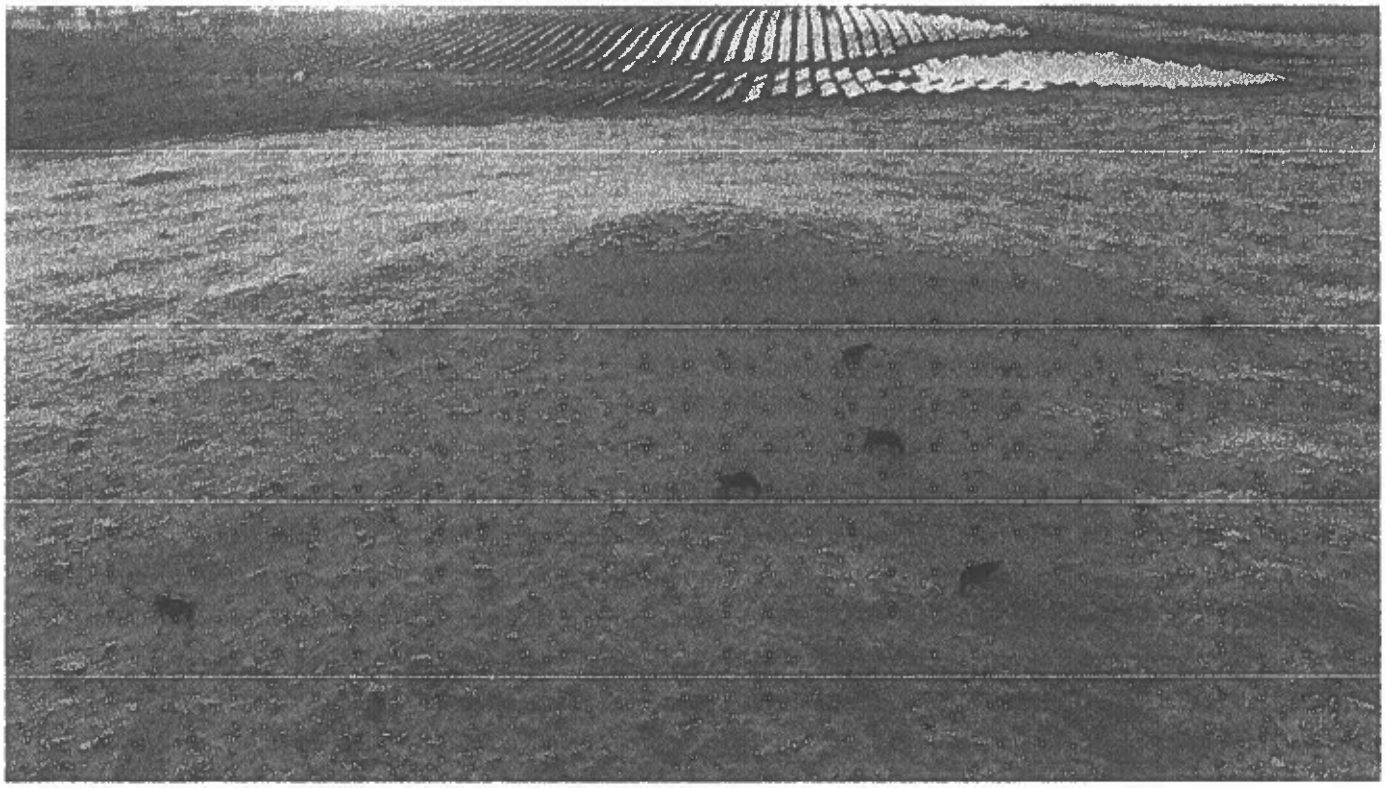
Electricity Daily Average Comparisons

Billing Period	Average Daily Use	Average Daily Temp
Apr-26	28 kwh	43° F
Apr-25	23 kwh	43° F

iscellaneous Charges

4/17/26	Payment & billing svcs GRT	0.02
4/17/26	Payment & billing svcs charge	0.99
otal Miscellaneous Charges		$1.01

Do Solar Farms Hurt Property Values? What the Research Shows



By Jeff Risley, REFA Executive Director

Will a solar installation down the road affect your home's value? It's one of the most common concerns we hear from landowners and their neighbors. It deserves a straight answer based on facts.

The short answer: Research shows the impact is real but modest, highly localized and temporary. For agricultural land, the effect is often positive.

Why This Question Matters

If you're a farmer or rancher considering a solar lease, your neighbors' property values are likely part of the conversation, or maybe part of the conflict too. Community meetings can get heated, and rumors may circulate. Some will claim that solar will devastate home prices for miles around, while others insist there will be no impact at all.

The stakes feel high because they are. Property represents generational wealth for rural families. Nobody wants to be the neighbor who "ruined" the community's home values, or the one whose concerns get dismissed as unfounded.

Over the past several years, university researchers and government laboratories have published peer-reviewed studies analyzing millions of real estate transactions near thousands of solar installations. Here's what they found.

The Most Comprehensive Study: Virginia Tech (2025)

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The largest and most rigorous study to date comes from Virginia Tech researchers, published in the Proceedings of the National Academy of Sciences in June 2025. They analyzed 8.8 million real estate transactions near 3,699 large-scale solar sites across the U.S.

Key findings for residential properties:

- Homes within three miles experienced an average 4.8% decrease in value
- Homes within half a mile saw a 7.2% decrease
- Homes on lots larger than five acres showed no significant impact
- Effects faded over time, returning toward baseline after approximately nine years

Key findings for agricultural land:

- Agricultural and vacant land within two miles increased in value by 19.4%
- The market recognizes future solar development potential

One finding stands out: The researchers built a national model to measure whether visibility of solar panels from a property affected values. It didn't. Properties with a clear view of solar installations showed no greater decline than those without.

"The negative residential impacts appear to stem more from perception or a stigma effect than from any physical harm." — Chenyang Hu, lead researcher

What Other Studies Found

Lawrence Berkeley National Laboratory (2023)

Berkeley Lab researchers analyzed over 1.8 million home sales near 1,500 solar projects across six states representing more than half of U.S. large-scale solar capacity.

Overall finding: Homes within half a mile showed a 1.5% average price reduction, roughly $6,000 on a $400,000 home.

The nuance matters: Significant negative impacts only appeared when all three conditions were present:

- Projects built on previously agricultural land
- Homes located in rural areas
- Larger projects (more than 12 acres)

California, Connecticut and Massachusetts showed no statistically significant impacts at any distance.

University of Rhode Island (2020)

URI researchers studied 420,000 housing transactions near 208 solar facilities in Massachusetts and Rhode Island.

Their findings:

- A 7% reduction within 0.1 miles
- A 1.7% reduction within 1 mile (about $5,751)
- No significant impact beyond 1 mile

Prior land use matters: The greatest impacts occurred when solar replaced farmland or forest in areas where that land type was scarce. As researcher Corey Lang explained:

"When a farm or forest is developed into solar and there is a scarcity of that type of land in the area, you get a double negative: you lose the farm and forest amenities that are highly valued, and you get the disamenities of a solar development."

Solar built on brownfields, landfills or industrial land showed no negative impact. In some cases, it showed positive effects.

University of Texas at Austin (2018)

The UT Austin study surveyed approximately 400 property value assessors nationwide. These are the professionals who determine assessed values for tax purposes.

Results:

- Sixty six percent of all estimates indicated zero impact on home values
- Eleven percent indicated positive impact
- Only one out of 18 assessors who had evaluated homes near solar had adjusted an assessed value due to proximity
- Negative perceptions were more common among assessors without prior experience evaluating homes near solar projects

Assessors noted that visual buffers like trees and hedges, as well as good design, helped mitigate concerns. Solar on previously unappealing land was seen as a positive.

What About Agricultural Land?

For farmers and ranchers, the research tells a different story than for residential neighbors.

Georgia Tech (2023) examined 451 utility-scale solar farms in North Carolina and found no direct negative or positive spillover effect on nearby agricultural land values. However, after solar construction, nearby agricultural land close to transmission lines increased approximately 4% in value. The market appears to recognize future solar development potential.

Purdue University (2024) found that Indiana farmland located one mile closer to a solar farm increased in price by 1.4% on average. High-value farmland showed even stronger effects at 1.6% per mile closer.

Loyola University (2024) examined 70 utility-scale solar projects in the Midwest and found a minor positive effect on surrounding property values, ranging from 0.5% to 2%. Researchers attributed this to economic development from jobs and tax contributions.

Distance Is the Key Factor

Across all studies, one finding is consistent: impacts diminish rapidly with distance.

Beyond one mile, most studies find no statistically significant impact. Beyond three miles, no study found any impact.

What This Means for You

If you're a landowner considering hosting solar: The research supports the economic opportunity. Your agricultural land may increase in value due to recognized development potential, and lease income provides diversification independent of commodity prices.

If you're a neighbor concerned about a proposed project: Your concerns are understandable and grounded in documented effects, though the research shows those effects are modest. Consider advocating for adequate setbacks (impacts are highly localized), visual screening where practical and keep in mind that effects are temporary and fade over time.

For community conversations: Lead with facts from credible sources. Acknowledge that concerns are legitimate while providing accurate context. Note that most professional appraisers and county assessors report no impact when they evaluate properties near solar.

Sources Referenced

1. Virginia Tech/PNAS National Study (2025): Analysis of 8.8 million transactions near 3,699 solar sites

2. Lawrence Berkeley National Laboratory (2023): 1.8 million home sales across 6 states

3. University of Rhode Island (2020): 420,000 transactions in MA and RI

4. University of Texas at Austin (2018): National survey of approximately 400 property assessors

5. Georgia Tech (2023): Land Economics journal, 451 NC solar farms

6. Purdue University (2024): Indiana farmland study

7. Loyola University (2024): Midwest utility-scale solar study

9-11.

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REAL ESTATE ADJACENT PROPERTY VALUE IMPACT REPORT:

Academic and Peer Authored Property Value Impact Studies, Research and Analysis of Existing Solar Facilities, and Market Participant and Assessor Interviews

Prepared For:

New Energy Equity
203 Colonial Drive
Horseheads, New York 14845

Submitted By:

CohnReznick Advisory LLC
Valuation Advisory Services
1 S. Wacker Drive, Suite 3550
Chicago, Illinois 60606
(312) 508-5900

Andrew R. Lines, MAI, CRE
Erin C. Bowen, MAI

June 20, 2025

Group 1 – Improved Single-Family Residential Properties

Adjoining Property 5 to the Bruce A. Henry Solar project was considered for a paired sales analysis, and we have analyzed this property as single-family home use in Group 1. The property is a one and a half-story 2,572 square foot home with an attached garage, an outbuilding/guest house, and an outbuilding/detached garage, located on a 10.0-acre lot and sold in December 2020. The improvements on this property are located approximately 880 feet to the nearest solar panel while the property line is approximately 110 feet to the nearest solar panel and is adjacent to the east of the Bruce A. Henry solar project. The following table outlines the other important characteristics of Adjoining Property 5.

SUMMARY OF TEST AREA SALE - GROUP 1
Bruce A Henry Phase I & Phase II Solar Farm

Adj. Property #	Address	Sale Price	Beds	Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price / SF	Sale Date
5	23260 Parker Road	$775,000	3	2.5	2001	2,572	1.5-Story SFH with Attached Garage, Outbuilding/Guest House and Outbuilding/Detached Garage	10.00	$301.32	Dec-20

Adjoining Property 5, Test Area Sale Group 1, Bruce A. Henry Solar

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Adjoining Property 5, Test Area Sale Group 1, Bruce A. Henry Solar (Red Arrow pointed to Bruce A. Henry Solar Farm)

We analyzed six Control Area Sales of single-family homes with similar construction and use that were not located in close proximity to the solar farm, that sold within a reasonable time frame from the sale date of the Test Area Sales in Group 1. The Control Area Sales for Group 1 are single-family homes with three to four bedrooms and 2.0 to 3.5 baths, consist of between 1,284 square feet and 2,223 square feet of gross living area, built between 1990 and 2018 and located within the Indian River School District. The Control Area Sales also have pole barns, workshops, or similar outbuildings and are located on lots inbetween 5.0 and 10.0-acres in size.

The Control Area Sales were adjusted for market conditions using the Federal Housing Finance Agency's House Price Index (HPI), a weighted, repeated-sales index measuring the average price changes in repeat sales or refinancing of the same properties. The result of our analysis for the Bruce A. Henry Solar Project – Group 1 is presented below.

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TAMS

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#3

Responses to the Town of Farmington concerning the reply from New Energy Equity. Dated June 17 2026 Fish's Solar Garden

The Town Board should acknowledge that the applicant has made progress in responding to earlier completeness concerns but should also emphasize that acceptance for review is not the same as permit approval. The Board may state that the project must continue to demonstrate full compliance with Chapter 165, Article VI of the Farmington Town Code, SEQRA requirements, Ontario County referral requirements, agricultural protection standards, and any additional conditions determined necessary through public review.

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The Board should request clear, written confirmation that all previously identified deficiencies have been resolved, including the operation and maintenance plan, utility purchase or interconnection documentation, soil sampling and agricultural mitigation procedures, construction cost estimates, decommissioning security, screening and visual mitigation plans, and identification of an environmental monitor where required.

I am T. Klim I stand before the Town Board once again to state my Reply + concerns w/ Fish to SS farm

Key Issues for Board Consideration (Incomplete)

- **Completeness versus approval:** Confirm that the application's acceptance for review does not predetermine approval of the special use permit or preliminary site plan.
- **Agricultural resources:** Require a detailed soil protection, construction mitigation, restoration, and monitoring plan consistent with agricultural land protection standards.
- **Visual impacts:** Require photo simulations, a finalized landscape screening plan, planting schedules, maintenance commitments, and replacement requirements for failed plantings.
- ***Operations and maintenance:** Require identification of all parties responsible for maintenance, emergency access, vegetation management, reporting, and long-term site compliance.
- ***Decommissioning:** Require an engineer-prepared decommissioning estimate, financial security acceptable to the Town, and periodic review of decommissioning costs.
- **Public process:** Ensure that residents have a meaningful opportunity to review updated plans and comment on potential impacts before any final permit action. ~~We would like to chance to either~~
- ***Further review this solar farm project to either obtain legal counsel, or to purchase and or lease the land from the Fish family on Mt Payne Rd.** As we all understand it that the Fish family
- **Are not all on board with this project.**

The Town Board may take the position that it is not opposed to reviewing renewable energy projects, but that any large-scale solar installation must be carefully conditioned to protect neighboring properties, agricultural soils, drainage, scenic character, public safety, and the Town's long-term interests. The Board should require the applicant to provide complete, professionally certified, and enforceable materials before any final approval is considered.

To begin, there is plenty of land that Mr. Fish owns so there is no reason this project can't be moved from Mt. Payne Rd over to Yellow Mills Road where there are no homes.

Farmington Planning Board
Received July 1, 2026
Tammy Klimasewski, 4463 Mt. Payne Road
Pages 1–8

Set back requirements- apparently the FTB solar farm requirements state only 40 feet is required for a massive Solar farm to be installed across the road from a home, and 187 feet from a home beside it. This ~~needs~~ should to be addressed and changed. I ask you all to put yourselves in our shoes. what if this were your home and business? In addition, this solar project in the beginning had many different plans, But the property owner refused to have any solar panels or electrical lines anywhere near his home. There are many other options for this project to be moved, It should be placed as ~~to not~~ so that does not disrupt Mt Payne Residents.

Response to #3 Into Response to NEEquity

NE Equity say they are not responsible for our private wells, that the property owner is responsible, this is exactly while we are here. Our homes are not new; our wells are not new. Our entire neighborhood is dependent on well water. The constant pounding and impaction of these what 10,000 panels certainly will impact the ground water. Look at the horseshoe Solar incident in Rush NY... just one of the evidenced of private water wells being directly disrupted by construction at a large-scale solar farm being installed. In addition I read everywhere, even on NEEquity website that these solar panels will warm up the ground. Hence drying up the water table.

I was raised and worked with my family my entire childhood with large equipment. You cannot tell any of us that this large-scale solar farm that is projected to take 3-5 years of construction including building access roads will not harm our underground water supply. Any impaction at all with heavy equipment will disrupt it. This access road that is planned for installing and maintenance is almost directly across the road from my well. And this company is doing more than shallow ground disturbance; did they forget that they are installing underground electrical lines? If an underground aquafer is punctured our wells will dry up, and multiple surrounding homes will be without water... IN addition the water will become muddy and contaminated with minerals that are dislodged from the constant vibrations from the pounding of the panels being installed. ...I would like to request that the developer does a funded preconstruction test on our wells. My well is a cobblestone hand dug well. Many project approvals require developers to offer free testing to neighbor within a specific radius.

The storm water ~~and erosion and~~ run off will not help with the drainage conditions. The doldrums there will most likely cause flooding in the road. Erosion will occur

#5 Decommission, if this property is sold if NE Equity sells the lease for the solar panels are the decommissioning requirements still valid? Who is responsible for the financial security of the decommission? And right now, there is no one that is listed as a maintenance and operations person or persons to maintain and inspect the SP and soil

samples. There is supposed to be a someone named in advance for the maintenance and care of the solar panels. Construction is not quiet. in fact, just the opposite, unless your using horse and buggies

#6 Solar farm do not have an impact on horse farms. See attached.

Where is this so-called Cornell research? NEE has not done their proper homework in this area... **What Cornell Actually Studies (Agrivoltaics)**

Bob's read:

While Cornell does not have specific information matching your exact query, they are a leading research institution for **agrivoltaics**—the practice of co-locating solar energy with agriculture. Their current research includes: [1]

- **Solar Grazing**: The Cornell Solar Grazing Project focuses extensively on using **sheep** to manage vegetation under solar panels. [1]
- **Cattle and Crops**: They actively study how solar arrays affect soil health, microclimates, pollinator habitats, and larger livestock like dairy cattle. [1, 2]
- **Horses and Solar**: Academic institutions generally avoid co-locating large horses (like Thoroughbreds) directly inside solar arrays because horses are prone to flight risks, require high-tensile fencing.
- **In addition to the NEEquity study -USDA sight they are using compares livestock such as sheep and cattle**. Certainly not TB broodmares and weanling and yearlings.

We send allot of horses to Cornell for illness and surgeries. In fact, we have probably help built an entire wing there for them. I will submit several pages of documented studies from Veterinarians, and other professional horse farms stating facts. That large scale solar panels and the installing of such are extremely harmful to Pregnant thoroughbred mares, and foals including growing yearlings and two-year-olds. A solar farm requires hundreds of daily heavy vehicle trips during construction this alone will curtail the normal operation of my equine facilities. Noone could safely walk, exercise, transport or handle high value breeding stock when surrounded by constant semi-truck traffic and back up alarms...If you don't believe me feel free to come over and see first-hand what it takes to handle a TB mare, or foal. In addition to the years of high noise and dust construction the rain, sleet and wind will play an enormous amount of high-volume erratic noise. Read 3paragraphs

#8 Property values – Of course the property values will decline, this Large scale solar Project will change the entire aesthetics of our neighborhood. Our well-knit older neighborhood is now filled with friction, no one anywhere around our neighborhood is

agreeing with this project. In fact, I repeat on NEEquity website under questions asked it does agree that homes within a ½ - mile to a mile see a reduction in value.

We did not choose this location to build a farm by chance but found the most suitable environment for the needs of breeding and raising though bred horses.

My view?

It will take years to complete this project, noise, dust, heavy equipment, dumping, back up beepers etc. will be the common norm. A complete opposite the environment we all live in now. The disruption of this project will not be worth any financial gain to any of us, we are not interested in what the solar farms promise to provide. Many other solar farms are left in dis array; plantings are mostly dead. Most of them are left unkept and broken.

Dangers will be dangers of living next to a solar farm?

I have the right to farm. The town of Farmington Strategic Farmland Protection area. To protect agricultural soil and promote viable farming operation in the town of Farmington.

Chapter 117, Right to farm life local law. provides regulations to promote Agricultural practices ~~on with~~ within the town as are reasonably necessary to carry on agricultural farm operation. This code prohibits any person or development from interfering with or trying to deter normal farming operations. I have built this farm here on Mt Payne Rd some 30 years ago. I gave it life. And it cannot continue with a large-scale solar farm to be built directly across the road from it. Especially with the main driveway exactly across from the main horse barn. Practical consideration should be whether a suitable third-party liability insurance policy should be obtained. Such insurance for the protection of equestrian property owner, third parties and their horses if accident of injury or death occurs as a result of the construction or use of the solar farm

Multiple
Concerns with the wildlife, the seedlings to prevent Erosion will take years to grow. In the meantime, the erosion on the berms will cause flooding.

The main road to be installed is still located in a danger zone, blind spot between two knolls, this should never had planned there. A much safer spot is down toward Fishs driveway along with the electrical poles needed instead of coming in from the town of Manchester.

#11Glare, noise vibration. We are not blind, we see other solar fields, neglected, broken panels and abandoned plantings. All broken promises from these solar companies.

NE equity has now found environmental risks in the soil. pesticides were found in the soil at this location and that they need to take health and safety precautions including dust reduction and avoid direct skin contact with the soil there.

#12

This so-called solar project is not worth what the damage to our community will cause. It is a known fact. We have been told that the electrical companies find ways around any savings and put additional charges on electrical bills to compensate. No one of us will subscribe to it. It will have no economic benefits to us, in fact just the opposite.

#13

First, the address for this application is Incorrect. We have stated this multiple times now. This alone should halt this application. In fact, there is no 4410 Mt. Payne rd. at all. This is NOT a minor type o Any application with missing or factually incorrect project site date should be officially deemed incomplete. The procedure should have amended -as we have all brought this issue to light several times. The address should match the parcel data before any vote can resume. If the address or parcel ID is wrong, the legally required notice will open the town up to severe litigation and will make any approvals vulnerable to being overturned in court.

#14 This is not Falanga vs the town. This is not fox rd. This is Mt. Payne rd. Where homes and an agricultural business will reside a merely 40 ft from the solar panels. In fact, even with NEEquity pictures of existing solar farm I see NO homes even close to any solar panels.

So, I ask all of you being proposed here, no I am begging all of you here to halt the solar panels and electrical lines on Mt Payne Rd. Put yourselves in my shoes. And please do take a ride down Mt. Payne rd. See first-hand for yourselves the prettiest little road in America.

There must be another way to exchange options for solar leases with developers instead of ruining all our agricultural land. Why not the tops of parking garages or hotels? Just look at the map NE Equity provided -in NY State alone. If this continues there will be no land left for crops, it is time that someone takes a stand to these large solar companies and saves our land. Once again thank you for your time.

Tony Klimaszewski

7-1-2026

GeoWater Services, LLC
Show all

Yes, professional horse breeders and thoroughbred stud farms have extensively documented formal objections, expert testimonies, and legal challenges stating that large-scale solar farms disrupt breeding and foaling.
While peer-reviewed veterinary medical studies establishing a direct, physiological link between operational solar panels and equine reproductive failure are scarce, elite thoroughbred breeding communities have filed detailed professional documentation with local governments warning that the environmental shifts caused by solar development jeopardize vulnerable mares and foals. [1, 2]
The documented disruption concerns focus on the following veterinary and operational realities: [1]

1. Chronic Stress and Cortisol Elevation in Breeding Mares

Mares are highly sensitive, flight-oriented animals. Professional horse breeders, such as those represented by the Irish Racehorse Trainers Association (IRTA), have formally documented that the unexpected noise, construction vibrations, and shifting shadows of large solar projects prevent thoroughbreds from resting. [1]

- **The Breeding Impact:** Chronic environmental stress elevates cortisol levels in mares. High cortisol can directly disrupt the delicate hormonal cycles required for successful artificial insemination or live-cover breeding, leading to failure to conceive. [1]
- **The Foaling Impact:** Stress during late-stage gestation can induce premature labor or cause complications during foaling, presenting a massive financial and safety risk to elite stud farms. [1, 2]

2. Respiratory Risks to Vulnerable Foals

During the months-long construction phase of a utility-scale solar farm, heavy machinery continuously clears land, grades soil, and drives metal racking piles into the earth. [1, 2]

- **Documented Case:** Ger Morrin, owner of the 47-acre Donode Stud Farm, formally warned zoning boards about the extreme volumes of **airborne dust** generated during solar development. [, 2]
- **The Threat:** Professional equine veterinarians, including John Halley (vet for Donode Stud), documented that this level of persistent construction dust poses severe respiratory health risks to newborn foals, whose lungs are highly susceptible to infection and permanent scarring. [1]

3. Visual "Glint and Glare" Triggering Dangerous Behavior

The British Horse Society (BHS) and professional breeders have heavily documented the dangers of "glint and glare" from expansive solar arrays situated adjacent to equine paddocks. [1, 2]

- **Spooking and Injury:** Sudden flashes of reflected light or the stark geometric contrast of thousands of dark panels can easily spook high-strung thoroughbreds. [1, 2]

Beccy Prince | 15.04.2025

The production of clean energy is a hot topic with the government recently announcing that they will be providing £180 million in capital grants for rooftop solar projects on, or around schools and NHS sites.

The push towards renewable energy means, solar farm developments are becoming more mainstream. It is government policy that ground mounted solar farms are constructed in areas of previously developed or lower grade agricultural land. However, the government also states that land type should not be the overriding factor in deciding whether a site is suitable. Given the argument that the solar farms are temporary, fully removeable and do not compromise soil quality and, in view of the multiple challenges currently facing farmers, the use of agricultural land for solar development as part of farm diversification, is becoming increasingly commonplace.

The move to clean energy is, of course, made with the wider positive environmental impact in mind. The government policy is, renewable energy schemes, including ancillary development, will be under a presumption in favour of permission where the necessary considerations are, or will be made, acceptable. But, are the needs of rural neighbours and communities being fully considered by the solar farm developers?

Moore Barlow Rural law solicitors specialises in providing expert legal advice to rural landowners and we are very used to drafting and exchanging options for Solar Leases with developers over land for our landowning clients. We also find ourselves advising equestrian facilities and equestrian businesses situated in rural communities where no conflict occurs with our existing client base, as these set ups are increasingly affected by new solar farm proposals. Here we consider the unique challenges presented for the owners of these facilities and, their horses.

What is a sensitive neighbour?

The impact a solar farm proposal has on a neighbour's use of their own land, by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic should be taken into consideration by the developer. It is reasonable to consider equine facilities as a 'sensitive' neighbour as, they are highly likely to be affected by these matters both during the construction phase and afterwards.

Why do people object to solar farms?

There are a number of reasons that may cause neighbouring residents to object to planning permission being granted for a new solar farm development, specifically in a rural setting.

One major concern highlighted is, the development of solar farm sites often see proposals for construction traffic to use rural or single-track roads, over a period of many months. For horse owners with properties or facilities abutting or using such roadways for hacking,

- **The Threat:** Breeders like the Cullen family (owners of Middlelane Farm) documented that unexpected visual triggers cause mares and young foals to bolt. This behavioral disruption frequently results in catastrophic injuries, such as horses crashing into pasture fencing, which can ruin a young horse's athletic future or cause a pregnant mare to miscarry. [, 2, 3]

4. Heavy Industrial Traffic on Rural Hacking Routes

A solar farm requires hundreds of daily heavy-vehicle trips during its construction window. Legal and agricultural advisors at Moore Barlow LLP have documented that this influx of industrial traffic on narrow, single-track rural roads completely curtails the normal operations of neighboring equine facilities. Trainers cannot safely walk, exercise, or transport high-value breeding stock when surrounded by constant semi-truck traffic and backup alarms. [, 2]

If you are preparing to address a local zoning board or ORES regarding a nearby project, I can help you draft **specific equine-protection clauses** to request (such as setback buffers, dust-suppression mandates, or glint/glare analysis requirements) to protect nearby livestock. Would you like to explore those strategies?

7 sites

- Solar Farms
  There are instances of glare and glint causing problems which were not foreseen or reported pre-construction; there could be other...

  East Lindsey District Council
- Dunnstown Solar Farm Faces Backlash From Horse Breeding ...
  Apr 1, 2024 — With his 47-acre stud farm accommodating 40 mares and 30 foals at any given time, Morrin warned that the presence of solar panels ...

  www.kfmradio.com
- Advice on - The British Horse society
  Where solar farms are proposed, the potential impact on horses should be considered on any route used with them — including byways...

  The British Horse society

Show all

Solar Farms and equestrian facilities