

Our ref: 11227527

September 26, 2022

Mr. Michael Taylor, Chairperson  
Town of Florida  
10569 214 Fort Hunter Road  
Amsterdam, New York 12010

### Response to Public Comments – 153 YMCA Road Wind Energy Project, Town of Florida, New York

Dear Mr. Taylor:

On behalf of New Leaf Energy (formerly Borrego Solar) and in connection with the 153 YMCA Road Wind Energy Project, GHD is writing this letter in response to comments during the public hearing dated September 12, 2022.

We have not responded to any comments associated with the review process. We offer the following responses:

1. What is the risk of these turbines falling down?  
*The risk of these turbines falling down is extremely low. In the event that they do, the turbine is sited in a way that poses no safety risks to surrounding properties. In 2009, there were 2 wind turbine failures in New York. Since then, there have been no turbine failure incidents, and there are currently 1,201 wind turbines installed in New York.*  
*Link for current number of turbines in NYS: <https://eerscmap.usgs.gov/uswtodb/>*
2. What happens to the turbine at the end of its service life?  
*The service life of the turbine is approximately 30 years, though with proper maintenance and appropriate replacements of parts, the turbine may last for up to 50 years. The Town has been provided a decommissioning plan to provide the method to remove the turbine in its entirety.*
3. How many lawsuits is New Leaf Energy currently involved in?  
*New Leaf Energy is not involved in any lawsuits related to wind development.*
4. Will this project expand?  
*No. New Leaf Energy is only planning on the development of this single community wind turbine in the Town of Florida due to limitations in parcel sizes, wind speeds, and electrical interconnection availability. No additional turbine can be placed on this specific parcel due to the Town's setback requirements.*
5. What will happen to our property value?  
*Fortunately, the effects of wind turbines on property values are a well-studied, and well-documented area of research. There is no evidence of an effect on property values, as summarized in the quote below from research conducted by the Lawrence Berkeley National Laboratory (LBNL) under the U.S. Department of Energy.*

*"...we find no statistical evidence that home values near turbines were affected in the post-construction or post-announcement/pre-construction periods. Previous research on potentially analogous disamenities (e.g., high-voltage transmission lines, roads) suggests that the property-value effect of wind turbines is likely to be small, on average, if it is present at all, potentially helping to explain why no evidence of an effect was found in the present research."*

*Abstract: <https://emp.lbl.gov/publications/spatial-hedonic-analysis-effects-wind>*

Report link: <https://eta-publications.lbl.gov/sites/default/files/lbnl-6362e.pdf>

More specifically, with regard to Community Wind and its effects on property values, further research on Community Wind (1 or 2 wind turbines rather than wind farms) supports the same conclusions reached by the LBNL as shown in the quote below:

*"Although we found the effects from various negative features (such as electricity transmission lines) and positive features (such as open space) generally accorded with previous studies, we found no net effects due to turbines in these communities. We also found no unique impact on the rate of home sales near wind turbines."*

Report Link: <https://puc.sd.gov/commission/dockets/electric/2017/el17-055/exhibit13.pdf>

6. What are the health effects?

*There are over 80 peer-reviewed studies that demonstrate living near wind turbines does not pose a risk to human health, as summarized in New York State Energy Research and Development Authority's Wind Energy Guidebook.*

Link here: <https://www.nyserda.ny.gov/All-Programs/Clean-Energy-Siting/Wind-Guidebook>

7. Property value concerns addressed in #5.

8. Why was this site selected, and why Florida?

*This site was selected in accordance with the Town's existing wind Bylaw, ideal wind resource, and adequate setbacks for a properly sited project.*

9. Health concerns addressed in #6.

10. How does it affect agriculture, specifically farm animals?

*Similar to human health impacts, there are no known impacts to agriculture. This project will be located in an area which will not displace any agricultural land, therefore having no impact on agricultural uses.*

11. Will I hear the turbine if I live ½ mile away?

*At a ½ mile away, any noise from the turbine will blend into the surrounding ambient sounds. See our provided noise report for further details.*

12. What benefit does this bring to the Town?

*The Town and its residents will benefit through the project's contributions to the County, and School District via tax payments or Payment-in-Lieu-of-Tax agreements and tax payments. As residents in the Town of Florida, neighbors will benefit from a Community Host Agreement which will provide direct payment to the Town of Florida in the amount of \$8,150 per MegaWatt (MW) per year, escalating annually at 2%. This is roughly \$35,000 per year for the Town to use at its discretion, increasing annually for the life of the wind turbine project.*

13. Do I need to be concerned about infrasound?

*Many sound sources in the environment include low frequency and infrasound. There is no evidence of infrasound having adverse impacts on a person's health.*

If you have any questions or require additional information, please do not hesitate to call me at the number below.

Regards,



**Camie Jarrell, PE**  
Project Manager

+1 716 362-8879  
camie.jarrell@ghd.com

Copy to: Bradley D. Grant – Barton & Loguidice  
Emily Staley – Town Clerk