

## **PLANNING BOARD**

**Town of Kirkwood  
70 Crescent Drive  
Kirkwood, NY 13795**

### **PUBLIC HEARING**

**November 14, 2022**

#### **SITE PLAN REVIEW FOR THE INSTALLATION OF A 2.55 MW (AC) GROUND MOUNTED SOLAR FARM FOR PROPERTY LOCATED AT 21 TRIM STREET IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 179.03-4-6.2 AND LOCATED IN A RESIDENCE R DISTRICT ON THE APPLICATION OF TRACT ENGINEERING, PLLC ON BEHALF OF SEIDEL SOLAR, LLC**

Chairman Diffendorf commented we have the affidavits of posting by the Town Clerk, notice to property owners within 500 feet of the project, affidavit of publication in the Press & Sun Bulletin and Country Courier. We have the Broome County Planning Department 239-m recommendations and a Full EAF has been filed.

Chairman Diffendorf opened the public hearing to public participation at 7:06 p.m.

Jeremy Holt, 40 Trim Street, commented that even if the solar field was connected to his house he would object to it. As far as health concerns some say yes and some say no. Guidelines for these come from WHO and everyone know how believable they are. There are instances where they do affect people, you don't know until you get tested for it. In the first 10<sup>th</sup> of a mile, if there was a problem, you would notice it. Another concern is lithium batteries, if they are involved it will be a problem. There are problems with them in EV cars, batteries for a drill, they can go off at any time. He described his experience with a golf cart fire. There is also fire training involved. Another concern is property values, with a 5% - 10% decrease in value. He wouldn't want to live near a solar field. Another concern is the affect on wildlife, deer, bear and birds. Will there be a rodent problem? He hopes all these concerns will be taken into consideration.

John O'Neil, 1291 Route 11, commented they have already started digging up there. Chad Moran stated they are doing soil testing. Mr. O'Neil asked if it was going to be approved or disapproved tonight and Chairman Diffendorf explained this would be carried over because there are some issues that have to be looked at. Mr. O'Neil explained they moved here 6 ½ years ago, from Binghamton, and prior to moving they dealt for several years with expansion of commercial properties into residential areas, which is what we are facing here. The area where they want to put the solar farm is surrounded by houses. His property is down stream, borders the west end of 27 Trim Street. Recently they put in 600 feet of french drains and piping to handle the water. If they starting punching holes up there where is the water runoff going? The area is farmland. Another concern is property values, can't believe property values won't diminish. He wants the Board to really think about this before you approve it. There is a lot of clean energy in the state that just needs to be tapped.

Larry Holt, 36 Trim Street, commented he came here before the Town Board, a number of us have since this started and that is when Mr. Seidel said the Town rebuffed him on building a house there. Mr. Seidel stated he didn't say that. Mr. Holt stated the land still belongs to the church and doesn't understand how you can have people over there working, digging holes and no one says anything.

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This entire thing stunk from the beginning. He doesn't like it, it isn't doing anything for the Town of Kirkwood, the residents, nobody benefits except NYS, Philadelphia.

Bob Hamm, 30 Trim Street, commented that at the previous meeting property values were brought up and nobody has ever gotten back to him. He would like to know that the affect is on property values. Chairman Diffendorf explained the comments are being written down and they will be addressed after the Public Hearing.

Sherry Orals, 20 Trim Street, commented that her front door is directly across from this field. She is a real estate agent for 17 years and you can't tell me that property values will not be affected, a 100% probability it will be. She recently had her house reappraised, having purchased it 4 years ago. They have done a lot of improvements. What is going to happen to my value once this goes across the street. Another concern is she has a 7-year-old granddaughter who plays outside and they are across the street and downhill from the property. What happens when these batteries eventually corrode and fall to the ground because there is no place to recycle them in NY. When they fall and that erodes into the ground and the acid comes across the street. It will affect everyone on that side of the street and down onto Route 11. She moved here to see the country.

Brandon Seidel, owner of 21 Trim Street, commented he owns the property, the church does not. When he said he got push back by some people he never said the Board. It was the neighbors who were giving him push back. That is what happens with rumors, people don't understand the science behind it. People don't want it because they think it is going to be ugly. There will be trees around it and in the summer time you won't be able to see it.

Hearing no other comments Chairman Diffendorf closed the public hearing at 7:22 pm.

Respectfully Submitted,

Mary Kay Sullivan  
Secretary, Kirkwood Planning Board