

Watershed Agricultural Council

Agriculture ▾ Forestry ▾ Conservation Easements ▾ Economic Initiatives

33195 State Highway 10, Walton, New York 13856-2500

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www.nycwatershed.org



May 27, 2008

Town of Roxbury Planning Board
P.O. Box 189
Roxbury, NY 12474
Attn: Joseph Farleigh

Dear Mr. Farleigh,

This letter serves to inform the Roxbury Planning Board, the lead agency for the State Environmental Quality Review for the proposed wind turbine project located in the towns of Stamford and Roxbury, that the Watershed Agricultural Council (WAC) holds agricultural easements on two properties in the town of Stamford that Invenergy, LLC, anticipates will be included in its commercial wind turbine project. Invenergy, LLC has been working with the Watershed Agricultural Council over the last year to provide information on the project, so that WAC may better understand the impact of the project on the two easements and their respective conservation purposes.

The conservation purpose of a WAC agricultural easement is to protect water quality and to protect agricultural and forestry lands by limiting the form, location, and density of development. In order to achieve this purpose, WAC purchases numerous interests in properties, while also conditioning certain interests or activities on properties as well. Conditioned interests are referred to as reserved rights, and may be "activated" by a land owner with approval by the WAC easement committee.

There are a total of 16 reserved rights in WAC easements, one of which includes the installation of wind turbines. In order for a land owner to install wind turbines and related equipment on certain areas of an eased property, a land owner must provide a written request or plan to WAC that describes the impact of proposed activity on the easement. WAC's easement committee reviews such requests to determine whether the proposed activity will significantly diminish the water quality, agricultural or forestry values (i.e. conservation purposes) of the easement. If there appears to be no significant impact on the water quality, forestry or agricultural values of the easement, the easement committee approves the proposed activity.

The easement committee has been reviewing the impact of the proposed wind turbine project on the two easements and anticipates having its review completed by the end of

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the summer. Review has included analysis of both the terms of the lease between Invenegy and individual land owners as well as review of sites plans for each easement property. Upon completion of its review, WAC hopes to adopt a policy and comprehensive guidelines that will serve as a standard of review and approval for any future requests to activate wind turbine reserved rights on any WAC easement.

If you have any question or concerns about WAC's interests in the easements that may be affected by the wind turbine project, please feel free to call me at 607-865-7790 Ext. 120 or email me at jeffgraff@nycwatershed.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Graff', written over a printed name.

Jeffrey Graff
Easement Program Manager
Watershed Agricultural Council