



## **Steed Real Estate**

At The Historic RR Station

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I have been licensed to market and sell real estate in excess of 50 years. I am a full-time Realtor with offices in Pine Plains and Millerton, NY. I am a lifetime resident of Dutchess County, being very familiar with market trends and general values in the Northern Dutchess and Southern Columbia areas.

Other credentials included:

Past president and current member of the Dutchess County Association of Realtors,

Past President and current member of the NY State Association of Realtors,

A current member of the New York State Association of Realtors Board of Directors.

Past member of the NY State Real Estate Board (NY States Real Estate Commission) having served 8 years in that capacity, being appointed by New York State Governor George Pataki. This Board's function was to promulgate the rules and regulations of the Real Estate industry within the State of NY.

I am a former member of ARELLO (National Association of Real Estate Licensed Law Officials)

Member of National Association of Realtors Federation of International Brokerage

In 1990 I earned the following National Association of Realtors' designations:

CRS (Certified Residential Specialist) and CRB (Certified Real Estate Brokerage Manager.)

Past President of the NY State CRB Society and

Served as National Ambassador of the CRB Society for the State of NY.

NY State Ambassador Real Estate Brokerage Council- 2 terms

I have also completed numerous Appraisal Certification courses that relate to Residential and Commercial Real Estate Appraisal as well as National Council of Real Estate Exchangers "Gold Card" Equity Marketing Specialist designation courses.

Our Real Estate Office, which has been in business in this area for 50 years, was recently contacted by two property owners adjacent to the proposed Solar Farm. Feeling their concern, we would like to add our input regarding going further with the application for the Solar Farm to be located at 3333 Route 82, Ancram (Ancramdale) NY in Columbia County.

Selling land or a house next to or within view of a solar farm  
Will be difficult for several related reasons. Here are some factors that lower buyer interest and/or property value:

Visual impact - Industrial Appearance-viewed as industrial infrastructure not rural or residential scenery.

Rows of panels, fencing and access roads can disrupt scenic views which most buyers highly value,

Buyers seeking a quiet, natural or agricultural setting primarily see solar panels disruptive and out of place.

Even if screened by vegetation, the perception is that the view has been altered; which it has been, and this reduces appeal.

Noise and Activity - humming or buzzing in warm weather.

Maintenance vehicles and workers on site.

Construction Noise

For rural purchasers expecting tranquility this is a red flag against the property being offered for sale.

Glare and light reflection - At certain angles and times of day reflection can occur which can affect, comfort and aesthetics.

Environmental and perception concerns - Habitat disruption, loss of farmland and open space.

These factors make the adjacent property feel less rural or natural thus changing the character of the community.

Property Value Uncertainty makes buyers more cautious, lenders and appraisers apply conservative values thus reducing the number of willing buyers and financial options.

Zoning and future use concerns - regarding the expansion of industrial or utility development. Concern that the ground vegetation is not maintained and the resale value will become harder to maintain long term.

Perception vs. Reality - Even if the solar farm is quiet, clean and well buffered; Perception matters most in Real Estate Purchases. If buyers perceive that property is less desirable next to a solar farm, demand will drop and with it the Market Value.

\*\*\*\*\*In our opinion, a property endeavoring to sell adjacent to a solar farm will loose at least 50% of previously interested purchasers and with time the asking price will be driven down and with it the overall value.

We sincerely hope that the Planning Board will ask the applicants of this Solar Farm to seek alternative locations; hopefully not within the confines of our most valued and peaceful agricultural and residential locations.

If you have further questions, please do not hesitate to drop us a note and we will certainly try to help in any way that we can.

Sincerely,

Ronald B. Steed  
Lic. Real Estate Bkr - NY