

ELYSE HARNEY REAL ESTATE

A TRADITION OF TRUST

October 29, 2025

Andrea Bell-Gaschke
450 Woods Court
Ancramdale, New York 12503

Re: Solar Farm

To Whom It May Concern:

My name is **Arleen Shepley**, Associate Broker with **Elyse Harney Real Estate**. I am writing to express serious concern regarding the potential construction of a **solar farm** proposed to be built behind the property of **Andrea Bell-Gaschke** and to inquire whether other nearby properties in the surrounding area may also be impacted.

As someone who has worked extensively in the local real estate market, I can attest that such a development could have a **significant negative impact on property values**—potentially decreasing home values by **25–30% or more**, particularly in a declining market.

Many buyers are drawn to **Ancram** for its **bucolic, unspoiled landscapes** and serene country charm. The introduction of a large-scale solar installation would **fundamentally alter the character of the area**, likely deterring prospective buyers—especially weekend residents and those seeking the rural tranquility that defines this region.

Additionally, I would like clarification regarding **long-term maintenance and decommissioning** plans for this proposed project. Specifically:

- Are there **grants or designated funds** available to service and maintain the equipment after **5, 10, or 15 years** of operation?
- What **assurances or funding mechanisms** are in place to ensure the solar farm is **properly decommissioned** and the land **restored** once it reaches the end of its useful life?

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In conversations with individuals familiar with other solar installations, I have learned that, in many cases, **funding for maintenance ceases after approximately five years**, resulting in **nonfunctioning equipment** and **visual blight**—an outcome that would be deeply concerning for the residents and property owners of this community.

I appreciate your attention to this matter and look forward to receiving further clarification on how these potential impacts will be addressed.

Sincerely,



Arleen Shepley
Associate Broker
Elyse Harney Real Estate