



Bill and Susan Morehouse

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July 27, 2006

Dear Pat,

I am responding personally to the letter you wrote for publication in last week's *Valley News* (copy enclosed). Thank you for being so open and honest with your feelings and some of the reasons you've been supportive of the proposed wind turbine project in Cohocton. I appreciate your attachment to the land and your desire for the very best for all of us in Cohocton. Along with you, I have a deep respect for our elected officials and, to my knowledge, have never abused them in any way. Please allow me to share my perspective with you and some of those around you in the lengthy response that follows.

I'm a family doctor. I've never earned my living from the land but have always been very drawn to God's creation in nature. I grew up in dairy country near Vernon, NY, midway between Syracuse and Utica, where many of my close friends were in farming families. I helped in the fields and barns and developed a deep love and appreciation for those who devote their lives to agriculture and raising livestock. There wasn't any land in our family, however. My father was a mechanical engineer, and the family moved while I was in college. One thing led to another, and I found myself being drawn with inevitable cords to become a doctor. I think I'm probably as attached to people as you are to the land. People have always been in my blood and I've been taking care of them for over 30 years, delivering their babies, caring for their kids and spouses and grandparents, going to the hospital in the middle of the night, waiting up with the sick until their crisis passes. It doesn't matter whether they can pay or not; God has always provided.

Most of my practice years have been spent in a poor neighborhood in Rochester where personal medical care is scarce but needed the most. Some of life's deepest hurts are among the poor, but a lot more money can be made in the suburbs. I'm currently responsible for the care of nearly 1,500 families in my practice, a population about the size of the Town of Cohocton. I've brought on two other compassionate associates, but the needs are even greater. Recently we applied to the Department of Health for licensure as a Community Health Center so we can better serve our community, and things are starting to look very hopeful. At this rate I might even be able to retire sometime before I turn 75, knowing that the work I started is being carried on by even more able younger people!

Throughout my career, we've raised our family of four in a dense, inner-city neighborhood with a backyard about the size of a postage stamp surrounded by houses, streets, phone poles, and city noise. My wife has gardened, and we taught our kids to love people of all kinds, but we had to pursue our love of nature outside the city. When vacation time would come, all we could afford was "roughing it" so we camped and canoed in the Adirondacks and Rocky Mountains, went to the ocean and stayed in tents on the beach, and spent stretches of time in a borrowed cabin in the Bristol Hills. As the kids got older we dreamed of having a place of our own in the country. Then one day in 1994 we came across a wonderful piece of property up for sale on Lent Hill in Cohocton. It was beautiful! Nearly 120 acres of woods and trails and meadows with a pond and streams and a delightfully equipped cabin. The scenic views coming and going were spectacular.

It was just far enough away from Rochester to avoid the urban sprawl but close enough so that we could spend almost every weekend and much of the summer there. The kids loved it and so did we, but how could we possibly afford it? Well, we pulled hard on our resources, my brother came through with a big piece of the investment, and we've been some of your quiet, tax paying neighbors ever since.

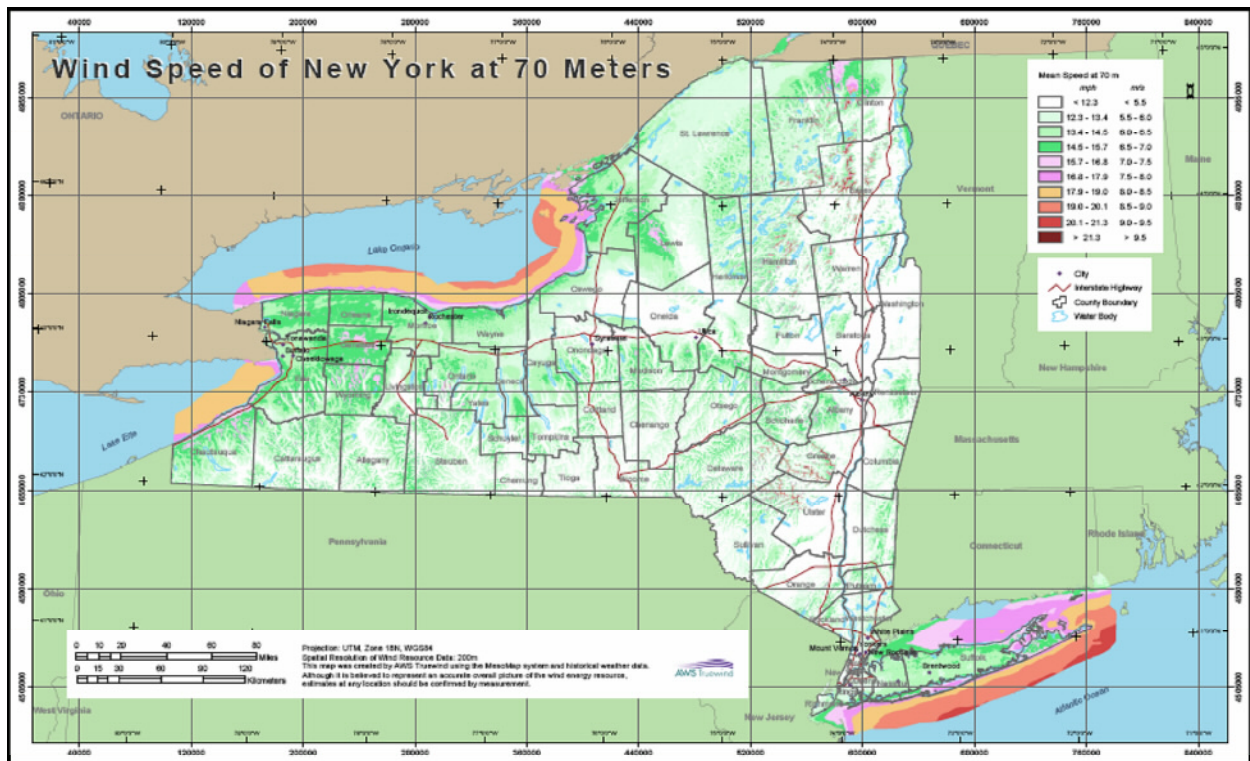
I understand the frustration you describe with hunters and people who ride snowmobiles and ATVs around. They do the same thing to those of us who own "recreational" land on the hills. Unfortunately, I think most of the people who abuse the land don't actually own any themselves. Maybe their folks do. The ones we see often show up with pickup trucks or trailers and offload their equipment. Our land is posted, and we don't trespass on our neighbors, but hunters and riders come onto our property all the time. When we first got the land there was a group of hunters that would park their RV up on the edge of a field about 100 yards west of our property and then come down and hunt our land. I talked with them (a bit scary with guns) and found out they'd been given "permission" to hunt our land, so I checked in with the patriarch in the valley who had authorized their range. He was an older man, so I spoke with him like I would my father. However, his response was anything but fatherly! He informed me, in rather colorful language, that if it weren't for his cornfields there wouldn't be any deer on my land, so his men could hunt anywhere they pleased as far as he was concerned. So this knife cuts both ways.

In your letter you connect the trespassing problem with those who are questioning the wisdom of pursuing wind power in Cohocton by saying "You expect permission, when you do take the time to ask, to hunt, trap, hike, snowmobile, etc., but say we are mean, selfish and not accepting of you into our community if told no. *NOW YOU WANT TO TELL US WE CAN'T HARVEST ANOTHER CROP WHICH COMES AT A CRUCIAL TIME FOR MANY OF OUR LOCAL FARMERS.*" I think I can safely say that the neighbors who are concerned about wind power development aren't the same folks as those who are pestering you for access to your land. I've looked over the list of those associated with the Cohocton Wind Watch as well as my own list, and I can't find a single individual on either list that I think would be interested in coming onto your land for recreational purposes or offended if you said no. If there's anyone you have in mind that fits your description, I'd like to know.

As for people telling you that you can't "harvest another crop" – Pat, wind has never been an agricultural "crop", no matter what a developer may call it. This kind of language, in which an industrial power plant is called a "wind farm" where wind is a "crop" that is "harvested", is an elaborate euphemism for the industrialization of agriculturally zoned land. Other than in the worrisome Biblical sense, how do you ever "sow a crop of wind" so that you can come back later to "harvest" it? If anything, it's more like mining than farming. There's a natural resource, which in this instance is above the ground rather than underneath it, that can be prospected, gathered up with machinery, and sold for a profit elsewhere. As long as the value of the natural resource can be extracted without damaging the landscape or making life miserable for those who live in the vicinity, we should all be OK with it.

The problem with "wind mining" like this in our area is two-fold. The first has to do with the wind itself, which in our region blows most consistently at night and in the winter when demand for electric power in NY is at its lowest. Our state's peak electric demands are during the hot days of summer when all the air conditioners in NYC are going full blast. These realities hadn't been fully investigated when UPC started their prospecting in our town in 2002 and 2003.

However, they began to come to light in an extensive study commissioned by NYSERDA and done by GE in 2003 and 2004. Their final Phase II report wasn't published until March 2005, long after UPC had already decided what it wanted to do, and contains this critical finding: "The results show that the effective capacities, UCAP, of the inland wind sites in New York are about 10% of their rated capacities, even though their energy capacity factors are on the order of 30%. This is due to both the seasonal and daily patterns of the wind generation being largely "out-of-phase" with NYISO load patterns. The offshore wind generation site near Long Island exhibits both annual and peak period effective capacities on the order of 40% - nearly equal to their energy capacity factors. The higher effective capacity is due to the daily wind patterns peaking several hours earlier in the day than the rest of the inland wind sites and therefore being much more in line with the load demand." What this means is that a 2.0 MW wind turbine erected offshore will generate a usable power output of about 40% of its rated capacity, or 0.8 MW, while a similar installation in our area will only produce about 10%, or 0.2 MW. This is highly inefficient. There are better places for investors and taxpayers to establish wind towers than in our area. Cohocton will never be able to provide 5% of anyone's goal for wind power in our state. Do you think our hills are windy? Would you like to see where the wind is really blowing?



AWS Truewind Map, funded by NYSERDA

The second problem with has to do with the heavy industrial machinery being proposed to mine the wind. If it could be gathered with fairly small, quiet, unobtrusive equipment, I'm sure very few would object, even if the machines weren't going to be very efficient. What you do on your property doesn't really affect me unless I have to see, hear, or smell it all the time. However, if something promises to be "a noisome nuisance", as our comprehensive zoning plan puts it, then it becomes a matter of law and public debate. This is why NY has its SEQRA process in place, to prevent industrial developers from exploiting our natural resources in a way that is troublesome

to local residents. Nobody is telling you that you can't lease your land to an out-of-town industry so that they can "harvest another crop" on it, Pat – all we're doing is trying to slow things down a bit so we can go through the process properly and arrive at a good decision together.

I'm very interested in the tax issues you've raised. Your article says, "*We pay taxes every year - the 1% of us that are being threatened and harassed pay approximately 10% of the taxes collected in this township.*" Putting aside the question of what constitutes "being threatened and harassed", I take your statement to mean that the farm families who've been established in Cohocton for generations and are interested in leasing land to UPC Wind constitute about 1% of the landowners in town. Since there are about 1300 landowners, this would amount to about 13 families, give or take. According to you, these 13 families have been shouldering about 10% of the town's tax burden annually. Is this equitable? Well, let's look at the tax situation more closely. The following figures are drawn directly from page 124 of UPC Wind's DEIS submission:

Table 15. Assessed Value of Property in the Town of Cohocton by Land Use Classification, 2004

Type of Land Use	Town of Cohocton	
	Assessed Value	Percent of Total Parcels
Residential	\$28,994,813	55.4%
Commercial	\$3,162,800	4.4%
Industrial	\$544,514	0.45%
Recreation and Entertainment	\$179,000	0.17%
Community Service	\$2,432,400	2.6%
Agricultural	\$10,092,825	16.1%
Vacant Land	\$1,664,631	17.2%
Public Serve Properties	\$5,572,712	3.2%
Public Parks, Wild, Forested and Conservation Properties	\$43,825	0.28%
Total	\$50,667,5720	100%

(Source: 2004 Office of Real Property Services)

More than half of the Assessed Value is Residential, but about 16% is for Agricultural land. If 60% of the Agricultural land is in the hands of the 13 generational landowners that you're talking about, which is a reasonable assumption, then your 10% figure makes good sense. I don't see any problem with that kind of distribution. That's the way taxation works everywhere: those who have more land pay more taxes. However, notice also that the total Assessed Value of all of the property in the Town of Cohocton in 2004 is listed as \$50,667,5720. This is an odd number, because it has an extra digit at the end, so I added the column myself and got this figure: \$52,687,520, which is a couple million dollars off. What numbers can we trust?

I wasn't satisfied with the discrepancy so I decided to do my own research and found a table posted online by the NYS Office of the State Comptroller that lists expenses and revenues for each Town in NY for 2004. On this table, the Real Property in our Town is listed as having an "Assessed Value Fully Taxable" of \$44,695,540 (say \$45M), which is 57% of the "Full Valuation of Taxable Real Property" listed at \$77,690,839 (say \$78M). I'm going to use these figures because they agree with my tax bills and are kinder to the developer than their own numbers. Now let's add in the turbines (\$125,000,000), yielding an estimated Full Valuation of \$203,000,000. Suddenly the property value of the entire town has gone up 160% in one year! But what about the taxes? Here's another table from Pages 123 of the DEIS:

Table 14. 2003 Real Property Tax Levy Per Taxing Jurisdiction.

Taxing Jurisdiction	2003 Real Property Tax Levy
Town of Cohocton	\$512,000
Steuben County	\$27,923,173
Naples Central School District	\$6,840,908
Avoca Central School District	\$1,853,997
Wayland-Cohocton CSD	\$3,916,156

(Source: NYS Office of Real Property Service; NYS Office of the State Comptroller)

These figures are best reviewed in context with the 2003 budgets presented on Page 124 of the DEIS and reproduced below:

Table 16. 2003 Town and County Budgets.

Taxing Jurisdiction	Total Revenue	Total Expenditures
Town of Cohocton	\$1,419,670	\$1,319,077
Steuben County	\$133,718,610	\$137,722,236

(Source: 2003 New York State Office of the State Comptroller)

Table 17. 2003 School District Budgets

District	Revenue (total)	Expenditure (total)	Indebtedness
Naples CSD	\$12,149,642	\$12,142,742	\$5,439,138
Avoca CSD	\$8,869,272	\$9,900,569	\$13,509,949
Wayland-Cohocton CSD	\$24,713,469	\$24,611,163	\$22,160,000

(Source: 2003 New York State Office of the State Comptroller)

My limited layperson’s interpretation of these figures (and I would really like some input from Mark Densmore about this) is that in 2003 the Town brought in \$1,419,670 and spent all but about \$100,000 of it. Maybe the rest is debt service. However, according to UPC’s Table 14, apparently only \$512,000 of this was raised from Real Property Taxes in the Town of Cohocton in 2003 (my preliminary research lists property tax income of \$668,682 in 2004), leaving a difference of \$907,670 that came from a variety of sources, primarily sales tax revenues and State and Federal aid. We’ve been told that the Town may be eligible to receive PILOT payments of up to about \$220,000 a year if the wind project is built (and the turbines are 30% efficient) but that these revenues wouldn’t lower local property taxes. I assume this means that they would be subtracted from the \$907,670 that comes from out of town, leaving the Town none the better off for their sacrifices. But let’s say that the PILOT payments will just be considered “extra” money that we can spend on new town projects, giving us a total Town budget of about \$1,640,000 a year, of which \$510,000 comes from taxes, \$220,000 from PILOT payments, and \$910,000 from elsewhere. OK, local taxpayers whose property is worth \$78,000,000 contribute about 31% of this budget; UPC whose money-making turbines are worth almost twice as much at \$125,000,000 only contributes about 13%; and the remaining 56% comes from elsewhere. Really? Our Town needs to do some very careful analysis of numbers like these, and we all need a thorough presentation of the facts before we sign on any dotted lines anywhere.

But before we leave the tax arena, let’s look at school taxes. Table 17 indicates that the 2003 budget for our school, Wayland-Cohocton CSD, was \$24,713,469. *Are all these figures as staggering to you as they are to me?* But how much of this came from Real Property Taxes? According to Table 14, local landowners “only” paid \$3,916,156 (my research indicates that this figure was \$5,091,764 in 2004), leaving a balance of \$20,797,313, about \$17,500,000 of which is covered by NY State Aid. Who knows about the rest? Into this amazingly complex mix of multi-million dollar annual revenue and expense comes the promise of PILOT payments that might

produce as much as \$220,000. Landowners, whose property would be worth 38% of the Town, will pay about \$5,000,000 while UPC, whose turbines would be worth 62% of the Town, will be paying less than \$250,000, or 5% as much we're paying. Perhaps the PILOT payments would be subtracted from our \$5 million, leaving us only \$4,750,000 to pay. It's much more likely, however, that they'll just end up being subtracted from the State Aid we've been receiving.

One closing thought about finances. Note that if UPC gets its first 48 turbines up and running in Cohocton, over 60% of the Real Property Valuation of the Town will be in the hands of outside venture capitalists. Who will own Cohocton then and have the money and political savvy to throw their weight around on behalf of their own interests? Do you think that money doesn't talk? How about thirty or forty thousand dollars spread around town every year to support a fully-furnished and equipped "Public Outreach Office" complete with a paid Coordinator and funds to cover the expenses of a citizens' group, including yard signs, hats, scarves, websites, special events, and a media blitz in the local pennysaver costing thousands of dollars? It all probably looks wonderful as long as you're on their side, but I can tell you that it doesn't look very pretty from the other side.

Let's turn to a different subject. You've mentioned Mr. Hall a number of times, first in regard to what you think his response might be to someone trespassing on his land. I've only known Jim and Judi Hall since this May, and I'm not going to try to defend them, but you repeated an allegation made by Ron and Jane Towner in an earlier edition of the *Valley News* when you wrote "Litigation is how he makes his living, so he says!" But you know, Pat, he never said that or anything quite like it. I was at the public meeting when Jim spoke and Jane picked this false notion up. Jim is a retired businessman, not an attorney, and has never claimed to make his living through litigation.

You have some interesting points about the taxes on your land and his. You note that farmers like yourselves pay the taxes on the land that others consider to be "their view." This is true, to an extent. Actually, the taxes you pay would be the same whether Jim Hall or anyone else had a view of them. However, if someone's home is in a beautiful setting with a breathtaking view, that home is going to be worth more on the real estate market than a similar house in a less appealing setting. This increased value is reflected in their tax assessment and therefore in the amount of property tax they are required to pay. Now we're getting closer to the bottom of the "view" question - and its relationship to property value - and even closer to the matter you bring up about the Hall's property taxes and whether or not they are paying their fair share.

It probably shouldn't surprise me that a private matter, like what someone is paying for property taxes, should be a subject of public discourse in Cohocton - that a person like yourself would know how much tax a somewhat reclusive retiree was paying on his home and have a strong enough opinion about whether it was fair to put their feelings in print. All I can say is that property tax assessment is a somewhat subjective process, one that is open to question and appeal. If someone doesn't think their assessment is fair, they may appeal it and seek redress through the courts if the local assessor doesn't agree. This is our system of checks and balances. My understanding is that the Halls felt the assessment on their new retirement home was unusually high - higher than any other single family dwelling in Steuben County - so they submitted their appeal and the court agreed with them. But apparently you think the court was wrong in their decision. Do you have more information than the court did? How do you think problems like this should be solved? I've been in their home a couple times, and it's nice but not

spectacular. It has the look of a Mediterranean villa with very large windows and stonework, but it's not all that big. The only thing that resembles a "fortress" is the large masonry gate.

I agree with your sentiments about what the Halls did with the view, however. We used to love to come up to our property from N. Cohocton by way of Pine Hill and Moore Road (nice story here) and look out over Canandaigua Lake when we passed the Hall's new villa. But then the planted pine trees grew bigger and bigger and the view slipped away and disappeared. It felt like whoever was living there was hogging the view all to themselves, and that didn't seem right. I talked with Gerald Moore for quite a while after one of the public meetings and he brought up the subject of the hijacked view himself with the same muted tone of "WHO CARES" bitterness that I picked up in your letter. Surprisingly, we all feel the same way about a view that none of us ever owned or paid taxes on. And there aren't actually any houses up on the hill south of the Halls that their trees obstruct. It's just that we all used to like to drive by, some in cars and others on tractors, and look out over the lake, and now it seems that Mr. Hall has ruined it for us. It's a bitter loss for all of us, whether we pay taxes nearby or not. Do you understand?

Here's an idea. I really don't think the house and copper toned roof are the problem. The reflection of the sun really isn't "blinding" but the trees are in the way. Let's see if we can reach the end of hostilities, become true neighbors (friends), and persuade the Halls to cut down some of the offending pine trees. They're just fast-growing conifers anyway – nothing that would be a great loss – and they're certainly not permanently established \$2,500,000 wind turbine towers, so I think it could be done, and we'd all be richer for it.

But we're not done yet with your litany of grievances against the Halls and anyone associated with them. There's the problem of building plan approval that you spoke of so passionately when you wrote "I'M SURE HE DIDN'T ASK TO HAVE HIS BLUEPRINTS VOTED ON BY THE RESIDENTS OF THE TOWN OF COHOCTON." You're right, I'm sure he didn't. However, I'm also sure that he had to obtain a legal building permit and that his plans and construction had to pass all of the Town zoning and building codes in effect at the time. What we're looking at with the proposed wind turbine project is something that requires a major change in the zoning laws of our Town. Under the zoning laws and ordinances in effect prior to this time the project isn't legal, and when a change in these laws is proposed that will effect the entire community, then it is appropriate for the entire community to be involved in the decision.

The Hall's retirement home, for all its allegedly intrusive grandeur, is probably worth about 2/10^{ths} of one percent of the cost of the proposed 48-turbine wind facility and stands less than 1/10th as high as one turbine unit. You're right – as long as he is law-abiding, meets code, and pays his taxes, there really shouldn't be any complaint or public discussion about Mr. Hall's house. A \$125,000,000 industrial wind power plant with 48 turbine units standing 405 feet tall and overshadowing thousands of acres of hilltop land, now that's a horse of a different color. Perhaps the power plant should be a topic of community discussion.

Before we leave the subject of the Halls, I'd like to address a statement you made in your letter about "Mr. Hall's website, featuring the American Flag displayed upside down, with the silhouette of a man with some sort of rifle across." I've been keeping track of the Cohocton Wind Watch website (along with those posted by UPC Wind and the YES! Group) and never come across the potentially offensive image you wrote about until I searched diligently for it and finally found it, not featured in any way on the CWW ("Mr. Hall's") website as you have

charged but located elsewhere in a row of small images in the banner on the web host's site. The image is one of 8 images in the banner, each about 1 inch square, which include pictures of Rodin's "Thinker" statue, a DNA molecule, George Washington, Earth from space, and the Great Pyramids of Egypt. I've never seen the flag upside down before, so I looked up what it might mean. Here's what a recent news report from California says:

"In the wake of the Sept. 11 terrorist attacks in New York and Washington, D.C., Vietnam veteran Dana Rickard began flying his flag upside down, a move which he said caused him to be harassed by some people.

"Rickard said flying the flag upside down is a standard military distress signal and was never intended to be disrespectful. 'It means we need some help here. That's American heritage, it has nothing to do with saying anything bad about the flag,' said Rickard, an Oceanside resident.

"The United States Flag Code supports Richard's statement."

I then looked more closely at the image and it does, indeed, have an upside down American flag with the silhouette of a sniper on it. I think the intended meaning of the picture, taken in its proper context, is that our country is under terrorist attack and is in distress. However, in the guilt by association context of your letter it comes across as another indicator of some kind of hideous character flaw in Jim Hall.

There are several words and phrases used to describe conversation and writing that defame other people ranging from gossip, through slander and character assassination, to the Biblical standard of bearing false witness against your neighbor – one of the Big 10. I'm certainly not in charge of enforcing any of these, but in all humility, Pat, I believe you need to seriously reassess your attitude and the public statements you've made about the Halls.

To change the subject, you mentioned something in passing that I've heard from other local wind project supporters – the idea that if we don't agree to the plan UPC has put forward on their terms, then later we may be forced by the State to accept a legally mandated wind power project on our land that has even less favorable terms, e.g. "without any setback restrictions." Where did this idea come from? I'm genuinely interested. I've checked a variety of legal sources and haven't been able to find any support for it.

I'm also fascinated by your highlighting of Bob Strasburg's disclaimer, which you quote as stating that "ALL THE FACTS WINDWATCH PRINTED MAY NOT BE TRUE." My understanding of the Cohocton Wind Watch group is that it's made up of a couple dozen concerned citizens who contribute their thoughts and ideas to a common online web log. Not every idea is voted on and officially endorsed by every member of the group. It's more like a smorgasbord, or pot-blessing dinner, of ideas where some of what's presented might be appealing, but you're free to leave other offerings on the buffet table. So Bob submitted his own ideas to the Planning Board and said he didn't necessarily endorse each and every item presented by the Wind Watch group. Sounds like a sensible man to me, someone I'd be interested in hearing more from.

But what about someone who presents a batch of ideas as if they were all facts but might have done better to have added a disclaimer? Please reread the following paragraphs published on the next page after your letter in last week's *Valley News*:

GREEN POWER PROMOTES GREEN SPACE

In Cohocton we have formulated zoning laws to regulate the construction and use of windmills. As part of the regulations, we have stipulated that windmills must be located 1500 feet from the nearest dwelling.

The "Dedicated Dozen" who oppose windmills in their entirety have advised us that 1500 feet is not enough. Somewhere along the trail one among them suggested that a mile and a half should be enforced.

I have done a little math using 1500 feet as the base line. A circle 3000 feet across contains 715,909 square feet. An acre is 43,650 square feet so each tower will stand in its own "green" island that is 16.4 acres big. There will be 41 towers on Lent Hill that will create 672.4 acres of green land that will not contain a house.

I have heard protesters state that they came to Cohocton to enjoy the open countryside and they want to see it stay that way. Well folks, we're trying to arrange for some open land that is guaranteed to stay that way for at least the next 20 years. The only hitch is there will be a 290-foot tower at the center of each island with three 110-foot turbine blades on top of it.

Seems pretty neat to me.

Wayne R. Hunt Atlanta, N.Y.

This is an article that could have used a disclaimer about its own facts. For instance, Councilman Hunt refers to "the 'Dedicated Dozen' who oppose windmills," but I'm personally aware of well over two dozen people in Cohocton who are actively concerned about the long-term effects of establishing an industrial wind power plant on our hills. We've also received over 150 requests for our "Cohocton Free" yard signs since they first became available last month. I believe these represent the "tip" of an even larger "iceberg" of more quiet citizens. Intelligent and sincere opposition to this project is real and won't go away by minimizing it.

There are also major math problems in Mr. Hunt's article. As you know, the area (A) of a circle is computed with the formula $A = \pi r^2$. Using a simple estimation of $\pi = 22/7$ and applying this formula to a wind turbine with a 1500 foot radius gives an area of $(22/7)(1500)(1500) = 7,071,428$ square feet, not 715,909 square feet as published, a number that is off by a factor of 10. Is this a "typo"? No, because in the next calculation Mr. Hunt divides this by the number of square feet in an acre (which is actually 43,560, not 43,650) to get the number of acres. He ends up with "a 'green' area that is 16.4 acres big", a result that is accurate mathematically using his numbers ($715,909/43,650$). But the real figure is actually 162.3 acres per turbine unit ($7,071,428/43,560$), also off by a factor of 10.

Mr. Hunt then goes on to write that 41 towers on Lent Hill will “create 672.4 acres of green land that will not contain a house.” Again, this number is correct if you use his flawed figures (16.4 times 41). However, he already knows that UPC Wind is planning at least 48 turbine units, not 41, because the noise limits have been raised from 50 to 52 dBA in proposed Windmill Law #2 at the developer’s request to allow the placement of 7 more turbines that were in their original plan but disqualified by Windmill Law #1. The end result is 162.3 acres per turbine times 48 turbines = 7,790.4 (not 672.4) “acres of green land” that cannot contain a house. But this raises another problem that Mr. Hunt overlooks: the 1500 foot radius is measured from the base of the turbine tower to the closest existing house, *not* to the boundary of the leaseholder’s land. In other words, many of these dedicated acres would be on nonleaseholders’ land, effectively preventing them from building up to the edges of their own property. He does mention the “only hitch” to his green space preservation idea: currently all 7,790 acres are free of even a single dwelling, but afterwards they would be filled with 400 foot high wind turbine units.

At the bottom of the same article, Mr. Hunt invites the community to a picnic and presentation by the supervisors of 5 towns in NY that have wind projects in them. I assume this includes the Towns of Fenner (30 MW), Madison (11.5 MW), Martinsburg (Maple Ridge in Tug Hill, 198 MW), and Wethersfield (6.6 MW). Obviously there are no Towns represented where the town board and its supervisor have decided against wind turbines. The unspoken price people pay for the “free” picnic is that they hear only a one-sided pep talk by supporters of the idea. It’s also interesting that out-of-town people who have concerns are labeled “outsiders” while those who support the developer are referred to as “guests.”

Can you understand why seemingly careless public advocacy of this sort does little to inspire confidence in those of us who have well-grounded reservations about the project?

I hope my letter hasn’t aggravated or angered you, your husband, your family, or your friends in any way, Pat. It’s much longer than I ever expected it to be, but my only desire is to promote open and honest discussion among sensible and caring people like you. Please contact me with any questions you may have. We’d love to meet you some time and get to know you better.

Sincerely yours,



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