



# Developing a Picture of Solar Development

## Phase of Project:



**Farm Location:** Florida, Orange County, New York

**Operations:**  
Dairy and Field Crops (corn, soy, wheat, rye).

**History:**  
Terri has been farming for over 20 years and the farm has been in her family for 104 years.

**Size of Project:**  
50 acres of a 500-acre farm.

**Type of Land:**  
Farmable land.

**Length of Lease:**  
No contract was signed.



**Solar Leasing Experience:**  
Multiple developers have approached Terri with interest in her farm and she has had a conversation with one. However, that particular developer had outdated information about her farm. For instance, the land they were interested in now had a grain bin and the substation had been moved. Therefore, the land could no longer host a solar project so a lease was never signed.

Terri is, however, the neighbor of two other solar projects currently being installed. She said that one project pushed a ditch into her property and cut down some of her trees and another neighbor is now experiencing flooding where they hadn't previously. She did consult a lawyer to see about suing for damages but he advised her that it would not be cost-effective to fight these issues.

**Advice:**

- Be conscious of, and consider the impacts on, your neighbors if you sign a lease agreement.

## Stipulations in Contract:

A contract was never signed so there were no stipulations.

### Pros of Leasing Land for Solar:

- Lease payments

### Cons of Leasing Land for Solar:

- Eye sore
- Pipelines underneath fields might affect farming
- Effects on neighbors

## Town and Neighbor Response:

Terri did not experience any response from the neighbors or the town since she never signed a lease agreement. However, she suffered as a result of a neighboring solar project.

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## Opinion towards Increasing Solar Presence:

Terri understands why landowners lease their land because the money it presents can be very beneficial. However, she does not approve that solar developers are leasing prime agricultural land instead of marginal land.

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## Where Farmer Gained Information on Solar:

Terri worked with an attorney when dealing with issues concerning the solar installation on the neighboring farm. Additionally, she has learned more about solar through both her neighbors and family members going through the process of leasing their land for solar development.