

Some New York landowners face mechanic's liens over leases to wind farms

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Some landowners who have leased property to two wind farms in the state have had mechanic's liens placed against them, but local developers say liens and lawsuits shouldn't be an issue here.

James H. Madden of BP Alternative Energy said property owners are protected from liens and lawsuits in leases for the Cape Vincent Wind Farm. Peter E. Zedick, Acciona project manager for St. Lawrence Wind Farm, said that developer also had protections in its leases for property owners "against liens and liabilities related to its project development and operation."

Whether such language actually protects property owners will have to be determined by a court.

In Chateaugay, three property owners face liens for \$784,692.88 that subsidiaries of Noble Environmental Power owe Stuart C. Irby Co., Jackson, Miss.

In Wethersfield, four property owners have been tagged with liens for bills owed by Noble to two companies. There, a total of 19 liens have been filed by Stuart C. Irby Co., former project manager Robert Maxwell and AECOM USA Inc., Los Angeles, for more than \$550,000.

These mechanic's liens were filed for unpaid work done by the companies. Liens can damage property owners' credit scores and block them from obtaining a clear title to the property.

The Daily News, Batavia, reported Friday that liens filed against Noble include 46 in Franklin County — totaling about \$3.78 million — and others in Clinton County totaling about \$6.4 million.

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[Watertown Daily Times](#)

3 April 2009

Source;

<http://www.wind-watch.org/news/2009/04/03/some-new-york-landowners-face-mechanics-liens-over-leases-to-wind-farms/>

