



42.743503,-74.502275

— NEIGHBOR SCREEN

CARLISLE, NY

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 42.743503,-74.502275

PIN Not provided

Request Date 2025-12-20

IMPORTANT

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|------------------------|------|--------------------|------------|---|---------|-----------|---|---|
| 23.-2-19 | | Arthur E. Graulich | Estate | Arthur E. Graulich was a lifelong farmer and local official who passed away in February 2024 at age 94 ¹ . He served 18 years as Town of Carlisle Supervisor and chaired the Schoharie County Board of Supervisors, while also serving on town and county planning boards and the county agriculture committee ² . His family farm, Argus Acres, has operated in Schoharie County since 1948, reflecting his deep roots in local agriculture ³ . | unknown | High | farmland_preservation, local_control. Engage via his family or trusted farm community contacts, emphasizing respect for his farm legacy and local oversight. | M |
| 34.-1-1.2, 23.-2-16 | | Francis Johnson | Individual | Francis Johnson is a Cobleskill-area landowner, but little publicly available information exists about him or his activities ⁴ . No references to Johnson were found in local meeting records or media, suggesting he has not taken any visible role in community affairs ⁵ . | unknown | Low | Approach personally via a farming community connection, emphasizing listening to any land use or property concerns. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---------------------------|------|----------------|------------|---|---------|-----------|--|---|
| 24.-1-8 | | Carl Ilowiecki | Individual | Carl Ilowiecki owns a rural parcel in the Cobleskill area and maintains a very low public profile ⁶ . No public records or news mentions show Ilowiecki engaging in local civic matters or commenting on development issues ⁷ . | unknown | Low | Use a neighborly, low-key approach through someone he trusts, addressing any questions about property impacts while respecting his privacy. | M |
| 23.-2-10.2, 23.-2-10.3 | | Harry Laux | Individual | Harry Laux is a local landowner with multiple parcels, but he has virtually no public presence or documented statements in community forums ⁸ . A search of local records and media turned up no involvement by Laux in civic or development issues ⁹ . | unknown | Low | Have a familiar local peer reach out, stressing that any plans will respect his property and rural lifestyle. | M |
| 23.-2-10.111 | | Mark Pinheiro | Individual | Mark Pinheiro owns a parcel in the Cobleskill area but has no public profile or known community involvement ¹⁰ . There are no public indications of Pinheiro's views on local development, and his name does not appear in any local civic records or news reports ¹¹ . | unknown | Low | Use a straightforward, informative approach (e.g., a personal visit) to address any questions he may have about noise, traffic, or property impacts. | M |
| 23.-2-20 | | Dorothy Gerdes | Individual | Dorothy Gerdes appears to be a private landowner in Cobleskill, with no mention of her in local meeting minutes or news archives as of the latest search ¹² . No public statements or civic positions by Gerdes were found to indicate any involvement in community development issues ¹³ . | unknown | Low | Introduce the project to her in a respectful, personal way via a trusted local contact or neighbor. Emphasize listening to any concerns she may have and assure her that her property and peace will be respected. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|--------------------|------|------------------|------------|--|---------|-----------|---|---|
| 23.-2-3.2 | | Paul Zabinski | Individual | Paul Zabinski has family ties to Albany County: a 2010 obituary for his father (from Menands, NY) listed Paul (and his wife Lori) as residents of Menands, indicating he was not originally a Cobleskill local ¹⁴ . No record of Zabinski's participation in Cobleskill-area civic activities or public commentary on development was found in available public documents ¹⁵ . | unknown | Low | Since he appears to live outside the area, reach out via formal letter or phone to explain the project and address any concerns. Provide clear information on how the development might affect (or not affect) his property to engage him constructively. | M |
| 23.-2-10.113 | | Julian G Housel | Individual | Public directory records list Julian G. Housel, age 82, as residing in Schenectady, NY, rather than in Schoharie County ¹⁶ . His name also appeared in a Schenectady property transaction (a 2010 sale on Avenue A), reinforcing that his primary connections are outside Cobleskill ¹⁷ . No local government or civic records name Julian Housel in any development discussions or community roles in Cobleskill ¹⁸ . | unknown | Low | Communicate with Mr. Housel via mail or a family representative due to his age and non-local residence. Ensure he receives project information in a clear, accessible format and invite him to discuss any questions or concerns by phone. | M |
| 24.-1-23, 23.-2-18 | | Robert Ilowiecki | Individual | Robert Ilowiecki's late parents moved the family to rural Schoharie County (Carlisle, near Cobleskill) in the mid-1970s from Long Island, but Robert himself has been identified as living in Troy, NY in recent years ¹⁹ . He appears to be an absentee landowner with no evident involvement in local boards or public comments on development matters in Cobleskill ²⁰ . No local meeting minutes or news reports were found that mention him taking any stance on community projects ²¹ . | unknown | Low | Reach out to Mr. Ilowiecki through a written notice or email sent to his Troy address, given he isn't on-site locally. Provide clear details about the development and an invitation to discuss, acknowledging his family's historical ties to the area to build rapport. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|-------------------------|------|--------------------------|------------|--|---------|-----------|--|---|
| 23.-2-10.112 | | Laurell L Tyler | Individual | No public information could be found regarding Laurell L. Tyler's background or community involvement. A search of local records and news did not yield any references to Tyler in civic roles or statements on development issues ²² . Based on available data, Tyler appears to be a private local resident with no noted public profile or known stance on the proposed development. | unknown | Low | Approach Laurell Tyler in a neighborly manner – for example, via a casual in-person visit or community meeting invitation – to open lines of communication. Without any known position, listening to her questions and priorities will be key to engagement. | M |
| 33.-3-11, 23.-4-17.1 | | Joseph Zeh | Individual | No substantial information on Joseph Zeh was found in public records or local media, suggesting he keeps a very low profile (²³). He has not appeared in recent town or county meeting minutes, indicating no active public role (²⁴). | unknown | Low | Approach quietly through a trusted local acquaintance to build rapport, given his low-profile and private nature. | M |
| 24.-1-19 | | Jose Pimentel | Individual | No references to Jose Pimentel were identified in available Schoharie County records or news sources (²⁵). Aside from being listed as a Cobleskill landowner, he has no documented civic roles or public statements (²⁶). | unknown | Low | Begin with a personal, one-on-one introduction to establish rapport and learn his concerns since he isn't publicly engaged. | M |
| 24.-1-20 | | Gerald J. Toscano | Individual | Gerald J. Toscano, now in his early 60s, relocated from New Jersey and began listing a Cobleskill address (Little York Road) around 2012 (²⁷) (²⁸). He has only recently become a full-time resident, and his name does not appear in local government records, indicating no notable community involvement to date (²⁹). | unknown | Low | Use a neighborly approach – perhaps via a friendly long-time resident – to welcome him and reassure that the project will respect the area's rural character. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------|------|---------------------|------------|--|---------|-----------|---|---|
| 24.-1-11 | | Allan L. Tillapaugh | Individual | Allan L. Tillapaugh belongs to a fourth-generation dairy farming family in Schoharie County (30). His family operates a local dairy business (CDS Tillapaugh LLC) in Cobleskill, focused on dairy cattle and milk production (31). | unknown | Medium | farmland_preservation, heritage_family_legacy. Engage through agricultural community channels – for example, have a fellow farmer or farm bureau member start the conversation – and highlight how the development can align with and even support long-term farm viability. | M |
| 24.-1-18 | | Jeffrey R. Hicks | Individual | No significant public information is available on Jeffrey R. Hicks; his name does not surface in local news or public meeting archives (32). Hicks owns property in Cobleskill but holds no known civic positions and has made no public statements on community issues (33). | unknown | Low | Provide him with project information and an invitation to discuss any questions or concerns, as an open, proactive gesture given his lack of public stance. | M |
| 33.-3-12 | | Michael C. Brunn | Individual | Michael C. Brunn is listed as an owner of property in the Town of Cobleskill, Schoharie County, but has no evident public profile or civic roles (34). No meeting minutes or local news references were found that indicate Brunn's participation in community or development issues (35). | unknown | Low | Have a local liaison reach out one-on-one to Mr. Brunn in a neighborly manner, focusing on building rapport and listening to any concerns or questions. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|----------|------|--------------------|------------|---|---------|-----------|--|---|
| 23.-2-17 | | Sarah E. Ferns | Individual | Sarah E. Ferns appears as a Cobleskill landowner in county records, with no public information on any community positions (36). Her name does not surface in local news or meeting archives, suggesting no notable involvement in development debates (37). | unknown | Low | Engage Ms. Ferns through a personal, friendly conversation (e.g., a door-to-door visit) to introduce the project and understand her perspective, since no pre-existing positions are known. | M |
| 24.-1-17 | | William Ward | Individual | William D. Ward Jr. (born 1957) was a lifelong Schoharie County resident and the owner of W.D.W. Trucking, LLC based in Cobleskill (38) (39). He passed away in December 2022 at age 65, and there is no record of him having taken a public stance on local development or energy projects (40). | unknown | Medium | Coordinate with Mr. Ward's family or estate executor in a respectful manner. Emphasize understanding their plans for the property and explain how the project could align with the family's interests now that Mr. Ward is deceased. | M |
| 33.-5-10 | | Thomas J. Barbarie | Individual | Thomas J. Barbarie is identified as a Cobleskill property owner, though he maintains a low profile with no public community positions (41). No evidence could be found of Barbarie speaking at meetings or in the media about development or energy issues (42). | unknown | Low | If possible, have a mutual acquaintance or respected community member introduce the project to Mr. Barbarie to establish trust. Given his low public profile, a personal approach focused on friendly dialogue is recommended. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|------------|------|------------------|------------|---|---------|-----------|---|---|
| 33.-2-4.11 | | Luis Torres | Individual | Luis Torres appears on the tax rolls as a landowner in Cobleskill, but he has no known involvement in local organizations or government (43). There are no mentions of Torres in local news or public records concerning development or clean energy projects (44). | unknown | Low | Approach Mr. Torres with a straightforward, informative meeting or call to introduce the project. Since he has no recorded community ties or stance, providing clear information and inviting questions will help engage him. | M |
| 23.-2-7 | | Leo N. Foland | Individual | Leo N. Foland owns land in Cobleskill but maintains a low community profile, with no mention of him in local news or civic records (45). He has not participated visibly in development or energy debates, and no public statements by him were found (46). | unknown | Low | Use a personal, respectful one-on-one approach. Acknowledge his long local ties and quietly listen to any concerns he may have. | M |
| 33.-3-10 | | Giovanni Capocci | Individual | Giovanni Capocci is a Cobleskill landowner (PIN 33.-3-10) with no record of civic engagement or public commentary in local sources (47). There are no indications of his stance on development or clean energy, as he hasn't appeared in any reports or meetings on such issues (48). | unknown | Low | Provide clear, direct information and invite his questions. Since he isn't publicly active, a straightforward, factual outreach to address any personal concerns is advisable. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|------------|------|-------------------|------------|--|---------|-----------|---|---|
| 33.-2-4.12 | | Raymond D. Briggs | Estate | Raymond D. Briggs was born in 1924 on a family farm in Carlisle and was a lifelong Schoharie County resident (49). He served as the Town of Carlisle's historian and was active in local heritage circles, reflecting community involvement until his death in 2011 (50) (51). | unknown | Low | heritage_family_legacy. Coordinate with his family (e.g., his local sons) when addressing this property. Showing respect for the family's legacy and the historical significance of their land will help build goodwill. | M |
| 33.-5-7.13 | | Daniel A. Santoro | Individual | Daniel A. Santoro has no notable public presence in Cobleskill's civic affairs (52). No public records or news reports show him taking any stand on local development or clean energy projects (53). | unknown | Low | Reach out in an informal, neighborly way. Because he isn't publicly active, a personal conversation to hear any concerns and build rapport is the best approach. | M |
| 23.-2-11 | | David L. DeGeorge | Individual | David L. DeGeorge's property appears to be a multi-generational farm; several DeGeorge family members (ages spanning late 30s to late 60s) reside there, with one listed as a farmer by occupation (54). He has kept out of the spotlight regarding local developments, and no public remarks from him on such issues are documented (55). | unknown | Low | farmland_preservation. Engage with the family's primary farmer (e.g., Naphtali DeGeorge) directly on site. Emphasize how the project will protect their farmland and address any practical farming concerns to align with their long-term interests. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|-------------|------|--------------------------|------------|---|---------|-----------|--|---|
| 33.-5-33.11 | | Jerry J. Schwartz | Individual | Jerry J. Schwartz is listed as residing in Cobleskill, New York ⁵⁶ . No record of Schwartz holding public office or making public statements about local development could be found via public search ⁵⁷ . | unknown | Low | One-on-one outreach is recommended to share project information and listen to any concerns he may have, since his stance and priorities remain unknown. | M |
| 33.-5-7.2 | | Ralph Chichester | Individual | Ralph Chichester appears as a resident of Cobleskill in public directory records ⁵⁸ . No public record was found of Chichester engaging in local government or voicing opinions on development proposals ⁵⁹ . | unknown | Low | A polite, direct approach to introduce the project and invite his questions is advisable, as he has not expressed any stance or specific concerns publicly. | M |
| 33.-5-7.11 | | John C. Scott | Individual | John C. Scott is listed as a Cobleskill resident in local directory listings ⁶⁰ . No references to Scott taking a public position on development or energy projects were identified in local news or records ⁶¹ . | unknown | Low | Engage him in an open, informal dialogue about the project, providing information and addressing any questions he might have, since his views and concerns have not been publicly noted. | M |
| 34.-1-1.1 | | Frank A. Johnson | Individual | Frank A. Johnson is identified as a landowner residing in Cobleskill, Schoharie County ⁶² . There is no indication from public records that Johnson has taken any active stance or made statements regarding local development plans ⁶³ . | unknown | Low | A respectful, personal meeting to discuss the project and understand any of his concerns would be effective, given that he has not publicly voiced opinions about development. | M |

Entities

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|---------------------------|------|-------------------------|------|--|-----------|------------------|--|---|
| 33.-2-1, 33.-5-8, 33.-2-3 | ✓ | Rock District Solar LLC | llc | In line with New York’s Clean Energy Standard (targeting 70% renewable electricity by 2030), Greenbacker Renewable Energy Company is proposing the 20 MW Rock District Solar project in Schoharie County, New York ⁶⁴ . The project's site spans roughly 316 acres of rural land (with about 125 acres used for solar infrastructure) and will interconnect via an adjacent 69 kV transmission line ⁶⁵ . A coordinated environmental review (SEQRA) found no significant impacts, and the project's Section 94-c permit application is under state review by the Office of Renewable Energy Siting ⁶⁶ . | Medium | energy_developer | Coordinate directly with the project's sponsor (Greenbacker Renewable Energy) to address any mutual concerns. Emphasize shared renewable goals and ensure your plans won't hinder their solar farm; explore potential collaboration on grid interconnection or community outreach. | M |