

Susan Sell [REDACTED] 12-28-22 3:07pm

Mr. Burger,

My name is Susan Sell (my husband and I live at 334 Yellow Barn Rd). We received a letter from The Town of Dryden, postmarked Dec 15, letting us know about a request for a variance at 318 Yellow Barn Rd (adjacent to our 334 Yellow Barn property) and the Jan 3 public hearing. The purpose of our email is to object to the request for the variance .

My husband and I purchased our (new construction) single family residence at 334 Yellow Barn Road in early 2016; for the past seven years we have enjoyed our rural property and have created many good memories (with visiting grandchildren, family and friends). We hope to create many more happy memories in our remaining years.

Our home is very private. Yellow Barn State Forest is directly across the street from our rural property; the closest homes are each over 500 feet away from our home. In the evening, when the trees are leafed out, we are greeted by a symphony of fireflies and the night sky.

Our 334 Yellow Barn home is the perfect setting for our golden years. I am retiring this year (after serving 40+ years as an educator). My husband is already retired. We pay our taxes and we buy our supplies in Dryden, shop at the local market, get our gas at the local station, support the Dryden restaurants, and frequent the Dryden public library. We have family living in the immediate area. We also live just a few miles from a school friend and her family - someone I have known for 50+ years (her coworker and the coworker's large extended family live on Yellow Barn Rd.)

(Our rural property is also ideal for an adult sister of mine with special needs. My husband and I have been her caregivers for 20 years.)

In 2018, the undeveloped 10-acre lot adjacent to our property (318 Yellow Barn; Parcel ID 51-1-20.13) was sold. In 2019, despite our objections, the Town of Dryden allowed the owner to construct a 12x36 metal garage along the access road (at our property line). (The garage was used by the owners to store landscaping equipment and the owners lived with their two small children in an RV, which they parked behind the garage. They had a well installed at the top of the 10-acre property and pumped the water down the access road to their RV. They did not install septic.)

After the stakes for the garage floor were laid and before the garage was built, we visited the Town of Dryden planning office in person and expressed concern that the future garage would be too close to our property line (we even paid for a new survey). Unfortunately we were unsuccessful in our attempts to prevent the construction of the garage next to our property line.

The 318 Yellow Barn property sold again in 2022 and now we're being asked to allow a variance for a garage conversion. We feel strongly that this will reduce the value of our property and will negatively impact our quality of life.

It's our understanding that a pre-existing, non-conforming lot variance from an old subdivision plan back in 1998 would allow a structure, provided there were 15 ft on either side and septic approval. Hence the request by the new owners for 5.5 foot of relief to allow a dwelling to sit 9.5 feet from our property line.

We have empathy for the new owners, but we don't feel that we should be placed in this unfair position. The 318 Yellow Barn parcel has over 10 acres and was part of an old subdivision plan. The water well was installed at the top of the 10-acre property where there is space to build and where the structure would remain in compliance with code.

Thank you for letting us voice our concerns.

Regards,
Susan Sell

