

Comments from Resident, #8 Fox Hollow Road on:
Setback Variance Request for Tax Parcel # 67-1-37.73

A fence, 12' in height, would be clearly visible from #8.

The applicant at #7 Fox Hollow Road has planted 10 or more conifers and a very large rhododendron that already block the view of the patio, house and lawn of #7 from #8 Fox Hollow Road. A fence, twelve feet in height, would be behind this planting so the inhabitants at #7 would not see it, but it would clearly be visible from #8. This fence would be visible not only from the dining room, back porch, back and side yards, but also, due to its length of 60 feet, the kitchen and the front porch (see survey map).

A 12' tall fence would decrease the property value at #8.

A fence of 12' in height would tower over our property, would be unappealing and would decrease the resale value of #8. We are in the process of removing invasive plants from the grounds of #8 and replacing these with native plants and trees. Our aim is to have a thick natural buffer (good for birds, pollinators and monarchs) fill in the area between the lawn at #8 and the property line with #7. A fence of any height would cast a literal and figurative shadow on the plantings and this work (photos 1, 2 & 3).

Property line has river birch and bushes which should not be disturbed.

In our work to clear invasive species, we have been careful to not disturb the river birches between #8 and #7. There is a line of quite large river birches just over the property line on #8's side and on the property line itself. We request that they do not get uprooted or disturbed if a fence is installed.

Would the installation of 12' tall fence lead to more excessively tall fences in the town?

We have lived in the Town of Dryden for over 40 years so know the neighborhoods well. Never have we seen a 12' tall fence. A fence this size does not blend in well with the rural nature of the town and could encourage copycat variance requests for more excessively tall fences. Fences do not build community. We want to enjoy our back and side yards and not have to see a "structure" looming overhead.

- LEGEND**
- - PIN SET WITH CAP
 - ⊗ - IRON PIN FOUND
 - ⊗ - IRON PIPE FOUND
 - ⊗ - UTILITY POLE

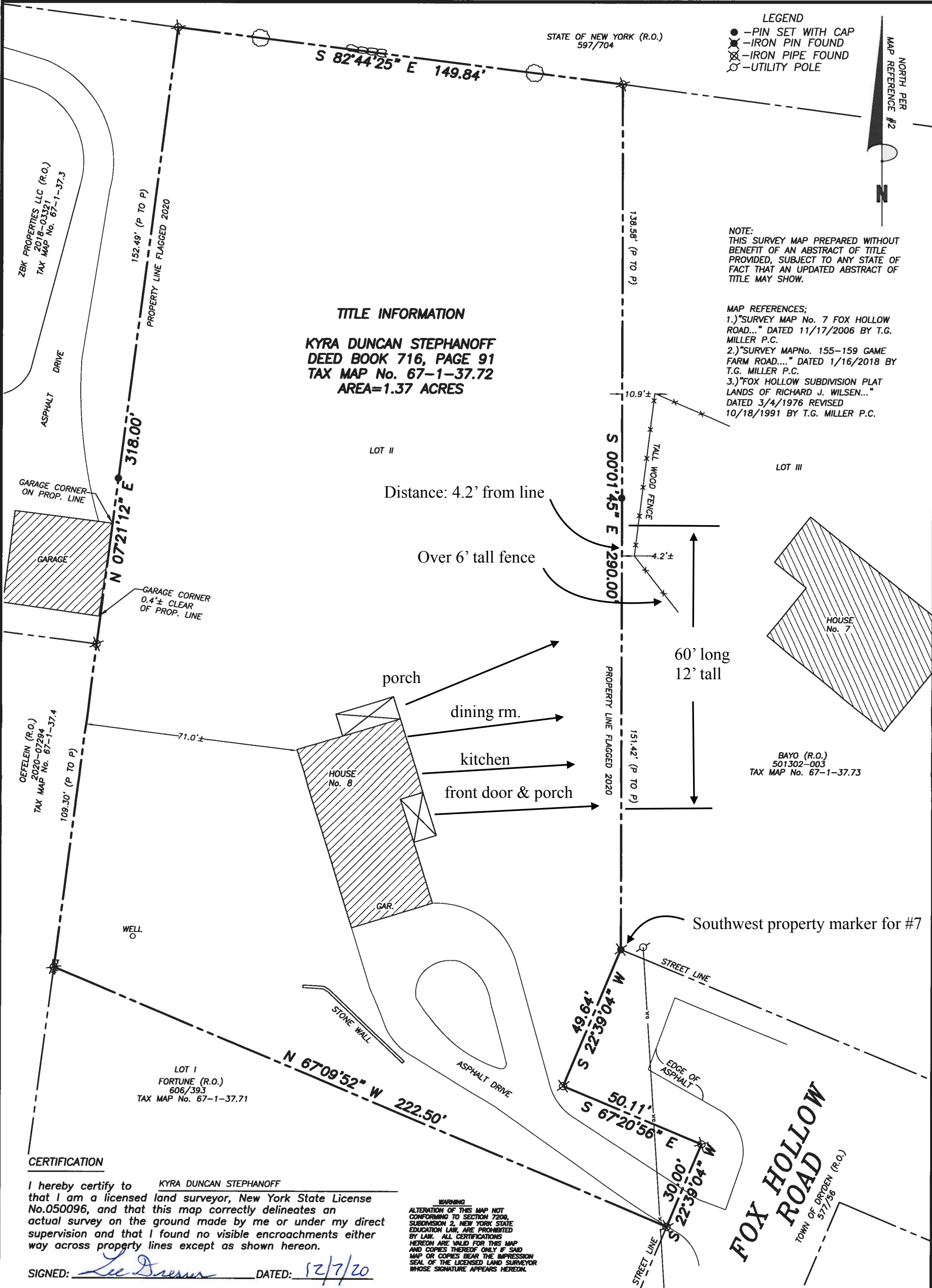
NORTH PER
MAP REFERENCE #2

NOTE:
THIS SURVEY MAP PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE
PROVIDED, SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF
TITLE MAY SHOW.

- MAP REFERENCES:**
- 1.) "SURVEY MAP No. 7 FOX HOLLOW ROAD..." DATED 11/17/2006 BY T.G. MILLER P.C.
 - 2.) "SURVEY MAP No. 155-159 GAME FARM ROAD..." DATED 1/16/2018 BY T.G. MILLER P.C.
 - 3.) "FOX HOLLOW SUBDIVISION PLAT LANDS OF RICHARD J. WILSEN..." DATED 3/4/1976 REVISED 10/18/1991 BY T.G. MILLER P.C.

TITLE INFORMATION

KYRA DUNCAN STEPHANOFF
DEED BOOK 716, PAGE 91
TAX MAP No. 67-1-37.72
AREA=1.37 ACRES



CERTIFICATION

I hereby certify to KYRA DUNCAN STEPHANOFF
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: T.G. Miller DATED: 12/7/20

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

T. G. MILLER P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
TEL (607) 272-6477

TITLE:
SURVEY MAP
NO. 8 FOX HOLLOW ROAD
TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

DATE: 12/7/2020

SCALE: 1"=30'

REVISED

NEW YORK STATE
TOWN OF DRYDEN
T.G. Miller
577/56

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Photo #1: View from lawn outside kitchen window. House #7 is barely visible behind conifers. Large river birches on #8 side of property line are visible.

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Photo #2: View from front porch of #8 showing that most invasive plants have been removed.

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Photo #3: “In progress” removal of invasive species behind native plant garden.