

1279-1269 DRYDEN ROAD PROJECT DESCRIPTION
ADDENDUM
As of January 2, 2023

- The 1279 Dryden Road property sits on about 10 acres of mostly wooded land. There is plenty of space to create recreational areas for tenants, including some pathways for walking dogs, for example. All my rental properties in Town of Dryden have such facilities, and this one will have them as well. The one at 1062 Dryden Road has also three benches along the path.

This is now increasingly important because about 50% of my tenants have dogs. Therefore, I will built around 300-400 ft of walking paths. To minimize the elimination of the existing vegetation, they will run along the existing drive towards the house on the hill (to be removed), and along the proposed new drive to that house. Two benches will be installed.

- Solar panels will be installed on the south side of the roof of the main building. The exact size of that installation will be determined by a company that specializes in solar panels, with a requirement to maximize that size. My estimate is that around 4,000 sq ft of panels will be installed.
- A pedestrian walk towards Dryden Road will be created along the west side of the driveway. It will be similar to the walk in the front of 1062 Dryden Road property. It will be either a concrete sidewalk, or a hatched blacktopped area. I chose the west side because cars will be usually coming from the west or turning west towards Cornell, and it will be safer for pedestrians to be on the inside of that turn.
- Fence or evergreen plantings sufficient to screen parked cars from passing motorists will be installed.
- The distance between the proposed apartment building at 1279 Dryden Road and the single family house of the nearest neighbor at 1265 Dryden Road will be around 158 ft, even though the house is only 5 ft from the eastern border of that property. In between there is a 1269 Dryden Road single family house that belongs to me and will serve as an additional, very effective buffer, on the top of a significant existing buffer with mature trees between 1265 and 1269 Dryden Road properties. The trees are all on the side of the latter, and more vegetation can be easily added in that area.

I purchased the 1269 Dryden Road property for the sole reason of protecting the nearest neighbor from any impact that a commercial development of 1279 Dryden Road property may bring. An apartment building at that site is probably the least intrusive of all possible uses. Therefore, I would like to ask for waiver related to a vegetation buffer between my two properties, i.e., 1269 and 1279 Dryden Road.

These two properties may be made into a single property at some point after the construction is completed, and this would remove the buffer requirement. However, even if they are not formally combined, it would not make any sense if one of them is sold separately. The 1269 Dryden Road would have the right of way requirement for access to the existing house above the proposed apartment building at 1279 Dryden Road. This would dramatically decrease its market value. On the other hand, it would be very inconvenient to have a drive towards the house above the apartments through the property of the new owner of 1269 Dryden Road house. This would negatively impact the market value of the apartments as well. I will never sell any of these properties separately.