

# **Fence and Landscaping Plan History and Current Proposal**



Image from 610 Stanford Road roof looking at the side yard the is shared with 620 Stanford Rd. Virtually NO views of the neighbors property aside from small parts of their roof.



The original plan called for a 6-foot opaque fence installed on the property line. Because that installation could have required removal of certain existing trees and shrubs, the parties agreed that supplemental landscaping would be added to mitigate any loss of plantings.

The Cornells subsequently objected to the proposed 6-foot opaque fence at the property line due to its visual impact. In response, the Yadgards agreed to revise the plan to a 4-foot post-and-rail fence, to be located approximately 15 feet inside the Yadgard property, which would avoid removal of any existing foliage.

It was further discussed at two Town Board meetings that, under this revised plan, additional plantings are not necessary, as the existing property-line vegetation and landscaping provide full screening/coverage.

**THIS IMAGE SHOWS A RENDER OF THE PLANNED FENCE.**



The Yadgards have since been advised that the Town would still like to see a plan that includes additional plantings and landscaping. Given the prior discussions that the existing property-line vegetation provides full screening under the revised fence location, it is unclear what additional purpose these plantings would serve beyond increasing cost. Nevertheless, the Yadgards have provided an updated rendering showing supplemental plantings installed in front of the existing vegetation.

**THIS IMAGE SHOWS A RENDER OF THE PLANNED FENCE ALONG WITH ADDITIONAL PLANTINGS.**



Secondary view of the same property line showing dense coverage between the two property lines. Lines of thick pines and trees and bushes and shrubs.



The Yadgards will select trees and shrubs that already exist on the property to ensure a cohesive and natural aesthetic. All plantings will be sourced from Adams in Poughkeepsie, with final selections made on site based on visual fit and overall appearance. The plan is to add approximately six to eight plantings to enhance separation while maintaining full coverage. Exact placement will be determined in real time, taking into account the anticipated mature size and growth characteristics of each tree or shrub.

Secondary view with the added planned fence and additional plantings.

35'x15'  
POOL

90.8'  
SIDE VARIANCE

40'  
BACK VARIANCE



4' POST & RAIL FENCE



STONE RETAINING WALL



POOL EQUIPMENT - (inside existing shed)



ADDITIONAL PLANTINGS

(to be positioned to fill in where existing foliage does not already exist between 610 and 620 Stanford Road - rear yards)

