

December 27, 2011

2 Tower Place

Box 3609
Albany, NY 12203

Dear Mr. Simon,

I was given your name by Jim Cameron. I am his neighbor on Glenwood Street. I am sending you this note prior to you calling me to give you a better picture of my problem.

My garage is in the back of the house. The only access is through the back alley. The entrance to the alley is at the beginning of Glenwood.

I am having difficulty with the owner of 21 Norwood Street, a rear neighbor. He has been putting things in the alleyway that interfere with my backing out of my driveway. He put a galvanized steel pole in the back of my driveway. I told him to remove it; he did not. I tried to remove it, but he anchored it somehow, and now it is broken off a little above ground level. If someone gets hurt back there, who is legally responsible?

It has degenerated into a very childish behavior. He put up reflectors, I moved them back to his property line, he put them back in my drive. I don't want to play that game. I also don't want to have to worry about what he will try next.

The problem revolves around land boundaries, and the use of the alley. The picture from the Zillow web site gives a picture of how the property is divided. We really don't have any common property line.

Sometime in the late summer 21 Norwood began cutting limbs off trees and piling brush on the back corner of the yard. I put a note in his mailbox and asked him to remove the brush because I had had trouble with woodchucks and did not want to give them a new home. His reply was he did not want the snowplow to put snow on his garden.

The enclosed e mail describes the problem.

He has no right to put an obstruction in my driveway. He claims he is marking off where the water pipe is so the snowplow does not run into it. It had never been a problem for the plow in the past.

My thought is to have a survey of my property, but that will not solve the problem. It is the boundaries and use of the alley that are in dispute. I feel he is trying to lay claim to land that does not belong to him. If the land really has no owner, I'll pay the taxes and claim it as my own. As I said in my note, I am at a loss as to what to do, and I am unsure what my legal rights are. I was quite grateful when Mr. Cameron suggested I speak with you.

Hopefully,

Denise Connelly

369-5449 cell

Enclosures:

E mail to Don Reeb (President of the McKnownville Improvement Association) describing the issues

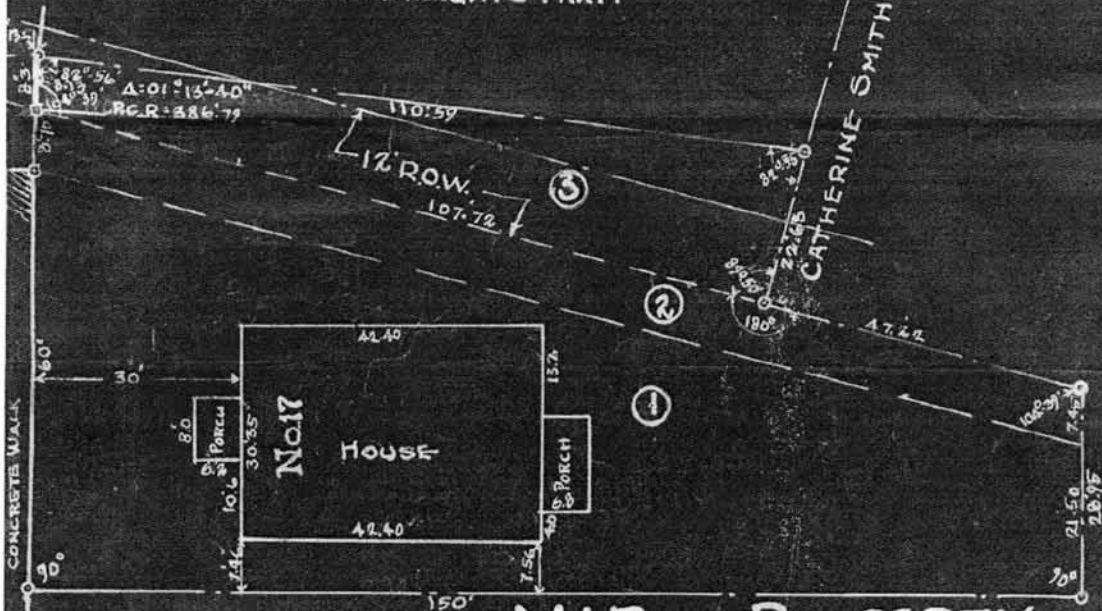
Map from Zillow showing properties

1951 Map showing the lot and extra parcel

1990 Deed to me

No	FORMER OWNER
1	HOWARD BLESSING
2	MCKOWN FARM REALTY CORP.
3	WILLIAM & MAJORIE LESTER

WILLIAM C. AND MAJORIE R. LESTER
 LOT 21 "GLENWOOD HEIGHTS PART 1"



MAP OF PROPERTY
 OF
CLINTON A. & CATHERINE D. REED
 EAST SIDE GLENWOOD ST
 MCKOWNVILLE, TOWN OF GUILDERLAND.

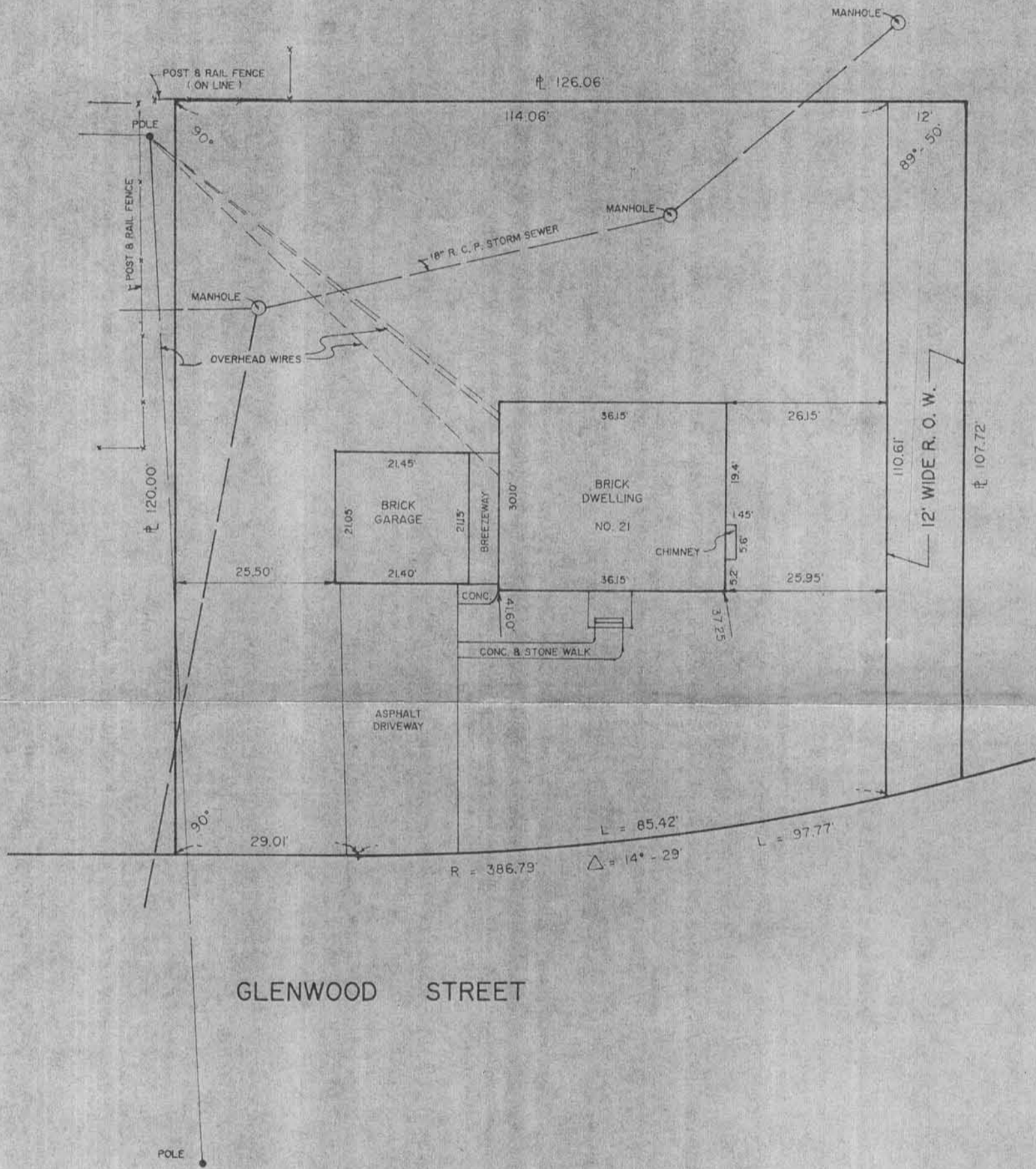
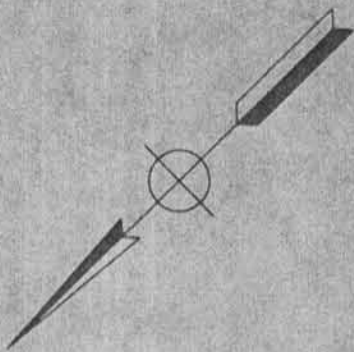
ALBANY Co., N.Y.

SCALE
 1" = 20'

FIELD BOOK No. 9 P. 160. COMP. BOOK 2 P. 89
 □ = STAKE. ○ = IRON PIPE

WESTERN AVE

MADE BY J. P. RICHARD & C. L. PERLS



GLENWOOD STREET



MAP SHOWING SURVEY OF
NO. 21 GLENWOOD STREET, TOWN OF GUILDERLAND
ALBANY COUNTY, NEW YORK

JOHN R. ODDY - PROFESSIONAL LAND SURVEYOR
91 LISHAKILL ROAD, ALBANY, NEW YORK

DATE: 5/2/95

SCALE: 1" = 20'

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CHK: JU

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