

James and Susan Kiberd
70 Clinton Ave
Dobbs Ferry NY.
10522

October 26, 2021

Planning Board
Village of Dobbs Ferry

Re: Request for Contingency on Approval of Project Next Door
@ 54 Clinton Avenue (formerly Dobbs Ferry Women's Club)

"To Accept, on an As has been (for 5 decades) as is, and
as will Continue to Be Basis...Our Quirky Shared Border."

Dear Members,

We welcome our new "next door" neighbors...we support their efforts at developing a viable renewal of the property. And...naturally, It will be impossible for us to not keep an eye on it.

Our Request for Contingency for Approval of the Project is conditioned by our 5 decades' history of hard-won understandings and accommodations with the Women's Club on our shared boundary.

We bought our property with the understanding that our boundary situation was unusual, to say the least. The Women's Club was allowed to build a Great Room / Party Room on the south east corner that extended to within a foot or two of our property line. Awkward to say the least... but so be it.

At the time of purchase (1986), there was a fence that ran along the property line all the way to the border with the Women's Club...now called Osborne Manor. Within a few years, sections of the fence started to fail...and came falling down. As the Women's Club was very active in those days, we all agreed that for privacy to be secured, repairs needed to be made. As there was no budget for the Women's Club to fund the repair, we agreed to pay for it.

We got together and laid the fence line to accommodate any trees and shrubs that were needing to be considered. We agreed to share any future issues and costs arising from our efforts to create safety, security and privacy for our properties. The repair gave them a wall to establish parking spaces and to conceal their work sheds. It gave us some privacy and security from the numerous events held there that often flooded the backyard area.

Over the years, we wound up bearing more and more the cost for tree removal along the property line as the Woman's Club could not afford it. It fell upon us to keep up (maintain and repair) the line and we did, Which means occasionally spending days on the WC property repairing and maintaining.

Also critical to preserving the current status of the border, is its effectiveness in Deer Prevention. As witnessed, the "park-like" gardens of hundreds of plantings that has emerged over the last few decades at 70 Clinton, is secured by the Deer Prevention Measures taken on the border with 54 Clinton.

My lack of imagination, inclines me to thinking of the many difficulties possible with building on our quirky border. While I am probably over anticipating, it is to these concerns...so heavy on our minds, that I request a Contingency on the Project under Consideration.

Respectfully,
James and Susan Kiberd