

## Planning

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**From:** Kerry Boland [REDACTED]  
**Sent:** Tuesday, March 26, 2024 9:38 AM  
**To:** Planning; Michael Newhard; bolandstephen  
**Subject:** For Zoning Board of Appeals

Re: Public Hearing, 9 Campbell Road, Warwick

March 26, 2024

Concerns:

1. Adjustments to the setbacks to accommodate a large residential structure would be uncomfortably close to the neighbors' properties, denying them privacy.
2. Why is the garage structure there? It was non-conforming in 2009, and yet it is still there. Why was this not resolved?
3. Although the letter we received was post-marked 10 days in advance, we did not receive our letter until Thursday, March 21, and are now out of town (only one of us was listed on the envelope – why not both property owners?). It would be helpful to have more time to review the application.
4. Since the application for variance is for a residence, we would like reassurance that there will be no further zoning requests to change any part of the property from residential to business/light industrial in the future.
4. Campbell Road is a beautiful road, with older houses set back from the road with space around each residence. The reduction of the front setback is a big concern. It could change the entire aesthetic of the area should the first house on the street stick out further than the other residences.

We feel that the proposed setbacks are too close to the neighboring properties and should be re-evaluated. With thoughtful consideration, a well-proportioned residence that respects its neighbors and surroundings would be a welcomed addition to the neighborhood.

Most sincerely,

Kerry and Stephen Boland

15 1/2 Campbell Road

Warwick, NY 10990