

Official Correspondence regarding ZBA Application for 39 Arrowpoint Road

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Mon 2/5/2024 6:37 PM

To: Land Use Officer <landuse@warrenct.org>

Cc: Morris Podolsky <morris.podolsky@gmail.com>

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To: Janell Mullen

Official correspondence to be read into the minutes for the ZBA meeting regarding 39 Arrow Point Road

To: Zoning Board of Appeals

RE: Variance request for #39 Arrow Point

We write as concerned residents of Arrow Point Road. We have owned the property at 32 Arrow Point Road for 17+ years. We have a house and dock on our property and use the dock for our power boat, including boating with our children and young grandchildren. We also frequently paddle board, canoe or kayak on the Point.

We have reviewed Mr. Gally's application for a variance and submit this official correspondence to note our opposition to the variance being granted based on supposed "exceptional difficulty, unusual and unique hardship". Among other things - and despite Mr. Gally's protestations to the contrary — the proposed massive dock will change the character of the neighborhood and will NOT be in keeping with harmony and intent of the regulations.

We note that all current docks are in compliance with Warren's regulations. Our shoreline at 32 Arrow Point Road happens to be significantly more shallow than some of our close neighbors. Therefore, like many of our neighbors on Arrow Point Road, we occasionally struggle with the lake depth and manage around that during the limited times of stress while still maintaining our code-consistent docks.

Like the existing residents of Arrow Point Road, Mr. Gally had a functioning dock which his boat was tied to during the summer of 2023. That strongly suggests that the request for a variance based on exceptional difficulty and unique hardship is not met.

Moreover, we are concerned with safety issues which could be posed by a dock protruding so far out into the lake (and so far beyond other docks). That could affect the convenience of boating around the Point, but more importantly that could also pose safety risks with the number of power boats, water skiers and tubing, paddle boarders, canoers and kayakers navigating around the lake. We are also concerned that allowing Mr. Gally to build such a massive dock, protruding into the lake, will not only cause a safety hazard for our children and for all who enjoy Lake Waramaug, but also set a bad precedent.

Thank you for your consideration of our comments. We appreciate your dedication to maintaining the safety, character and quality of life in Warren.

Sincerely,

Laurie and Morris Podolsky

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