

Linda Zappala

From: Brandon Holdridge
Sent: Saturday, November 1, 2025 10:51 PM
To: Antonio Ardisana; Thomas Becker; Robert Courtenay; Larry Dysinger; Elizabeth Cassidy; Linda Zappala
Subject: Fw: Concerns Regarding Proposed Zoning Changes Oct 2025

FYI

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From: Lois DiBlasi [REDACTED]
Sent: Saturday, November 1, 2025 10:44 PM
To: Brandon Holdridge <bholdridge@thetownofchester.org>; Antonio Ardisana <[REDACTED]>
Subject: Concerns Regarding Proposed Zoning Changes Oct 2025

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Dear Town Board:

I am writing as a concerned resident of Lake Hill Farms regarding the proposed changes to the zoning laws that would expand the permitted uses of the property located at 162 Trout Brook Road known as Camp Monroe.

Listening to the replay of the Town meeting held on Oct 22, the Town Board inserted a change in permitted uses in zoning without clearly informing residents on the negative impacts. This is especially concerning to those of us that live next to this commercial operation, which has been grandfathered. The owners purchased property as a seasonal camp and whether or not they are of any specific religion practicing at the time camp is in session, that doesn't mean the camp should be considered a religious institution and associated perks that come with it. A camp should be regulated as a camp and seasonal camp generally means only open during specific timeframe e.g. summer.

I am deeply concerned that this particular change to have year-round commercial use proposed disproportionately benefits a single property owner at the expense of the broader neighbors and property owners throughout the Town. The proposed change in code could mean increased density and added uses undermining the character, safety, and cohesion of our community.

Specifically, I am concerned about:

Precedent and fairness: Altering zoning that looks to be at the request for one parcel to avoid a violation sets a precedent that may invite further piecemeal changes, eroding the integrity of our zoning framework.

Impact on quality of life: Increased traffic, noise, and environmental stressors could negatively affect nearby residents, especially those who moved here under the assumption of stable residential zoning and the understanding that the nuisance of the camp was seasonal.

Property values and community trust: Favoring one property's interests over the collective well-being of the neighborhood may lead to diminished property values and erode trust in the town's planning process.

I respectfully urge the town to reconsider their proposal and to engage in a more transparent, inclusive dialogue with affected residents. Zoning decisions should reflect the long-term vision for our community and NOT short-term gains for individual parcels and/or bringing a facility who presumably violates town zoning into compliance by changing the zoning to avoid repercussions.

There has been noise and trespassing issues with in the last few years when the last change of ownership took place. This could be due to a lack of onsite management over the facility, additional use of the property not associated with camp operation and/or an enforcement issue that needs more attention. A sweeping change in zoning does not solve the problems but rather raises more questions and concerns for impacts town wide.

I respectfully request more study is conducted before adopting these changes.

Sincerely,

Joseph and Lois DiBlasi

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