

Linda Zappala

From: Brandon Holdridge
Sent: Saturday, November 1, 2025 10:40 PM
To: Linda Zappala; Elizabeth Cassidy
Subject: Fw: Subject: Concerns Regarding Proposed Zoning Changes Oct 2025

FYI

Brandon Holdridge
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From: Lissette Quinones [REDACTED]
Sent: Saturday, November 1, 2025 10:10 PM
To: Brandon Holdridge <bholdridge@thetownofchester.org>; Antonio Ardisana <[REDACTED]>; Thomas Becker <[REDACTED]>; Robert Courtenay <[REDACTED]>; Larry Dysinger <[REDACTED]>
Subject: Subject: Concerns Regarding Proposed Zoning Changes Oct 2025

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To The Members of the Chester Town Board:

I am writing to express my opposition to the proposed rezoning request for the Camp Monroe, 90-acre property currently used as a summer camp, which seeks to change its use to a year-round religious school and place of worship.

While I respect the applicant's right to practice their religion freely, this proposal raises serious concerns about land use, zoning integrity, and the precedent it would set for our community.

The requested zoning amendment would not only permit this particular project, but would also alter the zoning code to make religious institutions a permitted use in all districts town-wide. Such a sweeping change would undermine the very purpose of our zoning regulations and our Comprehensive Plan, both of which are designed to balance growth, protect residential neighborhoods, and preserve the character of our community.

The applicant's claim that the current zoning is unconstitutional or places an "undue burden" on religious institutions is not accurate. Courts have consistently upheld reasonable zoning regulations that apply equally

to all property owners—religious or secular—so long as they are neutral, generally applicable, and do not specifically target religious practice. The town’s existing zoning law meets these standards, as it does not prohibit religious use outright; rather, it guides where such uses are most compatible with surrounding land uses and infrastructure.

Redefining “religious institution” to include camps, schools, and retreats would open the door for significant future development that is inconsistent with the surrounding residential area. This could result in increased traffic, noise, and environmental impacts that diminish the quality of life for nearby residents and strain town resources.

In short, this proposal is not a minor adjustment—it is a fundamental change to the town’s zoning framework, one that would have lasting and far-reaching effects. **I urge the Board to uphold the integrity of our Comprehensive Plan, maintain zoning consistency, and deny this rezoning request. At the very least, it should be looked into thoroughly and no rash decisions should be made.**

Thank you for your attention and your continued commitment to thoughtful, balanced community planning.
Lissette Quinones, 50 Harding Way Monroe NY 10950, [REDACTED]