

## Linda Zappala

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**From:** Ms tek wright [REDACTED]  
**Sent:** Thursday, October 30, 2025 6:23 PM  
**To:** Linda Zappala  
**Subject:** STRONG SUPPORT FOR INTRODUCTORY LOCAL LAW 10 OF 2025: Upholding the Comprehensive Plan by Rezoning SBL 17-1-21 (VA Lake Station Holdings) from IP to SR-2

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October 30, 2025

Honorable Brandon Holdridge,  
Town Supervisor and Members of the Town Board  
Town of Chester  
1786 Kings Highway Chester, New York 10918

**Attn: Honorable Linda Zappala, Town Clerk**

Dear Supervisor, Holdridge and Town Board Members,

I am writing to express my unequivocal support for Introductory Local Law 10 of 2025, specifically the proposal to rezone the parcels along Lake Station Road, including SBL 17-1-21, from the Industrial Park (IP) District to the Suburban Residential (SR-2) District.

As a resident of 4 Paradise In Chester NY, I am deeply invested in the long-term health, safety, and character of this neighborhood. This residential zoning change is not merely desirable; it is essential to align the Zoning Code with the recently adopted **Comprehensive Plan** and protect the existing rural residential community.

### **I. The True Character of Lake Station Road is Rural Residential**

The developer's hardship application asserts that SBL 17-1-21 is consistent with the "industrial character of the area." I respectfully but firmly assert that this statement is inaccurate and misrepresents the on-the-ground reality of Lake Station Road in the Town of Chester.

- **Existing Development:** The immediate area surrounding SBL 17-1-21 is defined by **large-lot, single-family homes** and natural woodlands. There are **no existing industrial warehouses or large distribution centers** currently operating on Lake Station Road within the Town of Chester.
- **Buffer to Kings Highway:** The current residential zoning along much of the road serves as a crucial natural and physical buffer between the commercial corridor on Kings Highway and the existing residential neighborhoods.
- **Visual Impact:** Industrial zoning and its permitted uses (such as a 100,000+ sq. ft. warehouse) would introduce structures, noise, and light pollution entirely inconsistent with the established residential and rural setting that the Comprehensive Plan aims to preserve.

### **II. Public Health, Safety, and Welfare (The Police Power)**

The Town Board's primary function in zoning is to protect the **public health, safety, and general welfare** of its residents. The proposed industrial development poses significant, direct threats to this mandate:

1. **Traffic and Road Safety:** Lake Station Road is a narrow, local thoroughfare never designed to withstand the volume and weight of tractor-trailer traffic associated with a distribution facility. Allowing heavy truck traffic on this road creates a **severe and unacceptable hazard** for residents, pedestrians, and children who use the road.
2. **Infrastructure Strain:** The developer's own affidavits confirm the property **lacks municipal sewer and water**. Industrial development of this scale relies on intensive infrastructure that is currently absent. The Town should not approve a use that would immediately necessitate large-scale infrastructure solutions that place undue burden on existing residents and the environment.

### III. Addressing the Developer's Hardship Claim

The developer is seeking relief from the moratorium based on financial hardship, claiming the proposed SR-2 residential zoning makes the property unviable. This argument overlooks fundamental principles of land use law:

- **Financial Expectations Do Not Dictate Zoning:** A property owner's expectation of profit or the amount they paid for land based on anticipated zoning is **not a protected right** under New York State law. The right to change zoning to promote the general welfare always supersedes the speculative financial interests of a single landowner.
- **The Power of the Comprehensive Plan:** Zoning changes are permissible and standard practice when a Town updates its Comprehensive Plan. New York Town Law grants the Board the power to zone in accordance with a plan designed to promote the general welfare. The proposed change to SR-2 is a legislative act based on the Town's **collective vision**, not a punitive measure against one owner.
- **Vested Rights Precedent:** The developer's quick submission of an application prior to the moratorium, as noted by my neighbor, does not constitute "vested rights" as no substantial review or investment in reliance on an approval had occurred.

### IV. Conclusion: Support the Comprehensive Plan's Vision

By adopting Introductory Local Law 10 of 2025, and specifically by maintaining the residential zoning for SBL 17-1-21, the Town Board will:

1. **Fulfill the Mandate** of the Comprehensive Plan.
2. **Protect the Health, Safety, and Welfare** of the existing rural residential neighborhood.
3. **Resist Pressure** to zone based on the financial demands of a single developer over the collective good of the community.

I urge the Town Board to reject the request for administrative relief from the moratorium and to **adopt Introductory Local Law 10 of 2025 as proposed**, ensuring the permanent change of SBL 17-1-21 to SR-2.

Thank you for your attention to this critical matter.

Sincerely,

Tekary Wright  
4 Paradise In  
Chester, NY 10990