

October 30, 2025

Brandon Holdridge, Town Supervisor  
and Town Board Members  
Town of Chester Town Board  
1786 Kings Highway  
Chester, NY 10918

RECEIVED  
CC: TB  
OCT 31 2025  
via Email  
TOWN CLERK  
CHESTER, NEW YORK

Re: Proposed Rezoning of Properties Along Lake Station Road From  
Industrial To Residential

Dear Supervisor Holdridge and Town Board Members:

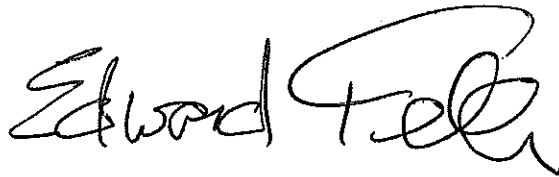

My husband and I are writing in support of the proposed rezoning of the properties along Lake Station Road from industrial to residential. As you are aware, we have been involved for some time in efforts to preserve the quiet, bucolic nature of the homes situated along Lake Station Road and its offshoots, including Paradise Lane, where our property is located, and Park Lane. We have attended many town board and planning board meetings over the last two years to prevent the use of these country roads for large scale tractor trailer usage in support of warehouses located off of Davidson Drive. We prevailed in convincing the board of the merits of diverting the tractor trailer traffic onto Davidson Drive instead, as it and Bellvale Road were wide enough to support this type of traffic and better suited to support these warehouses. The town then instituted a moratorium on non-residential and certain high density residential development along Lake Station Road.

We have just learned of a petition by Sam Grunbaum, owner of VA Lake Station Holdings, LLC for some type of variance on his property purchased in 2022, before the moratorium, to be allowed to proceed with his 102,750 square foot warehouse, claiming hardship if the moratorium includes his property. He is claiming that he is "willing to discuss the inclusion conditions on any hardship approval or any new zoning implementations aimed at reducing and mitigating any perceived adverse impacts from development of the property." He also claims that "the size and scope of the facility provided would not result in large number of truck trips associated with national distribution centers such as Amazon, Medline and other large million square foot plus operations. It is more than likely that this facility will be used by local suppliers to store and distribute goods in the region therefore the impact associated with this development as discussed by Mr. Cleary, would be much less than such larger scale developments." The key

statements/words in these quotes from Mr. Grunbaum's letter are "perceived impacts," "more than likely this facility will be used by local suppliers," and "much less than such larger scale developments." Since this warehouse has yet to be built or a tenant named, these claims are purely speculation as to any "perceived impact." We are all aware that it is easier to ask forgiveness than to get permission.

We were very heartened when the Davidson Drive impasse was resolved in favor of the residents and we sincerely hope that you will continue to put the wellbeing of the residents above those of a corporation that has no agenda other than to make money and will make any claim they possibly can about mitigating adverse impacts despite this building not having yet been built or the future tenant and its business plans known. That said, we urge you to permanently make the zoning on Lake Station Road residential only and to deny the petition by Mr. Grunbaum.

Thank you for your attention to this matter.



Susan Miller & Edward Teller  
15 Paradise Lane  
Warwick, NY 10990  
