

Linda Zappala

From: MihaelaJJ Krachtus [REDACTED]
Sent: Thursday, October 30, 2025 8:25 PM
To: Linda Zappala
Subject: Please deny variance for 102,750-sq-ft warehouse on Lake Station Rd — public safety and neighborhood impacts

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OCT 31 2025

Dear Supervisor Holdridge and Members of the Town Board,

We are Mihaela and JJ Krachtus, homeowners at 30 Lake Station Road, directly across from the proposed site. We are writing to oppose any variance or approval that would permit construction and operation of a 102,750-square-foot warehouse on Lake Station Road.

Bottom line: Lake Station Road is a narrow, residential-scale road with no shoulders or sidewalks and multiple driveways, curves, school-bus stops, mailboxes, and turning conflicts. It is not engineered for frequent heavy-truck traffic. Placing a regional warehouse here would create immediate safety hazards for residents, children, school buses, and emergency responders and would contradict the Town's stated intent to change this corridor from light industrial to residential in the comprehensive plan.

Key concerns and requested actions

1. Public safety / roadway adequacy

The road width, turning radii, sight distances, pavement strength, and lack of shoulders cannot safely accommodate tractor-trailers and box trucks entering/exiting all day.

Driveways—including ours—are close and opposing; trucks would block sight lines and force unsafe braking and swerving.

Winter conditions, deer crossings, and the absence of sidewalks already make this corridor risky at residential speeds; adding heavy freight only compounds the danger.

Request: Require a third-party Traffic Impact Study and Roadway Suitability Assessment (turning templates for WB-50/WB-67, peak-hour trips, queueing, crash history, pavement design/axle loads). If the road is inadequate—as we believe—deny the variance.

2. Consistency with the Town's plan and moratorium

The Town is moving to rezone to residential and has a moratorium precisely because this area is ill-suited to industrial intensification.

Request: Uphold the moratorium's intent and the comprehensive plan by denying this incompatible use.

3. Noise, air, light, and quality-of-life impacts

Diesel idling, backup alarms, loading dock activity, and nighttime lighting would disrupt nearby homes, many with wells and young families.

Request: If the Board considers any application, require a Full SEQRA review (Type I with either a full EIS or hard-look studies for noise, air/diesel PM, lighting, stormwater, and groundwater). Absent proven mitigation, deny.

4. Emergency access and response

Frequent truck movements on a substandard roadway delay emergency vehicles and complicate evacuation/response for residents along the corridor.

Request: Obtain written review from fire/EMS and highway departments; if they cannot endorse safe operations, deny.

5. Stormwater and groundwater

Converting a large area to impervious surface directly ups runoff to neighboring properties and roads; we rely on private wells and septic.

Request: Require a stamped SWPPP showing no increase in peak flows, no off-site discharge, and protections for wells; if not guaranteed, deny.

We recognize the Town's need to support economic activity. However, a regional-scale warehouse on a residential road is the wrong project in the wrong place. Approval would effectively convert Lake Station Road into a truck route and permanently alter the character and safety of our neighborhood.

We respectfully ask the Board to:

Deny the variance/permission sought for this warehouse and affirm the comprehensive plan's residential direction for Lake Station Road.

Thank you for your careful consideration and for prioritizing public safety and the long-term vision of our community. We are available to meet on site so you can see the constraints first-hand.

Sincerely,

Mihaela and JJ Krachtus
30 Lake Station Rd