

Addendum to Response to Comments # 1

Letter # 26 John C. Cappello, Esq. J&G Law on behalf of VA Lake Station Holdings LLC, dated September 19, 2025

The letter and its attachments take the position that property owned by VA Lake Station Holdings LLC (SBL 17-1-21) should continue to be zoned as light industrial. The letter argues that it is impractical to develop residential uses on the property.

Response: The Comprehensive Plan Committee has recommended that the zoning along Lake Station Road be changed from IP to SR 2. The Town Board notes that Lake Station Road is predominantly residential with residential zoning (SR1) immediately to the South and existing residential development adjoining to the east (19 Lake Station Road). The proposed zoning change is consistent with the surrounding residential character. The Town Board further acknowledges the efforts by the Town of Warwick to modify its zoning nearby zoning from OI (Office Industrial) to SM (Suburban Residential Medium Density) along Kings Highway. See Introductory Local Law 2 of 2026.

The Town is also concerned with impacts of industrial use on traffic on Lake Station Road. Lake Station road is a two-lane road with no shoulders with limited site distance. There was recently a collision at Kings Highway and Lake Station Road. This concern is reflected in the 2023 review of the nearby Davidson Drive Industrial Development. There, the project was designed to direct traffic to Bellvale Road which is a larger collector road and away from Lake Station Road which is classified as a local road to decrease the impact of truck traffic on Lake Station Road. Unlike the surrounding industrial development which have frontage or access on Kings Highway or Bellvale Road, the parcels selected for rezoning do not have that same ability. The Board is further concerned with the expansion of warehouse uses when there are a number of existing but vacant warehouse spaces in the Chester Industrial Park.

The Town notes that VA Lake Station Holdings had made an initial appearance in January of 2024 after the development moratorium was first introduced. The Town further notes that while the letter states that VA Lake Station was told to delay its application, it does not identify who made such request or the context of that request.