

Date: June 18, 2026

TO: Supervisor Holdridge and the Town Board of the Town of Chester

FROM: Charles Sobel, VA Lake Station LLC

RE: Request to Table Proposed Comprehensive Plan Amendment – Lake Station Road Property (Parcel SBL 17-1-21)

Dear Supervisor Holdridge and Members of the Town Board,

We would like to thank you Supervisor Holdridge for giving us the opportunity to meet and present our project. As per our conversation, we are sending a summary of everything that was discussed so that it may be circulated to the Town Board, Town Attorney, and the Comprehensive Planning Committee.

Background and Context

We own the property on Lake Station Road (Parcel SBL 17-1-21), which was previously presented to the Planning Board for a proposed approximately 102,000 sq. ft. distribution center.

We understand that this initial proposal created some anxiety and concern for the residents of the Bellvale/Lake Station area, particularly regarding the prospect of additional trailer traffic on local roadways. We recognize that addressing these neighborhood concerns was a primary objective for town officials in the updated Comprehensive Plan.

Concerns Regarding the Proposed Residential Rezoning

While we respect the recommendations and views of the Comprehensive Planning Committee, the proposed land-use designation suggests a residential zone change for our property and one additional contiguous parcel. Meanwhile, the surrounding properties remain designated and developed for commercial and industrial uses (**see Exhibit A**). We believe this proposal effectively creates an isolated zoning classification that is inconsistent with the character of the surrounding area, raising valid concerns regarding **spot zoning**.

Furthermore, a residential designation would severely limit the practical use and marketability of both affected properties:

- **Incompatibility with Existing Uses:** Given the active commercial and industrial operations in the immediate vicinity—including large distribution and warehouse facilities—the likelihood of successful residential development is extremely limited. Prospective homeowners are generally not seeking to purchase homes immediately adjacent to large-scale industrial operations.

- **Lack of Planning Consistency:** A fundamental purpose of a comprehensive plan is to provide consistency, predictability, and a rational framework for future land use. Singling out only two parcels for a residential designation while leaving the surrounding area industrial runs contrary to these core planning principles.

We respectfully submit that a more balanced approach would evaluate land-use alternatives that remain compatible with the existing industrial character of the area while still protecting the community from unwanted impacts.

A Reasonable Alternative: Local Business Flex-Space

We believe there is a viable alternative that addresses the Town's concerns while maintaining an economically realistic use of the property. We suggest a development concept consisting of smaller-scale flex-space buildings designed for local trades and businesses, such as plumbers, electricians, carpenters, HVAC contractors, landscapers, and similar service providers.

For a reference to a highly successful, identical concept, please see our comparable project model: [Click Here](#) (See Exhibit B below as well)

This type of development would completely eliminate the elements that concern the Town. Specifically, we are prepared to commit to the following development limitations:

- **No loading docks or trailer facilities** (completely eliminating heavy truck and trailer traffic).
- **Maximum structure size** of 15,000 to 20,000 square feet per building.
- **Maximum single-tenant occupancy** capped at approximately 10,000 square feet.
- **Typical tenant spaces** ranging between 2,500 and 5,000 square feet.
- **A strict focus on local, service-oriented businesses** rather than regional or national distribution uses.

Community and Environmental Benefits

The typical tenants seeking this type of space are local residents and small business owners who live within the Town of Chester and surrounding communities. These businesses provide essential services but often struggle to find appropriately sized, affordable commercial space.

Live-Work Alignment: This concept directly advances a primary objective of the Comprehensive Plan: enabling residents to live and work within their own community. It reduces commuting distances, supports local entrepreneurship, and keeps tax dollars in Chester. Rather than attracting large national distribution companies, this development supports local tradespeople.

Open Space Conservation

Additionally, substantial portions of the property containing wetlands would be permanently protected and preserved as open space (+/- 9 acres - 50% of the property). We are prepared to offer the deed for these environmentally sensitive areas to the Town to ensure their preservation in perpetuity.

Request to Table Action and Commitment to Standstill

Therefore, we respectfully request that the Town Board **table the proposed adoption of the Comprehensive Plan as it pertains to our property on Lake Station Road** until an alternative solution can be discussed and mutually agreed upon. We ask that the Board postpone adoption of either the Comprehensive Plan as a whole, or at a minimum, the specific zoning amendment affecting our parcel.

Should the Board elect to defer only the zoning amendment affecting our property, **we are willing to formally commit that neither we nor our representatives will submit any development applications under the existing zoning regulations for a period of four (4) months** while negotiations are ongoing. This ensures the Town can negotiate in good faith without the pressure of a pending application.

Conclusion

Our attorney, John Cappello of J&G Law, is prepared to collaborate with the Town Attorney and planning professionals to explore the exact mechanisms to implement this alternative—whether through overlay zoning, special permit provisions, planned development techniques, or other land-use controls.

We are not asking the Board to approve this new proposal at this time. We are simply asking for a brief window of time to work together on a compromise that protects the neighborhood, supports local tradespeople, preserves wetlands, **and avoids unnecessary conflict and potential litigation.**

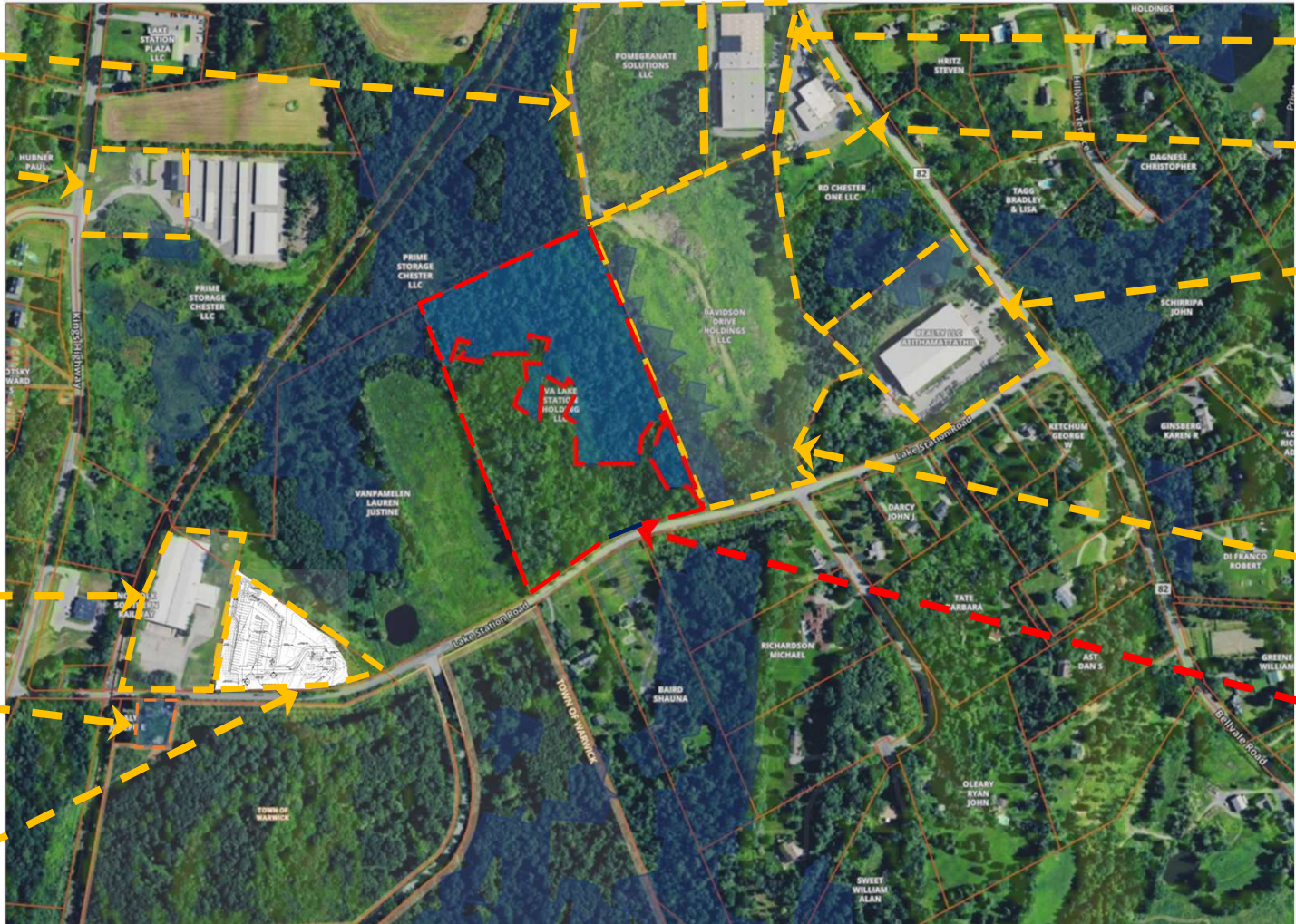
Thank you for your time, consideration, and leadership on this matter. We look forward to reaching an amicable solution that benefits the entire Chester community.

Respectfully submitted,

Charles Sobel

VA Lake Station LLC, Property Owner,

Parcel SBL 17-1-21



Approved
120k sq. ft. warehouse

Prime Storage

KE Outdoor Design US

Drip Drop
Waterproofing

Allstate Fabrication

Existing Warehouse

Lake Station Repair &
Renovation

Approved 40 School
Bus Parking Lot

Approved 100k+ sq. ft.
Warehouse

VA Lake Stations
Holding LLC

Summary:

LIST OF INDUSTRIAL SPACES SURROUNDING 19 LAKE STATION RD. WARWICK, NY, USA

LOT NUMBER	INDUSTRY	LOT AREA	DESCRIPTION	TRADE	ADDRESS
18.121	Prime Storage	2.7A	self-storage facility serving the Kings Highway corridor	Self-Storage Facility	1108 Kings Hwy, Chester, NY 10918, United States
19	Transportation Collaborative	3.8A	manufacturer specializing in Type A school buses and multi-function school activity buses	School Bus Manufacturing	7 Lake Station Rd, Warwick, NY 10990, United States
18	Lake Station Repair & Renovation	1.7A	home improvement contractor and general contractor	Renovation & General Contracting	6 Lake Station Rd, Warwick, NY 10990, United States
23.11	Drip Drop Waterproofing	2A	specialty waterproofing contractor providing comprehensive waterproofing solutions to residential and commercial structures.	Waterproofing Contractor	435 Bellvale Rd, Chester, NY 10918, United States
16.1	KE Outdoor Design US	5A	leading manufacturer of high-quality retractable awnings, aluminum pergolas, and solar screens	Aluminum Door Manufacturer	445 Bellvale Rd, Chester, NY 10918, United States
88	Allstate Fabrication	7A	stone countertop manufacturer and fabricator.	Stone Countertop Manufacturer, Fabricator, And Contractor	400 Bellvale Rd, Chester, NY 10918, United States
22.1 - 22.8	Approved Industrial Space lots	16A	Lots approved for future Industrial structure construction		



PROPOSED FLEX SPACE CONCEPT

No loading docks are proposed, the buildings will contain garage bays only.
