



Opposition to Variances for Proposed CVS Pharmacy

The Kings Park Civic Association wishes to go on record opposing the requested variances for the property currently leased by Waldbaum's supermarket located at Route 25A and Saint Johnland Road in Kings Park. We believe the granting of these variances will have a negative impact on the surrounding community and will adversely affect the quality of life of the residents who live near the proposed CVS Drug Store. Our opposition is based on the following:

State law requires the zoning board to consider 5 criteria when reviewing a variance application.

1) Is variance detrimental to surrounding area?

Yes, we believe it is. Current signage effectively identifies the current businesses on the site as well as the entrances and exits to the property both day and night. Increasing the signage so significantly in both size and number will adversely affect the character of the surrounding area and negatively impact the integrity of the community. Also, the excess light emanating from all these signs will be an irritant to homeowners surrounding this location in the hours of darkness.

In addition, significantly reducing the number of parking spaces and reducing the parking set back by half to make room for a drive-thru window will have a negative impact on property values. The homes that are located directly to the south of the window will be affected the most. Other pharmacies and banks in Kings Park have strategically positioned their drive-thru windows in order to avoid having a negative impact on adjacent residential communities. For example - Rite-Aid Pharmacy's drive-thru window faces a parking lot in a commercial center and has no impact on the surrounding residential community; the Bank of Smithtown's drive-thru is below grade and has no affect on residential neighborhoods; and Chase Bank's drive-thru faces a gas station. Conversely, the positioning of the drive-thru on CVS's proposed plan totally disregards the impact it will have on homeowners along the southern perimeter of the property. These homeowners will have to contend with additional lighting around the drive-thru area as well as headlights, exhaust fumes, vehicular engine noise and noise from business transactions occurring at the window.

2) Is request substantial or minimal?

Significantly reducing the number of parking spaces and reducing the parking set back by half in order to create room for a proposed drive thru window is excessive. Adding 11 signs to the property is substantial, unnecessary and out of character with the neighborhood.

3) Is there a feasible alternative to applicant to meet the objective without a variance?

Yes, they should comply with current zoning.

4) Would there be a physical impact on conditions of the neighborhood?

Yes, 11 additional signs and the addition of a drive thru window will have a physical impact on the character of the area, and contribute to light, noise and air pollution in the surrounding neighborhoods.

5) Is alleged difficulty self created?

Yes, the applicant is choosing to alter the property for their own personal benefit without considering the consequences to the local neighborhoods.

The KPCA believes that the granting of these variances will have a serious negative impact on the homeowners surrounding the proposed facility. The Kings Park Civic Association takes pride in representing and protecting the best interests of our community. Therefore, we respectfully request the denial of these variances in order to maintain the quality of life, integrity and character of our community and to also protect the property values of our homeowners.

Sincerely,

Kings Park Civic Association