

KPCA to Fight CVS on Proposed Variance Application

CVS Looks To Replace Waldbaums in San Remo

The Kings Park Civic Association will be stating our concerns with the proposed variance application submitted by CVS to the Smithtown Planning Department. CVS plans to put a drive-thru on the south side of the property, within feet of residential homes. Fumes, noise and lights would have a negative impact on surrounding residents and could lead to lower property values. CVS is also looking to add a considerable amount of signage, some very large, that would be out of character with the surrounding area and cause a hardship on the neighborhood. With Waldbaums leaving, many of our residents feel that there is a need to keep a second supermarket in Kings Park. Many residents, including seniors who walk will be upset if they lose their supermarket. Will CVS hurt other surrounding business operations? Many of our town's "Mom & Pop" stores are concerned, especially in these difficult financial times. Do we really need another pharmacy?

Listed are the proposed variance requests by CVS:

- **Variance to reduce minimum number of parking spaces from 249 to 155 spaces**
- **Variance to reduce minimum parking setback to residential district from 10 ft. to 6 ft. (existing).**
- **Variance to increase the maximum area of a ground sign from 32 sq. ft. to 300 sq. ft.**
- **Variance to increase the maximum height of a wall sign (North elevation) from 15 ft. to 23 ft.**
- **Variance to increase the maximum height of a wall sign (East elevation) from 15 ft. to 23 ft.**
- **Variance to increase the maximum number of wall signs from 1 to 4 signs**
- **Variance to increase the maximum number of ground signs per parcel from 1 to 11 (eleven).**