

[February KPCA Community Alert and Article in Smithtown News](#)

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).**

KP Civics oppose Waldbaum's-to- CVS plan

Express fears that new pharmacy will force mom-and-pop businesses to close

By DAVID AMBRO

A proposal to replace the Waldbaum's supermarket in Kings Park with a CVS Pharmacy is facing mounting community opposition and some concern among local planners.

Fearful that the CVS will drive local "mom and pop" pharmacies out of business, the Kings Park Civic Association this week rallied the community to attend a Smithtown Board of Zoning Appeals variance hearing Tuesday, February 24 to speak out against the CVS. In addition, a petition signed by 533 residents opposed to the CVS variance application to the Zoning Board has been presented to the Smithtown Planning Department.

Waldbaum's is vacating the building at the southwest corner of St. Johnland Road and East Main Street (Route 25A) in Kings Park. The bank will remain in a small 2,000-square-foot wing on the west side of the building. CVS will occupy 15,347-square-feet of the main building, and a 7,512-square-foot store front will be subdivided off from the Waldbaum's space for a yet-to-be named sublet tenant, according to the variance application filed with the Town of Smithtown.

The land is owned by The Nowick

Family LLC, which lists its address on the application as 192 Main Street, Cooperstown, New York, while the applicant on behalf of CVS is Basser-Kaufman Inc., a commercial development company located in Lawrence, New York. To make way for the CVS redevelopment project in Kings Park Basser-Kaufman has applied to the BZA for parking, setback and sign variance.

According to plans submitted to the Town Planning Department the building on the site will remain the same, however, the size of the parking lot will be decreased and additional landscaping will be added. In addition, a drive through pharmacy window will be established on the south side of the building.

Basser-Kaufman has applied to the BZA for several variances. They are: reduce the parking requirement from 249 to 155 spaces; reduce the minimum parking setback to residential property from 10 to six feet, which is already existing on the site; increase the maximum height of a wall sign from 15 to 23 feet; increase the number of wall signs from one to four; and, increase the maximum number of ground signs from one to 11.

"The proposed signage is typical of other CVS pharmacy locations in

the area," according to the variance application.

The Kings Park Civic Association this week released a statement to the press and posted a statement on its website opposing the CVS application.

"Since CVS is not just a pharmacy, and due to these tough fiscal times, many area business operations could be affected and possibly go out of business. Empty storefronts could mean a loss of rental income for property owners as well as a depreciation in value for the entire community. The loss of a supermarket would also affect the many seniors who walk for their groceries or can only drive short distances. Many residents would like to see another supermarket replace the current one," says the KPCA statement. "The KPCA has many concerns with the proposed variances. These include a reduction of parking spaces for the addition of a drive-thru, which would be very close to residential homes, thus

ruining their quality of life. There are other variance requests for a large amount of additional signage which can cause a hardship on neighbors and hurt the integrity and character of the entire community. The KPCA will be present at the hearing and we will state our concerns."

During an interview at Smithtown Town Hall Tuesday, Smithtown Planning Director Frank DeRubeis said as a planner he is concerned about the closing of supermarkets in the Kings Park area. He said it is a concern over which the Town has no control, but one that affects the lives of residents in the area. Mr. DeRubeis said the closing of the Waldbaum's leaves only one supermarket in Kings Park, the Key Food on Indian Head Road, otherwise residents have to drive to Jericho Turnpike to grocery shop.

"Food markets used to be neighborhood oriented and now that is gone. It's a concern to a planner," he said.