

Zoning Board – Town of New Scotland
2029 New Scotland Road
Slingerlands, New York 12159

RE: Stewart's Shops, 2475 Delaware Turnpike, Voorheesville, NY 12186. Area Variance Request.

a. Whether benefit can be achieved by other means feasible to applicant

No additional land can be acquired as the adjoining parcel to the south is not available. This is a building addition only, therefore, the existing building location cannot be moved.

b. Undesirable change in neighborhood character or to nearby properties

The project site is an existing use that is currently being improved upon. The building addition is to the rear of the building so no change will occur to the exterior façade facing Delaware Turnpike. No undesirable change in the neighborhood character or to nearby properties.

c. Whether the request for relief is substantial

Side Building Setback:

Requested Relief – 12.5 feet or 50 % relief when 25 feet is allowed.

Requested Relief- 6.6 feet or 26.4 % relief when 25 feet is allowed.

The variances requested could be deemed substantial as we are requesting 50% relief and 26.4% relief from the allowed 25 feet side building setback. The remaining aspects of the plan is code compliant. The parcel dimensions are fixed and cannot be modified or controlled by the applicant due to the current location of the building.

d. Whether the request will have adverse physical or environmental effects

The project site is currently an active Stewart's Shop convenience store with self-service gasoline. The proposed building addition will result in an improvement of an existing use. The building addition is to the rear so no change will occur to the exterior façade facing Delaware Turnpike. The proposed building addition to the rear of the building will be an overall improvement to the existing Stewart's Shops convenience store that exists on the property today and there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood.

e. Whether alleged difficult is self-created

The alleged difficulty could be deemed self-created as we selected to take on this proposed development.