



Dear neighbors,

Stewart's Shops exists throughout New York in communities of varying size and demographics. From upstate's major cities Albany, Schenectady and Troy to the Adirondack communities of Indian, Long and Tupper Lakes and the suburbs of all those places. Stewart's is able to serve these communities because we are a vertically integrated family- and employee-owned business strengthened by having our own distribution network. Because our shops receive regular deliveries from our warehouse in Saratoga County, stores aren't required to receive pallets or large quantities of product and instead have the flexibility to order single items. And our milk and eggs make it from the farm to you in 48 hours.

In the process of evaluating where to locate a new store, we examine competition, existing traffic patterns, land ownership and the zoning. Pursuant to §250-31 of the current zoning, a Stewart's is permitted to be located in the Village Center zoning district. If you extend the definition of "zoning" to mean the desire for design guidelines/standards, none of the records in the public realm indicate the need or desire for a moratorium.

Nevertheless, the Board of Trustees has every right to institute one. The question is whether they should or not. We do not see how a moratorium will help bring milk, eggs and bread into the Village quicker.

As it is currently drafted, the proposed moratorium prevents any "new use" in the Village Center. At the January 29th Community Forum held by Stewart's, we walked through the many questions asked of us and think we may have struck a chord of compromise. From our willingness to post a performance bond for gas to evaluating a decreased number of gas pumps, there wasn't much left off the table except our departure because even with a moratorium, we are interested in being here.

Pursuant to Section 2 of the moratorium language, the trustees cannot vote on this matter until it is reviewed by the County; extending the uncertainty at least into March. Between now and then Stewart's will appear before the Planning Board on February 28th. The link pasted below will direct you to the application material we've submitted for review. We have a history of developing win-win and believe we can do the same with you.

<https://www.stewartsshops.com/stewarts-shops-is-looking-to-invest-in-your-community/>