

From: [Rogues' Harbor Inn](#)
To: [Heather Dries](#)
Subject: sign and lighting variance for Dandy
Date: Tuesday, January 10, 2023 5:08:45 PM

Hello Town of Lansing Zoning Board of Appeals Members,
I am writing to urge you to not to approve any variances for lighting and signage applied for by the Dandy Mart proposed development.
I know they have referred to variances approved for the Mirabito. However, that is an entirely different site. There aren't houses nearby or an historic landmark (FYI- maintained by its hotel revenue).
Having Dandy Mart move forward will be of great detriment to the future development of the town center and the continued success of the Rogues Harbor Inn. Allowing variances for brighter lighting, larger signs, more signs,... will only make the negative impacts worse. Please stay as stringent as possible. There is no need to roll out the red carpet for undesirable development.

Sincerely,
Eileen & Staff

Rogues' Harbor Inn www.RoguesHarbor.com
2079 East Shore Drive, PO Box 347
Lansing, New York 14882
607-533-3535

From: [Sheri Munson](#)
To: [Heather Dries](#)
Subject: Dandy mart request for sign variance-please forward before tonight's meeting
Date: Tuesday, January 10, 2023 8:25:40 AM

Dear Zoning Board of Appeals Members,

I am writing with concerns about Dandy Mart sign variance request. 7, 8 and 9 feet signs and bright red circles with Dandy logos does not enhance the historic feeling of the corner.

Dandy Mart has included variance documents from Mirabito convenience store up the road on corner of Triphammer and Peruville Road. These two developments are dissimilar. Please carefully consider the following observations:

1. Mirabito signage is all contained on a site that is in zoning area B2. Dandy Mart signage is mostly placed in a B1 zone. B1 is mixed use and contains residential buildings/homes adjacent or across from the proposed Dandy Development. A lighted sign is proposed right across from my kitchen window with gas prices changing most of the day with just a few hours of relief late at night. All trees will be removed across from my home and will be replaced with tractor trailer parking, bright, large illuminated signs and a very large lighted drive through menu board. Why should my health be compromised with this unnecessary light pollution most of the day and night? This is not ok.
2. Mirabito signage is small and Dunkin drive thru screen is not facing a home. Dandy Mart drive thru screen will be visible from my home. A nine foot sign flashing food choices day and night will not improve my health and mental well being nor will it fit in with the aesthetics of the Rogues Harbor.
3. Dandy is proposing large bright red circles with bright yellow writing. This does not mesh with a historic Inn that is brick and has green borders. Dandy should try to incorporate signage that is more from the historic time period of Rogues Harbor and use some matching colors.
4. I have been researching many Dandy Mart facades. The Dandy Mart signage in Hector NY is more tasteful and appropriate for the area. 7, 8 and 9 foot circles are not all over the building and grounds of that Dandy Mart. The Dandy Mart in Wysox blends signage with a historic building. Downsizing signage and making it tasteful to the surrounding area has been asked of Dandy Mart in the past. Lansing should demand the same considerations.
5. Dandy is stating that patrons won't know they serve food. We are sure the huge drive in will alert passing by traffic that food is being served at this location. Also, my car app tells me prices of gas at all area gas stations. There are apps that alert consumers to gas prices and the best gas price deals. Signage with bright lights stating gas prices is a thing of the past. Patrons do not need to rely on large signage any more.

Please carefully consider this variance request. It impacts many more community members and life long residents than the signage at Mirabito does.

Again, we ask the Zoning Board of Appeals to deny or reduce the number of lighted signs as well as reduce the size of other proposed signage so it does not distract from the aesthetics of our town's only nationally recognized historic inn.

Sincerely,
Sheri Munson
Lansing Resident
2065 East Shore Drive
Lansing, NY 14882