



March 10, 2023

Town of Lansing Zoning Board of Appeals  
Attn: Chair Judith Drake  
Post Office Box 186  
29 Auburn Road  
Lansing, NY 14882

RE: Dandy Mini Mart  
Area Variance Application  
FE Project #2020-062

Dear Chair Drake:

On behalf of Dandy Mini Mart (the Applicant), we want to thank the Zoning Board of Appeals for your input at the February Public Hearing. Attached is an updated Sign Package proposal that reduces the total sign area from 341 square feet to 267.5 square feet. The main comment that we heard was that the monument sign was too prominent/large. The Applicant proposes to reduce the monument signs from 6' in diameter to 5' diameter, for a 16.7% reduction.

These changes reduce the Applicant's request for relief. In order to achieve the proposed design and to utilize the unique property, the following relief is being requested from the Town of Lansing Zoning Ordinance:

- §210-5 (I-1) – For all commercial activity signs and other commercial and business signs, no more than two signs shall be allowed per each premises and the area of each such sign shall not exceed the maximum allowed area for each such sign as based upon its use and location and the requirements of this chapter.

Please see the following updated answers to the five required area variance questions below and attached plans for supporting documentation:

(i) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

**An undesirable change will not be produced in the character of the neighborhood. The proposed sign package was developed to respect the historic character of the Town of Lansing and in consultation with the Town Planning Board and Staff. Standard twin pole signs with LED digits and LED message centers, typical branded fuel island canopies, and awnings with graphic representations of food and drink were all removed from the Applicant's typical sign package. This would allow the proposed project to fit better with the community, and at the same time allow the Applicant to show what is offered at this location. It should be noted that the removal of a branded fuel canopy was not required of the other similar site within the Town that received variances. It should also be noted that the Applicant made significant architectural changes based on Planning Board input.**

(ii) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

**The benefit sought by the Applicant cannot be achieved by other than by an area variance. The Applicant has reduced their typical sign package to the greatest extent possible. Certain minimal signage must be used in order to provide adequate information to the travelling public for the three uses (fueling, restaurant and grocery) that are part of this project.**

(iii) Whether the requested area variance is substantial;

**The requested area variance is substantial. However, to develop a customer base Dandy must show minimal signage that can be seen by the passing traffic. A driver will not stop at a fueling station without seeing what the prices are beforehand or if other conveniences are provided. Most drivers compare different fueling stations to ensure that they are getting the best price. At the same time, the Applicant will showcase what is offered inside the store. This is necessary since there are essential three different products (fuel, restaurant and groceries) that need to be depicted for the travelling public. The corner lot and orientation of the building, based on Planning Board review, also creates three front doors to the building. It also should be noted that two smaller monument signs have replaced the typical one tall pedestal sign.**

(iv) Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

**The proposed area variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As stated previously, the sign package proposed has been minimized to the greatest extent possible. The signs proposed are specifically used for safety reasons. The signs show where the pedestrians are supposed to enter the building, where vehicles can go to use the drive-thru, and how to enter and exit the property. The signage is internally illuminated and in-accordance with Town illumination requirements.**

(v) Whether the alleged difficulty was self-created, which consideration shall be relevant to the board's discussion but shall not necessarily preclude the granting of the use variance.

**The alleged difficulty was self-created, however the unique characteristics of the project dictate the need. The site is a corner lot with a building oriented to face the intersection as per discussions with the Planning Board. Essentially that creates three "front" doors to the building with two site access drives. The use of monument signs are preferred to maintain the character of the neighborhood, however that reduces visibility for the required fuel pricing as opposed to a tall freestanding pylon sign. Therefore, two separate monument signs are required with one at each entrance. As stated before, the proposed sign package was designed to showcase what the commercial business has to offer for the customer while being respectful to the historic character of the Town of Lansing.**

Page 3  
Ms. Judith Drake  
March 10, 2022

Our package includes instructional signage that is typically not regulated under sign code (i.e. Drive-Thru Menu, Dispensers, etc.). We have included dimensions of those items for informational purposes. If you have any questions or comments, please feel free to contact me at (607) 734-2165, ext. 220.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



James B. Gensel, P.E., CPESC  
President

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