

June 23, 2022



**Cayuga Lake
Scenic Byway, Inc.**

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Enjoy the Ride!

Mr. John Zepko
Planner
Town of Lansing
P.O. Box 186
Lansing, New York 14882

Dear Mr. Zepko,

RE: Proposed Dandy Mart
Corner Routes 34 & 34B

The Cayuga Lake Scenic Byway, Inc., the managing entity for the official New York State Scenic Byway, reviewed the current submission for the proposed Dandy Mart on the southwest corner of Routes 34 & 34B in the Town of Lansing. We thank the Town of Lansing Planning Board for the opportunity to provide comments on this project. We also concur that the Lansing Planning Board be Lead Agency for the project review under SEQRA.

The Cayuga Lake Scenic Byway Board of Directors discussed the current version of the proposed plan at their May 2022 Board meeting. We provide the following preliminary comments and concerns as the Lansing Planning Board carries out its review and approval process.

First and foremost, we understand and are sympathetic to the concerns that the owner of Rogues Harbor Inn has expressed in communications to you and to our Board. The intersection has seen many changes over the years along with increased traffic. Certainly, the proposed development's scale is significantly larger than any past fueling service stations that have existed there through time.

We note in the latest building and site design that steps have been taken, since the initial submission, to better integrate the store and fueling stations into the surroundings. We note improvements to the building footprint, appearance including brick and stone exterior materials, and mullioned windows with awnings. In addition, with respect to the site plan the larger landscaped buffer zone along the highway frontage at the intersection is an improvement. We feel that all of these additions may help mitigate some of the impacts of the development at the intersection.

Lighting and noise emanating from the site will be equally important to lessen the impact on Rogues Harbor Inn with respect to the comfort of their overnight guests. While not noted in the SEQR documents forwarded to us, we would like clarification that the facility will not be broadcasting music out over the fueling stations. This practice is done at other mini-market/gas stations around the area and we note it is a feature that is disruptive to the neighborhood and not necessary.

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Mr. Zepko

With respect to the impact on the Cayuga Lake Scenic Byway, we do feel that the addition of this type of facility along the route will benefit travelers coming to visit the byway and experience the scenic and cultural resources along the route. We are encouraged to see provisions for bicycles and electric-vehicles. Both of the modes are increasing in use and should be encouraged by providing adequate facilities throughout the Cayuga Lake area.

Again, thank you for the opportunity to participate in the project review. We may have more comments as the project moves through the Town's review process.

Regards,

A handwritten signature in cursive script that reads "Sue A. Poelvoorde".

Sue A. Poelvoorde
Executive Director