



Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

121 East Court Street
Ithaca, New York 14850

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Telephone (607) 274-5560
www.tompkinscountyny.gov/planning

June 24, 2022

John Zepko, Planner
Town of Lansing
29 Auburn Road
Lansing, NY 14882

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan Review for proposed Dandy Mini Mart located at 3 & 5 Ridge Rd, Town of Lansing Tax Parcel Numbers 31.-6-9.1, 31.-6-10, 31.-6-11, 31.-6-13, 31.-6-14, & 37.1-1-2, Dandy Mini-Marts Inc, Applicant

Dear Mr. Zepko:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Department of Planning & Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law. We recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Recommended Modifications

1. We recommend the Town require the applicant to document that they have considered the four energy elements for new construction projects outlined in the attached *Tompkins County Energy Recommendations for New Construction* (2018). By addressing these elements, new construction projects or major renovation projects can be designed to help meet our County's goals of reducing greenhouse gas emissions. Should the applicant need assistance in evaluating energy options we suggest they contact our department for information on the Business Energy Advisors program.
2. We recommend the Town require the applicant to conduct a traffic impact analysis to ensure safe access for vehicles, pedestrians, and bicycles entering and leaving the site. The intersection of Routes 34 and 34B is in the top 10 highest crash rate intersections in the Town of Lansing from 2015-2019¹ which warrants careful review and design to ensure the safety of the intersection.
3. We recommend the Town require the applicant to work with New York State Department of Transportation to consider how best to incorporate sidewalks into the site design. Sidewalks at this crucial intersection in South Lansing would pave the way for a long-term integrated pedestrian/bicycle network and creation of a more walkable town center. In support of this recommendation are the following documents:
 - The Town of Lansing's Comprehensive Plan identified both road frontages for this project site as "Complete Streets Corridors." The Plan says these areas should include safe travel, pedestrian and bicycle access, and includes recommendation "T3-C" that promotes "the public benefits of a healthy transportation system in interpreting and applying zoning and subdivision review regulations."

¹ According to an Ithaca-Tompkins County Transportation Council report dated December 4, 2020:
https://tompkinscountyny.gov/files2/itctc/statistics/Crash%20Report%202015-19_120720.pdf

- New York State’s Complete Streets program says complete streets consider the needs of all users “including pedestrians, bicyclists, public transportation riders, motorists and citizens of all ages and abilities, including children, the elderly and the disabled.”

Comments

The Department offers the following comments regarding the proposed project, which are not formal recommendations under General Municipal Law §239 -l, -m and -n:

- We suggest that the Town encourage the applicant to utilize lower-level LED lighting. The County Environmental Management Council has studied outdoor lighting and recommends through the attached *Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017)* that outdoor LED lighting be not higher than 2700 CCT to minimize adverse human and ecological impacts. Such a standard would also reduce adverse aesthetic impacts to the Cayuga Lake Scenic Byway.
- The applicant in Part I of the EAF states the proposed plan does not “minimize impervious surfaces, use pervious materials or collect and re-use stormwater.” We suggest that the Town work with the applicant to identify ways for the site plan to take such steps.
- The project is located directly on the Cayuga Lake Scenic Byway. The Town’s Comprehensive Plan states, “Potential impacts to the Byway should be considered in relation to any future planning decisions made within the Town of Lansing.” We suggest the Town work with the applicant to ensure enhanced landscaping and signage appropriate for an important intersection on the scenic byway.
- Finally, informing all the above modifications and comments is the fact that the proposed project site is located in a County-identified Development Focus Area (DFA). For proposals in DFA’s, we recommend that communities incorporate specific planning and design principles for projects, including the following:
 - Successful pedestrian-friendly communities feature a comfortable, safe and efficient pedestrian network with wide sidewalks, seating, crosswalks and other pedestrian amenities.
 - Large surface parking lots are minimized and located to the side and rear of buildings.
 - Bicycle facilities are thoughtfully located to provide for cyclist safety.
 - Storefronts and building entryways face the street and buildings are pulled to the street front, with parking behind, so that buildings face both streets at the intersection, provide an interesting and diverse storefront, and create an attractive pedestrian environment that draws the community to a focal point. Rogue’s Harbor, located across the road, displays many of these successful design features.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law. Should you have any questions about this review please contact us.

Sincerely,



Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Cc: Mike Sigler, Tompkins County Legislator, District 6

Attachments:

Tompkins County Energy Recommendations for New Construction (2018);
Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017)