

Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning and Sustainability

Telephone (607) 274-5560

June 30, 2017

Ray Burger, Planning Director
Town of Dryden
93 East Main Street
Dryden, NY 13053

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Proposed 42-unit residential development at 802-812 Dryden Road, Town of Dryden Tax Parcel #s 56.-2-5 & 56.2-6, Varna Hamlet Mixed Use Development Zoning District, Modern Living Rentals, Owner/Applicant; Charlie O'Connor, Agent.

Dear Mr. Burger:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it may have negative inter-community, or county-wide impacts as described below. 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

- Based on the review of the materials received, it is unclear as to measures the applicant has considered to reduce the energy use of this project. We recommend the applicant explore, and document, the range of energy saving options the project could consider. Those options could include but not be limited to the following:
 - Solar PV. To increase the potential use of rooftop solar either now or at some point in the proposed buildings' lifetime we recommend that buildings be designed for maximum rooftop solar potential.
 - Heat pumps. To help reduce the need for natural gas, we recommend the consideration of the use of heat pumps to provide heating and cooling to the units.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP
Commissioner of Planning and Sustainability