

Tompkins County
DEPARTMENT OF PLANNING

121 East Court Street
Ithaca, New York 14850

Edward C. Marx, AICP
Commissioner of Planning

Telephone (607) 274-5560

July 15, 2016

Ray Burger, Director of Planning
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 Regulations for the Rural Residential And Rural Agricultural Districts

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 inter-community, or county-wide impacts as described below. We recommend disapproval of the proposal. Because of this determination, approval for this proposal will require the vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

Reasons for Recommending Disapproval

- We recommend disapproving the suggested density regulations as they seem to run counter to the Town of Dryden Zoning Law's stated purposes for Rural Agricultural and Rural Residential Districts. For example,
 "The purpose of the Rural Residential (RR) District is to define an area of the town where residential uses situated in a rural landscape constitute the primary land use. *Public water and sewer does not exist in this area.* Single- and two-family homes are the predominant form of development. Agriculture is also expected to be a substantial land use well into the future."
 (emphasis added)

We understand that some areas in the Town just outside hamlets and villages may have sewer and water infrastructure that could allow for added density. Instead of adjusting density regulations to allow for this added density it seems a rezoning of these areas, if deemed appropriate for added density, would be more appropriate. This would assure that new development occurs in areas planned for added density and does not result in rural sprawl.

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