

**Tompkins County**  
**DEPARTMENT OF PLANNING**

121 East Court Street  
Ithaca, New York 14850

Edward C. Marx, AICP  
Commissioner of Planning

Telephone (607) 274-5560

September 12, 2016

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: Planned Unit Development Concept Plan for proposed 36 unit townhouses at 1061 Dryden Road, Town of Dryden Tax Parcel #55.-1-16, Rural Residential District.**

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**

- The site renderings of the proposed townhouses appear to indicate that building setbacks on the southeast boundary of the parcel are less than the 25 foot setbacks required in the existing and surrounding Rural Residential Districts. We recommend that the proposed Planned Unit Development adhere to the setback standards of the Rural Residential District so as to appropriately buffer the adjacent rural residential uses. As currently designed this would appear to require relocating units 25 through 36.
- Residents would have to cross Dryden Road to reach the bus shelter for buses headed west and the Town should require the applicant to work with NYSDOT to develop appropriate signage and pavement markings to allow safe crossing of the road.
- While it is positive to develop a link to the future Varna-Freeville Rail Trail we believe the grade at this point of the site may need to incorporate switchbacks to provide more accessible bike and pedestrian access to the trail.

Please inform us of your decision so that we can make it a part of the record. We look forward to the potential added formal review of the project's PUD Development Plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward C. Marx".

Edward C. Marx, AICP  
Commissioner of Planning