Edward C. Marx, AICP   Telephone (607) 274-5560
Commissioner of Planning and Sustainability

April 7, 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 Planned Unit Development for proposed 36 unit Evergreen Townhomes located
at 1061 Dryden Road, Town of Dryden Tax Parcel #55.-1-16, Rural Residential District,
Gary Sloan, Owner/Applicant.

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 Town should require the applicant to comply with the *Landscaped Buffer Requirement for Multi-
  Family Uses* (Section 909 of Town Zoning Law) which clarifies the size, location and type of planted
  buffers required.
- 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 recommend that the
  Town require this connecting pathway be developed in a way that ensures it is ADA compliant.

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

Inclusion through Diversity