

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

April 25, 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: Subdivision, Site Plan Review and Special Use Permit for proposed 10MW solar installation at 2150 Dryden Avenue, Town of Dryden Tax Parcel 38.-1-3.1, Conservation and Rural Agriculture Zoning Districts, Scott Pinney, Owner/Applicant; Distributed Sun, 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 at this point, 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

- While the updated site plan is a significant improvement which removes the proposed development area from the 100-year floodplain north of Virgil Creek, the Town should ensure that structures in proposed subdivision 1 south of Virgil Creek fall outside the 100-year floodplain.
- To help support water quality benefits, we recommend that the solar panel structures maintain a 100 foot buffer to Virgil Creek with the 50 feet closest to the stream remaining in undisturbed vegetative cover.

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