

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 26, 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 Ellis Tract Solar Project including eight 2MW and two 1MW solar installations at Stevenson, Dodge and Turkey Hill Roads, Town of Dryden Tax Parcel Nos. 56.-5-31, 57.-1-6, 57.-1-7.1, 67.-1-3, 67.-1-4, 67.-1-7.2, Rural Agriculture Zoning Districts, Cornell University, Owner/Applicant; Daniel Walker, PE, Agent.

Dear Mr. Burger:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning and Sustainability 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

- Of the proposed project's impacts on wetlands, the clearing and development of the palustrine forested wetland and perennial stream S14 at the eastern end of Group S4's footprint appears to have the most potential for adverse impact. We recommend a modification of the footprint so as to allow for a 100-foot buffer to that creek and avoid the wetland system.
- To help maintain function of the wetlands throughout the site we recommend the Town require installation of the solar panel structures in a way that allows the wetlands to retain hydrologic function wherever possible.

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