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

Inclusion through Diversity