


Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

121 East Court Street
Ithaca, New York 14850

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Telephone (607) 274-5560

September 21, 2020

Ray Burger, Planning Director
Town of Dryden
215 North Tioga St.
Ithaca, NY 14850

Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law
Action: Site Plan Review for proposed Maifly Development Townhomes located on Freese Road, Town of Dryden Tax Parcel #53.-1-3.2 and 53.-1-3.7, Maifly Development, Owner/Applicant

Dear Mr. Burger:

The Tompkins County Department of Planning & Sustainability has reviewed the proposal submitted by your municipality as required under the provisions of New York State General Municipal Law §239 -l, -m and -n. We have the following comment which is not a formal recommendation as defined by the State law.

Comment

- We note that the proposed development includes outdoor lighting. While that lighting is designed to be “dark sky compliant”, the Tompkins County Environmental Management Council recommends in its *Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting (2017)* that outdoor lighting be no higher than 2700K CCT to minimize adverse human and ecological impacts. That threshold is slightly lower than that proposed by the applicant.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Should you have any questions about this review please contact us.

Sincerely,



Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Attachment