

  
**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

March 11, 2021

Shelley Knickerbocker, Code Enforcement Officer  
Town of Dryden  
93 East Main St.  
Dryden, NY 13053

**Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law**  
**Action: Area Variance for proposed accessory structure located at 452 Ringwood Road, Town of Dryden Tax Parcel #59.-1-37.1, Peter Wrege, Owner/Appellant.**

Dear Ms. Knickerbocker:

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 Modification**

- We recommend that the Town require the applicant to locate the proposed structure outside of the 100' buffer from the edge of the perennial stream. In order to help protect water quality and reduce stormwater runoff to the nearby perennial stream, it is important to reduce the amount of incremental development that occurs within the stream's buffer.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Katherine Borgella, AICP  
Commissioner of Planning and Sustainability

cc: Michael Lane, Tompkins County Legislator, District 14