


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

November 10, 2021

Ray Burger, Planning Director
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: Special Use Permit for proposed Bed Frame Manufacturer, Town of Dryden Tax Parcel # 52.-1-4.32, Knickerbocker Bed Frame Company, Owner; Knickerbocker Bed Frame Company, Applicant.

Dear Mr. Burger:

This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Department of Planning & Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law. We recommend modification of the proposal. If the Board does not incorporate the recommendation, 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 the Town require the applicant to document that they have considered the four energy elements for new construction projects outlined in the attached *Tompkins County Energy Recommendations for New Construction* (2018). By addressing these elements, new construction projects or major renovation projects can be designed to help meet our County's goals of reducing greenhouse gas emissions. Should the applicant need assistance in evaluating energy options we suggest they contact our Department for information on the Business Energy Advisors program.

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

Cc: Martha Robertson, Tompkins County Legislator, District 13