



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella

DEPUTY COMMISSIONER
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompkinscountyny.gov/planning

September 19, 2022

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: Site Plan Review for proposed Plantations Restaurant Reconstruction, Town Of Dryden
Tax Parcel # 52.-1-25.4, Danielle Maguire, Owner and 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.

Comment

The Department offers the following comment regarding the proposed project, which is not a formal recommendation under General Municipal Law §239 -l, -m and -n:

- We suggest that the Town encourage the applicant to utilize lower-level LED lighting. The Tompkins County Environmental Management Council has studied outdoor lighting and recommends [through the attached [Environmental Alert: Important Recommendations for Indoor and Outdoor Lighting \(2017\)](#)] that outdoor LED lighting be not higher than 2700 CCT to minimize adverse human and ecological impacts.

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,

A handwritten signature in black ink, appearing to read "Katherine Borgella". The signature is fluid and cursive, with the first name being more prominent.

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Cc: Gregory N. Mezey, Tompkins County Legislator, District 13