



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella
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M. Megan McDonald

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

July 13, 2023

Ray Burger, Planning Director
Town of Dryden
93 East Main St.
Dryden, NY 13053

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

Proposed Action: Site Plan Review and Special Use Permit for proposed second building, Tax Parcel #42.-1-29, Terance Bailey, Owner & Applicant.

Dear Mr. Burger:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have a significant county-wide or inter-community impact. Therefore, we recommend modification of the proposed action. If the decision-making body does not incorporate the recommended modifications, such approval will require a vote of a majority plus one of all members of the decision-making body.

Recommended Modifications

- 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 recommend that the Town require the applicant to locate the proposed development in an area clearly outside of the wetland. This may require a delineation of the wetland boundary. This modification is recommended to help preserve and protect water quality and other wetland functions.

Comment

In addition to the recommended modifications, we have the following comment on the proposed action:

- 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.

Sincerely,

A handwritten signature in black ink that reads "Katherine Borgella".

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

cc: Gregory Mezey, Tompkins County Legislator, District 13