

**Agenda**  
**Town of Dryden Conservation Board**  
**Tuesday, 28 November 2017**

**7:00 - 9:00 p.m.**  
**Dryden Town Hall**  
**93 East Main Street, Dryden, NY 13053**

Note: Items may be added to or removed from this agenda as needs and circumstances dictate.

Call to Order (7:00 p.m.) - Peter Davies

Completion of Record of Attendance by Members and Observers

Review and Approval of Minutes from 26 September and 24 November 2017.

Citizens' Privilege (5 minutes or less per person, please).

Additions to Agenda?

Discussion of Reports and Updates (if any) from Boards, Commissions, etc. (previously distributed by email please).

**New Business**

- Report on Chair's submissions to the Town Board on November 16<sup>th</sup>.
- Discussion of the amendment to the Town Solar Law and feedback for the Town Board (see attached).
- Review conservation sub-division advantages and disadvantages per suggestion of David Weinstein:

1. Are you comfortable with the legal vehicles the town is accepting for designating areas as "Conservation easements"? These are not being held by either the town or any non-profit such as the Finger Lakes Land Trust.

2. These forms of conservation subdivisions divide up narrow-width, deep lots, densifying an area more than was originally conceived under our zoning, which apart from subdivisions uses a required road frontage to space development along existing town roads. The ideas about allowing common shared driveways and conservation subdivisions were initially conceived to find ways of making development on large parcels a more efficient and open-space friendly space allocation with reduced driveway cuts on roads. It is now time to consider whether the use of these planning tools has the potential to enhance or impair our ability to achieve the goals stated in our comprehensive plan of protecting open space and maintaining community character.

The arguments for this type of development include their potential to reduce sprawl along roadways, and their ability to create options for less expensive home-ownership while explicitly preserving land in conservation easements. The arguments against include a concern that groundwater, ecosystems, and their wildlife resources may be unduly stressed by development densities that consume 30 to 50% of a parcel. [Note: more like 60% of the 1540 Ellis Hollow development]

- Review the Agriculture Plan (previously sent and available on the Town web site).
- Water sub-committee progress report – Gian Dodici.
- December meeting plans.
- Any other business.

Adjourn