

**Dryden Planning Board  
March 26, 2015**

**Members Present:** Joe Laquatra (Chair), Tom Hatfield, Craig Anderson, John Kiefer  
**Liaisons Present:** Craig Schutt, Conservation Board, Joe Solomon at 7:45PM, Town Board

**Guests Present:** John Carson, 1808 Dryden Road, Heather and Tim Gowe, Dutcher Road, Martin Moseley, applicant to the Planning Board  
Supr. Sumner at 7:45

**Review and Approval of minutes from February 26:**

T. Hatfield moved to approve the minutes, C. Anderson seconded the motion, and the minutes were unanimously approved

**John Carson sketch plan review:**

Mr. Carson is interested in putting in a retail landscape supply business at 1808 Hanshaw Road (bagged coal, bagged wood pellets, small equipment rentals, etc). He bought the business in the fall and has been cleaning it up. He does not plan on having large equipment, this will be all small stuff that can be moved around easily with a truck and trailer.

There won't be a lot of changes to the building other than to improve drainage, fix a foundation wall, a new coat of paint, etc. He is going to have his signs primarily on the building and maybe some flags, etc. Some exterior area lighting already exists which will be upgraded to LED and up to the most recent green codes. He doesn't have any additional lighting plans except to supply soft lighting, ie. landscape lighting.

Mr. Carson has talked with the DOT who had planned on putting a fence along the property line due to encroachment by the former property owners/users. He has worked with the DOT to reach an agreement that as long as he stays on his property, they will not build the fence. The fence would be detrimental to the business since the barrier will hurt the owner's ability to move snow, cars, delivery trucks, etc not to mention the view of the property from route 13.

This is a very early site plan review. D. Sprout will be sending it to County for their review. The Board is looking at the plan now so they are comfortable completing the site plan review next month. They agreed that there won't be any ground disturbance, they are reusing a building and the ground is mainly level gravel.

The Board reviewed his application questioning some of his answers to ensure an understanding of the plan.

J. Kiefer reviewed the commercial design guidelines. He did not find much that would apply but did suggest Mr. Carson try to keep the parking from the street side of the building.

Mr. Carson will be at the next meeting for the Planning Board's approval.

**Heather and Timothy Gowe/ Beck Farms**

The Goves came to the Planning Board with information regarding the Beck Farm's manure pit and transportation line. D. Sprout told the Goves that the Beck pipeline project is not under the Town's jurisdiction; the NYS DEC is responsible. He is comfortable that the proper permits are in place, however, the Goves said they have

talked to the DEC, CAFO and have employed a lawyer but have not seen all of the permits (Ms. Gowe said that CAFO didn't have a permit for Becks).

C. Schutt said they have to have a permit for a CAFO in order to operate a farm like Beck Farms (size, number of cattle, number of acres, etc).

D. Sprout said that the manure pit and line are considered a best management practice for CAFOs. He added that there is an erosion/sediment control plan in place for the construction process. Once constructed, an erosion/ sediment control plan is not necessary because there should not be any. He further explained that the pipe will not be going underground except where it passes under Fall Creek. From there, removable pipes connect to permanent risers on each side of North Road and an overland pipe to the storage facility. The pipes will be removed after the manure is moved to the pit.

J. Kiefer asked D. Sprout if the Town has any jurisdiction in this situation. D. Sprout indicated that the Town does not have any right to regulate this project.

Ms. Gowe stated that the Town does have authority to get involved and indicated that the Town lawyer was looking into the situation.

J. Kiefer summarized the conversation by pointing out that until or unless Mr. Perkins indicates that the Planning Board should be pursuing this situation, the Planning Board does not have any jurisdiction and cannot intervene.

### **Comprehensive Plan Review**

*Please see attached reports for more information.*

*M. Hatch and D. Weinstein are not present but their report is attached.*

J. Kiefer said he and C. Anderson didn't just look at the goals and determine what might be added for sustainability purposes but rather they looked at the data that originally guided the plan and tried to determine whether that data (and therefore the goal(s)) is still relevant. They then looked at what has been accomplished via the plan. They looked at two specific parts: public transit and residential development.

J. Kiefer suggested that there might not be enough information at this point to decide whether to create changes in the Comprehensive Plan, considering the original plan is only ten years old and, in terms of residential development, the economy has stagnated.

J. Kiefer and C. Anderson believe this kind of review is more than the Planning Board can do; a professional will do a better, more thorough job.

T. Hatfield agreed that the Planning Board (and the Town) does not have enough data to make changes yet. He suggested that instead of trying to update the Comprehensive Plan, the Board should be filling identified holes.

J. Laquatra, T. Hatfield and C. Schutt worked on several areas that Nick Goldsmith has identified as weak areas (low on the Sustainability chart). J. Laquatra did most of the work on this section of the review and has identified a Dryden Business Association (or a Chamber of Commerce or Industrial Development Association) as a potential way to strengthen that goal.

The board had a general conversation regarding a Chamber of Commerce and the benefits it could provide.

J. Laquatra has looked at other Comprehensive Plans and suggested an EPP (environmentally preferable products). T. Hatfield commented that EPP appears to

have a correlation to LEED. J. Laquatra agreed that EPP can lead to LEED points. He also suggested the Town let residents know that free blower door tests are still available.

The Arts & Culture goal generated a discussion regarding the role the Town has played in this area: the local library, the Historical Society, the Art Trail, a wonderful Art program at the High School and the Intergenerational Band and Chorus. Although not directly involved in these areas, the Town supports many of them.

C. Anderson added clarification regarding the STAR program that Nick Goldsmith used to determine the sustainability of the Comprehensive Plan goals. A zero score is not necessarily bad – it is neutral since the range is -17 to +17.

During the review of Educational Opportunity & Attainment the Board added Tompkins Seneca Tioga BOCES, Rural Youth Services via Cornell Cooperative Extension, and the 4-H Acres.

The Historical Preservation goal – The Town does not have a policy for the preservation/conservation of historic buildings. The residential guidelines could include suggestions for historical areas/buildings. Martin Moseley said Tompkins County has a list of the historical buildings in the County. T. Hatfield expressed concern regarding the problems inherent in identifying certain buildings as historical.

The Water in the Environment goal scored well but the recommended action section needs to change to reflect the amount of support the Town provides for the groups that currently monitor the local watersheds (like CSI) and the County Water Resources Council.

#### **Volunteer Board Reports:**

##### **Conservation Board:** C. Schutt

The Conservation Board last met on February 24<sup>th</sup>. Most of the meeting was oriented toward trails. Eileen Munsch from Cornell Design Connect was at the meeting reviewing the Freeville to Varna trail, the section they are working on. All is going well. In terms of the trail through/along the Cornell Game Farm, the Conservation Board passed a resolution to support the DEC proposal (the Gordon Batcheller letter) but new information is coming to light that may cause the Conservation Board to rescind the resolution. The Freeville to Mclean trail has hit resistance from the land owners along the proposed trail; a letter was given to the Town Board identifying their concerns.

##### **Ag Committee:** J. Kiefer

The last meeting was the community meeting at the Fire Hall. Deb Teeter (Cornell Cooperative Extension) gave a quick explanation regarding why the meeting was being held. The general feeling at the gathering is that the farmers weren't sure they wanted help. The general thought was that agriculture is alive and well in the Town. There was some discussion regarding the Purchase of Development Rights and the funding which is based on the difference between the agriculture market value and the amount that could be generated via development. The amount between the two has shrunk to the point that ag land seems to be assessed at a higher rate per acre than non-ag land (a quick search of the tax assessment shows some ag land valued at \$2000+/acre while a vacant residential lot was just under \$1500/acre).

Town Board: Supr. Sumner

The Town has interviewed a candidate for Planning Director but he has declined the offer. Another potential candidate exists and will be interviewed soon.

The Planning Board has 3 candidates for the current vacancy but we also need another alternate.

J. Kiefer pointed out that the Comprehensive Plan review that he and C. Anderson worked on is fundamentally different from the two other reviews. He asked what the nature of the comprehensive plan update should be – a broad based update or a more focused approach aimed at sustainability. Supr. Sumner believes the directive to the Planning Board included both, an overall review with specific attention on sustainability. The broad based update isn't something the Planning Board can do but they are able to take a specific look at the sustainability. The work that J. Laquatra's group completed was focused on sustainability but the one done by J. Kiefer and C. Anderson did was much broader. *(see attached)*

At this point, the Comprehensive Plan is 10 years old but the related/supporting zoning is only 2.5 years old. T. Hatfield questioned the idea that enough time has passed to really start looking back, does the Board have enough information to actually make reasonable changes.

Supr. Sumner recommended the Board return to their list of 2015 goals. Two of the three reviews discussed at tonight's meeting were an assessment of the STAR matrix while the third was a more general, "does this still work" assessment. She recommended that the Board members read the Comprehensive Plan with the question of "will this meet our needs for the next 5-7 years?" in mind.

There being no further business, the meeting was adjourned at 8:55pm.

Respectfully Submitted,

Erin A. Bieber  
Deputy Town Clerk

GOAL AREA: Economy & Jobs: Create equitably shared prosperity and access to quality jobs

**Business Retention & Development: Score = 2**

STAR Community Rating Objective: Foster economic prosperity and stability by retaining and expanding businesses with support from the business community.

Recommended action: Reactivate Industrial Development Agency (IDA) and charge it to develop incentives and initiatives to attract and retain businesses. For example, the IDA could:

- manage a revolving loan program to help area businesses,
- serve as a conduit to the tax-exempt bond market for local not-for-profit employers,
- foster the growth of businesses that create quality jobs and increase the tax base.

**Green Market Development: Score = 0**

STAR Community Rating Objective: Increase overall market demand for products and services that protect the environment.

Recommended action: Environmentally preferable products (EPP) are products and services that have a lesser or reduced effect on human health and the environment when compared to competing products or services that serve the same purpose. They may include, but not be limited to, items that:

- Contain recycled materials
- Minimize waste
- Conserve energy and/or water
- Consist of fewer toxic substances
- Reduce the amount of toxic substances disposed or consumed
- Protect open-space
- Lessen the impact to public health

The Town is urged to establish an EPP Purchasing Program. Through its purchasing power the Town could reduce the environmental and public health impact of Town government and foster markets for EPPs.

**Local Economy: Score = 1**

STAR Community Rating Objective: Create an increasingly self-reliant community through a robust local economy with benefits shared by all.

Recommended action: The Town is urged to educate town residents and businesses on steps they can take to improve energy efficiency in homes and commercial structures. Resources are available through the New York State Energy Research and Development Authority (NYSERDA) for no-cost blower door tests that assess the energy efficiency of structures. Low-interest loans from NYSERDA can be used for air-tightening measures, insulation, and high-

efficiency space conditioning equipment. NYSERDA grants and loans can also be applied to photovoltaic and wind energy systems for homes and businesses.

The Town is urged to educate future members of the Town labor market about careers in energy efficiency. Presentations could be made to teachers of Dryden Central School about Building Performance Institute (BPI) curricula in community colleges throughout New York State. BPI-accredited contractors are in demand for work in the weatherization and renewable energy sector.

**Quality Jobs and Living Wages: Score = 0**

STAR Community Rating Objective: Expand job opportunities that support upward economic mobility and provide sufficient wages so that working people and their families can afford a decent standard of living.

Recommended action: This has been addressed through the above section.

**Targeted Industry Development: Score = 3**

STAR Community Rating Objective: Increase local competitiveness by strengthening networks of businesses, suppliers, and associated institutions.

Recommended action: The reactivated IDA will be charged with establishing a Dryden Business Association that could advocate for business-friendly policies at the Town and State levels.

GOAL AREA: Built Environment: Achieve livability, choice, and access for all where people live, work, and play

**Housing Affordability: Score = 3**

STAR Community Rating Objective: Construct, preserve, and maintain an adequate and diverse supply of location-efficient and affordable housing options for all residents.

Recommended action: Offer incentives to developers of new subdivisions to include a percentage of affordable housing in these subdivisions that look no different than market-rate housing.

GOAL AREA: Education, Arts & Community: Empower vibrant, educated, connected, and diverse communities

**Arts & Culture: Score = 0**

STAR Community Rating Objective: Provide a broad range of arts and cultural resources and activities that encourage participation and creative self-expression.

Recommended action: Because the Town of Dryden has a diverse array of historic, cultural, natural, rural, scenic, and agricultural resources, efforts should be undertaken to preserve these

whenever new development occurs.

**Community Cohesion: Score = 1**

STAR Community Rating Objective: Ensure a cohesive, connected community through adequate venues for community interaction, community building activities and events, and the sharing of information about community issues and services.

Recommended action: **Use STAR wording**

**Educational Opportunity & Attainment: Score = 0**

STAR Community Rating Objective: Achieve equitable attainment of a quality education for individuals from birth to adulthood.

Recommended action: Town of Dryden school-aged residents are served by the Dryden School District; the Groton Central School District; the Ithaca City School District; and elementary schools in Dryden, Freeville, and McLean. In addition, the William George Agency for Children's Services serves adolescent boys who are referred by probation or social services departments, school districts, and the Office of Children and Family Services. Tompkins Cortland Community College is located in the Town. And educational programs offered by Cornell University Cooperative Extension of Tompkins County are available to all Town residents. These resources ensure that the equitable attainment of a quality education is available for Town residents from birth to adulthood. Town officials should maintain an awareness of the quality of these educational resources and intervene, as appropriate, when this quality becomes vulnerable from internal or external concerns.

**Historic Preservation: Score = 3**

STAR Community Rating Objective: Preserve and reuse historic structures and sites to retain local, regional, and national history and heritage, reinforce community character, and conserve resources.

Recommended action: The Town should maintain an ongoing dialog with the Dryden Historical Society to preserve and reuse historic structures and sites to retain local, regional, and national history and heritage, reinforce community character, and conserve resources.

**Social & Cultural Diversity: Score = 0**

STAR Community Rating Objective: Celebrate and respect diversity and represent diverse perspectives in community decision-making.

Recommended action: As the Town Supervisor appoints members to the Town boards, she/he should do so in a manner that respects diversity and represents diverse perspectives in community decision-making.

GOAL AREA: Natural Systems: Protect and restore the natural resource base upon which life depends

**Green Infrastructure:** Score = 7

STAR Community Rating Objective: Design and maintain a network of green infrastructure features that integrate with the built environment to conserve ecosystem functions and provide associated benefits to human populations.

Recommended action: **Because the Comprehensive Plan received a score of 7 in this area, no action is necessary.**

**Invasive Species:** Score = 0

STAR Community Rating Objective: Prevent and manage invasive species in order to restore and protect natural ecosystems and the benefits they provide.

Recommended action: When the Town Planning Board reviews any development proposal, it should include in its review any possible impacts on Unique Natural Areas and Critical Environmental Areas.

**Natural Resource Protection:** Score = 6

STAR Community Rating Objective: Protect, enhance and restore natural ecosystems and cultural landscapes to confer resilience and support of clean water and air, food supply, and public safety.

Recommended action: **Because the Comprehensive Plan received a score of 6 in this area, no action is necessary.**

**Outdoor Air Quality:** Score = 1

STAR Community Rating Objective: Ensure that outdoor air quality is healthy for all people and protects the welfare of the community

Recommended action: The Town should consider enacting regulations that address and reduce air quality impacts from outdoor wood burning. Such regulations might include: building permits for installation of outdoor wood burners; setbacks from neighboring properties; prohibited use in residential zones; and mandated seasonal-only use. The Town should also consider enacting regulation to limit the cumulative air quality impacts from industrial, diesel, or other similar operations, and should also explore adopting a motor vehicle idling law.

**Water in the Environment:** Score = 3

STAR Community Rating Objective: Protect and restore the biological, chemical, and hydrological integrity of water in the natural environment.

Recommended action: The Town should consider the formation of a standing committee or volunteer board that would regularly monitor the quality of bodies of water within Town borders.

**Working Lands:** Score = 0

STAR Community Rating Objective: Conserve and maintain lands that provide raw materials in ways that allow for sustained harvests and the preservation of ecosystem integrity.

Recommended action: When the Town Planning Board reviews any development proposal, it should include in its review any possible impacts on working lands.

Joe Laquatra  
Tom Hatfield  
Craig Schutt

## **Analysis and Suggestions for Modification of the Dryden Comprehensive Plan to include Energy Sustainability**

Martin Hatch and David Weinstein

### **Current Plan:**

In the Dryden 2005 Comprehensive Plan, the mention of energy considerations only occurs once.

In the “GOALS” section, it states:

### **“6. Open Space and Environmental Protection**

#### ***Objectives***

Encourage development that promotes **conservation of energy** and water resources and minimizes where possible adverse impacts such as loss of agricultural and forest lands, soil erosion and sedimentation, and storm water run-off. “

### **Proposal for modification of the Dryden Comprehensive Plan to include energy sustainability:**

The subcommittee on Energy Sustainability proposes that we add relevant sections to the Comprehensive Plan and Dryden Zoning Amendment that direct developers to follow the recommendations in a new Guidelines for Sustainable Energy Development and Usage, similar

to our current Guidelines for Development. A proposal for these guidelines is included later in this document.

Further, the following sections should be added to the Comprehensive Plan to outline the actions to be taken by the Town to further the goal of energy sustainability in Dryden:

Potential Town Actions:

1. The Town should support the development of local energy generation by providing information in the following steps:

- Perform an analysis of the legal, physical (resources), social and economical barriers hindering local energy generation, and provide corrective actions (subsidies, regulation, campaigns...).
- Identify public and private high thermal energy consuming buildings/facilities and produce recommendations for lower energy-use alternatives without loss of functionality. Typical highly energy consuming public facilities are: Swimming pools, sports facilities, office buildings, hospitals or retirement homes.
- Consider and potentially introduce renewable energy installations' requirements (such as space for alternative energy systems, such as solar PV or thermal, biomass, or geothermal, so that these systems would not be precluded in the future.
- Show publicly the successes of renewable energy measures, implemented in public buildings, such as the Town Hall's geothermal system.
- Identify the potential in each new development for the use of renewable energy sources (solar thermal, solar PV and biomass) or micro-cogeneration. Consider the potential for adapting the design of new developments to the requirement of these technologies.

2. Provide information and support to the stakeholders

- Organize informative meetings with stakeholders to demonstrate the economic, social and environmental advantages of energy efficiency and renewable energy sources. Provide financial resources to consumer associations and NGOs to disseminate these benefits to final consumers. Consider promoting distributed energy generation as a marketing project.
- Create agreements with other public entities or associations, providing training courses focused on technical, environmental and financial issues to installers, consulting and engineering companies.
- Create an info-portal (for example, a section on the town's web site) on the renewable energies and energy-efficiency sectors in your town, with practical and timely information for citizens (where to buy biomass, where are the best areas to install wind energy or solar thermal/photovoltaic collectors, list of installers and equipment...). Such database may include information on best practices in your town.

3. Set up regulations and actions that promote local energy generation projects

- Modify planning regulation where necessary to consider accommodating the infrastructures required in alternative energy use.
- Create incentives for energy-efficiency improvements or renewable energy sources included in proposals.

4. Ensure the availability of space to achieve projects

- If needed, provide public space to install local distributed energy generation installations. Consider setting aside large unused spaces to promote renewable energies.

Potential Town Actions by sector:

**1. Residential Sector**

**Objective:** Promote, support, and enable increased energy efficiency and renewable energy systems in residential uses.

**Potential Strategies:**

*Energy Efficiency and Conservation*

- ☐ Encourage new residential construction projects to build beyond the minimum buildings standards by voluntarily participating in the Energy Star Qualified New Home Program. (Generally, Energy Star Qualified New Homes are at least 15 percent more energy efficient than buildings built to the 2004 International Residential Code.
- ☐ **Residential Energy Action Program (REAP):** Encourage households to partake in subsidized home energy audits.
- ☐ **Insulate Program:** Encourage residents to partake in the insulate programs, such as those which offer a rebate on the cost of upgrading insulation.
- ☐ **Promote Energy Sweep Programs** which provide education to homeowners on ways to be more energy efficient, as well as distribute and installs low cost items such as carbon fluorescent light bulbs, low flow showerheads, clothes drying racks, and referrals for subsidized insulation services.

- ▣ **Energy Star Appliances and Computers**: Encourage and provide educational materials on purchasing Energy Star certified household appliances and electronics.
- ▣ Identify best practices from other communities that encourage more energy efficient and sustainably built homes.
- ▣ Encourage and support the development of net zero energy homes.

#### *Clean Energy*

- ▣ **WindSource**: Encourage residents to voluntarily purchase cleaner electricity.
- ▣ **Solar Hot Water Systems**: Encourage residents to take advantage of the rebates on solar hot water systems.
- ▣ **SolarRewards**: Encourage residents to partake in solar rebate programs for installation of photovoltaic solar panel systems.

## **2. Commercial Sector**

**Objective:** Promote, support, and enable increased energy efficiency and use of renewable energy generation in commercial and industrial.

### ***Potential Strategies:***

#### *Energy Efficiency and Conservation*

- ▣ Encourage conforming to United States Green Building Council (USGBC) *Leadership in Energy and Environmental Design (LEED)* Certification for New Construction
- ▣ Develop a Green Business Advisory sub-Committee

#### *Clean Energy Technologies*

- ▣ **WindSource**: Encourage commercial businesses to choose cleaner energy sources.

---

## **3. Municipal Sector**

**Objective:** Increase energy efficiency and use of renewable energy in buildings and operations.

### ***Potential Strategies***

- ☐ Encourage LEED standards for new construction and renovations.
- ☐ Establish energy reduction goals for each town building and facility.
- ☐ Encourage the Town to purchase Energy Star computers and office equipment
- ☐ Establish a desired average fuel efficiency goal for the town's vehicle fleet.

## **4. Transportation Sector**

***Objective:*** Reduce transportation energy consumption through a combination of increased vehicle mileage, reduced mileage traveled, increased transportation system efficiency and increased use of mass transit and non-polluting transportation options.

### ***Potential Strategies:***

#### *Encourage Mode-Shifts and Reduce Vehicle Miles Traveled*

- ☐ Encourage use of public transportation by encouraging major employers to participate in the transit programs, and making bus stops more user friendly.
- ☐ Enable and encourage biking by adding and extending bike paths, increasing bike path connections, and by improving bicycle safety and usability of city streets.
- ☐ Encourage youth to use alternative modes of transportation, including programs through the high school level.
- ☐ Encourage car-pooling.
- ☐ Explore feasibility of installing electric recharging services and bio-fuel stations.

#### *Improve Vehicle Fuel Economy*

- ☐ Encourage residents and businesses to purchase fuel-efficient vehicles.
- ☐ Provide education on ways to enhance the efficiency of vehicles, such as sufficient tire pressure and clean air filters.

## 5. Economic Development

- ☐ Explore development of low-carbon, renewable, and non-traditional energy generation to stimulate economic development and job creation.
- ☐ Support green development that promotes local economic growth through clean energy jobs and that demonstrates energy sustainability living and learning solutions on varying scales.

## 6. Land Use

- ☐ Make recommendations to town board on ways to review and amend zoning regulations to meet accommodate energy efficiency. Use planning to produce a more walkable community, better bicycle access, and less car dependency.
- ☐ Improve the carbon capturing capacity of the environment by promoting healthy trees, grasslands, farmland, and open space.

## 7. Cooperation and Collaboration with Other Energy Programs

**Objective:** Coordinate with government and non-government energy programs that affect the town and develop financial incentives for energy sustainability.

**Potential Strategies:**

- ☐ Continue involvement with efforts by other municipalities.
- ☐ Take full advantage of energy and funding resources of regional, state, national energy efficiency and renewable energy programs.
- ☐ Investigate new financial incentive programs.
- ☐ Be supportive of the waste reduction projects in area, such as single-stream recycling and zero-waste events.