

**Town of Dryden Planning Board
June 25, 2015**

Members Present: Joe Laquatra (Chair), Tom Hatfield, Dave Weinstein, Craig Anderson, Marty Hatch and Stefan Lutter at 7:40PM

Alternate Members: Craig Schutt and Marty Mosley

Town Hall Staff: Dave Sprout, CEO

Liaisons: Joe Solomon, Town Board and Craig Schutt, Conservation Board

Guests: Angela Floor and Dana Abby, 121 Cortland Road, and Brian Mix

Attachments: Short EAF, 121 Cortland Road; letter from Milo Richmond regarding Hoag-Harvey property; Resolutions from Conservation Board regarding Hoag-Harvey property and Red Mill and Malloryville road bridges; Methods and Selection Criteria for Land Protection and Acquisition; Comprehensive Plan guidelines; checklist for SPR

Review and approval of meeting minutes from May 28, 2015:

M. Hatch moved to approve the minutes as edited by J. Laquatra. T. Hatfield seconded the motion and the minutes were approved. D. Weinstein abstained.

121 Cortland Road

- Angela Floor, Creative Touch Hair Salon
- The Board reviewed the SEQR and determined a negative declaration
- The Tompkins County Planning department does not have any objections.
- SEQR is attached.

Accept Sketch Plan as the Site Plan and Waive Further SPR

Resolution # 6

Craig Anderson offered the following resolution:

Tom Hatfield 2nd, Unanimously approved

Whereas, Angela Floor, Creative Touch Hair Salon, has submitted a Sketch Plan Review application per Article XI of the Town of Dryden Zoning Ordinance, and

Whereas, the Planning Board finds the project to be consistent with the zoning, design guidelines and comprehensive plan; and

Whereas, the Tompkins County Planning Department has provided a review pursuant to General Municipal Law § 239-l and § 239-m; and

Whereas, the Planning Board has reviewed the Sketch Plan and approves said Sketch Plan as the Site Plan, and hereby waives further Site Plan Review, and

Therefore, be it resolved that the Town of Dryden Planning Board has reviewed the Sketch Plan and has recommended waiving further Site Plan Review for Angela Floor, Creative Touch Hair Salon, 121 Cortland Road.

Elder Cottage Housing, 376 Yellow Barn Road

- The board reviewed the application last month and determined the sketch plan acceptable thereby waiving the site plan review.
- The applicant needs to meet with the ZBA to get permission to place the Elder Cottage in front of the house rather than behind it.

- The Planning Board does not believe there will be a problem with the Cottage placement.

**Site Plan Review with conditions
Resolution # 7**

*Marty Hatch offered the following resolution:
Tom Hatfield 2nd , Unanimously approved*

Whereas, *The Planning Board has reviewed the Sketch Plan for an Elder Cottage at 376 Yellow Barn Road per Article XI of the Town of Dryden Zoning Ordinance, and*
Whereas, *the Planning Board and the Planning Department find the alternate site for the project to be consistent with the zoning, design guidelines and comprehensive plan goals;*

Therefore, be it resolved *that the Planning Board approves the Sketch Plan with conditions and waives further Site Plan review pending the approval of the Town of Dryden Zoning Board of Appeals.*

902 Dryden Road

- The Board reviewed the project last month to provide guidance and advice to the contractor.
- Mr. Sprout indicated that this project will disturb over an acre and a SWPPP will be necessary
- The Planning Board has no jurisdiction with this application. The Town Board will conduct a SUP review.

West Dryden Pipeline meeting June 10, 2015

- C. Anderson shared some of the information he learned at the meeting.
- He pointed out that the Town does not have the power to review plans or protect resources.
- T. Hatfield suggested looking at the Cell Tower guidelines as a starting point.

Infrastructure resolution (#8):

Whereas, *the Town of Dryden has laws and ordinances regarding specific infrastructure within the Town of Dryden including telecommunications, renewable energy facilities and billboards; and*

Whereas, *those laws and ordinances do not cover all aspects of infrastructure development; and*

Whereas, *after viewing the uncertainty about the rights and responsibilities of the town that surfaced with consideration of the West Dryden Road pipeline; and*

Whereas, *changes in technology, higher demands on the infrastructure and the development of new infrastructure require contemporary assessment; and*

Whereas, *ensuring proper adherence to the recommended installation of infrastructure including, but not limited to, a project review by a professional chosen by the Town of Dryden will protect and enhance future land use; and*

Whereas, the citizens of the Town of Dryden should not be held liable for destruction of property, a failed or abandoned project, or the enforcement of local laws and zoning;
and

Therefore, let it be resolved that the Town of Dryden Planning Board requests that the Town Board grant the Planning Board permission to review the existing laws and ordinances in addition to highway permitting to clarify these rights and responsibilities in future issues regarding public utilities in the town by using the Telecommunications Ordinance, the Renewable Energy ordinance, and the Billboard ordinance as templates for a possible utility ordinance.

Red Mill Bridge and Malloyville Road Bridge:

- The Conservation Board has passed a resolution regarding the rebuilding or repairs to the two bridges
- The Planning Board discussed the information provided including the financial breakdown, the pros and cons of fixing each of the bridges and the future growth patterns near the bridges.

Martin Hatch offered the following resolution (#9):

Whereas, the Town of Dryden Planning Board has considered, has accepted the premises of, and supports the resolution prepared by the Dryden Town Board on 29 July 2015.

Be it therefore resolved that the Town of Dryden Planning Board strongly supports the Dryden Town Board's advocating the reconstruction of a two-lane bridge on Red Mill Road over Fall Creek, and the maintaining of Malloryville Road Bridge in a safe condition as a one lane bridge over Fall Creek.

Seconded by David Weinstein and unanimously approved

Hoag-Harvey Property

- The Board reviewed an email sent by Milo Richmond detailing the positives of acquiring the property
- Acquiring the property would permit the Town to work with the stream to prevent the washout of the Campbell Meadow property
- The property is a lovely piece of land with large trees and great views.

David Weinstein offered the following resolution (#10):

Whereas, the Town of Dryden Conservation Board has passed a resolution encouraging the Town Board to consider the purchase of the Hoag-Harvey property located near Pinckney Road; and

Whereas, the property fits the Methods and Selection Criteria for Land Protection and Acquisition guidelines as approved by the Town Board; and

Whereas, acquisition of the property will be consistent with the Comprehensive Plan goals;

Therefore, let it be resolved that the Town of Dryden Planning Board supports the resolution as unanimously passed by the Conservation Board on April 28, 2015.

Seconded by Stefan Lutter and unanimously approved.

Site Plan Review Guidelines:

- The Board was pleased with the guidelines. The recommended changes included adding a line for the signature of the Chair, a separate checklist for

the Varna Plan, a bullet for the County 239 l&m review, and where the checklist indicates compliance with the County plan, it should also include compliance with the Dryden Comprehensive Plan.

- The Board commended Ray Burger, Planning Director, for putting together the checklist and getting it to the Planning Board.
- The Planning Board recommends to the Town Board that they use the checklist for Special Use Permits to maintain consistency.
- Another suggestion was to add a question regarding traffic impacts to the local roads and intersections.

Methods and Selection Criteria for Land Protection and Acquisition:

- The Planning Board is charged with looking at land use and they never weighed in on the Methods and Selection Criteria. The Planning Board might want to consider creating a list of criteria from the point of the planning for the future.
- Joe Solomon added that the Town Board will appreciate additional information as they make decisions.
- The walkable, bikable community that is in the Comprehensive plan should be part of the consideration for property acquisition.
- C. Anderson agreed to begin the creation of a companion list (to the Conservation Board's Methods and Selection Criteria) from the Planning perspective.

Sustainability in the Comprehensive Plan:

- Analysis and Suggestions for modification to the Comprehensive Plan
- It is a list of the kinds of things to think about such as taking a stance on the information flow about energy efficiency to the citizens or ensure alternative energy uses are considered in new construction, etc.
- There are seven sections in the plan and does the Planning Board wish to incorporate energy efficiency and sustainability into each section?
- This would encourage the update of the Comprehensive Plan; the question remains whether to rewrite or update or leave the plan as it is.
- Many of the sustainability aspects might be addressed in other legislation - state, county, etc. - that should be verified before the Comprehensive Plan adds another layer.

There being no further business, the meeting was adjourned at 8:50PM.

Respectfully Submitted,

Erin A. Bieber

Comprehensive Plan Review

The Town of Dryden Planning Board proposes to include in a revised Comprehensive Plan, if such a revision occurs, the following sections: Analysis and Suggestions for Modification of the Dryden Comprehensive Plan to Include Energy Sustainability, Energy Efficiency and Sustainable Design Guidelines, and the Incorporation of STAR Community Goals.

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 set 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 Assistance 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 compact fluorescent lamps (CFLs), light-emitting diodes (LEDs), low flow showerheads, clothes drying racks, and referrals for subsidized weatherization 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.

ENERGY EFFICIENCY and SUSTAINABLE DESIGN Guidelines

Applicable developments are required to implement energy efficiency and production, energy conservation, and sustainable design principles as found in these guidelines.

- 22.1 **Purpose:** In accordance with the Town of Dryden's policy on energy efficiency and conservation, this section is adopted as in the public interest to lessen the town's dependence upon energy sources which may, from time to time, be uncertain and result in increased pollution and greenhouse gas emissions. It is also found to be in the public interest to encourage and support energy efficient practices that are likely to have beneficial impacts on the economy, the environment, and the public health.

It is the intent of this ordinance to enhance and supplement existing federal and state incentives for tax treatment and other benefits related to alternative energy usage, energy efficiency and sustainable design. Interpretations by the Planning Board shall be made so far as possible to preserve the intent of these guidelines and the developer and home owner's ability to benefit from these programs as well.

- 22.2 Residential Development: recommendations for energy efficiency shall be adopted by the Planning Board.

- 22.3 Non-residential Development.

- 22.3.1 The Planning Board shall recommend that non-residential developments achieve industry energy efficiency benchmarks

- 22.3.2 Each development should consider the following subsections:

- A) Renewable Energy Production .

- 1) Eligible generation installations shall be limited to wind, PV (photovoltaic) solar, biomass.
- 2) Innovative Technologies, such as fuel cell, co-generation, and small-scale biomass.

- B) Sustainable Design Requirements.

- 1) Building Site and Materials.
 - a) Orientation
 - Buildings shall be oriented on the site to optimize passive solar heating and cooling opportunities.
 - Buildings shall be oriented so as to minimize wind

loads on structures.

- Windows shall be placed to maximize solar penetration during the winter months and minimize solar penetration during the summer months.

Lot layout shall be shown on an approved plan to insure that structures can comply with this requirement. Directions and orientations shall be noted on the recorded plan for the lot to alert the builder/lot owner of the optimal orientation.

b) Reuse of Existing Materials and Recycled Content

- Demonstration that the applicant will use recycled content materials in the site development and construction.

- The project must provide adequate storage and collection of recyclables both during and post construction. Post construction recyclable areas must be easily accessible to all building occupants/users and be sufficiently sized for storage and collection of non-hazardous materials including at a minimum paper, corrugated cardboard, glass, plastics, and metals.

c) Use of Local and Regional Materials

- In order to reduce the environmental impact of materials shipping, the project should use building materials that provide long-term durability and decreased maintenance costs; are extracted, processed and manufactured within New York; and are made from renewable resources or materials wherever possible. Relative values of local materials to overall materials cost shall also be considered for assignment of values with the range.

d) Construction Waste Management.

Promote efficient use of solid waste by diverting construction, demolition and land clearing debris from landfill disposal, and by redirecting resources for recycling and reuse.

- Develop and implement a construction waste management plan as part of the Planning Board approval process that quantifies material diversion goals and the procedures for achieving them.

- Recycle and/or salvage, demolition, and land clearing waste generated through site preparation.

2) Construction Envelope Energy Conservation.

Increase the amount of energy saved through conservation programs to include but not be limited to:

Any mechanism for insulation that exceeds the NY Energy Code. Successful completion of air leakage tested to comply with Best Practices of Technical Standard 1 of the Air Tightness Testing and Measurement Association:

Type	Air Permeability	
	m ³ /(h.m ²) at 50 pascals	
	Best Practice	Normal
Offices		
<i>Naturally ventilated</i>	3	7
<i>Mixed mode</i>	2.5	5
<i>Air conditioned/low energy</i>	2	5
Factories/warehouses	2	6
Superstores	1	5
Schools	3	9
Hospitals	5	9
Museums and archival stores	1	1.5
Cold Stores	0.2	0.35
Dwellings		
<i>Naturally ventilated</i>	3	9
<i>Mechanically ventilated</i>	3	5

Additional items may be considered provided they are also eligible for the federal tax credit for energy efficiency.

- 3) Potential for alternative systems of heating and Cooling.
 - a) Installation of a solar water heating system rated at 1000 watts of thermal power per 450 gallons per day of usage.
 - b) Geothermal systems with a sufficient capacity and efficiency as projected by the manufacturer to save the average energy costs for conventional heating and cooling units by 30%.
 - c) Wood-pellet and other biomass heating systems in sufficient output to provide over 50% of the base heating load for the entire structure.
 - d) The installation of a hydronic radiant heating system for the structure.
 - e) Reduce the building's heat load by either using roofing

materials with a minimum Solar Reflectance Index (SRI) of 78 for roof slopes less than or equal to 2:12 or a minimum SRI of 29 for slopes greater than 2:12; or install a vegetated roof for at least 50 percent of the roof area.

- f) Ductwork insulated to a minimum of R-6 if located in an unconditioned space, including attics, basements, and exterior walls. Exceptions include insulation for exhaust air ducts or ducts within HVAC equipment.
 - g) HVAC piping in unconditioned spaces conveying fluids at temperatures above 120 degrees or chilled fluids at less than 55 degrees must be insulated to a minimum of R-5.
- 4) Innovative Technologies.
- a) The Planning Board may approve on a case-by-case basis the use of innovative building technologies and that there are sufficient environmental, economic, and experimental benefits to be gained from the installation.
- 5) Operational Requirements
- a) No idling policy
 - b) Reduced lighting after hours using LED light fixtures.
 - c) Smart Panels installed as a demand side management program.

Incorporation of STAR Community Goals in Town of Dryden Comprehensive Plan
Joe Laquatra, Tom Hatfield, Craig Schutt

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

Business Retention & Development

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

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, Quality Jobs, and Living Wages

Objectives: Create an increasingly self-reliant community through a robust local economy with benefits shared by all. 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: 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.

Targeted Industry Development

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

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

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.

Educational Opportunity & Attainment

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, from which students can graduate with a degree from Tompkins Cortland Community College (TC3); 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 and girls who are referred by probation or social services departments, school districts, and the Office of Children and Family Services. TC3 is located in the Town. Educational programs offered by Cornell University Cooperative Extension of Tompkins County are available to all Town residents. Other educational venues available to Town residents include those offered by the Board of Cooperative Educational Services (BOCES), Youth Services of the Town of Dryden, and 4H Acres. 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

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. Awareness of the Dryden Historic District, located in the Village of Dryden, should be promoted.

Social & Cultural Diversity

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

Invasive Species

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.

Outdoor Air Quality

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

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

Recommended action: The Town should support the ongoing efforts of water quality monitoring in the local watersheds and the Tompkins County Water Resources Council and the Brooktondale Gauge Station.

Working Lands

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. Continue to cooperate with Ag and Markets standards and consider extending those requirements to Ag Districts.