

APPENDIX B

TOWN OF
Dryden
2045 comprehensive plan
update

PUBLIC
ENGAGEMENT

STAKEHOLDER MEETING RESULTS

Stakeholder Meeting #1 Agenda



Dryden 2045

PUBLIC FACILITIES, PUBLIC SAFETY, TRANSPORTATION, COMMUNITY SERVICES, SCHOOLS STAKEHOLDER GROUP MEETING

Tuesday February 25, 2020 7pm
Dryden Public Works and Highway Building

MEETING OBJECTIVES

- + Provide an overview of the project background, funding sources and timeline
- + Gather feedback from stakeholder group on issues and opportunities
- + Review 2005 Comprehensive Plan Vision Statement

AGENDA

- 0:05 Welcome & Introductions (John Kiefer, Town of Dryden)
 - 0:15 Project Overview (EDR)
 - 0:50 Discussion & Mapping (EDR)
 - 0:15 Review of 2005 Plan Vision Statement (EDR)
 - 0:05 Wrap-up
- *meeting will be no longer than 1.5 hrs.

NOTES

Several topic areas that are somewhat integrated: transportation, public safety, public facilities, community services and schools.

- Our focus tonight is to hear from you regarding these topics – opportunities & challenges
1. What do you like about the transportation system in Dryden?
 2. What do you dislike about the transportation system in Dryden?
 3. Do you know of an opportunity to improve the system?
 4. How many of you use something other than your car to get around town? What do you use?
 5. Are there ways to improve the active transportation options in Dryden?
 6. You leave the area and return in 10 years, what do you hope to see?
 7. What is your opinion about the public safety provided in Dryden? Can it be improved? How so?
 8. Name your top 3 frequently used community services provided by the town.
 9. Is there a community service you wished the town provided?
 10. Is there a community service provided by the town that you think should be consolidated with another municipality or simply discontinued and why?
 11. Name top 2 public town facilities you use frequently. Do these facilities meet your needs and/or expectations? Explain.
 12. What do you think is the effect of having 5 school districts within the Town? Explain. Can this effect be mitigated/improved upon?
 13. Do you think the town's current vision statement is relevant?
-

CONTACT

Samuel Gordon, Senior Project Manager
Environmental Design & Research,
Landscape Architecture, Engineering & Environmental Services, D.P.C.
sgordon@edrdpc.com | (315) 471-0688 x658

Stakeholder Meeting #1 Notes

Town of Dryden
Comprehensive Plan Stakeholder Group Meeting

Public Facilities, Public Safety, Transportation, Community Services, &
Schools

February 25th, 2020

7:00 PM- 8:30 PM

EDR Team: Sam Gordon, Jane Rice

The Stakeholder Meeting began at 7: 00 PM and ended at 8:30 PM.

Meeting Objectives:

- + Provide an overview of the project background, funding sources and timeline
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Public Safety

- *Streetlights and sidewalks would help to make safer connections*
- *There are some racial tensions between TC3 campus and community*
- *Rt 13- there have been a number of accidents – safety needs to be addressed*
- *Need to support residential areas of the town with amenities like sidewalks*
- *TCAT park and ride?*
- *Ithaca-Cortland-Syracuse transportation corridor transfer center could be located at TC3*
- *Electric vehicle charging stations could be a draw*
- *Getting people from Cortland to Ithaca quickly is not the goal of the residents of Dryden*
- *TC3 struggles to get local students to come to campus- reliability of transportation is a challenge*
- *Closing Rt 13 is a real challenge because people don't understand alternative routes- create alternative routes*
- *Affordable Housing is a real challenge, - people are choosing to live elsewhere*
- *Dryden is a bedroom community – no jobs here – people chose to live somewhere else*
- *Can we have a culture change- community centers- Varna-have activities that can get people involved (Ellis Hollow)*

- *Southworth library – Community resource- need to promote what is already here! Promote from within*
- *Complete trail system linkages including TC3- connect the community*
- *TC3 owned by Tompkins and Cortland Counties is open to all county residents*

Transportation System Needs

- *Sidewalks in Varna and Dryden*
- *Sidewalks missing- Ellis Hollow, Turkey Hill, Ringwood Drive*
- *Kirk Lane (Etna) needs shelter and pedestrian infrastructure*
- *Capacity issues on Rt 13*
- *Dryden lacks a destination – this could change over the next 25 years by creating nodes within the town*
- *TC3 students going into the village Leigh (Lee) road. Connection from TC3 through a service access road- connects the campus to the village*
- *TC3 has peace officers that are utilized by the town – this is now in past 5-6 years*
- *We should think about making stronger connections between TC3 and Village community*

Transportation System Positives

- *Reliable snow removal*
- *Sidewalks in Freeville- New bus stop*
- *TCAT- Cortland Transit- new pilot project -TConnect- bring people from there home to the nearest bus stop, on demand ride requests. Can this work/how do you find this?*
- *6-7 electric buses for the TCAT system*
- *Rail trail and pedestrian paths*
- *Hammond hill trail system*
- *Facilities for bicycles are good- would like to see more*
- *Rural roads- good for cycling – good for Dryden 79, 38, 366, 13*

Town Vision Statement

- *Minimum lot sizes- does this affect housing affordability?*
- *How do you define rural/small town character- needs to be open to things like solar – the future of the town- need to challenge the meaning of rural*
- *Focus development along main corridors*
- *How do we address climate change- improve energy efficiency, use of fossil fuels?*
- *Establish a green building code*
- *Tension between prime farmland and largescale renewables*
- *What is the lifestyle goal if we want to reduce emissions*
- *Tiny homes?*

- *How do we deal with the energy system- NYSEG*
- *Need to promote energy efficiency within the town properties/homes- how can you encourage people to participate*
- *Connectivity is an important word for transportation systems*
- *Poor internet service within parts of the town- this is a quality of life concern*
- *Pay attention to the “new economy” co-working could be an opportunity*
- *Promote universal design*
- *25% of students at TC3 have some form of disability*
- *Training at TC3 for energy efficiency for local workforce*

Stakeholder Meeting #2 Agenda



Dryden 2045

COMMERICAL, ECONOMIC, HOUSING AND RESIDENTIAL DEVELOPMENT STAKEHOLDER GROUP MEETING

Wednesday February 26, 2020 6pm
Dryden Public Works and Highway Building

MEETING OBJECTIVES

- + Provide an overview of the project background, funding sources and timeline
- + Gather feedback from stakeholder group on issues and opportunities
- + Review 2005 Comprehensive Plan Vision Statement

AGENDA

- 0:05 Welcome & Introductions (John Kiefer, Town of Dryden)
- 0:15 Project Overview (EDR)
- 0:50 Discussion & Mapping (EDR)
- 0:15 Review of 2005 Plan Vision Statement (EDR)
- 0:05 Wrap-up
- *meeting will be no longer than 1.5 hrs.

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Stakeholder Meeting #2 Notes

Town of Dryden
Comprehensive Plan Stakeholder Group Meeting

Commercial, Economic, Housing, & Retail

February 26th, 2020

6:00 PM- 7:30 PM

EDR Team: Sam Gordon, Jane Rice

The Stakeholder Meeting began at 6: 00 PM and ended at 7:30 PM.

Meeting Objectives:

- + Provide an overview of the project background, funding sources and timeline
- + Gather feedback from stakeholder group on issues and opportunities
- + Review 2005 Comprehensive Plan Vision Statement

Housing

- *Expensive- property and school taxes are high (assessment process)*
- *Expensive place to do business*
- *Competition from adjacent counties where costs are lower*
- *Reliable bus service in Dryden – attractive to renters*
- *Confusing mix of residential and commercial in the village- renting on the first floor*
- *Range of housing conditions – range of housing values “hodge podge”*
- *Expensive but not a large population/customer base*
- *Less expensive than Cayuga Heights*
- *Lack of sewer/water but still high taxes*
- *Different school districts divide residents to those districts – people relate to the district and not the town*
- *Lack of a voice for people that fit into other districts (school)*
- *Dryden is a large town – West side is the City of Ithaca district. Closer to Ithaca costs go up.*
- *Lack of housing options between Ithaca & Dryden*
- *Water/sewer gap in infrastructure along 13 coming from West/Ithaca, this limits development. Need expand water and sewer*

- *Traffic on 13 challenges safe road access*
- *Should identify specific areas where infrastructure investments should be made where growth should be encouraged*
- *The village could be a driver for the overall growth and health of the town. The village can be a core*
- *Look for agriculture business along 13*
- *Morning peak and evening peak- people are commuting through Dryden*
- *Hopshire traffic comes from within 5 miles*
- *Dryden can't hold 2 restaurants- people are not stopping*
- *Lack of sense of community because of lack of things to do*
- *Conflicts between farm uses and residential uses- can be a challenge with residents*
- *Lansing has seen growth and development as offshoots from Cornell tech industry- how can Dryden take advantage of this*
- *Farm consolidation has taken place- even the large farms are struggling-smaller farms find it difficult to keep up. There is a rise in niche products -agritourism-value added*
- *Freeville/Dryden are separate- Freeville is updating its comprehensive plan- there should be coordination amongst the comp. plans*
- *Does consolidation make sense? Is this something that can be explored – difficult to find people to volunteer*
- *Traffic is negatively affecting business viability*
- *Dollar stores and storage units*
- *How do you enable development that preserves rural character? "Cluster subdivision"*
- *There is land that is guaranteed to be protected through state forest land*

2005 Vision Statement

- *NYSEG infrastructure is failing – NYSEG is cutting back – we need to be maintaining/improving infrastructure- need to be concerned about energy mix moving forward- how do we heat our homes for example*
- *Can the grid support a new energy mix*
- *NYSEG is not doing proactive maintenance*
- *Dryden is not a small town*
- *If Ithaca is growing – Dryden should be*
- *The town should identify where growth should occur, there also may be place that should be conserved*
- *Non-taxable land in the Town – TC3- state forest land/ land trusts- this impacts tax revenue for Dryden*
- *Dryden does not have a character- there are smaller character areas*
- *Need to improve traffic flow through the town- lots of commercial traffic*

Stakeholder Meeting #3 Agenda



Dryden 2045

AGRICULTURE, OPEN SPACE, ENVIRONMENTAL PROTECTION, AND PARKS

STAKEHOLDER GROUP MEETING

Wednesday February 26, 2020 8pm
Dryden Public Works and Highway Building

MEETING OBJECTIVES

- + Provide an overview of the project background and timeline
- + Gather feedback from stakeholder group on issues and opportunities
- + Review 2005 Comprehensive Plan Vision Statement

AGENDA

0:05 Welcome & Introductions (John Kiefer, Town of Dryden)

0:15 Project Overview (EDR)

0:50 Discussion & Mapping (EDR)

0:15 Review of 2005 Plan Vision Statement (EDR)

0:05 Wrap-up

*meeting will be no longer than 1.5 hrs.

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Stakeholder Meeting #3 Notes

Town of Dryden
Comprehensive Plan Stakeholder Group Meeting

Agriculture, Open Space, Environmental Protection, Parks

February 26th, 2020

8:00 PM- 9:30 PM

EDR Team: Sam Gordon, Jane Rice

The Stakeholder Meeting began at 8: 00 PM and ended at 9:30 PM.

Meeting Objectives:

- + Provide an overview of the project background, funding sources and timeline
- + Gather feedback from stakeholder group on issues and opportunities
- + Review 2005 Comprehensive Plan Vision Statement

Agriculture

- *Farmers keep open space open, need to keep land clear for operations*
- *Development pressure causes farmers to make decisions like selling land or signing a gas lease*
- *Farmers have a vested interest in maintaining land over time*
- *North/South divide in town between farming/forested areas- forest management is agriculture*
- *No dedicated cost share program to preserve agriculture- farmland protection easements*
- *Zoning minimums – take steps to preserve open space – Lincoln, MA*
- *Can definition of Agriculture include solar farms as a way of preserving open space, sheep grazing under solar farms*
- *Tompkins County Energy Roadmap- could inform this plan*
- *County tourism plan is going to be released soon*
- *Agritourism/Agrieducation*
- *Cornell looking into “deep earth heat” what is the energy picture moving forward, how does that inform local codes/laws.*
- *Energy storage- this is an important part of the picture*

- *Need to also focus on transmission line and distribution infrastructure*
- *Near Ithaca- Ellis Hollow- heightened development pressure. Development that has utilized conservation easements has not met the intent – this needs to be revisited*
- *South west corner of the town – don't extend sewers – no light pollution- don't want street lights*
- *People can do small scale infrastructure*
- *Challenge of scale for new infill development- there was a development along rail trail- but was proposed outside of nodal development area (look at Trinitas Plan)*
- *Need pockets of commercial/industrial tax base (this made Lansing Successful)*
- *Deep roots in agriculture – want to be separate from Ithaca/Cortland*
- *Village of Dryden should be a node – Keep Rt 13 through the village- why are there no restaurants in Dryden- Co-op failed*
- *Rail trail connects important nodal areas together- Jim Shug trail- nine mile system connects amenities and the finger lakes trail- recreation wellness- also connects to commercial areas- connect with other trail systems- Connect to Ithaca- could also connect to Cortland- need to package opportunities together to attract people to the town, 50+% free/ reduced lunch in the ____*
- *No collaboration between the school district and TC3 to prepare residents to work in the agriculture sector – no vet tech program for example. Need people – next generation to take over farming operations- what are the economics that could keep farming in the future of the town?*
- *TC3 satellite restaurant*
- *73% increase in significant rain events in Dryden, extreme localized events don't qualify for FEMA/state assistance- infrastructure is not ready to handle extreme weather events*
- *Becoming more climate resilient is important for the future viability of the town. Town should update 100-year flood plain maps.*
- *Need to protect wildfire corridors to prevent species fragmentation- need more proactive to protect*
- *50% of Cornell Botanical Gardens are in Dryden. What is the percentage of Cornell land in Dryden*
- *How can Cornell be engaged to help with agriculture economy*
- *Internet connectivity is a key quality of life concern for future growth – create a work at home community*

Vision Statement

- *Need to incorporate smart growth*
- *Outdated to have a singular statement – needs to be broader*
- *Need to keep larger areas of Farmland together- agriculture is competitive, dairy is competitive- need to keep up or well get swallowed up*

COMMUNITY SURVEY

Community Survey Questions

TOWN OF
Dryden
2045 comprehensive plan
update

Dryden Community Survey

Welcome to the Dryden Community Survey! Thank you for taking the time to help us gather important insights to guide Dryden 2045, the Town of Dryden's Comprehensive Plan Update. For more information on Dryden 2045, please visit www.dryden2045.org

This survey consists of 38 questions and will take approximately 20-25 minutes to complete. All residents of the Town of Dryden are welcome to complete this survey (i.e., all household members are encouraged to respond). We look forward to hearing from you!

Community Vision: A community vision is a statement that identifies the goals and objectives of the community. It represented a consensus of what residents want the community to look and feel like in the future, and serves to guide community plans, policies, and programs.

1. Review the following vision statements from the 2005 Town of Dryden Comprehensive Plan. Do you feel the vision statements below adequately represent your vision for the future of Dryden?

Preserve the rural and small-town character of the Town of Dryden, and the quality of life its residents enjoy as the Town continues to grow in the coming decades.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Channel new residential, commercial, industrial, and other types of development into existing villages and hamlets and their immediate environs, or into and around existing hubs of development outside the villages and hamlets.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Ensure to the extent possible the long-term viability of the Town's agricultural community.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Protect to the extent possible the important natural open space and scenic resources of the Town, including woodlands, stream corridors, wetlands and steep slope areas.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Protect and enhance the livability of existing residential neighborhoods.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Ensure a safe and diversified transportation system to serve the needs of all town residents.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Provide for adequate and efficient public facilities and services (e.g., EMS, Fire Services, Water and Sewer).

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Please provide any additional thoughts on your vision for the future of Dryden.
Ex: Why do you agree or disagree with certain statements? How would you modify these statements for today's vision?

Your answer _____

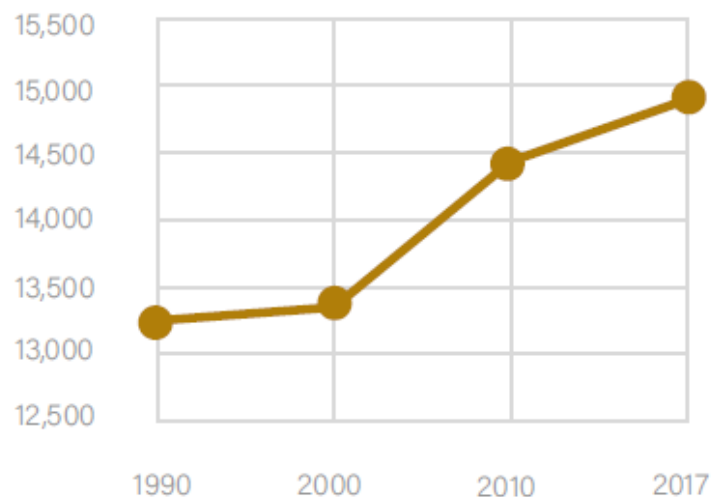
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2017 American Community Survey 5-year estimates show 14,897 people live in the Town of Dryden, including the Villages of Dryden and Freeville compared to approximately 13,250 in 1990.

POPULATION

14,897

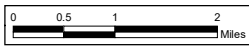
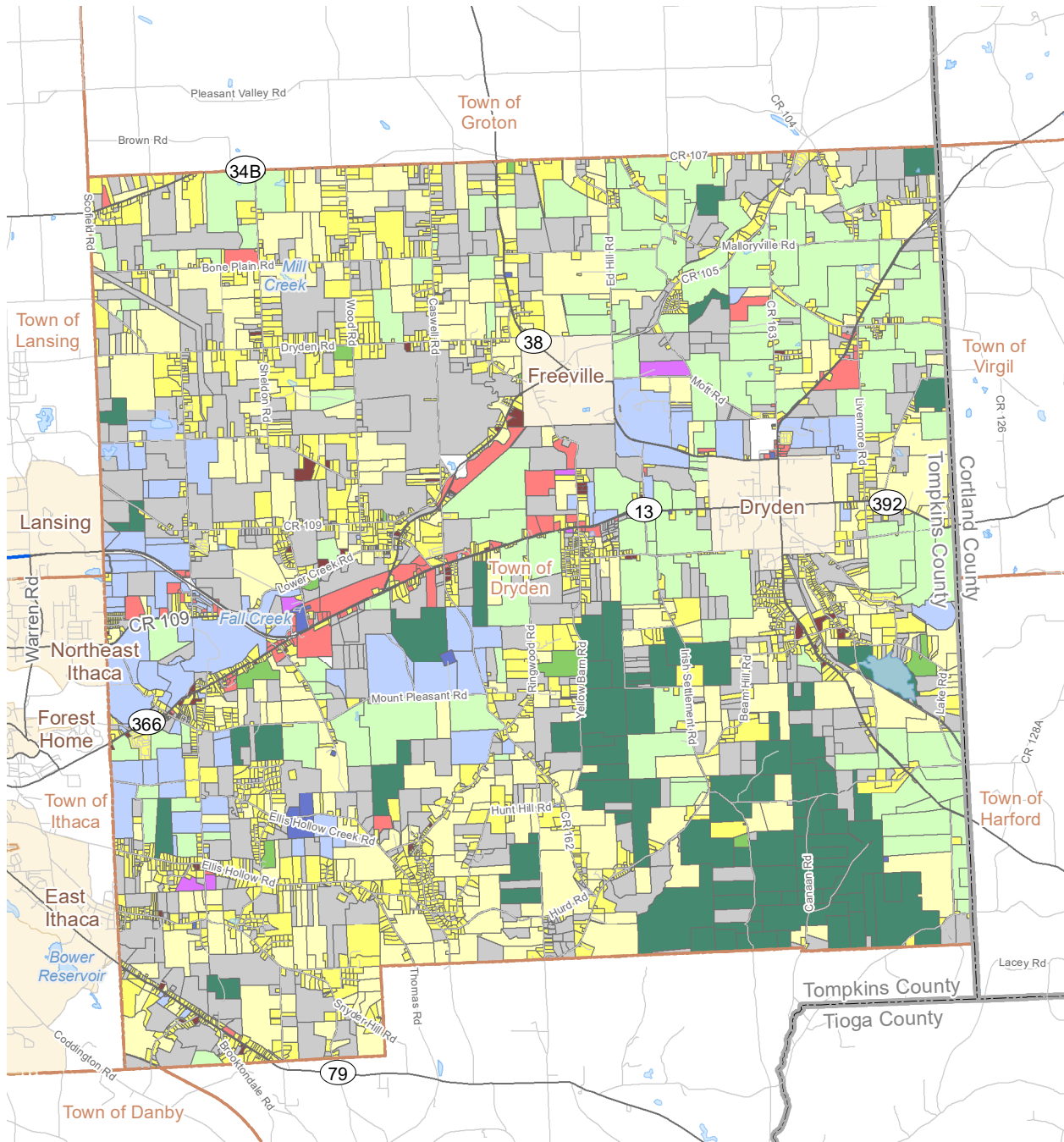
HISTORICAL POPULATION



2. By 2045, we estimate the Town may grow by another 1,400 – 1,700 residents. How would you recommend that the Town prepare for this level of residential growth?

- Try to slow the growth
- Try to accelerate the growth
- Allow current trend to continue












Reference this land use map as needed for questions 3-7



Town of Dryden Comprehensive Plan

Town of Dryden, Tompkins County

Land Use

 Agriculture	 Commercial	 Industrial
 Residential	 Apartment	 Public Services
 Rural Residential	 Recreation	 Parkland
 Vacant	 Community Services	

Notes: 1. Basemap: ESRI StreetMap North America, 2008. 2. This map was generated in ArcMap on March 19, 2020. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

3. The Town of Dryden should concentrate new development near already developed areas.

1 2 3 4 5 6 7

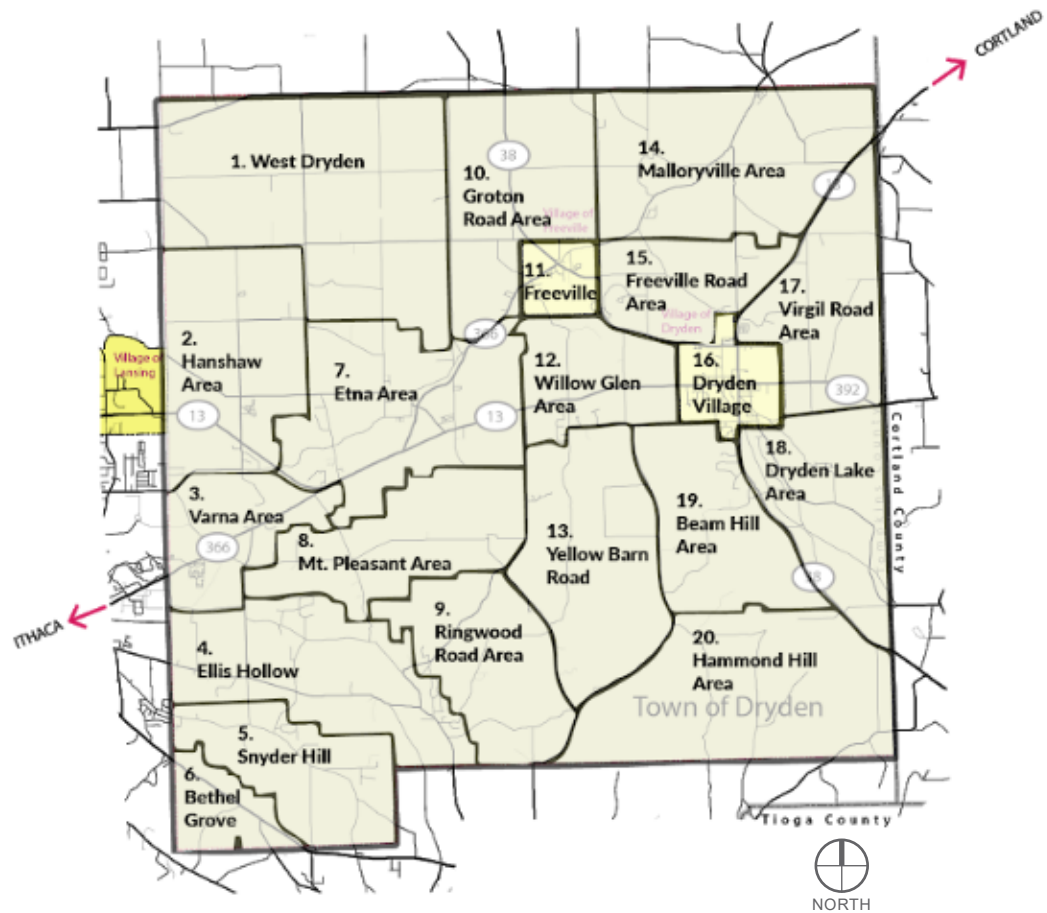
Strongly Disagree Strongly Agree

4. Assuming some residential growth will happen in Dryden, where should it be encouraged? (Check any that apply)

- New neighborhoods
- Existing Villages and Hamlets
- Near major roads that run through the Town
- Rural areas
- Anywhere possible

Continued...

5. Where would you like to see new residential development take place? (Enter, in order of your preference, the number(s) of the areas on the line provided below)



Your answer _____

Continued...

6. Which of the following businesses do we need more of, and where? (Check the appropriate columns to indicate your preferences)

	Village of Dryden	Freeville	Varna	Etna	Elsewhere
Grocery stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Personal and professional services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Café/restaurant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Day care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial warehousing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Research and development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufacturing and industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6a. If you indicated "other," what type of business?

Your answer _____

6b. If you indicated "elsewhere," where else would you like to see businesses in the Town?

Your answer _____

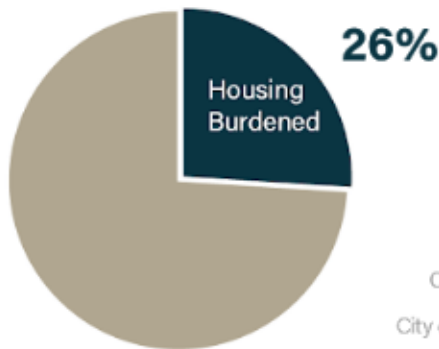
7. Which community character type would you prefer for new commercial development?

- Mix of commercial and residential along a walkable Main Street
- Single-use buildings along a vehicular corridor
- Both where appropriate

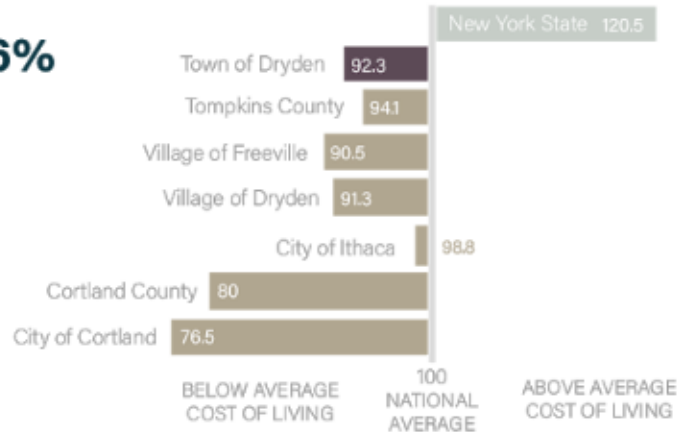
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26% of households in the Town of Dryden spend more than 30% of their household income on housing costs, designating them as "housing burdened" according to the U.S Department of Housing and Urban Development. The town scores a 92.3 on the Cost of Living Index based on a national average of 100.

HOUSING AFFORDABILITY



COST OF LIVING COMPARISON INDEX



8. In order to improve the availability of affordable housing options, the Town of Dryden should encourage the development of the following. (Check any that apply)

- Smaller homes
- Two and three family townhomes
- Senior housing
- Apartments
- Mixed-use buildings with a combination of housing and commercial space
- Condominiums
- The Town of Dryden has enough affordable housing options
- Other: _____

9. I feel like the Town of Dryden is an affordable place to live.

	1	2	3	4	5	6	7	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

10. How desirable are the following 12 development characteristics?

Neighborhood centered subdivisions

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Smaller lot sizes in villages/hamlets

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Larger minimum lot sizes in outlying areas

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Higher population density in villages and hamlets

1 2 3 4 5 6 7

Very Undesirable Very Desirable

New businesses along major transportation routes outside of villages and hamlets (such as Routes 13, 366, and 38)

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Housing along major transportation routes

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Cluster subdivisions (clustering housing on smaller lots to preserve open space within a subdivision)

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Mixed use (eg: commercial/residential) buildings in villages and hamlets

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Pedestrian oriented main streets or neighborhood centers

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Public spaces (plazas or parks)

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Outdoor seating space for restaurants or bars

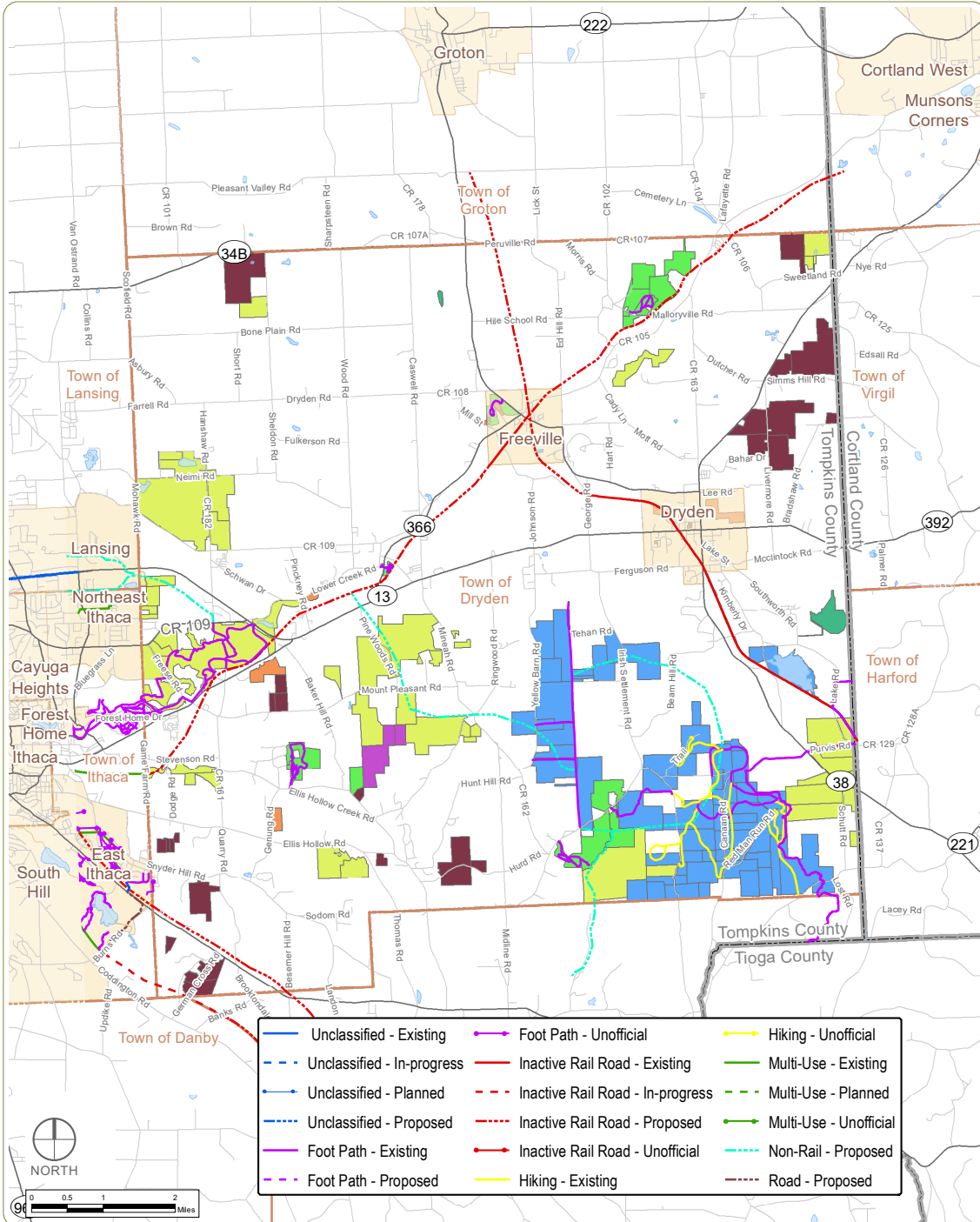
	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Low traffic speeds

	1	2	3	4	5	6	7	
Very Undesirable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Desirable

Land Conservation: 93% of Dryden's land is now forest, agricultural, or primarily undeveloped. Less than 20% of this land has permanent open space protections (such as state forests and nature preserves).

Reference this open space and recreation map as needed for questions 11-13



Town of Dryden Comprehensive Plan
Town of Dryden, Tompkins County

Protected Open Space

- Conservation Easement
- Cornell Lands
- Natural Area / Preserve
- Other Lands
- Private Park / Preserve
- Public Park and Recreation
- State Lands

Notes: 1. Basemap: ESRI StreetMap North America, 2008. 2. This map was generated in ArcMap on March 19, 2020. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

11. More land should be permanently preserved as open space in the Town of Dryden.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

11a. How desirable are the following 5 methods of open space preservation?

Have the Town buy land and create Town-owned nature preserves

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Have the Town subsidize farm/forest landowners to not further develop properties

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Have the Town partner with non-profit groups to purchase/protect open space

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Encourage land owners to put conservation easements on their property to ensure permanent protection

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Increase minimum lot sizes for residential development

1 2 3 4 5 6 7

Very Undesirable Very Desirable

Let us know if you have any other suggestions for how the Town can preserve open space.

Your answer _____

12. How important is it to protect the following types of open space in the Town of Dryden?

Farmland

1 2 3 4 5 6 7

Very Unimportant Very Important

Forests

	1	2	3	4	5	6	7	
Very Unimportant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Important

Lake and pond areas

	1	2	3	4	5	6	7	
Very Unimportant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Important

Public trail lands

	1	2	3	4	5	6	7	
Very Unimportant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Important

Rivers and streams

	1	2	3	4	5	6	7	
Very Unimportant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Important

Wetlands

1 2 3 4 5 6 7

Very Unimportant Very Important

Let us know if there's another type of open space you feel is important to protect.

Your answer _____

13. I would be willing to pay more taxes to support the preservation of open space within the Town.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Continue to next section...

Recreation

Reference the Open Space and Recreation Map on pg. 14 for questions 14-16.

14. Which of the following recreational facilities would you like to have more of near your home? (Check any that apply)

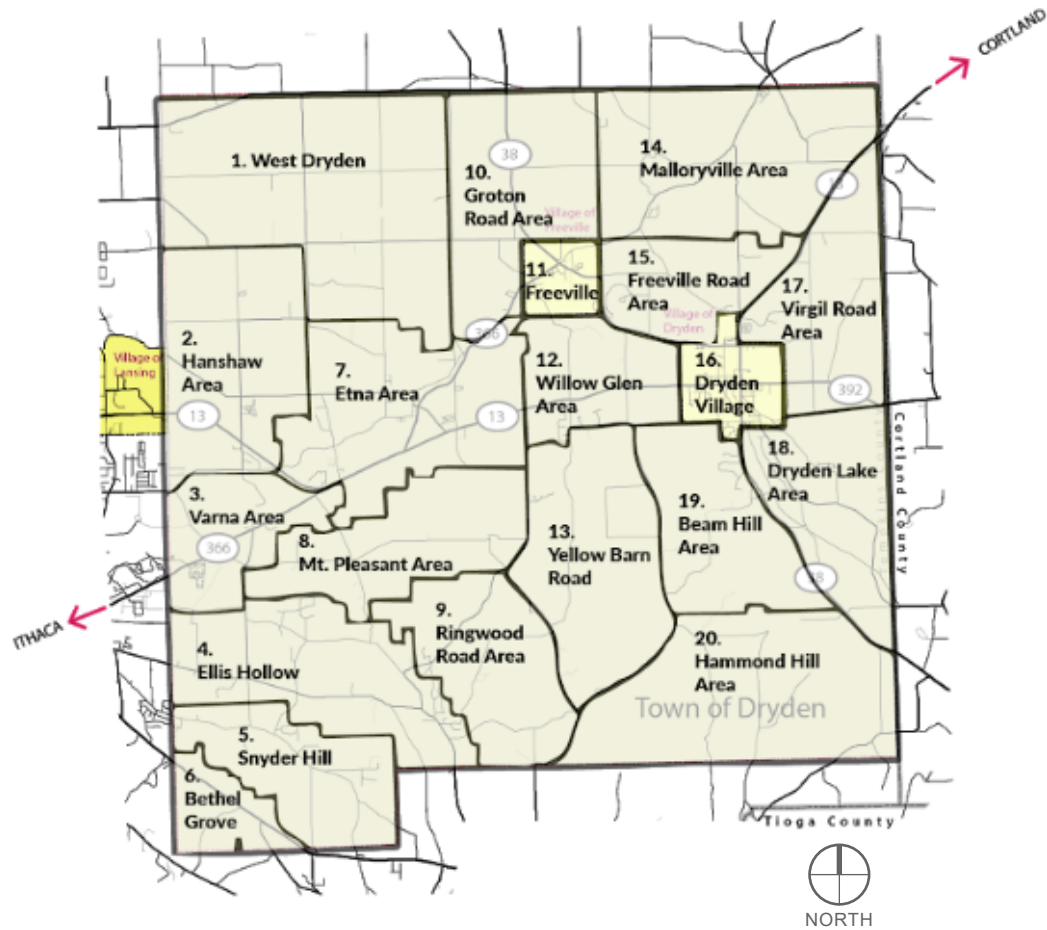
- Baseball fields
- Soccer fields
- Playground areas
- Tennis courts
- Basketball courts
- Fishing access
- Trails (unpaved)
- Trails (paved)
- Community centers
- Town-owned parks

Let us know if there is another type of recreational facility that would be desirable to have near your home.

Your answer _____

Continued...

15. Where would you like to see new recreational development take place? (enter, in order of your preference, the number(s) of the areas on the line provided below)



Your answer

16. I would be willing to pay more taxes to support the development of new recreational facilities within the Town.

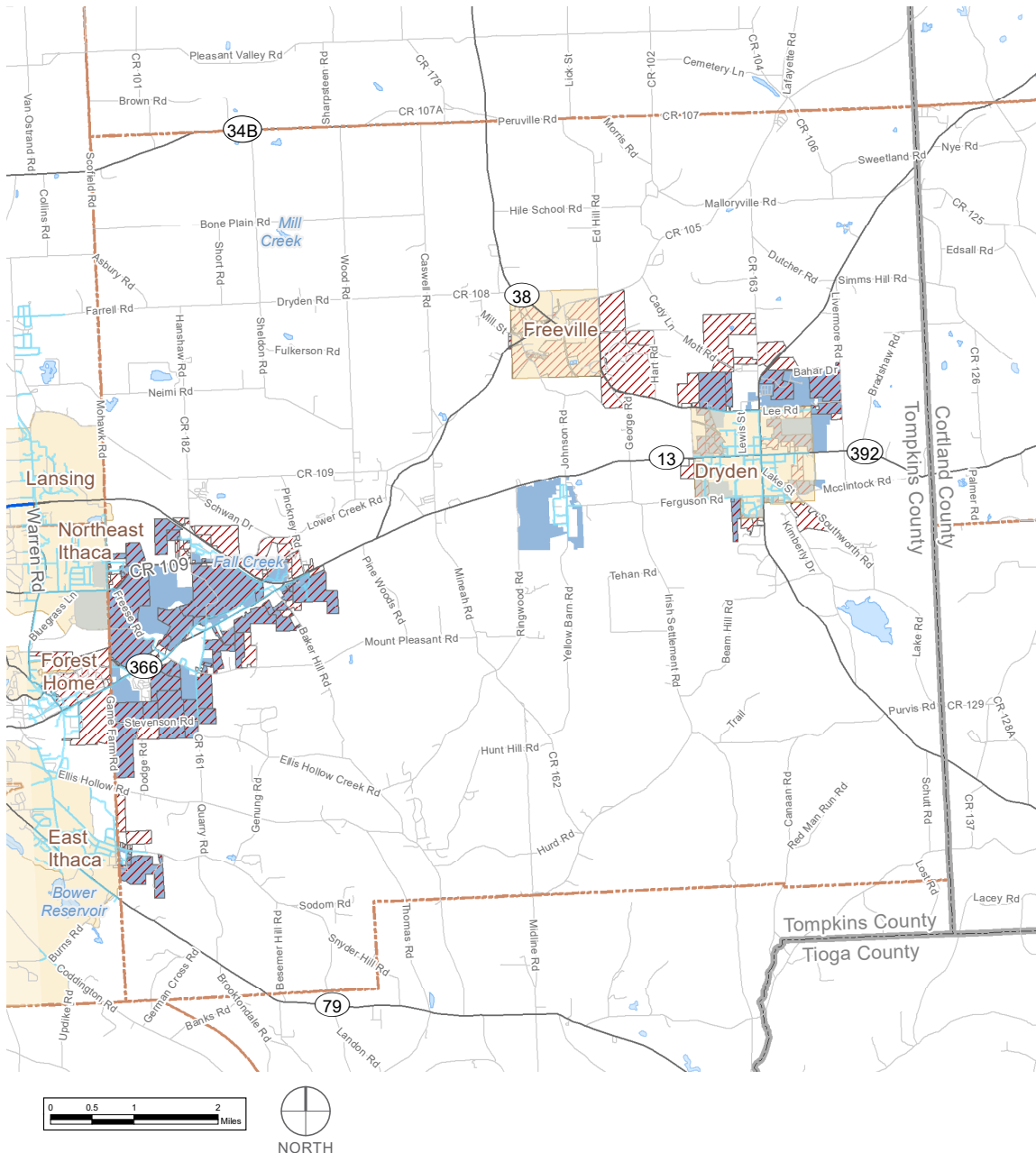
1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Public Water/Sewer Utilities




Public water provides a safe and reliable water supply to homes, apartments and businesses. Municipal sewer treatment helps to protect groundwater quality and allows for efficient clustering of homes and businesses. Having public utilities available also relieves the property owner of the upkeep and maintenance costs associated with owning these systems privately.

Reference this water and sewer service area map for question 17



Town of Dryden Comprehensive Plan Town of Dryden, Tompkins County

Water and Sewer Service Areas

-  Water Main
-  Water Service Area
-  Sewer Service Area

Notes: 1. Basemap: ESRI StreetMap North America, 2008. 2. This map was generated in ArcMap on July 22, 2020. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

17. Would you be willing to pay to be connected to the public water supply and sewer system?

- Yes
- No
- I'm already connected

17a. What is the maximum combined fee that you would you be willing to pay?

- Less than \$500 per year
- \$500 per year
- \$1,000 per year
- \$1,500 per year
- \$2,000 per year
- More than \$2,000 per year
- Not Applicable

17b. If you DO want to be connected to public water, what is your primary reason? (Select the option that best applies)

- Current water quality is unsatisfactory
- Current water quantity is unsatisfactory
- Both water quality and quantity are unsatisfactory.
- Not Applicable
- Other: _____

17c. If you DO want to be connected to public sewer, what is your primary reason?

Your answer _____

17d. If you DO NOT want to be connected to public water, what is your primary reason? (Select the option that best applies)

- I would like public water, but don't want to pay for it.
- I'm satisfied with my water source
- I don't want to increase development pressure in my area that public water supplies may bring
- Not Applicable
- Other: _____

17e. If you DO NOT want to be connected to a public sewer system, what is your primary reason? (Select the option that best applies)

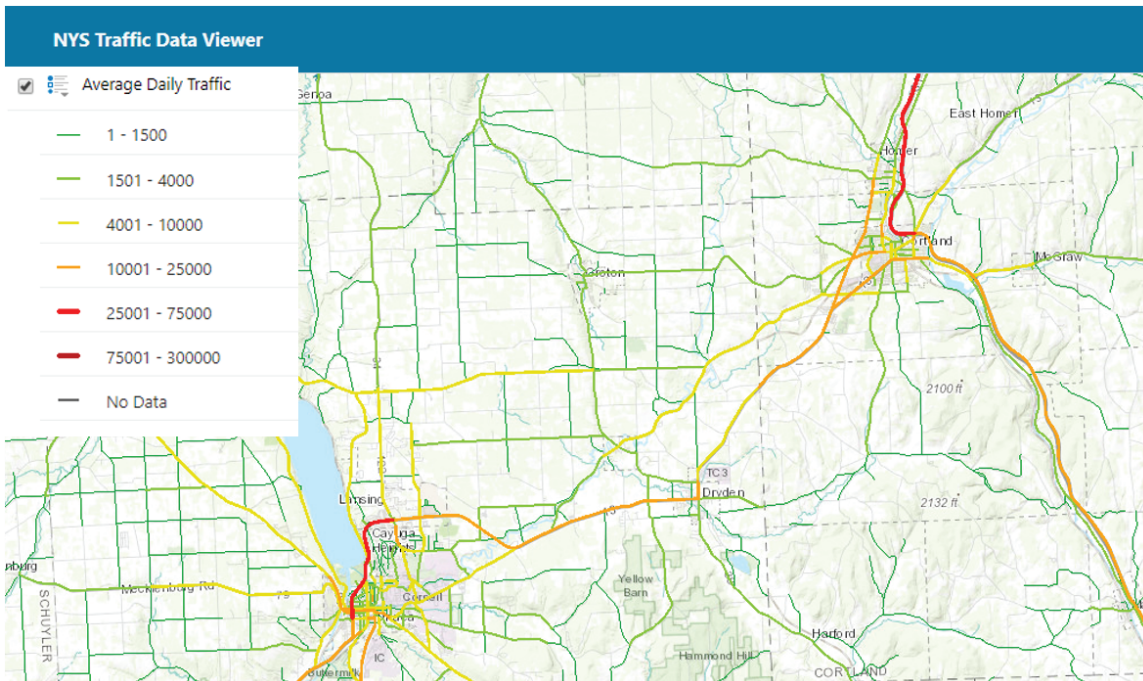
- I would like public sewer service, but don't want to pay for it.
- I don't need an alternate sewage disposal system
- I don't want to increase development pressure in my area that public sewer lines may bring
- Not Applicable
- Other: _____

Continue to next section...

Average Annual Daily Traffic

The map below indicates Average Annual Daily Traffic (AADT) as estimated by the New York State Department of Transportation (NYSDOT). AADT numbers reflect the average daily traffic volume on a route segment at a particular count station location. Actual daily volumes encountered on highways may vary from the AADT. Considerably higher or lower values often result in areas of seasonal activities and when comparing weekend versus weekday traffic.

Reference the average daily traffic map as needed for questions 18.



18. What concerns do you have about traffic in your neighborhood? (Check any that apply)

I have no traffic concerns

Trucks

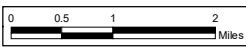
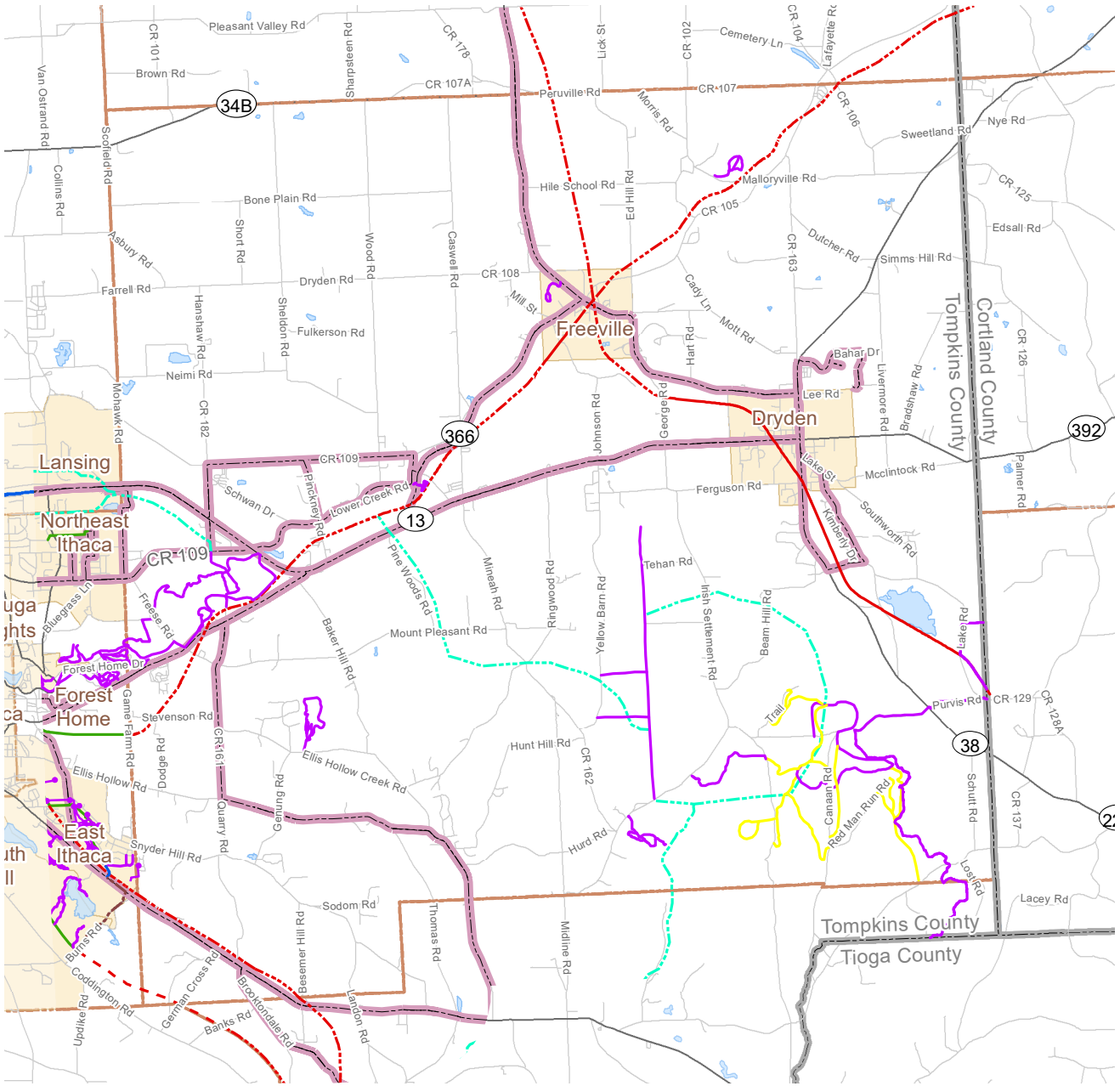
Speed

Congestion

Noise

Other: _____

Reference this alternative transportation map as needed for questions 19-24



Town of Dryden Comprehensive Plan
Town of Dryden, Tompkins County

Alternative Transportation

Notes: 1. Basemap: ESRI StreetMap North America, 2008. 2. This map was generated in ArcMap on July 20, 2020. 3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Unclassified - Existing
- - - Unclassified - In-progress
- Unclassified - Planned
- - - Unclassified - Proposed
- Foot Path - Existing
- - - Foot Path - Proposed
- Inactive Rail Road - Existing
- - - Inactive Rail Road - In-progress
- - - Inactive Rail Road - Proposed
- Inactive Rail Road - Unofficial
- Hiking - Existing
- Multi-Use - Existing
- - - Multi-Use - Planned
- Multi-Use - Unofficial
- - - Non-Rail - Proposed
- - - Road - Proposed
- - - Bus Route

19. How often do you use the following modes of travel for transportation purposes?

	Daily	Four to five times a week	Two to three times a week	Once a week	Once or twice a month	Never
Personal automobile	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rideshare (Uber/Lyft)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking (not solely for exercise)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Biking (not solely for exercise)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. If you selected "other," what mode of transportation are you using?

Your answer _____

Continued...

21. I prefer to use alternative modes of transportation (walking, biking, transit, etc.) when available

1 2 3 4 5 6 7

Strongly disagree Strongly agree

22. If you have not used public transportation in the past year, why not? (Check all that apply)

- Infrequent schedule
- Inconvenient routes
- Don't know enough about it
- I prefer to drive my car
- Unreliable service
- Inconvenient schedule
- Bus stop too far from my house
- Bus stop too far from my destination
- Other: _____

23. I have adequate access to walking options.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

23a. What types of facilities would improve your walking experience? (Check any that apply)

- Sidewalk facilities
- Crosswalk facilities
- Walking/hiking trails
- Improved destinations (commercial center, neighborhood parks, local businesses)
- Other: _____

24. I have adequate access to biking options.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

24a. What types of facilities would improve your biking experience? (Check any that apply)

- Bike lanes
- Bike racks at destinations
- Biking trails
- Improved destinations (commercial center, neighborhood parks, local businesses)
- Other: _____

Continue to next section...

Energy and Sustainability

Sustainability is defined as meeting the needs of the present generation without compromising the ability of future generations to meet their needs. The Town of Dryden adopted the ten-element Climate Smart Communities Pledge as a commitment to greenhouse gas (GHG) emission reduction, climate change adaptation, and achieving greater community sustainability. The Town also became a Bronze Certified Climate Smart Community in September of 2019. In support of Dryden 2045, the Town will be compiling a community GHG inventory as well as identifying strategies for reducing energy consumption and improving community sustainability.

25. This Comprehensive Plan Update should include goals and objectives that promote sustainability within the Town.

	1	2	3	4	5	6	7	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

26. The Town of Dryden should take additional steps to conserve energy and reduce emissions in the Town's municipal operations.

	1	2	3	4	5	6	7	
Strongly Disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly Agree

27. The Town of Dryden should take steps to ensure that new development is located and built in ways which conserve energy, reduce emissions, and incorporate renewable energy sources.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

28. The Town of Dryden should seek resources and take steps to support energy conservation and emissions reduction in existing buildings.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

29. The Town of Dryden should pursue opportunities to partner with neighboring municipalities to increase the supply of renewable energy available to Town residents and businesses.

1 2 3 4 5 6 7

Strongly Disagree Strongly Agree

Continue to next section...

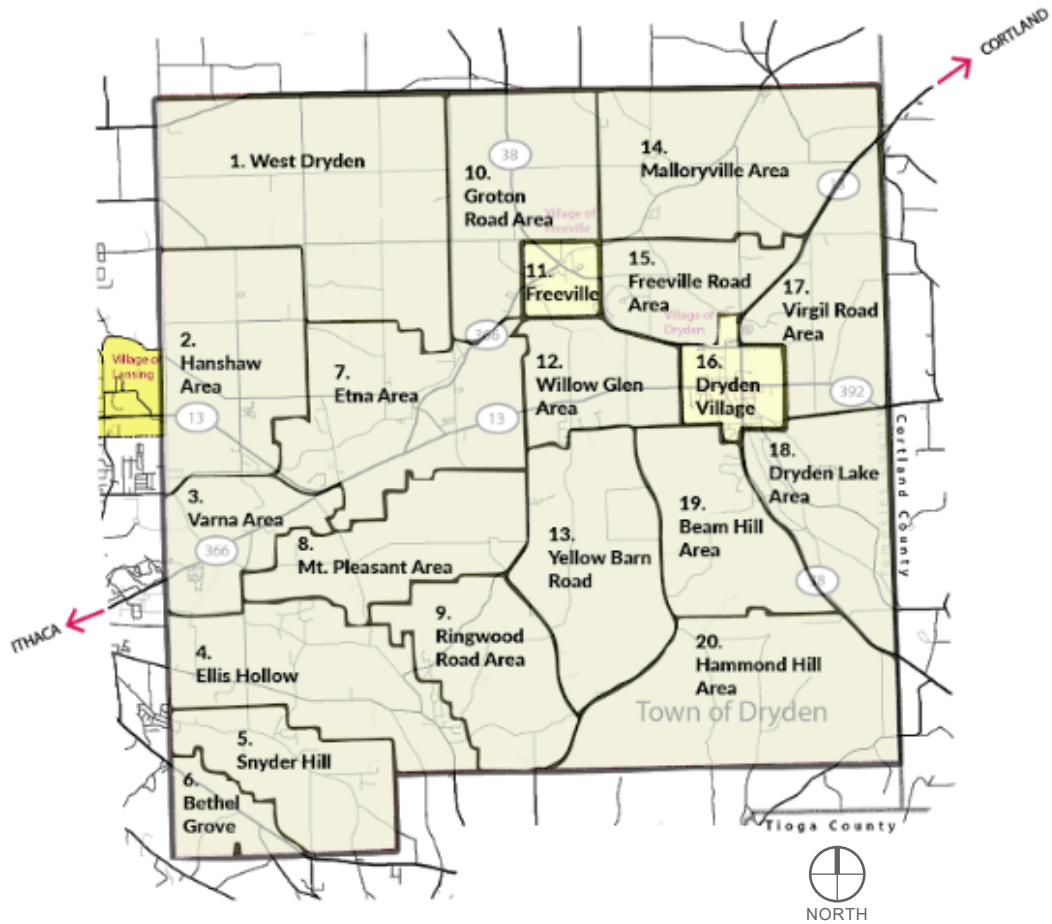
Demographic and Other Questions

30. Is there something important not covered in this questionnaire that you think the Town needs to address?

Your answer

Continued...

31. Where do you live? (Enter the corresponding number from the map below on the line below the map)



Your answer _____

32. How old are you?

- Under 18
- 19-29 years
- 30-45 years
- 45-65 years
- 65-85 years
- 85+ years

33. Do you own or rent your home?

- Own
- Rent
- Other: _____

34. What is your house type?

- Single Family home
- Manufactured home
- Town-home
- Multi-family home
- Apartment
- Other: _____

35. How long have you lived in the Town of Dryden?

- Less than 2 years
- 2-5 years
- 6-15 years
- 16-30 years
- More than 30 years

36. What best describes your work status?

- Work from home
- Work in the Town of Dryden
- Work outside the Town of Dryden
- Student
- Retired
- Unemployed
- Other: _____

37. Do you own a business within the Town?

- Yes
- No

37a. If yes, what made you decide to locate within the Town?

Your answer _____

38. Do you own a business outside the Town?

Yes

No

38a. If yes, what made you decide to locate outside the Town?

Your answer _____

Thank You!

The Town will be receiving completed surveys until August 31, 2020.

Paper copies of the survey can be dropped off at any of the following locations:

Dryden Town Hall, Dryden Village Hall, Freeville Village Hall, Varna Community Center, or Ellis Hollow Community Center

or

**mailed to: ATTN COMMUNITY SURVEY
Planning Department
Town of Dryden
93 E. Main Street,
Dryden, NY 13053**

Stay tuned for future updates by visiting the project website at **www.Dryden2045.org**.

Community Survey Results

Dryden Community Survey

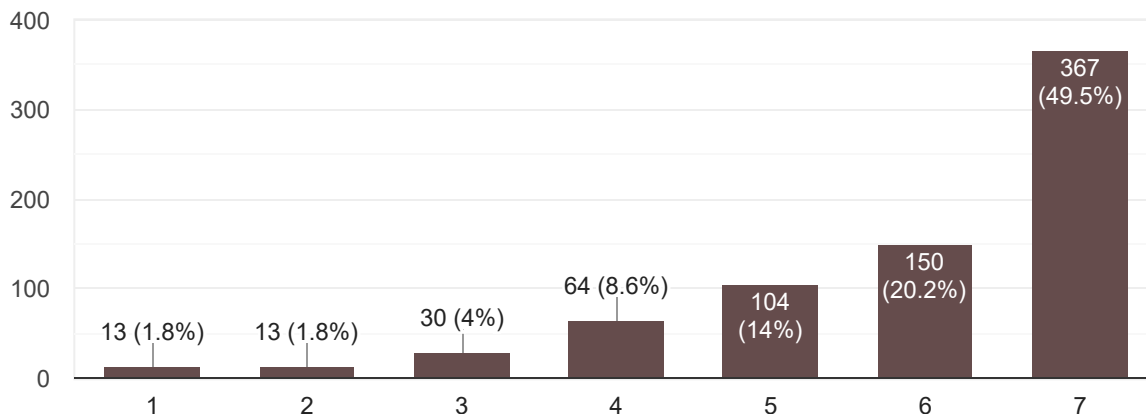
747 responses

Community Vision: A community vision is a statement that identifies the goals and objectives of the community. It represented a consensus of what residents want the community to look and feel like in the future, and serves to guide community plans, policies, and programs.

1. Review the following vision statements from the 2005 Town of Dryden Comprehensive Plan. Do you feel the vision statements below adequately represent your vision for the future of Dryden?

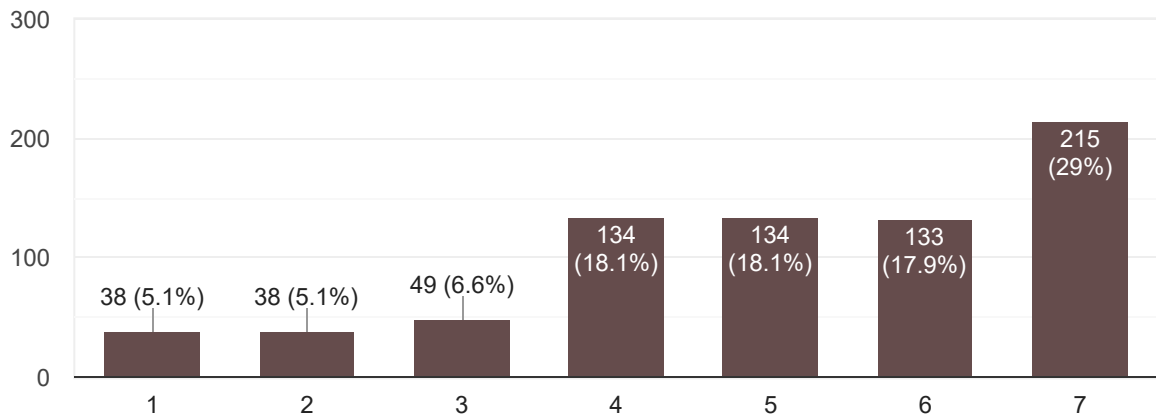
Preserve the rural and small-town character of the Town of Dryden, and the quality of life its residents enjoy as the Town continues to grow in the coming decades.

741 responses



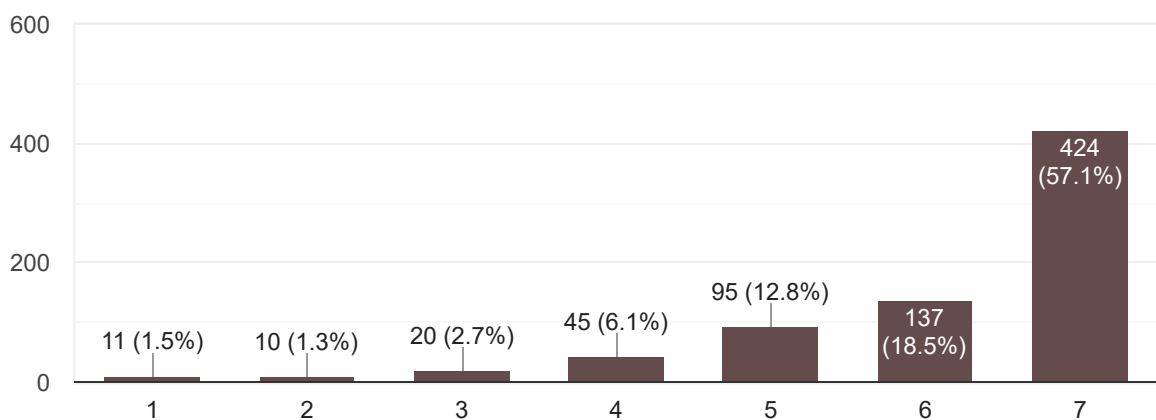
Channel new residential, commercial, industrial, and other types of development into existing villages and hamlets and their immediate environs, or into and around existing hubs of development outside the villages and hamlets.

741 responses



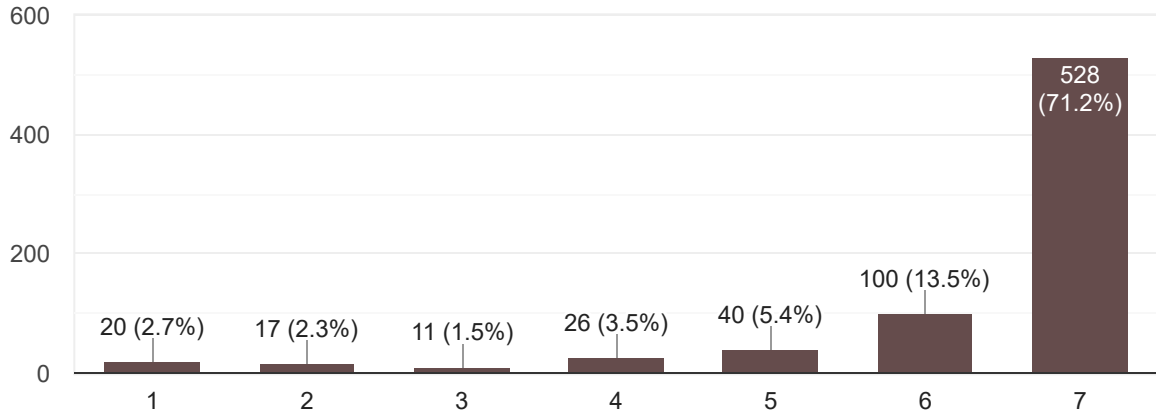
Ensure to the extent possible the long-term viability of the Town's agricultural community.

742 responses



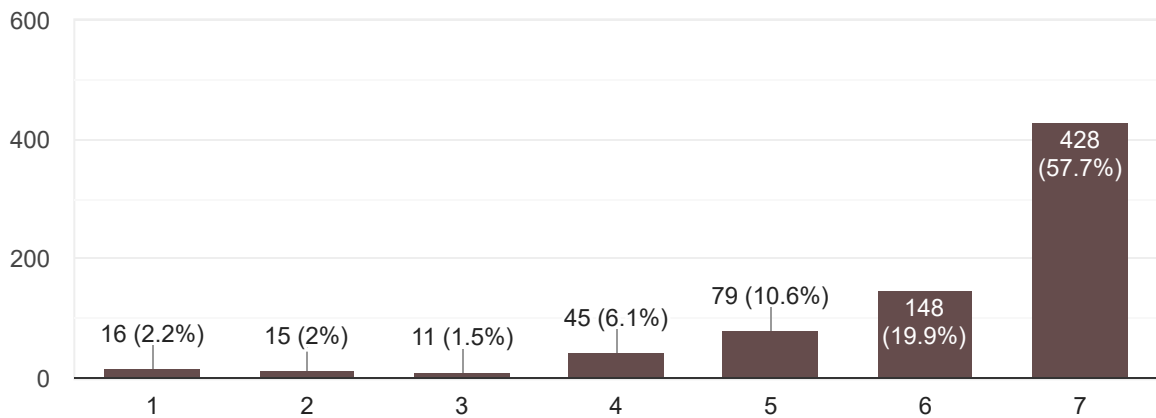
Protect to the extent possible the important natural open space and scenic resources of the Town, including woodlands, stream corridors, wetlands and steep slope areas.

742 responses



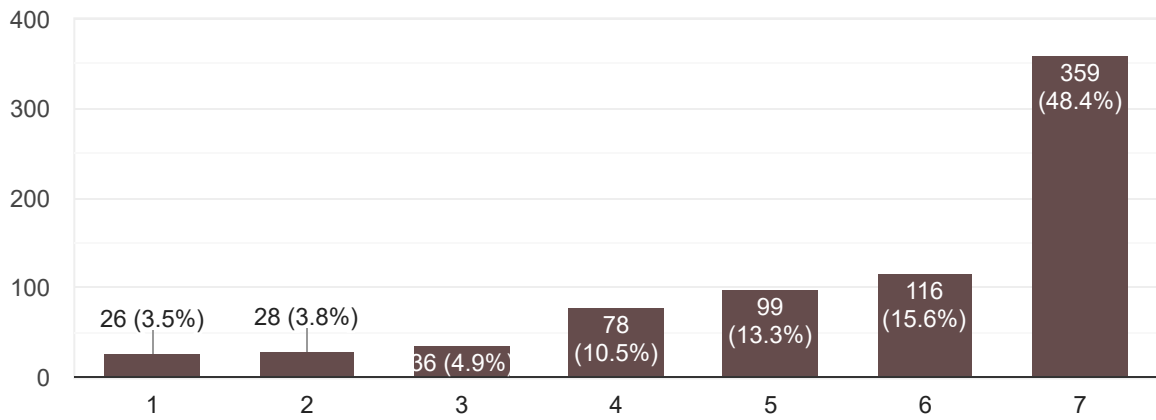
Protect and enhance the livability of existing residential neighborhoods.

742 responses



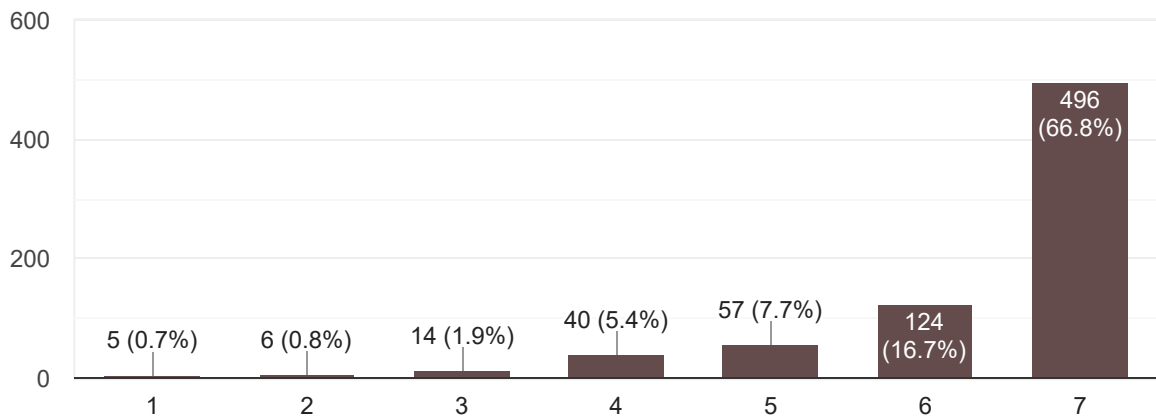
Ensure a safe and diversified transportation system to serve the needs of all Town residents.

742 responses



Provide for adequate and efficient public facilities and services (e.g., EMS, Fire Services, Water and Sewer).

742 responses



Please provide any additional thoughts on your vision for the future of Dryden. Ex: Why do you agree or disagree with certain statements? How would you modify these statements for today's vision?

289 responses

New Commercial or larger housing developments should be along main roads, not within hamlets.

Agriculture is most important

Please keep the small town feel in Dryden. Assist the smaller owned non franchise stores on Main Street. No more dollar stores or storage buildings in the village

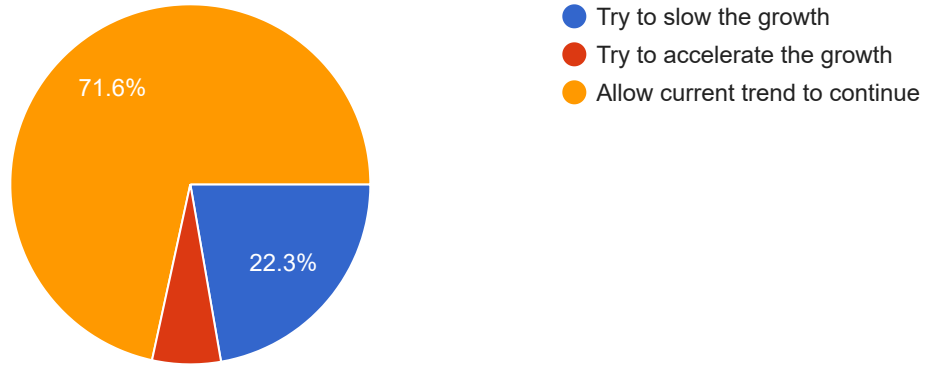
No comment

I disagreed with "Preserve the rural and small-town character" in question 1 and "Ensure a safe and diversified transportation system" because in both cases it open the door to continue to discriminate against people of color. I associate "small town character" with racists policies that prevent black people from being full community members. Using "safe" is a racist trope. What do you mean by safe? The language used so far in this survey is disappointing because it uses racist dog whistles to reinforce racial inequity.

Growth, Development, and Affordability

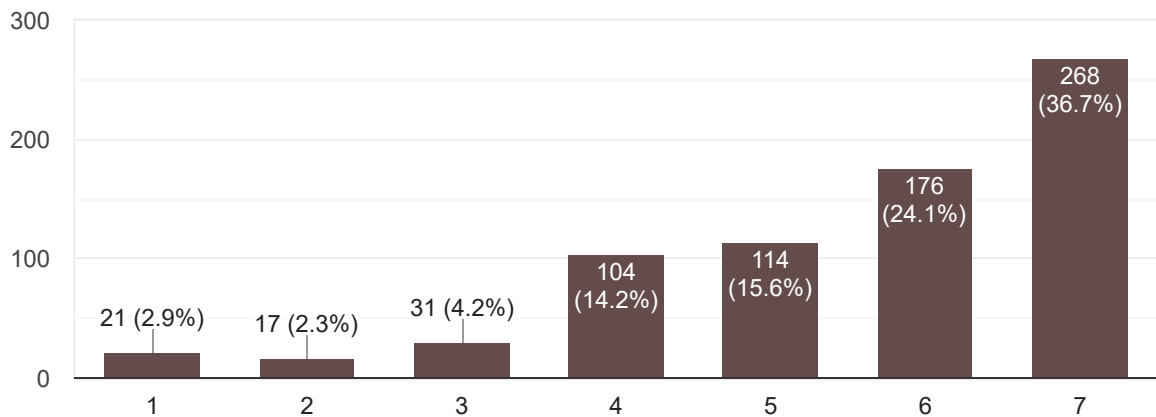
2. By 2045, we estimate the Town may grow by another 1,400 – 1,700 residents. How would you recommend that the Town prepare for this level of residential growth?

732 responses



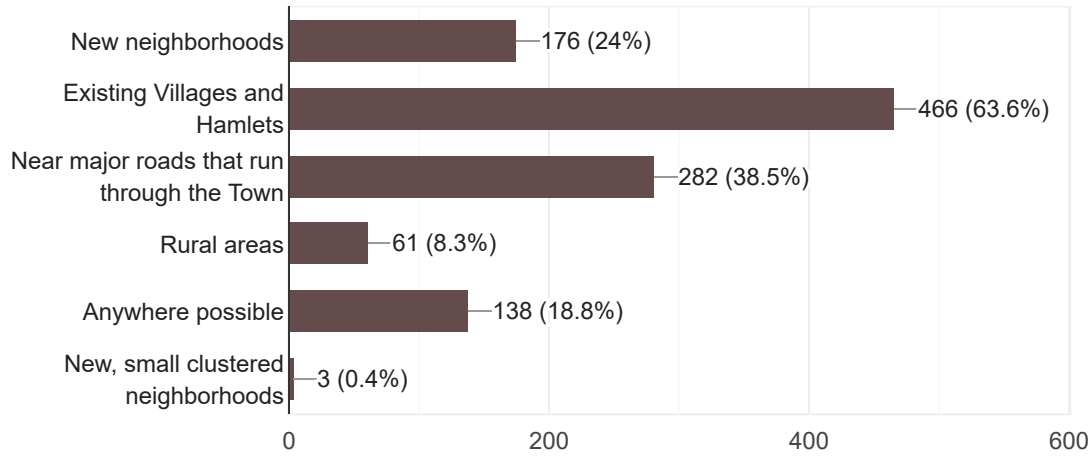
3. The Town of Dryden should concentrate new development near already developed areas.

731 responses



4. Assuming some residential growth will happen in Dryden, where should it be encouraged? (Check any that apply)

733 responses



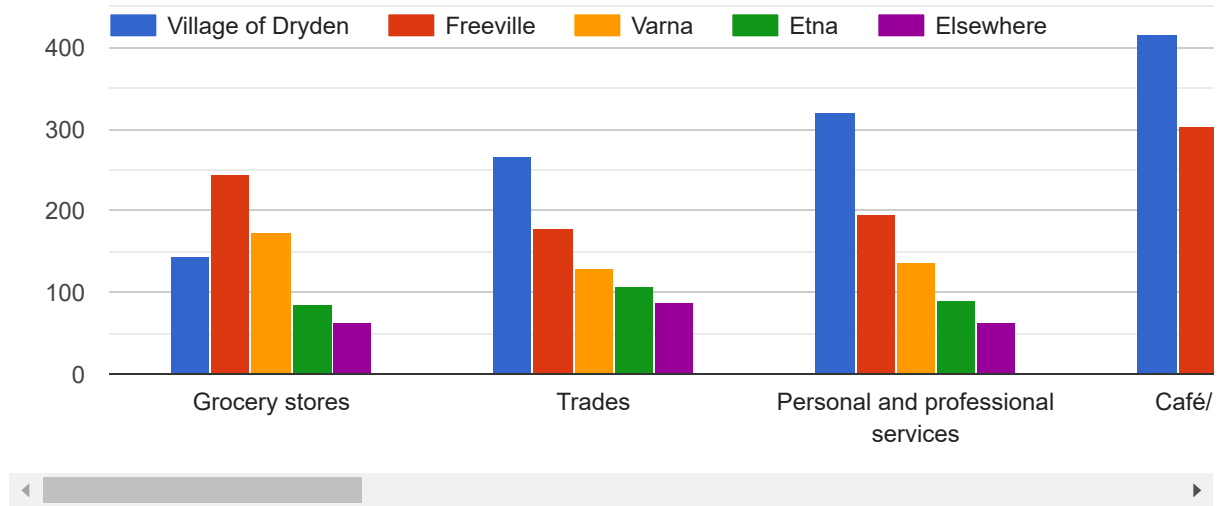
5. Where would you like to see new residential development take place? (Enter, in order of your preference, the number(s) of the areas on the line provided below)

565 responses

- 16
- 16, 11
- 7
- 3
- 1
- 11 and 16
- 3, 16, 11
- Etna
- 19



6. Which of the following businesses do we need more of, and where?
 (Check the appropriate columns to indicate your preferences)



6a. If you indicated "other," what type of business?

94 responses

Medical

Black- and minority-owned businesses

Gun Shops

the restaurant that was in Freeville is an example of a place that makes use of a beautiful spot

Priority Fitness facility. Enclosed dog park 16/17 on town municipal lot.

Pizzeria with delivery

small manufacturing, start up company facilities

Year-round small farm/CSA

hardware

6b. If you indicated "elsewhere," where else would you like to see businesses in the Town?

177 responses

Hanshaw area

McLean

not sure

Rural areas

not in Dryden

Ellis Hollow

Cortland

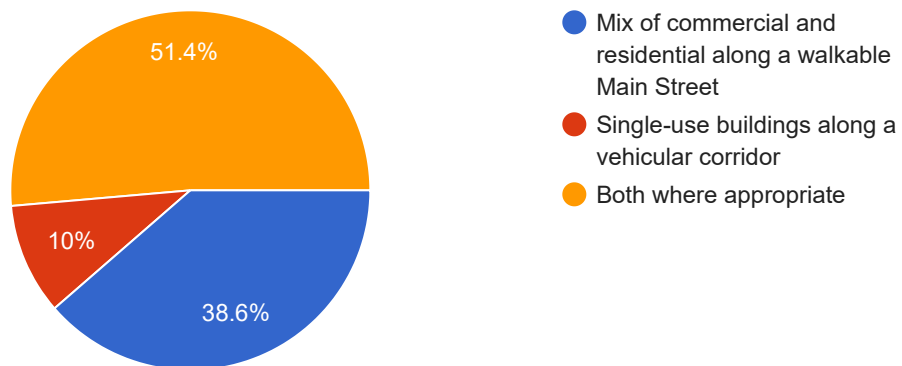
Near Ithaca Lansing area

anywhere



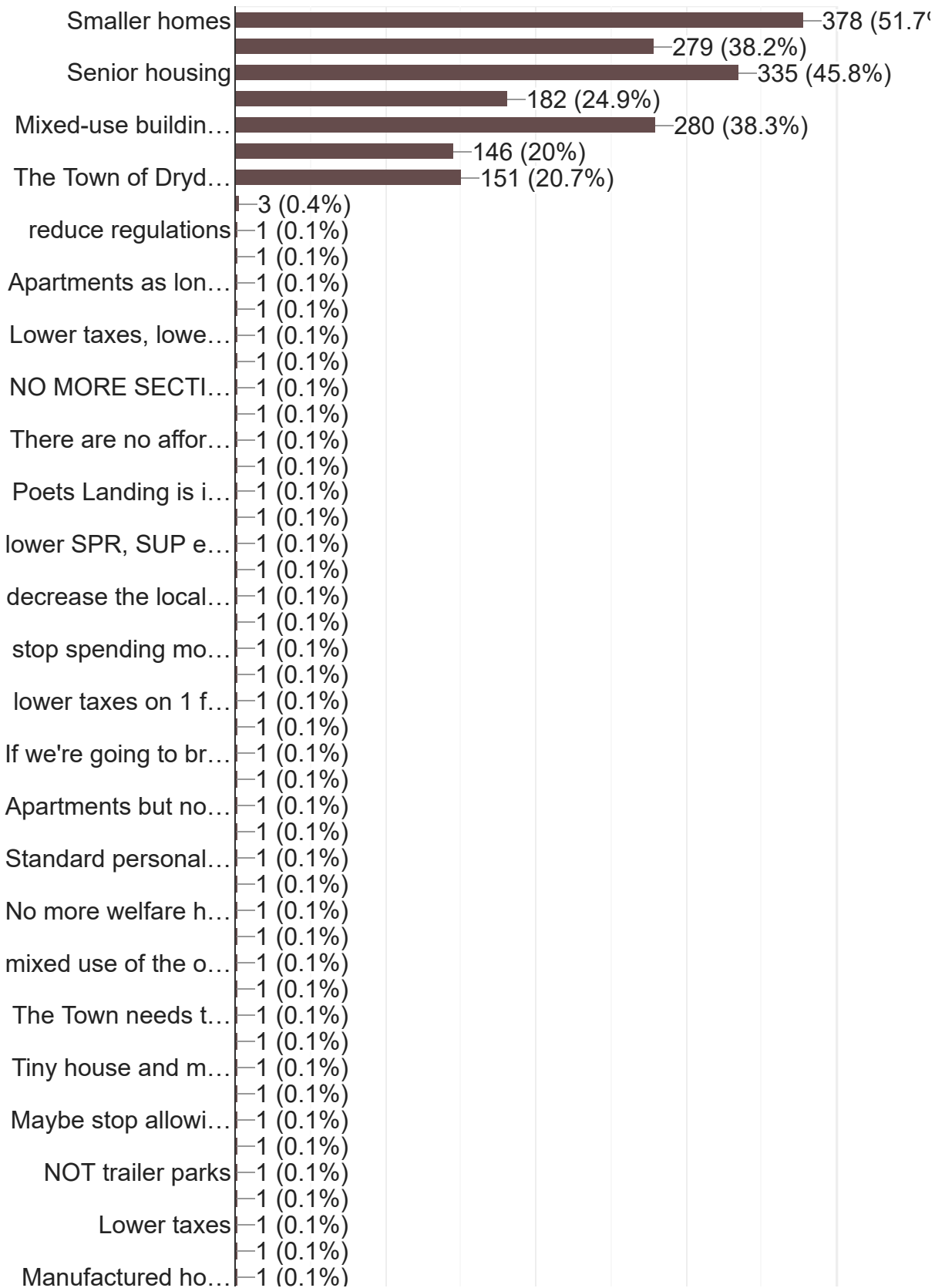
7. Which community character type would you prefer for new commercial development?

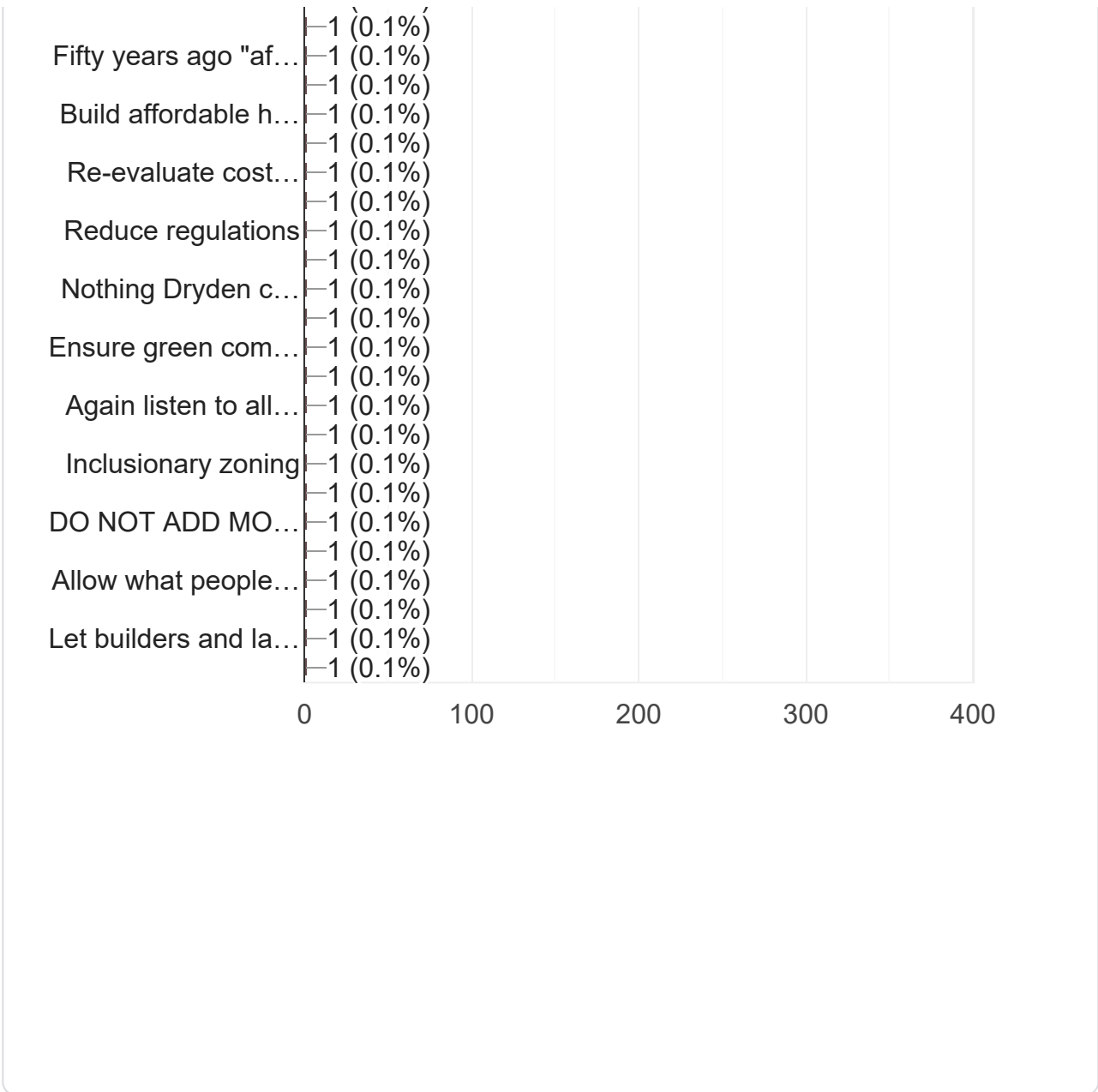
720 responses



8. In order to improve the availability of affordable housing options, the Town of Dryden should encourage the development of the following.
(Check any that apply)

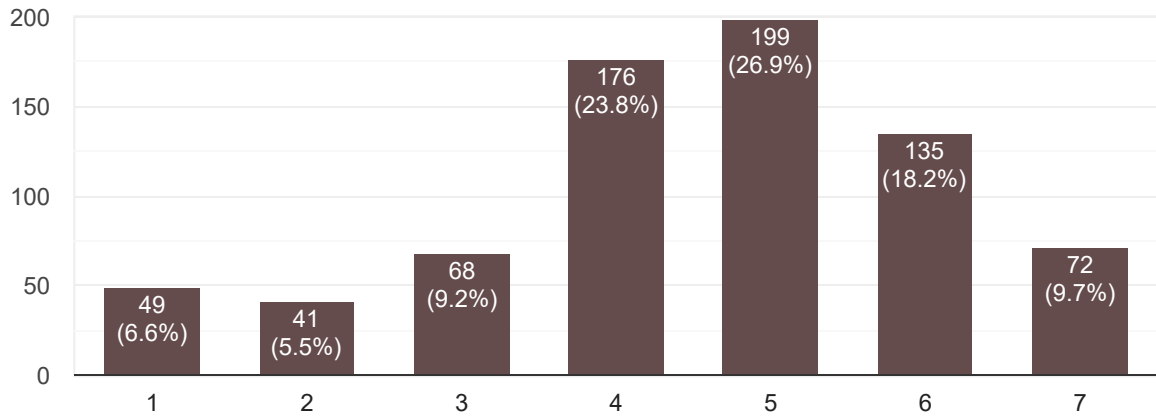
731 responses





9. I feel like the Town of Dryden is an affordable place to live.

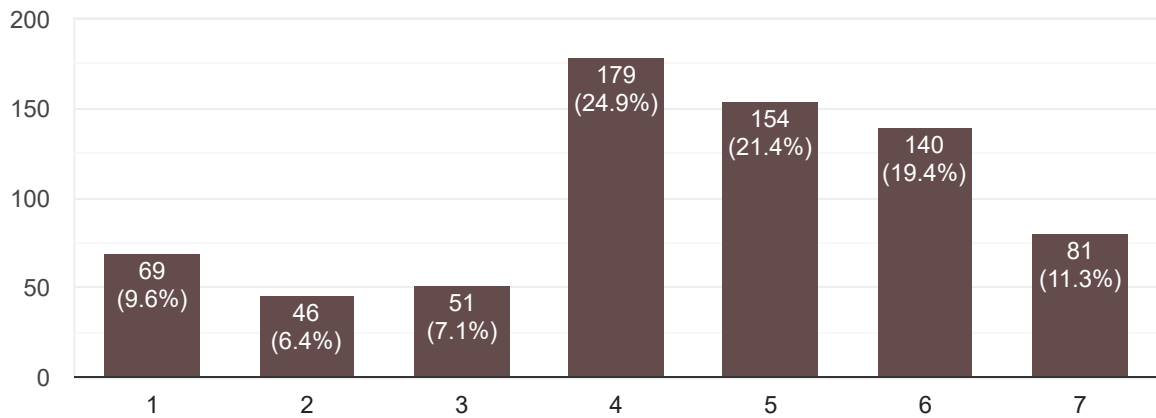
740 responses



10. How desirable are the following 12 development characteristics?

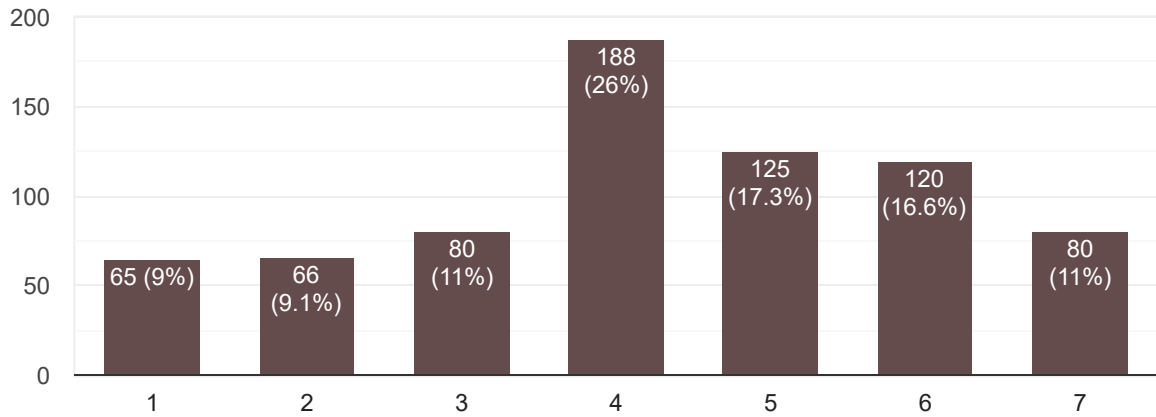
Neighborhood centered subdivisions

720 responses



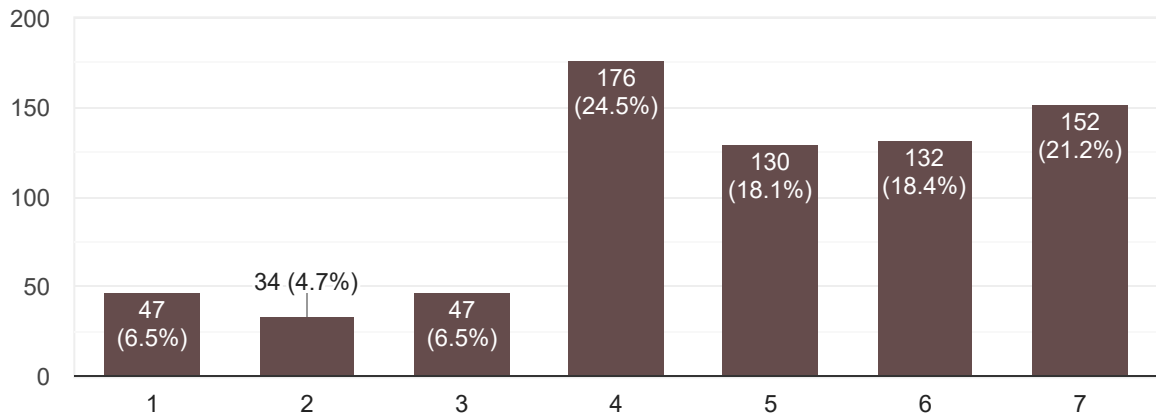
Smaller lot sizes in villages/hamlets

724 responses



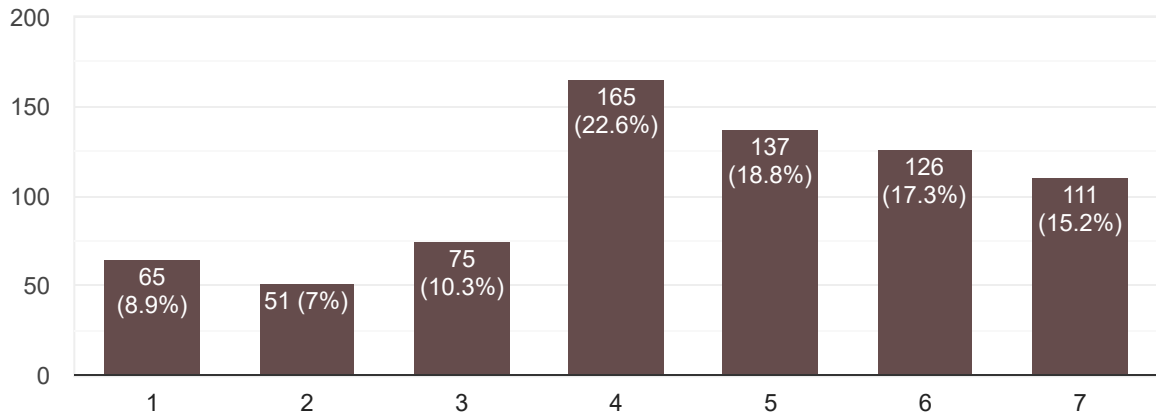
Larger minimum lot sizes in outlying areas

718 responses



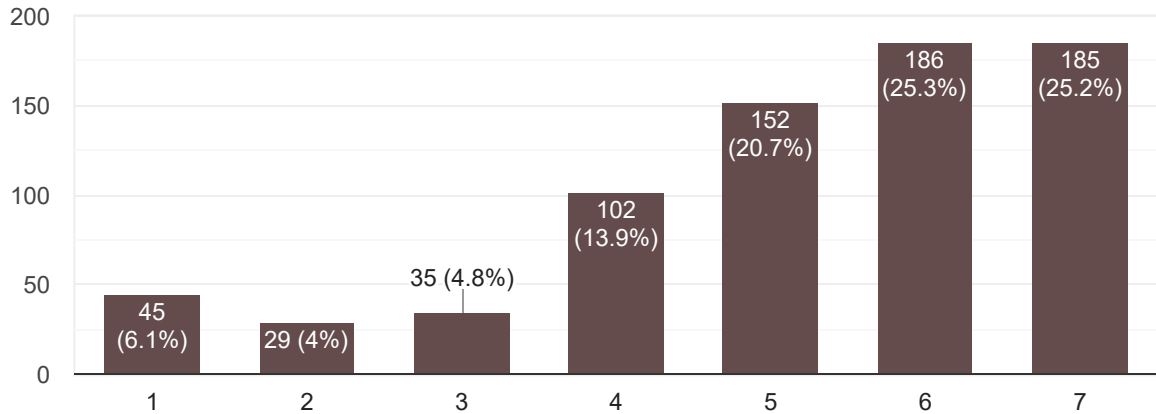
Higher population density in villages and hamlets

730 responses



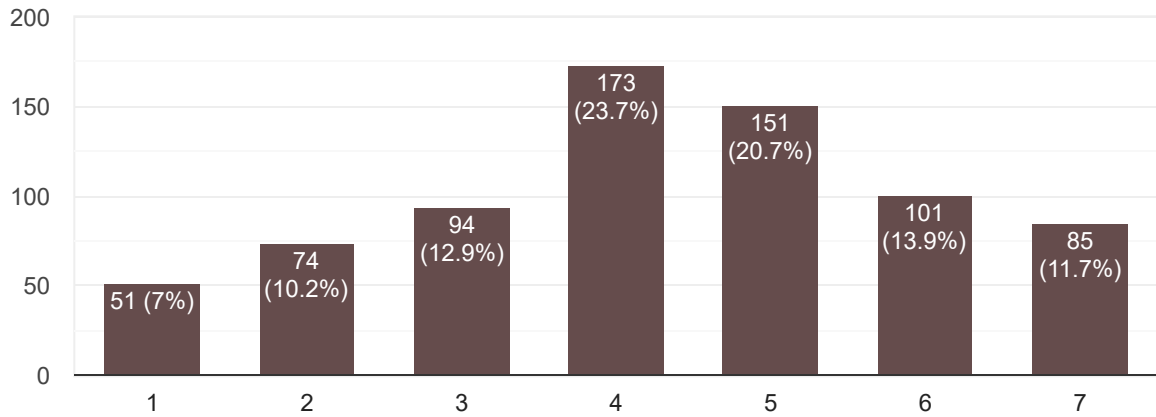
New businesses along major transportation routes outside of villages and hamlets (such as Routes 13, 366, and 38)

734 responses



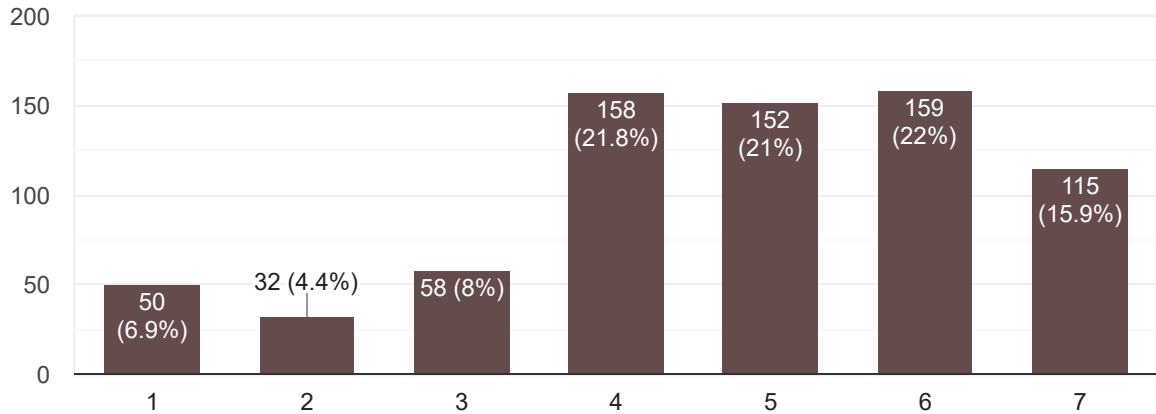
Housing along major transportation routes

729 responses



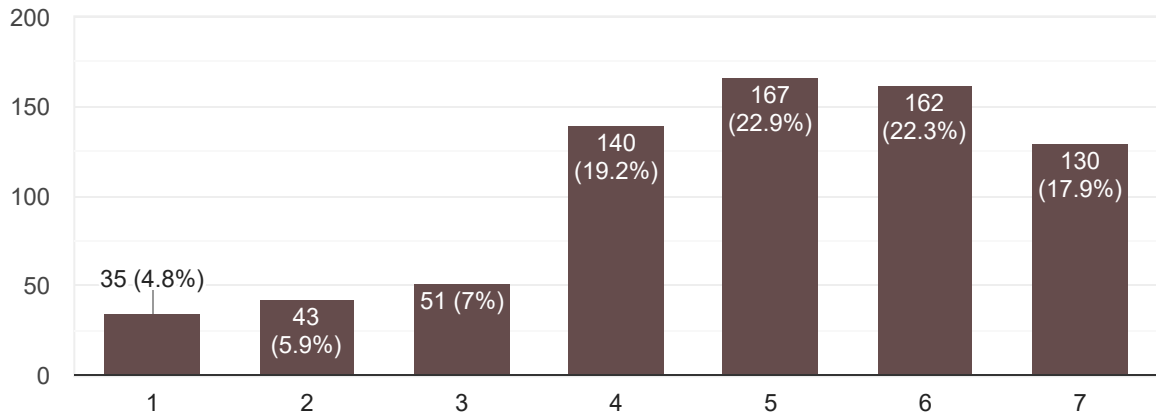
Cluster subdivisions (clustering housing on smaller lots to preserve open space within a subdivision)

724 responses



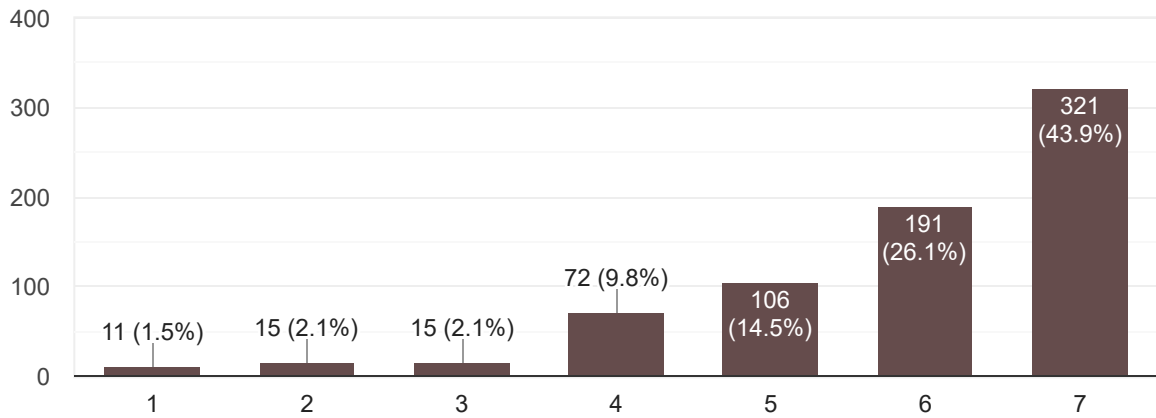
Mixed use (eg: commercial/residential) buildings in villages and hamlets

728 responses



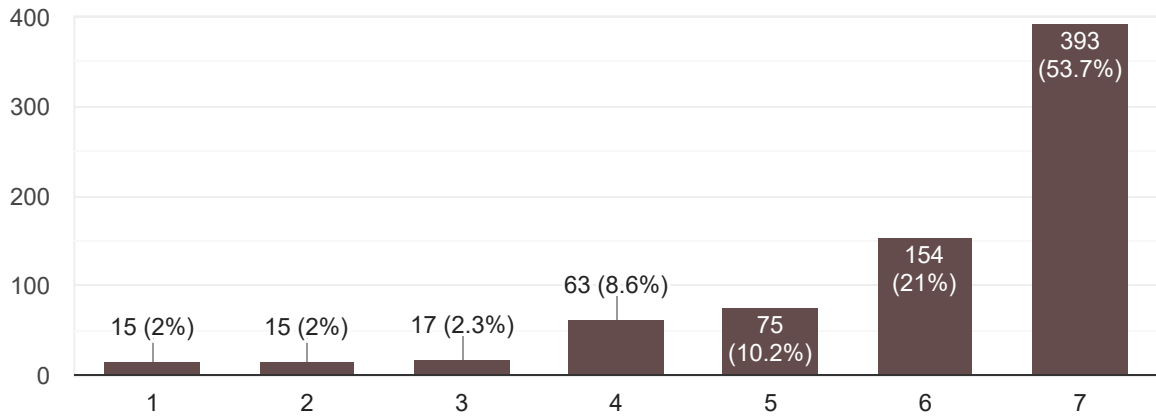
Pedestrian oriented main streets or neighborhood centers

731 responses



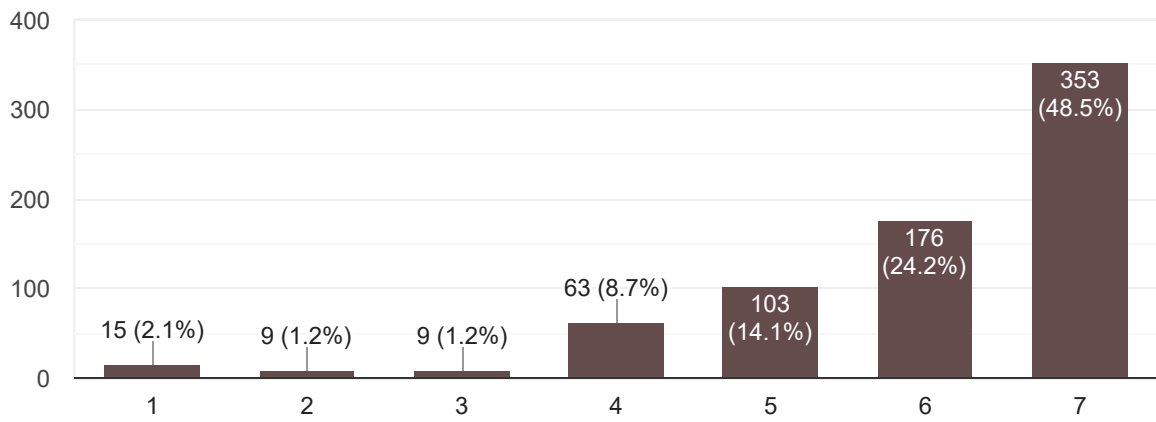
Public spaces (plazas or parks)

732 responses



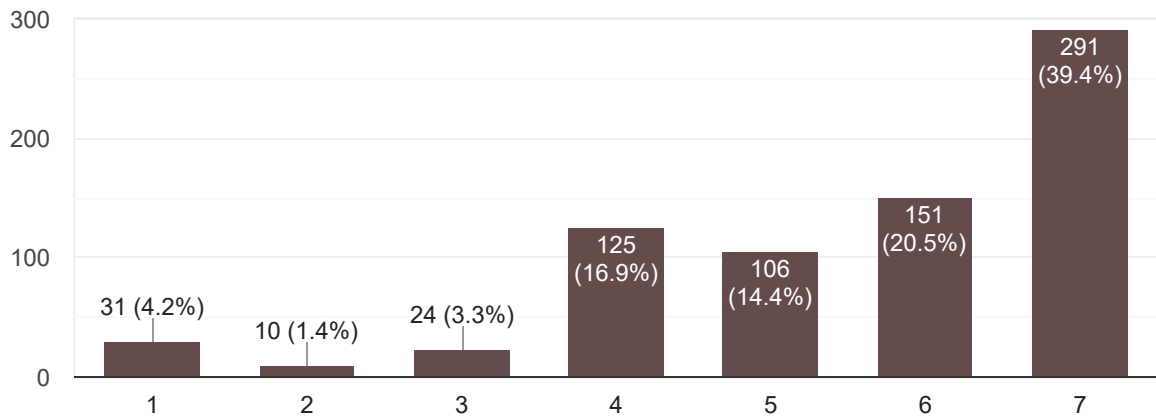
Outdoor seating space for restaurants or bars

728 responses



Low traffic speeds

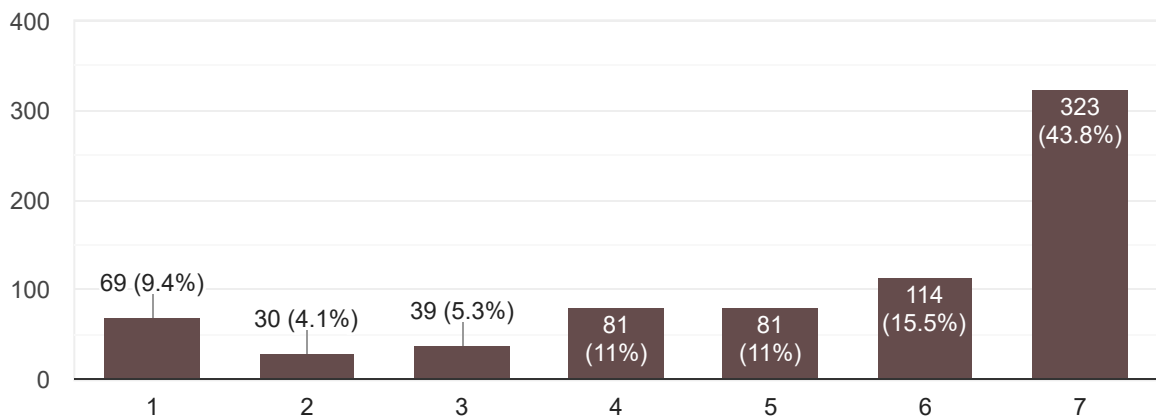
738 responses



Land Conservation: 93% of Dryden’s land is now forest, agricultural, or primarily undeveloped. Less than 20% of this land has permanent open space protections (such as state forests and nature preserves).

11. More land should be permanently preserved as open space in the Town of Dryden.

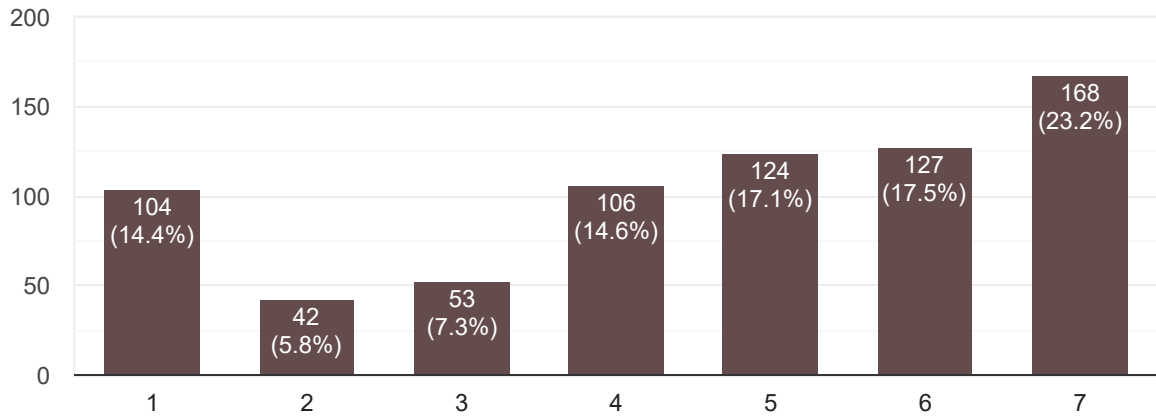
737 responses



11a. How desirable are the following 5 methods of open space preservation?

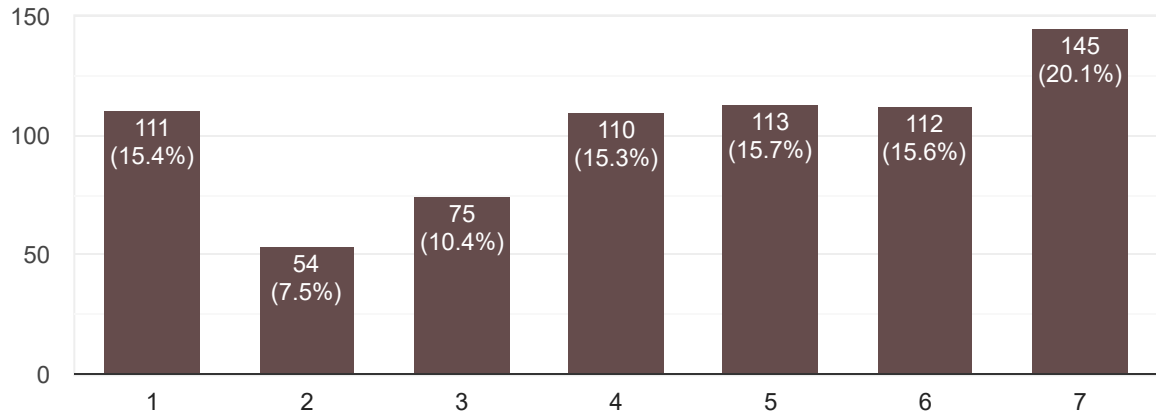
Have the Town buy land and create Town-owned nature preserves

724 responses



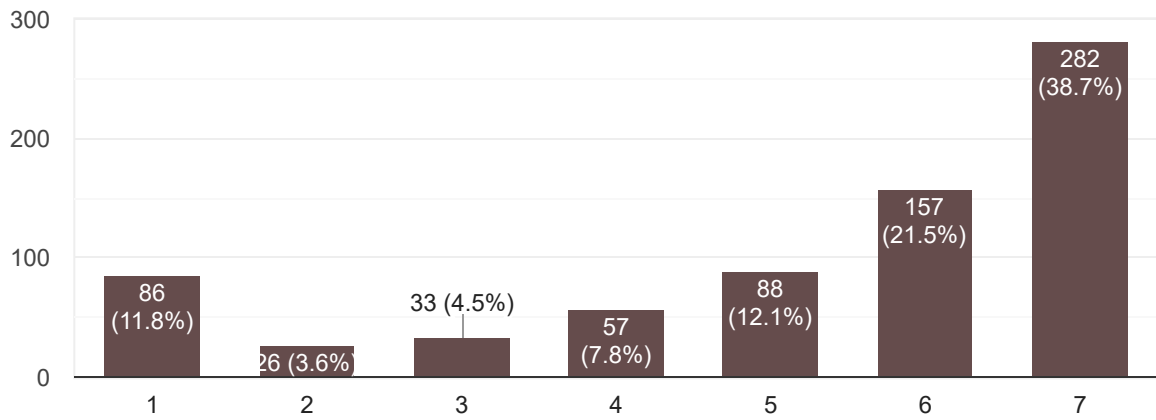
Have the Town subsidize farm/forest landowners to not further develop properties

720 responses



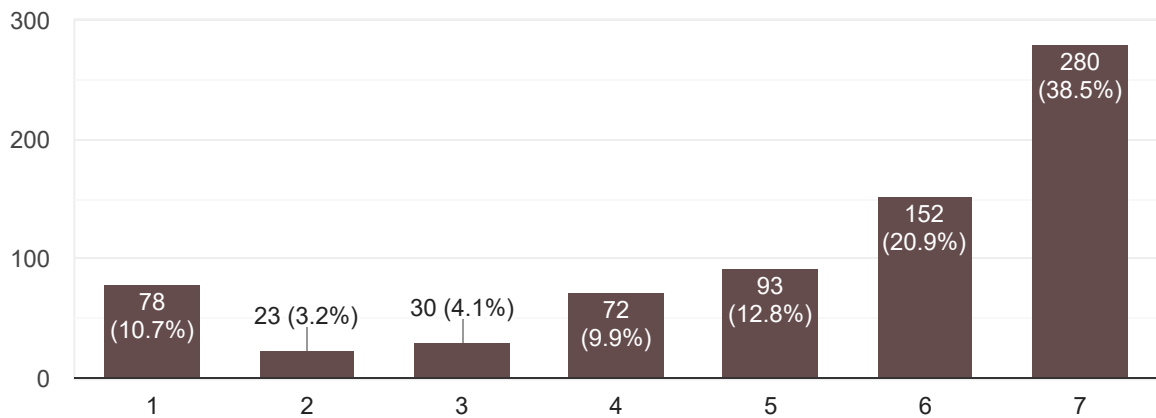
Have the Town partner with non-profit groups to purchase/protect open space

729 responses



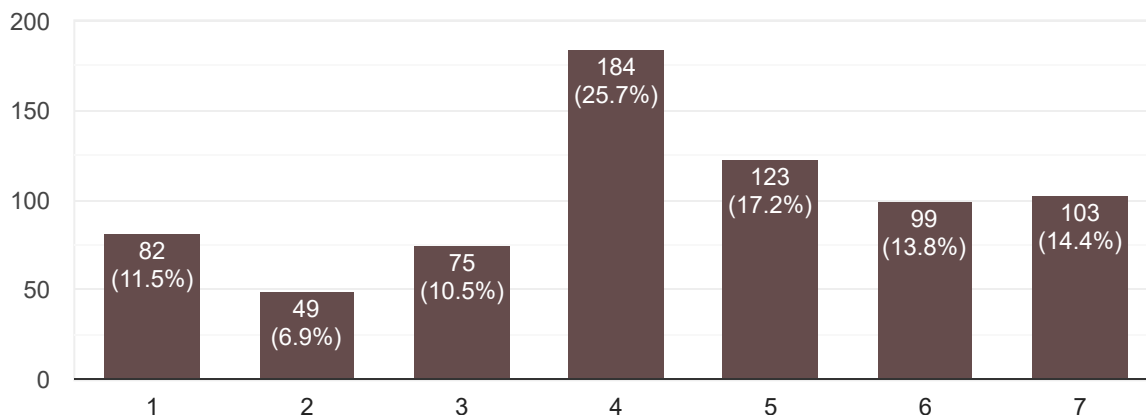
Encourage land owners to put conservation easements on their property to ensure permanent protection

728 responses



Increase minimum lot sizes for residential development

715 responses



Let us know if you have any other suggestions for how the Town can preserve open space.

123 responses

No more developments

Land trust

Leave as is

We only need to protect ag lands

during Covid many people enjoyed our hiking trails. in Europe there are cafes on the paths so that people can enjoy refreshment to break up their walk

Tax break for conservation, protected land/wetlands.

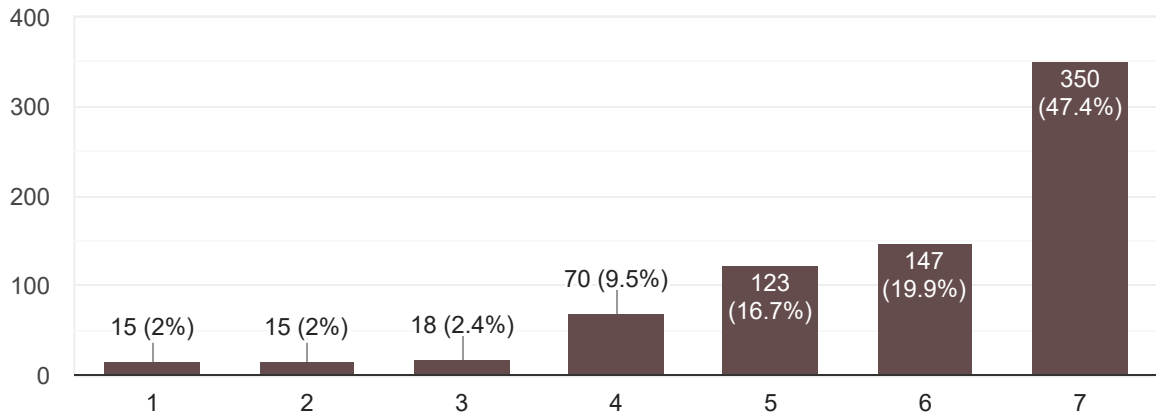
Encourage trails and recreation spaces

The Town should not be in the business of spending taxpayer dollars (Federal, state, county, Town Village) revenues are the residents hard earned money not to be used via the Town to cherry pick their land wish lists.

12. How important is it to protect the following types of open space in the Town of Dryden?

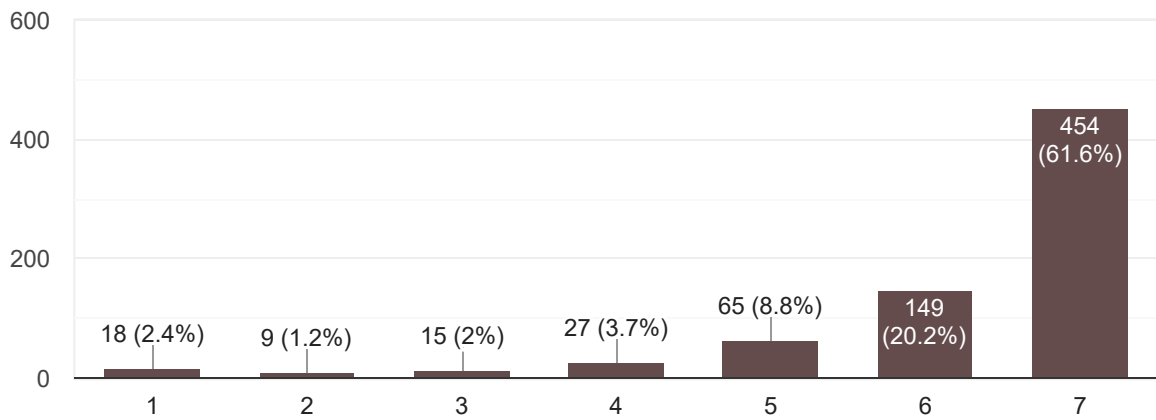
Farmland

738 responses



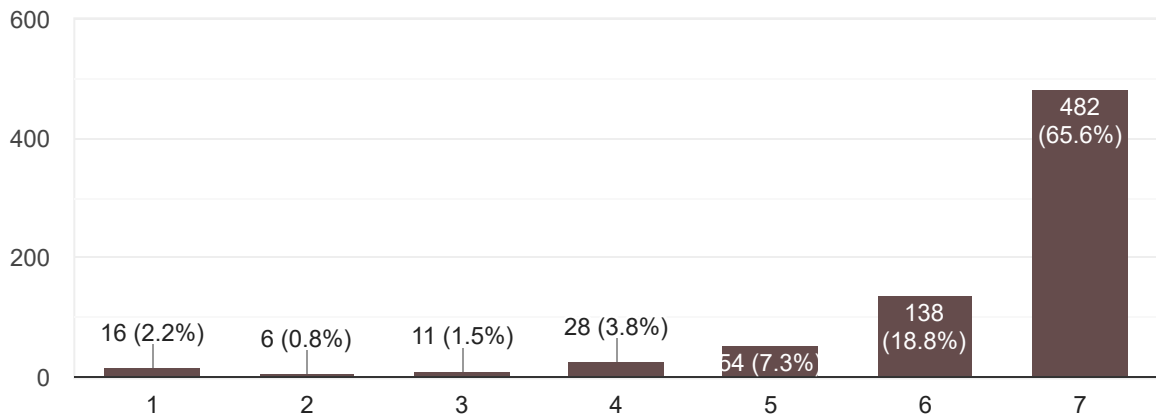
Forests

737 responses



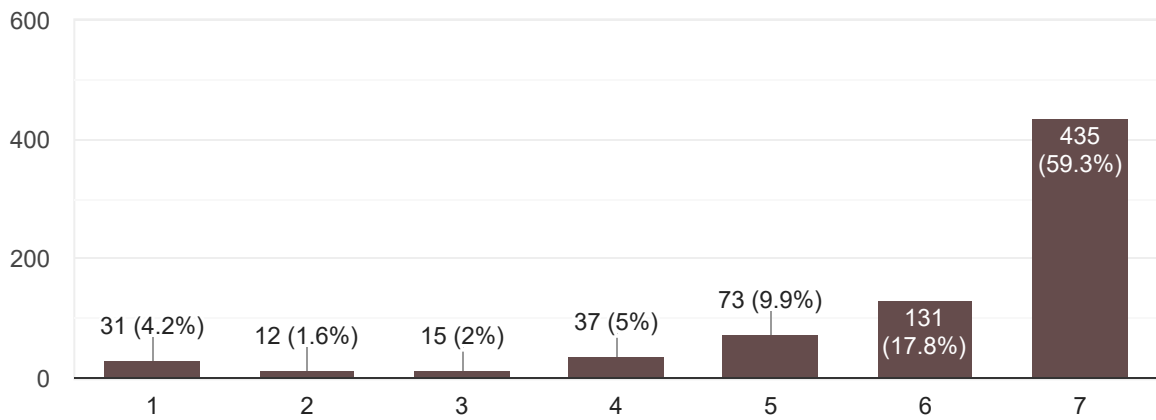
Lake and pond areas

735 responses



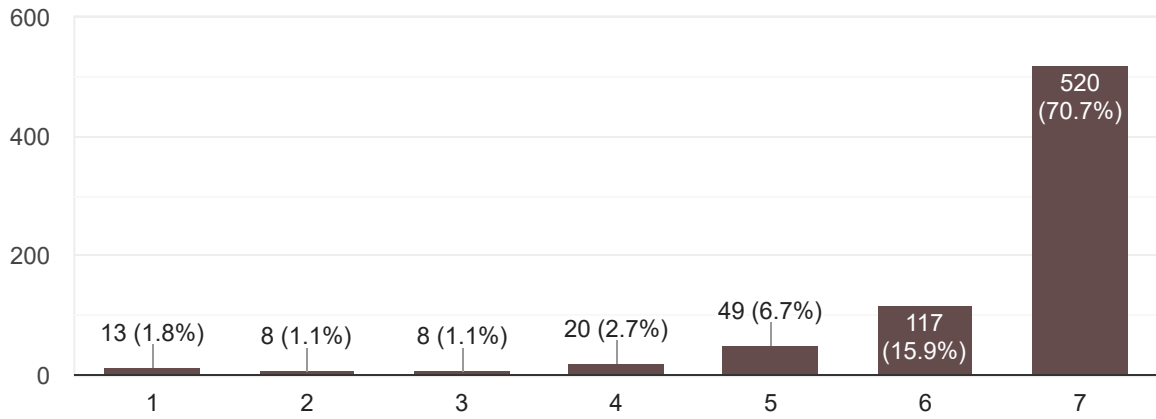
Public trail lands

734 responses



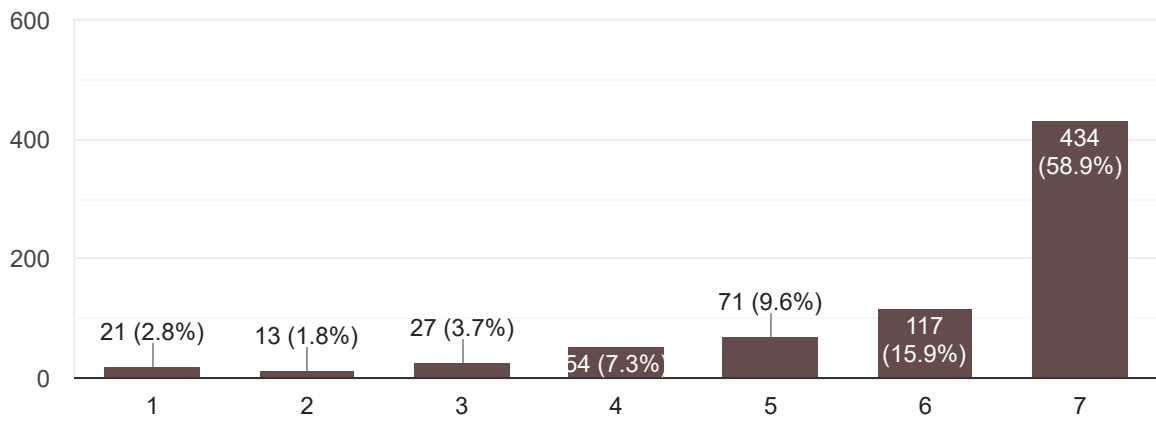
Rivers and streams

735 responses



Wetlands

737 responses



Let us know if there's another type of open space you feel is important to protect.

81 responses

Our Homes

Protect water quality, reduce flooding

It is NOT the Town's obligation to take over State authority to meet environmental regulations beyond what state regulations require.

People should be able to do what they want with their land

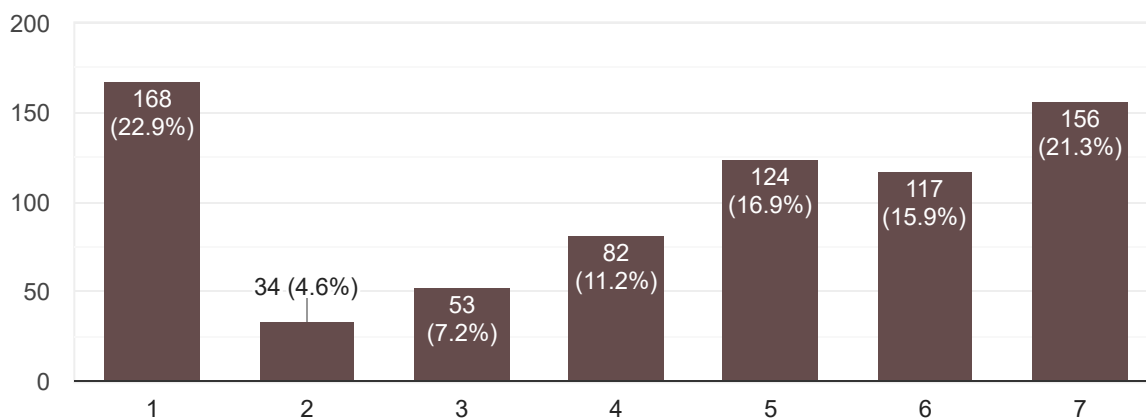
Fields and meadows

Scenic views around existing natural areas that meaning to prevent buildings both commercial and residential from obstructing views!

"Public trail lands " Trails are development/infrastructure, not preservation. And below in #13, willing to pay more for true conservation but not for creating areas for recreation.

13. I would be willing to pay more taxes to support the preservation of open space within the Town.

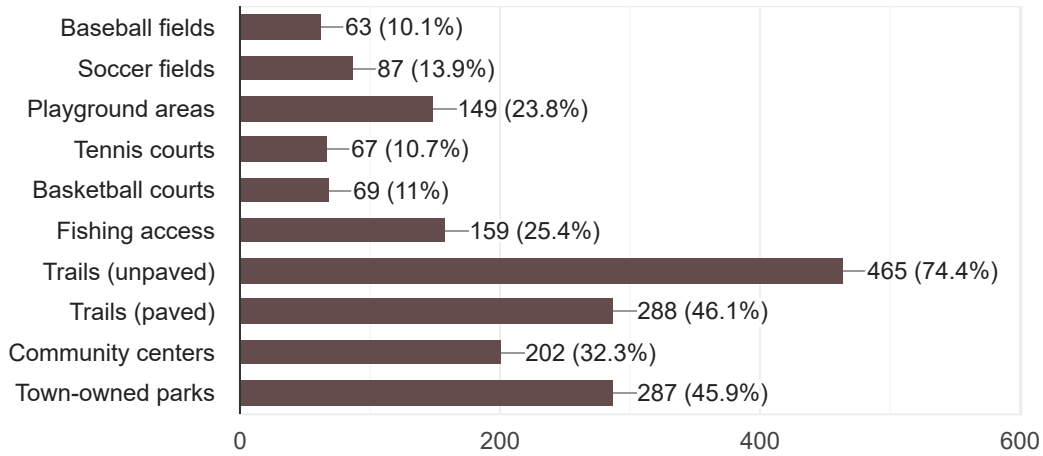
734 responses



Recreation

14. Which of the following recreational facilities would you like to have more of near your home? (Check any that apply)

625 responses



Let us know if there is another type of recreational facility that would be desirable to have near your home.

169 responses

dog park

Archery

Public swimming

Nature preserve for birds specifically

Public pool

Public hunting land

Dog park

Pool

Free up tax free protected properties Put them on the tax rolls

15. Where would you like to see new recreational development take place? (Enter, in order of your preference, the number(s) of the areas on the line provided below)

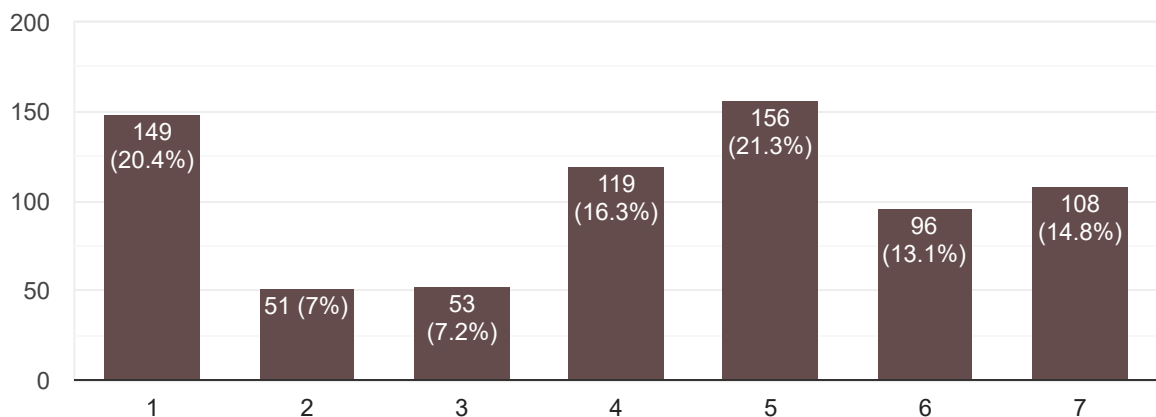
456 responses

- 16
- 4
- 7
- 11
- 17
- Not sure
- 13, 19, 20
- 15
- Any



16. I would be willing to pay more taxes to support the development of new recreational facilities within the Town.

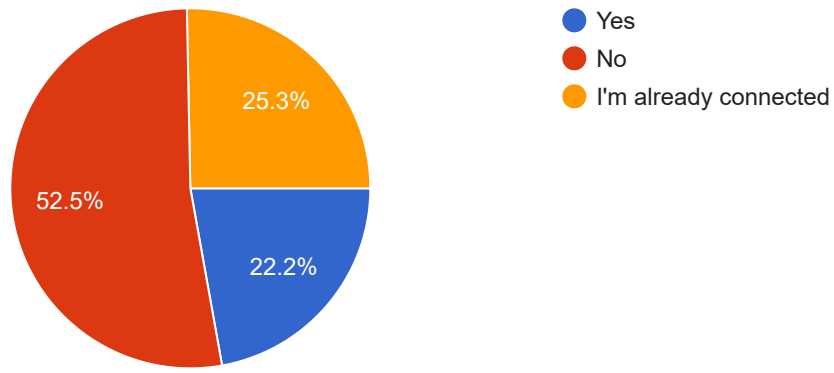
732 responses



Public Water/Sewer Utilities

17. Would you be willing to pay to be connected to the public water supply and sewer system?

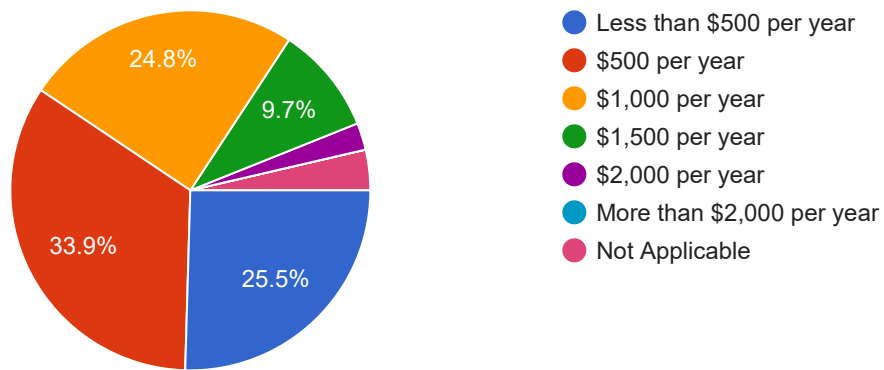
735 responses



Public Water/Sewer Utilities Follow Up

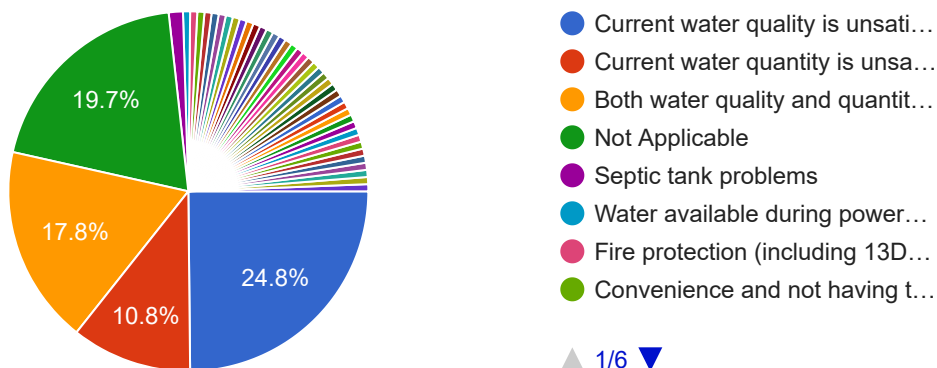
17a. What is the maximum combined fee that you would you be willing to pay?

165 responses



17b. If you DO want to be connected to public water, what is your primary reason? (Select the option that best applies)

157 responses



17c. If you DO want to be connected to public sewer, what is your primary reason?

121 responses

Convenience

To not have a septic tank

Less inconvenient than septic

convenience

More consistent/quality service (vs well/septic)

Maintenance and environmental concerns about septic.

Would rather not have a septic system.

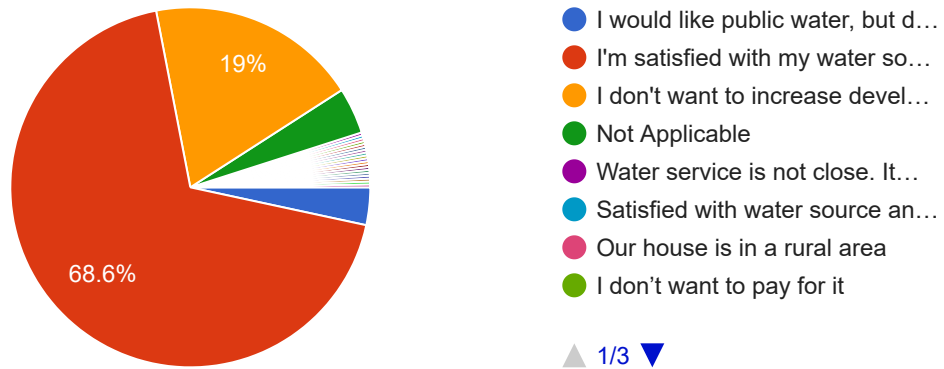
Don't want to maintain septic/septic interferes with optimal land usage.

Convenience, lack of problems with septic

Public Water/Sewer Utility Follow Up

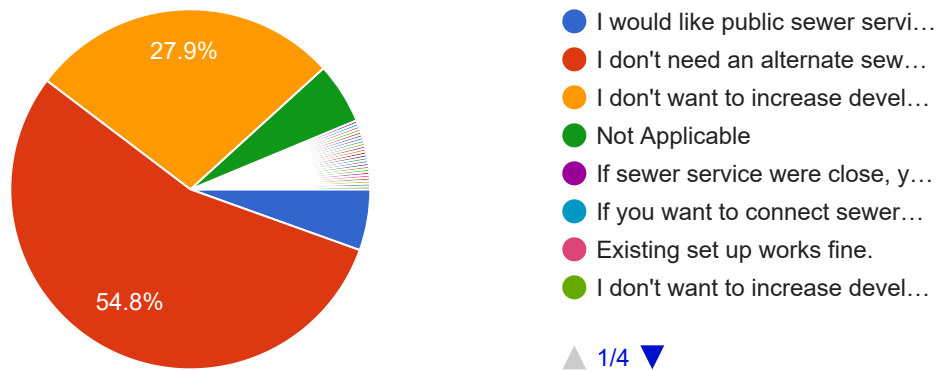
17d. If you DO NOT want to be connected to public water, what is your primary reason? (Select the option that best applies)

385 responses



17e. If you DO NOT want to be connected to a public sewer system, what is your primary reason? (Select the option that best applies)

383 responses

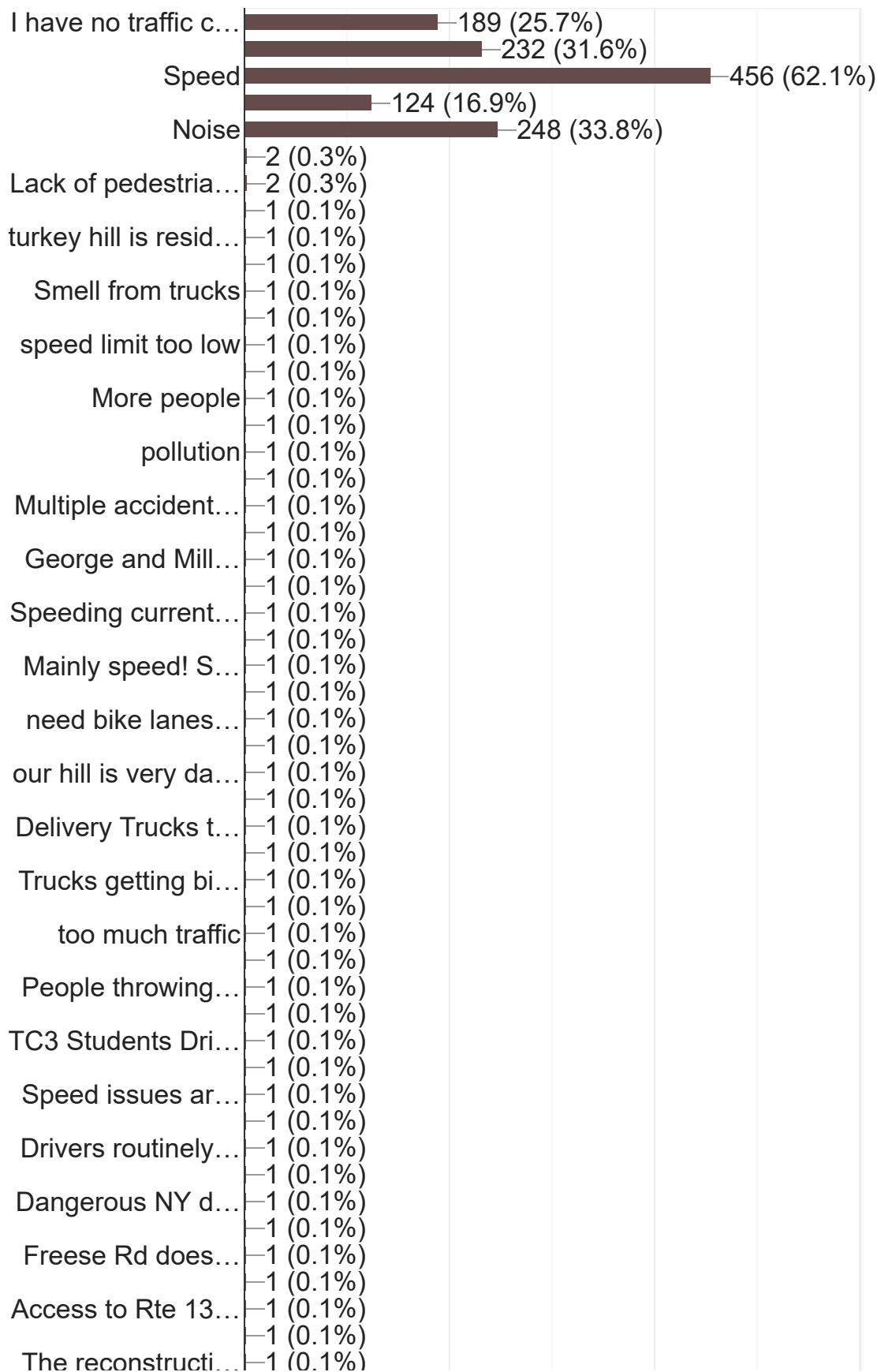


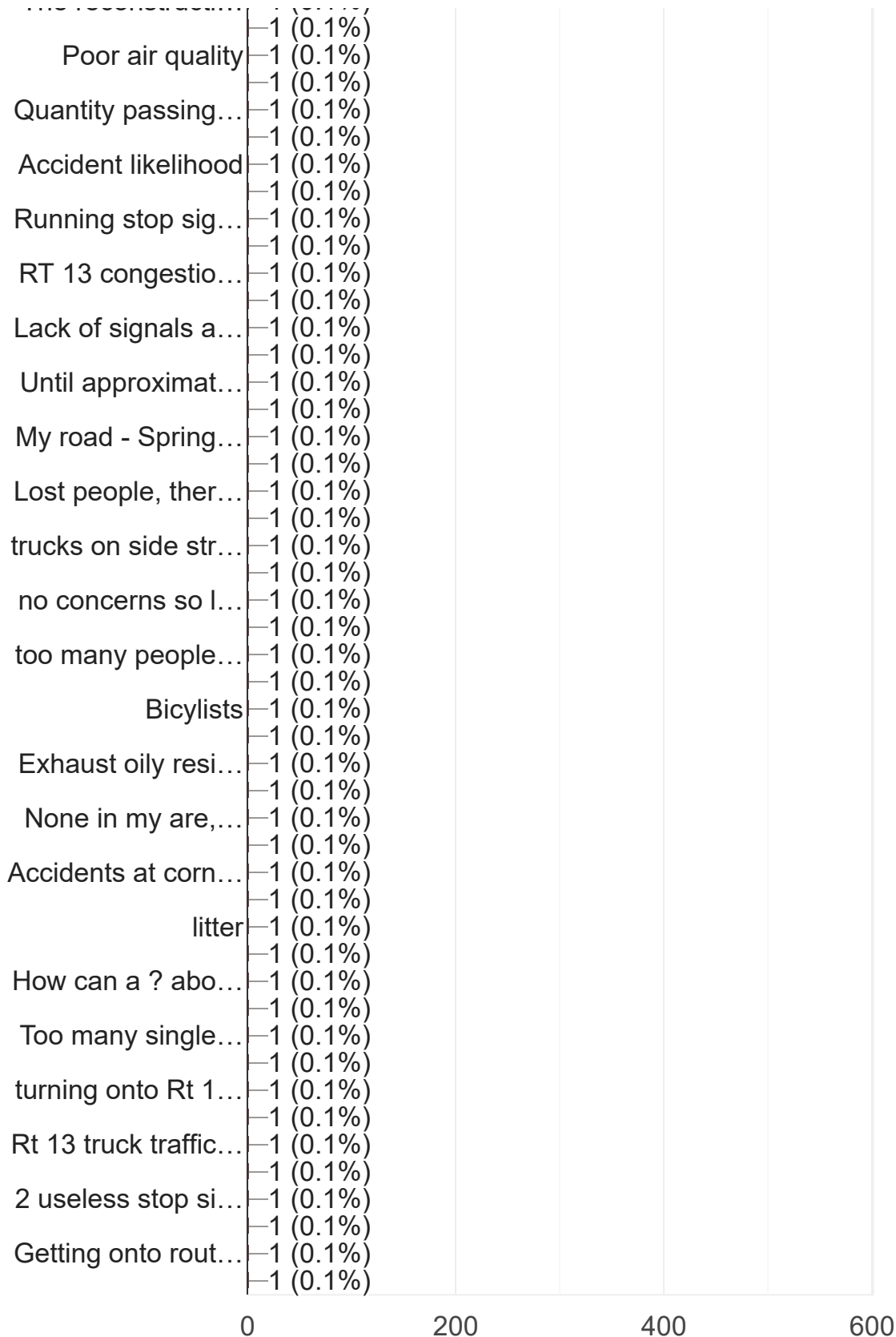
Transportation and Walkability

Average Annual Daily Traffic

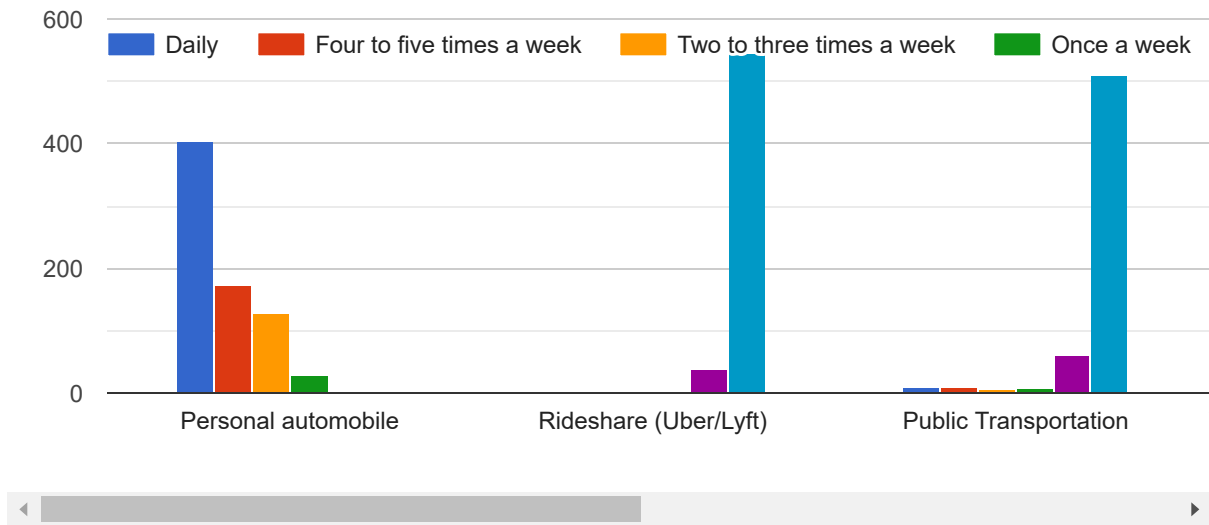
18. What concerns do you have about traffic in your neighborhood? (Check any that apply)

734 responses



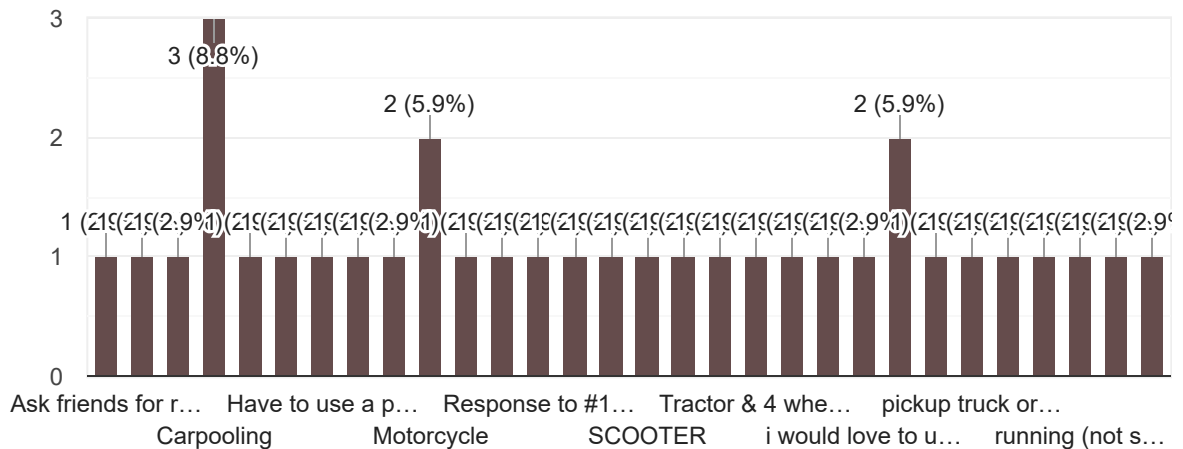


19. How often do you use the following modes of travel for transportation purposes?



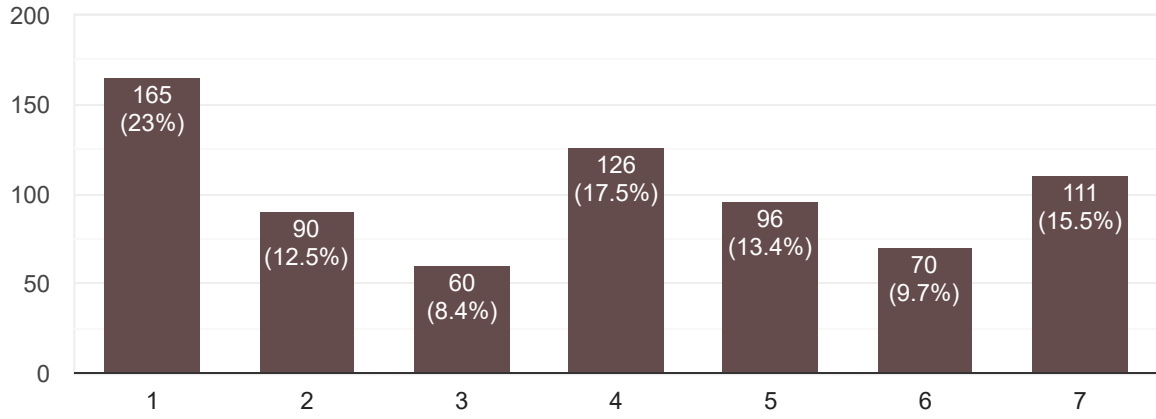
20. If you selected "other," what mode of transportation are you using?

34 responses



21. I prefer to use alternative modes of transportation (walking, biking, transit, etc.) when available

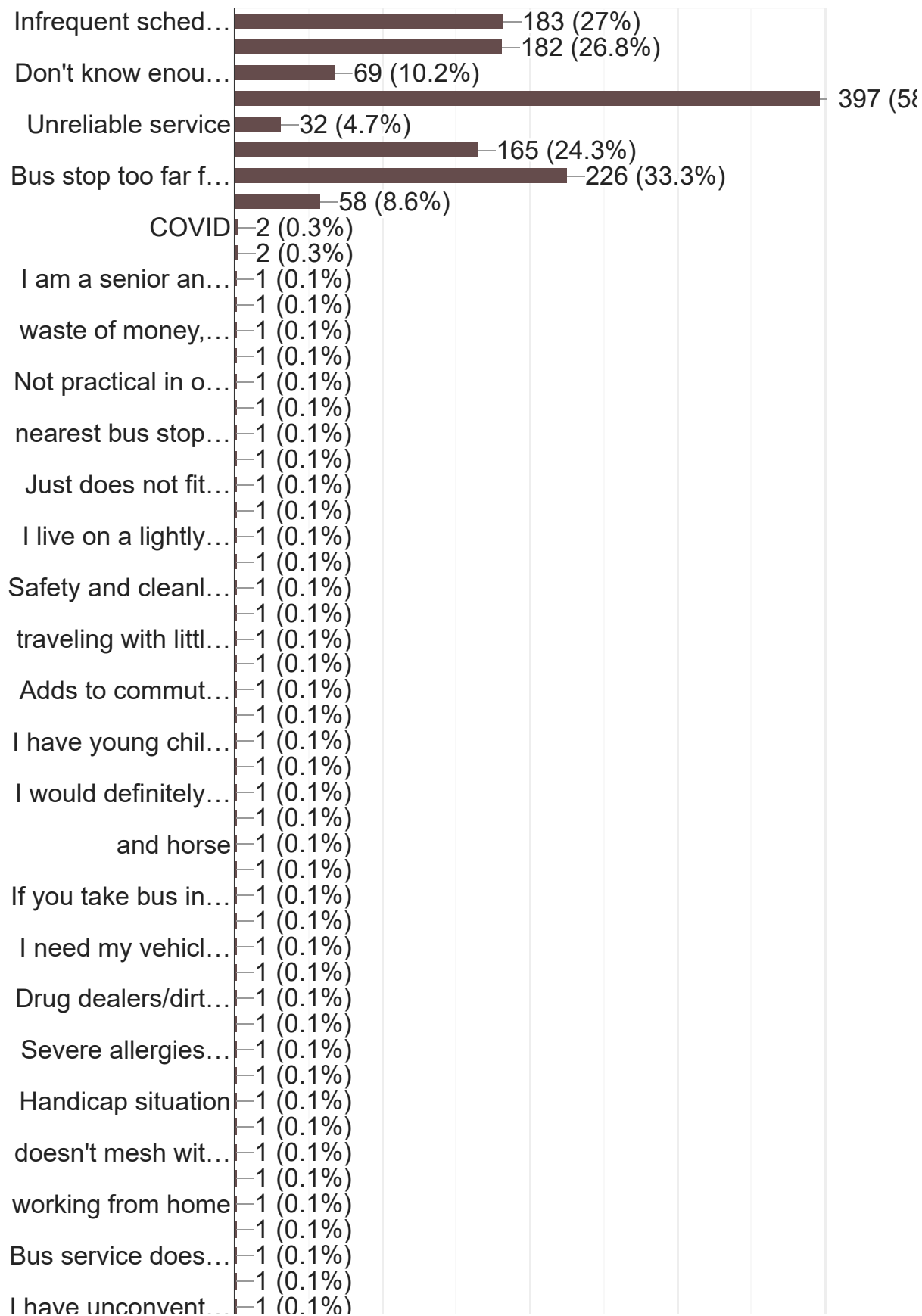
718 responses

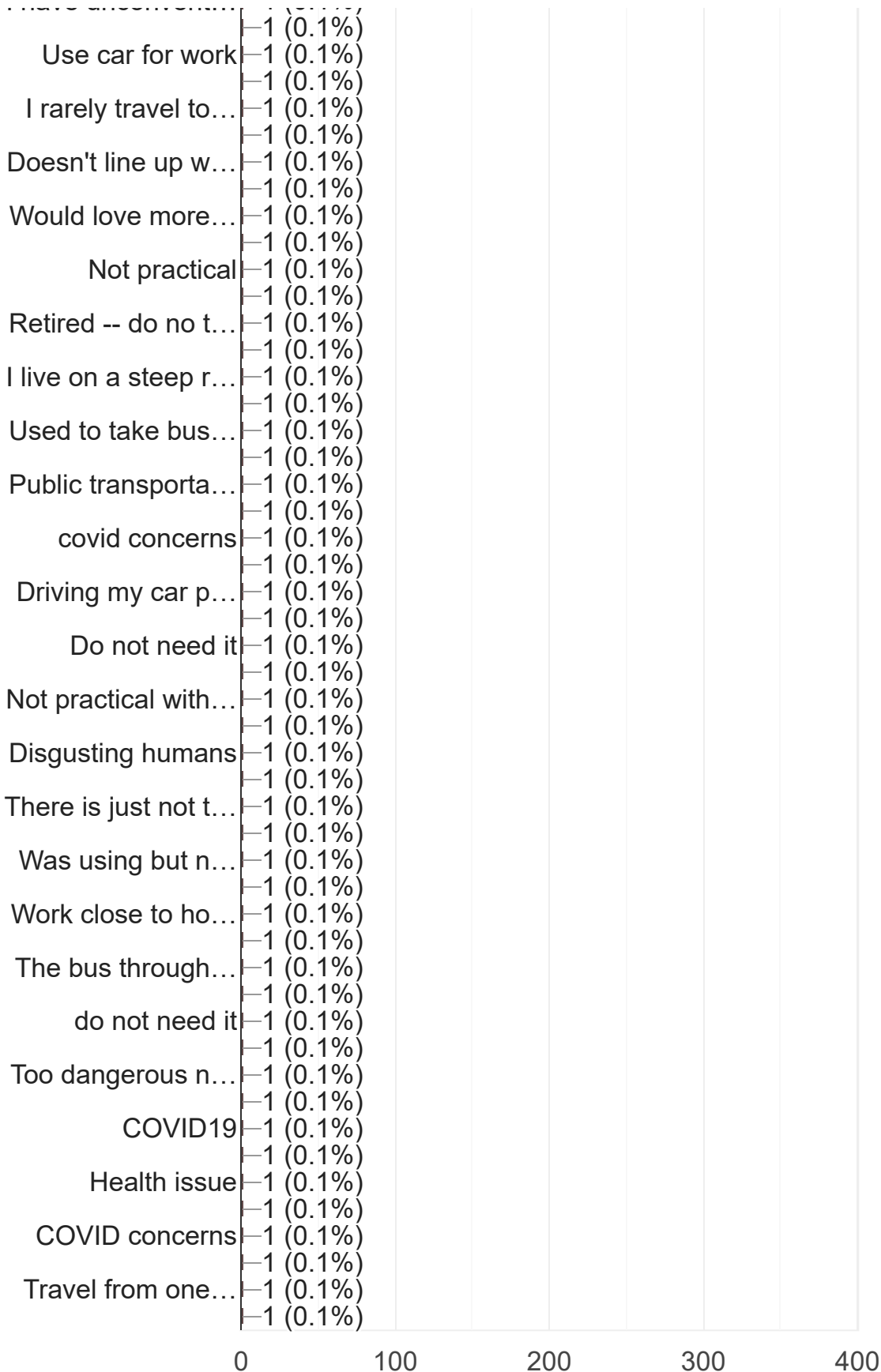


22. If you have not used public transportation in the past year, why not?

(Check all that apply)

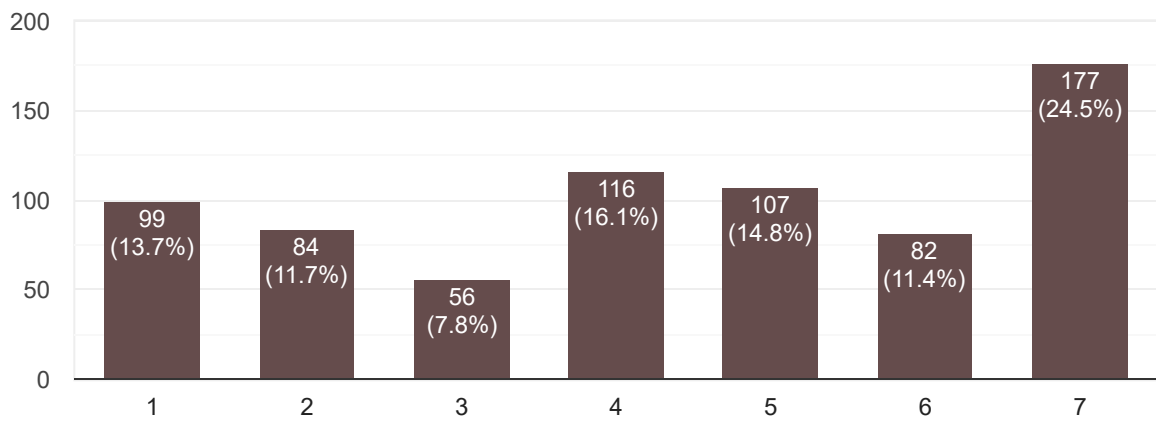
678 responses





23. I have adequate access to walking options.

721 responses

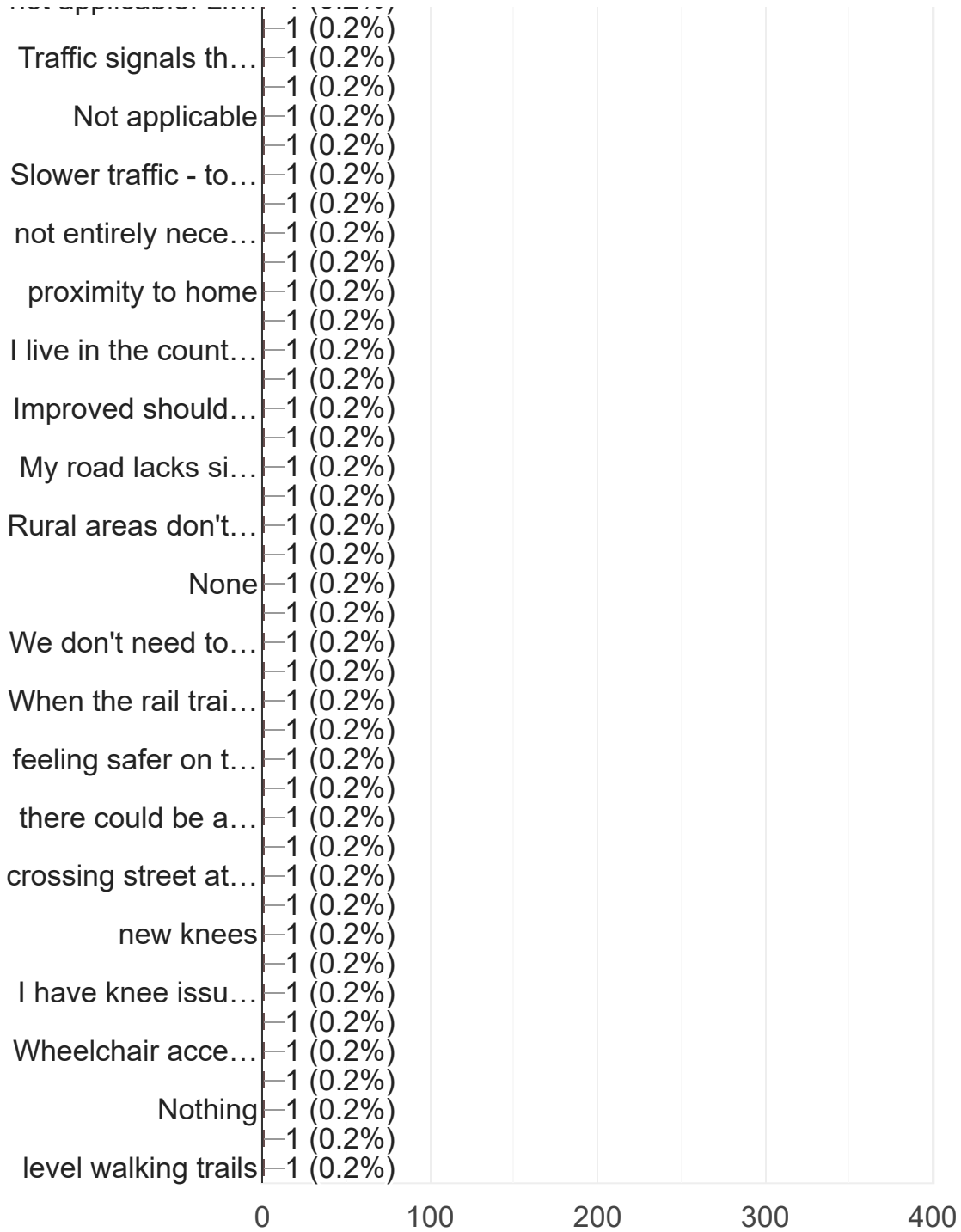


23a. What types of facilities would improve your walking experience?

(Check any that apply)

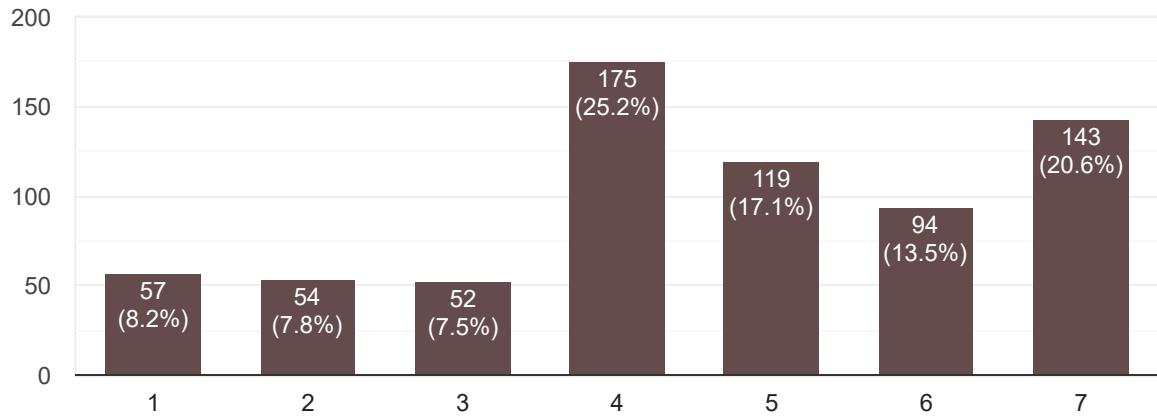
622 responses





24. I have adequate access to biking options.

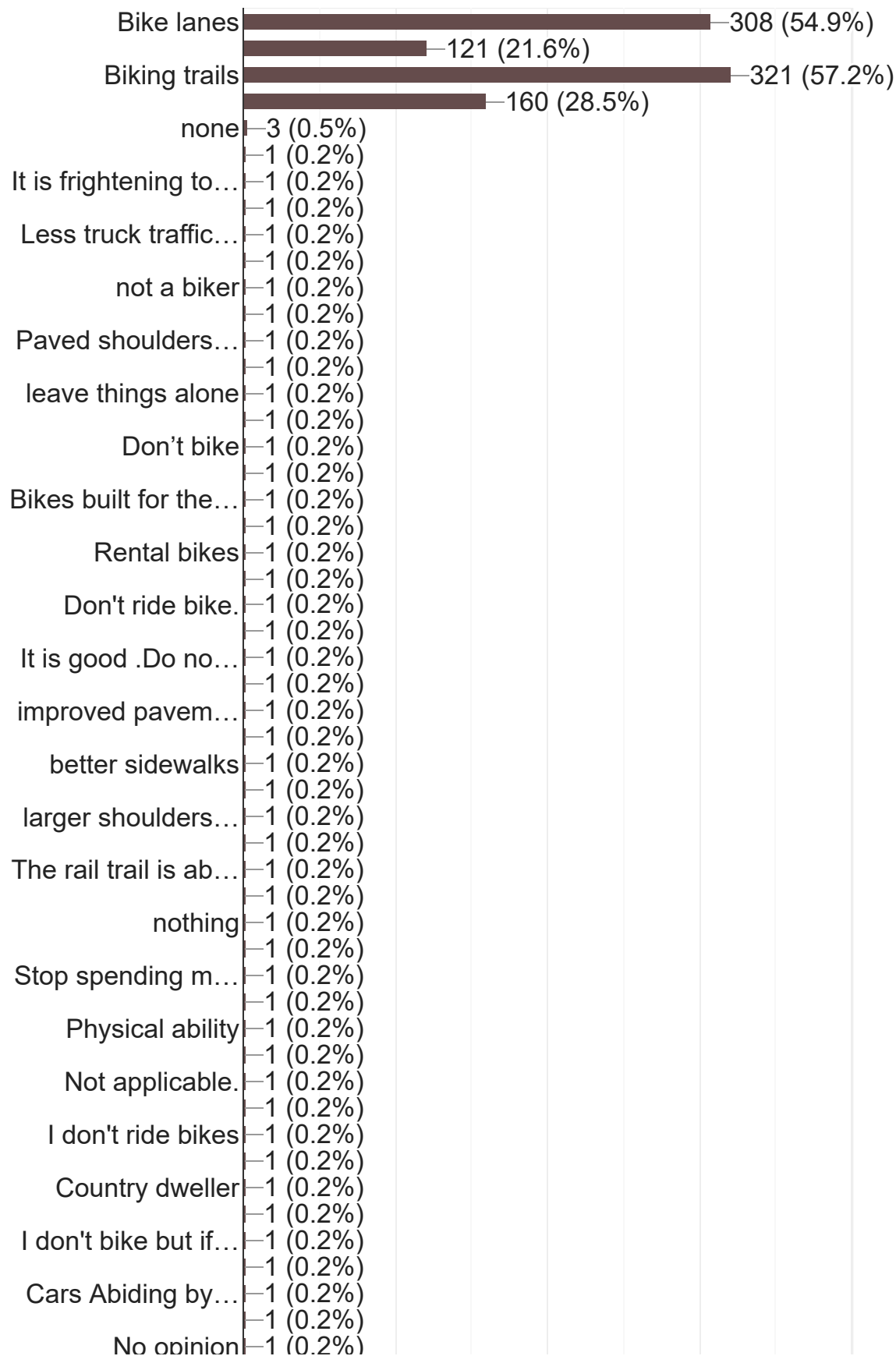
694 responses

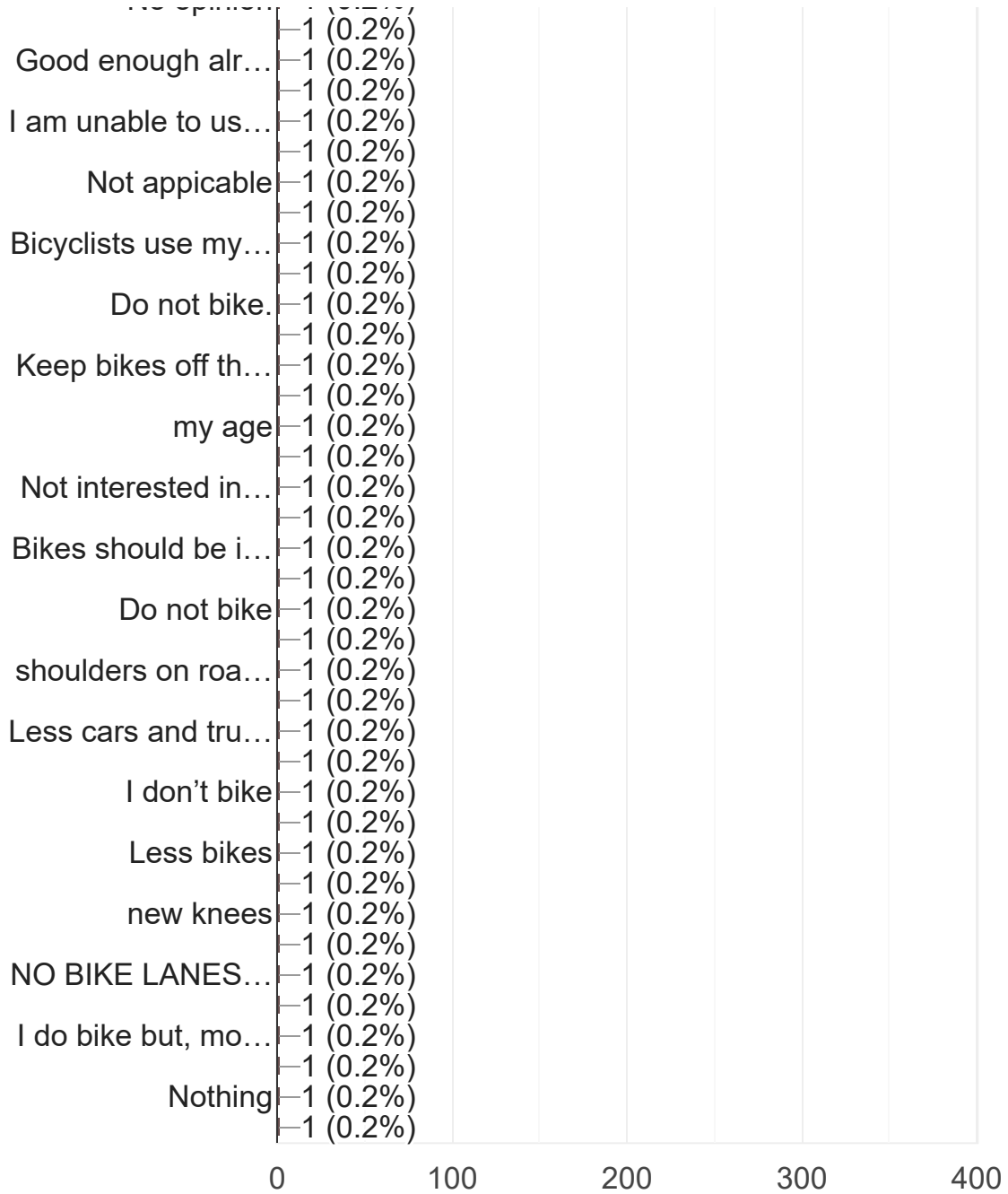


24a. What types of facilities would improve your biking experience?

(Check any that apply)

561 responses



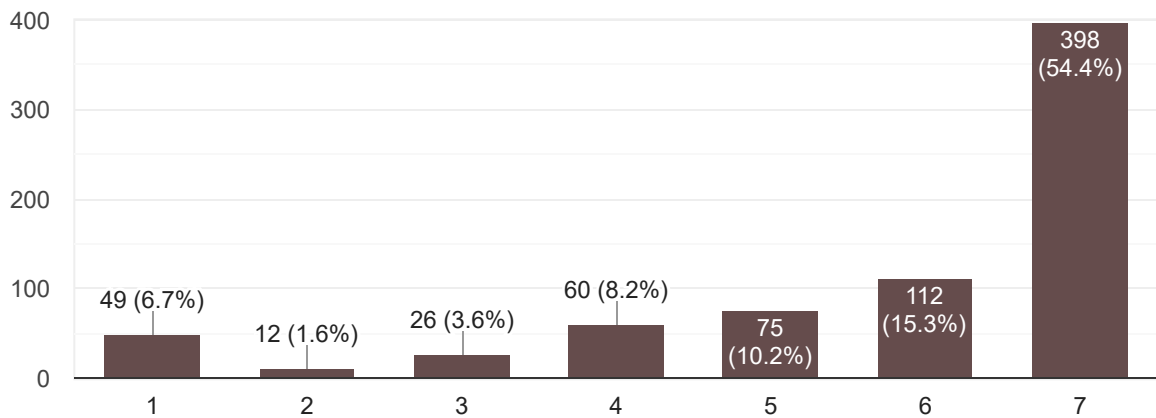


Energy and Sustainability

Sustainability is defined as meeting the needs of the present generation without compromising the ability of future generations to meet their needs. The Town of Dryden adopted the ten-element Climate Smart Communities Pledge as a commitment to greenhouse gas (GHG) emission reduction, climate change adaptation, and achieving greater community sustainability. The Town also became a Bronze Certified Climate Smart Community in September of 2019. In support of Dryden 2045, the Town will be compiling a community GHG inventory as well as identifying strategies for reducing energy consumption and improving community sustainability.

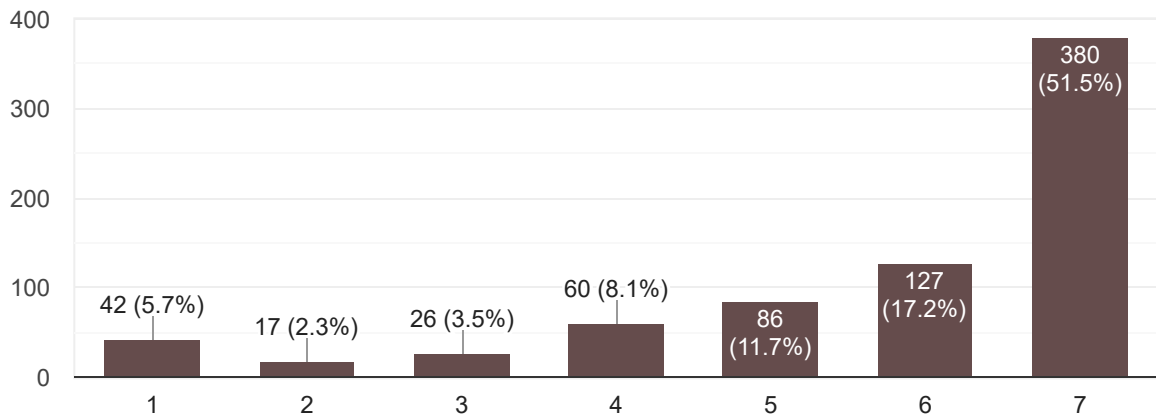
25. This Comprehensive Plan Update should include goals and objectives that promote sustainability within the Town.

732 responses



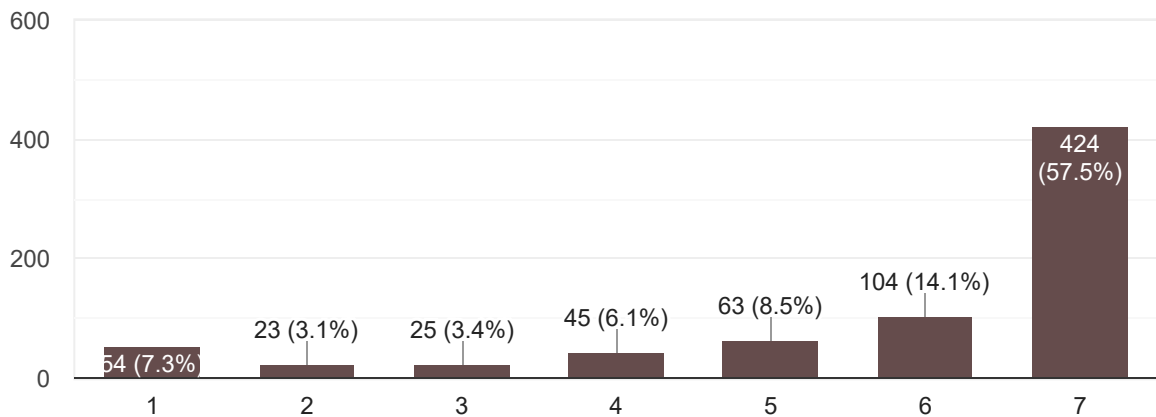
26. The Town of Dryden should take additional steps to conserve energy and reduce emissions in the Town’s municipal operations.

738 responses



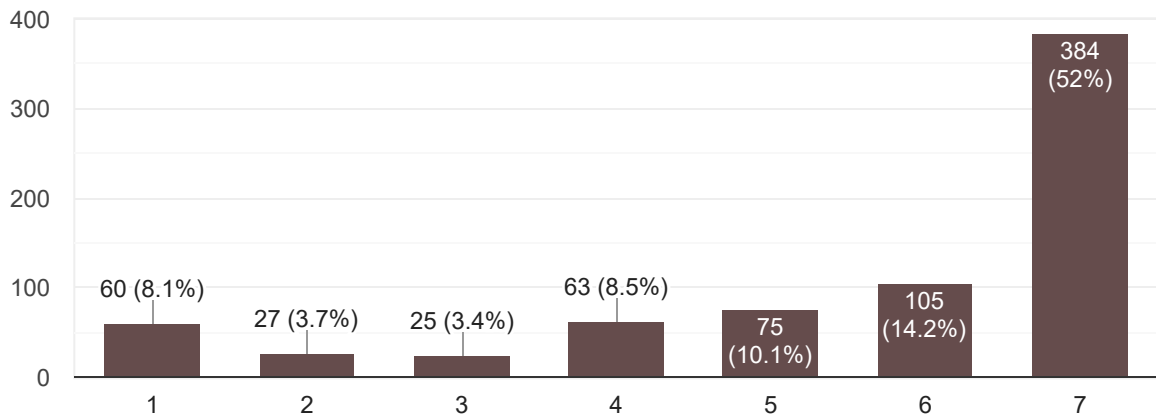
27. The Town of Dryden should take steps to ensure that new development is located and built in ways which conserve energy, reduce emissions, and incorporate renewable energy sources.

738 responses



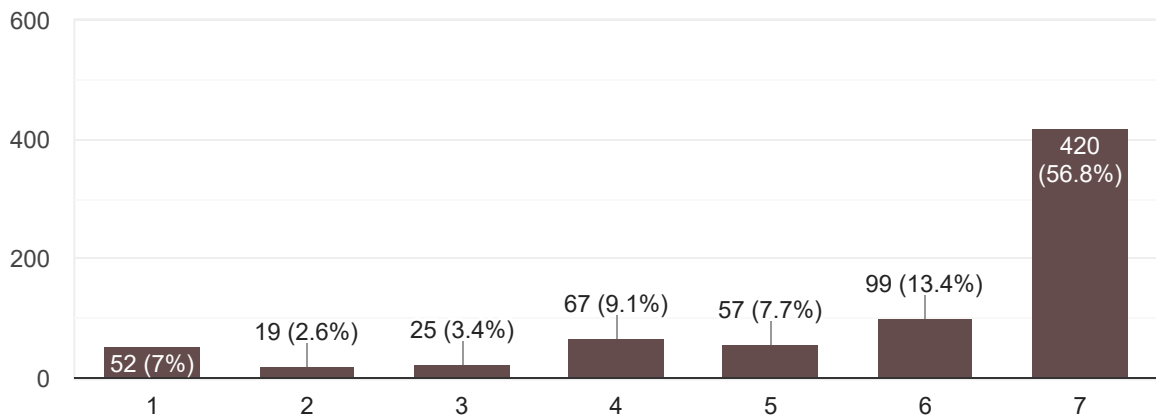
28. The Town of Dryden should seek resources and take steps to support energy conservation and emissions reduction in existing buildings.

739 responses



29. The Town of Dryden should pursue opportunities to partner with neighboring municipalities to increase the supply of renewable energy available to Town residents and businesses.

739 responses



Demographic and Other Questions

30. Is there something important not covered in this questionnaire that you think the Town needs to address?

243 responses

no

Density should not be Increased too much. Apartment complexes should be small, low rise, with lots of green space. Need more affordable family housing. Cottage clusters And small rows of town houses.

Love to see village provide WiFi service to residents.

I'm very concerned about the environmental impact of the borger station and how that could also impact our health and property values. I'd like STRICT regulations and town oversight on all of their operations

Congestion on Rte 14 intersections with yellow barn and Irish settlement roads.

No

Please do not destroy sustainable farmland by putting concrete pad mounted solar panels on them. Solar should only be placed on homes, buildings, personal property, or

31. Where do you live? (Enter the corresponding number from the map below on the line below the map)

657 responses

16

4

7

3

18

11

1

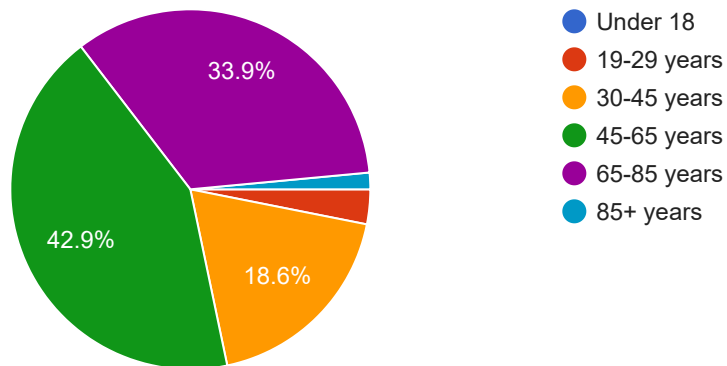
14

13



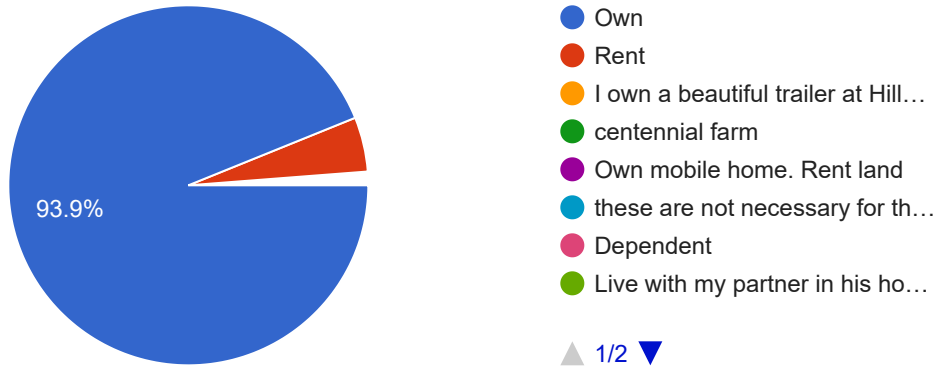
32. How old are you?

737 responses



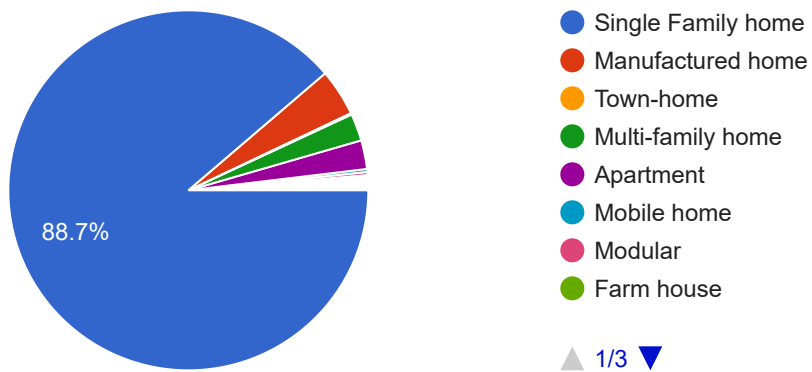
33. Do you own or rent your home?

735 responses



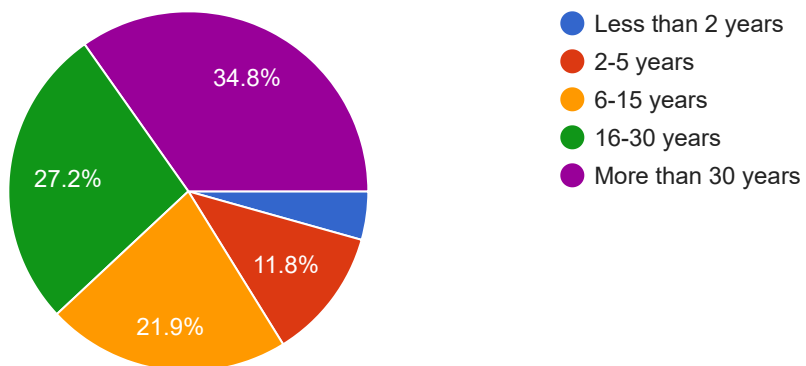
34. What is your house type?

737 responses



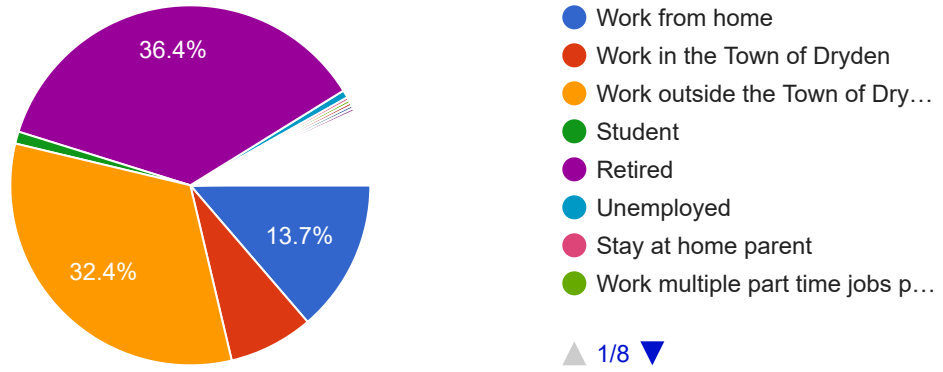
35. How long have you lived in the Town of Dryden?

736 responses



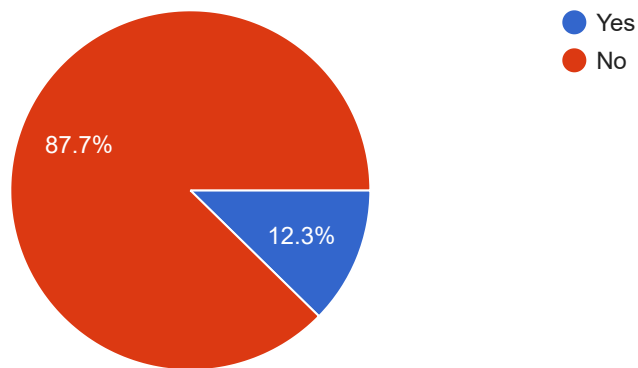
36. What best describes your work status?

737 responses



37. Do you own a business within the Town?

738 responses



37a. If yes, what made you decide to locate within the Town?

102 responses

Family

I like it here

I'm working for myself from home due to COVID health concerns and recommendations for my field

Born here

location affordability

N/A

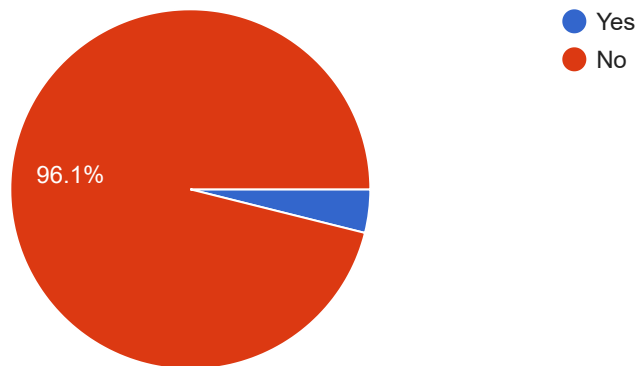
Cornell

Lower housing/taxes than town of Ithaca

Support local business

38. Do you own a business outside the Town?

719 responses



38a. If yes, what made you decide to locate outside the Town?

30 responses

n/a

N/A

amc256@cornell.edu

Avoid NYS taxes.

Location

Fair property taxes (not so high) and local government encourages development.

Family

Rural there also.

Business in Ithaca - multimodal access - easy access for all

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Community Survey Short Answer Results

Short Answer Question Themes Ranked By Popularity

1. Please provide any additional thoughts on your vision for the future of Dryden. Ex: Why do you agree or disagree with certain statements? How would you modify these statements for today's vision?

1. Environmental preservation/protection (including farmland), green resources, green infrastructure; 38
2. No New Development of industrial or commercial buildings (preservation of small town and low density); 37
3. Prioritize better public facilities (fire, ems, getting public water and sewer); 28
4. Sustainable business and industrial development needed while maintaining small town feel; no big box stores, renovating existing buildings; 24
5. Decrease traffic, improve infrastructure, and increase public transportation options and safety; 21
6. Expand Tax Base/Spending controlled/reduced taxes; 11
7. Safe, affordable housing needed not for students; 10
8. Internet accessibility, online communication; 8
9. Combat Crime and Racism; 7
10. Recreation/Education facilities and programs needed: 5
11. Property rights and Better zoning; 5
12. Prioritize a local food market; 2

6a. If you indicated "other" what type of business?

1. Indoor Youth Recreational Facility/Community center; 8
2. Commercial Development (restaurants, coffee shop/bakery, shopping); 7
3. Local Agriculture/Farmstand with local produce; 6
4. Medical Services (doctors, dentists); 6
5. Technology/Wifi Center or Hub; 6
6. Green Businesses (solar, wind, cannabis); 4
7. Gas station; 3
8. Grocery Store; 3
9. Post Office; 2
10. Minority/Ma & Pa Store; 2
11. Brewery/Wine; 2
12. Auto sales; 2
13. Vet Care/Dog Park/Animal Amenities; 2
14. Hardware store; 1
15. Public theatre; 1
16. Trade School; 1
17. Biodiesel facility; 1
18. Big Box store; 1

Community Survey Results

19. Bed and Breakfast; 1
20. Outdoor commercial area; 1
21. Consulting Firm; 1
22. Gun Shop; 1
23. Pizzeria; 1
24. Drug Store; 1
25. Apartment complex; 1
26. Slaughter house; 1

6b. If you indicated "elsewhere" where else would you like to see business in the town?

1. Route 13; 22
2. Anywhere, where best suited; 19
3. Outside villages/town centers; 16
4. Hanshaw Road/Area, Airport; 14
5. Ithaca-Cortland; 10
6. Home Businesses; 8
7. Ellis Hollow; 7
8. Route 366; 5
9. Route 38; 4
10. Any major highway/road; 4
11. In village of Dryden; 4
12. Varna; 4
13. Route 360; 2
14. Not on farmland/agriculture; 2
15. Rural areas; 2
16. Bethel Grove; 2
17. Snyder Hill; 2
18. Willow Glen; 1
19. Mclean; 1
20. Virgil Road; 1
21. Grotton; 1
22. Ringwood; 1
23. Mclean; 1
24. Beam Hill; 1
25. Warren Road; 1
26. Johnson Road; 1

Community Survey Results

11a. Let us know if you have any other suggestions for how the town can preserve open space.

1. Reduce tax on undeveloped land/incentives; 14
2. Trail development, increase walkability, park improvement; 11
3. Land preservation, conservation, maintenance (wildlife corridors, along waterways, wetlands); 7
4. Restrict development (industrial/commercial, warehousing); 7
5. Grant, Public/state funding opportunities; 6
6. Protect against more solar farms; 5
7. Encourage residential and business development; 4
8. Make state owned lands; 3
9. Land Trust (finger Lakes); 3
10. Keep fracking out of town; 2
11. Stop cluster/ housing development; 2
12. Support agriculture; 2
13. Leave land alone, 2
14. Unnecessary to preserve open space; 2
15. Volunteer opportunities; 1
16. Denser development; 1
17. Private funding; 1
18. Cluster housing/increase density; 1
19. Increase tree planting; 1
20. Access to Cornell land to public; 1
21. Incentives for farmers; 1

12. Let us know if there's another type of open space you feel it is important to protect.

1. Natural, undeveloped, wildlife area (meadows/ grasslands/wetlands); 27
2. Trails; 8
3. homes/landowners; 6
4. Vistas/viewshed; 5
5. All; 3
6. Village/public parks; 3
7. Farms; 1
8. Swamps; 1
9. streams; 1
10. water quality; 1
11. public gardens; 1

Community Survey Results

14. Let us know if there's another type of recreational facility that would be desirable to have near your home.

1. Swimming pool; 33
2. Bike lanes/walking paths (multi use trails); 20
3. Community/Rec center; 13
4. Dog parks; 7
5. Ice or Hockey rink; 6
6. Shooting sports/hunting land; 6
7. Baseball field; 4
8. Canoe/kayak area; 4
9. Nature preserve for birds; 2
10. Archery; 2
11. Soccer fields; 2
12. Ski area; 2
13. Garden; 2
14. Volleyball courts; 2
15. Fitness Track; 2
16. Pickleball court; 2
17. Picnic area; 2
18. Mountain bike; 1
19. Beach; 1
20. Basketball court; 1
21. Frisbee golf; 1
22. Forest/open space; 1
23. Campgrounds; 1
24. Mini golf; 1
25. Drive in Movie theatre; 1
26. Horse trails; 1
27. Tennis courts; 1
28. Horse shoe pits; 1
29. Farmers market pavilion; 1
30. Disc golf course; 1

17c. If you DO want to be connected to primary sewer, what is your reason?

1. Small/no septic tank or don't want to replace; 32
2. Reliable, safer, consistent water; 22
3. Less maintenance or cost; 21
4. Convenience; 15
5. Environmental/water preservation; 7

Community Survey Results

6. Well water limited; 5
7. Home resale; 3

30. Is there something not covered in this questionnaire that you think the town needs to address?

1. affordable municipal Internet access; 26
2. Sustainability (Preserving viewshed/resource management/no solar panel/emissions or noise from local industries, borger station); 25
3. Maintenance (waterlines, town roads, traffic congestion and rte 13 alternatives, bus service needed); 23
4. Stop the increase in taxes; 17
5. Heating source of homes/homeowner choice, less control from town; 11
6. Improve connectivity/downtown and character/restore vacant buildings; 10
7. Affordable housing and rent costs; 10
8. Parks and rec, Dryden Rail Trail; 5
9. Community events/services; 5
10. Emergency services and law enforcement; 4
11. Art; 3
12. Stop density increase; 3
13. Affordable access to clean drinking water; 3
14. Turn signals main corner of 38left to rte 13; 2
15. Focus on children and families; 2
16. No bigbox chain stores or development; 2
17. Diversity; 2
18. Agriculture; 2
19. Recreation partnership; 1
20. Community access to Dryden HS pool; 1
21. Bird habitat; 1

37a. Do you own a business within the Town? If yes, what made you decide to locate within the town?

1. Close to family/work/home/already lived within area; 19
2. Like location; 14
3. Home office or business; 11
4. Affordability (housing, lifestyle); 10
5. Close to ithaca/Cornell; 7
6. Like Rural Living/Nature; 7
7. Business already existed; 4
8. Convenience; 3
9. Accessibility to clients; 2

Community Survey Results

10. Good Schooling; 2
11. Mistake; 1
12. Support local business; 1
13. Quality of life; 1
14. Senior Apartment availability; 1
- 15.

38a. Do you own a business outside of the Town? If yes, what made you decide to locate outside the town?

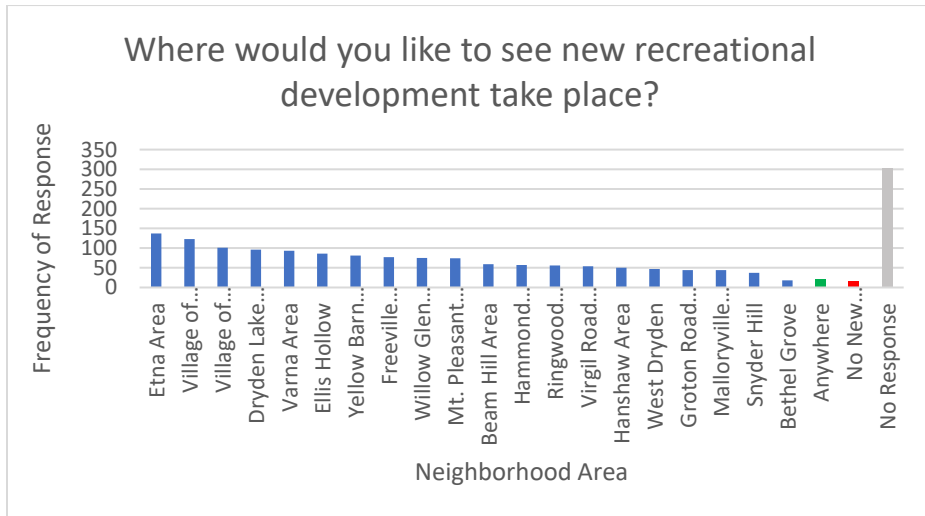
1. Accessibility to Ithaca/cornell; 5
2. Like Location; 3
3. Avoid NYS taxes/taxes were too high; 3
4. Density/More foot traffic; 2
5. Owned Business/building outside previously; 1
6. Prior residency now Airbnb; 1
7. Lake front Dryden does not have; 1
8. Less expensive than Dryden; 1
9. Family;1
10. Taxes not too high; 1

Community Survey Map Question Results

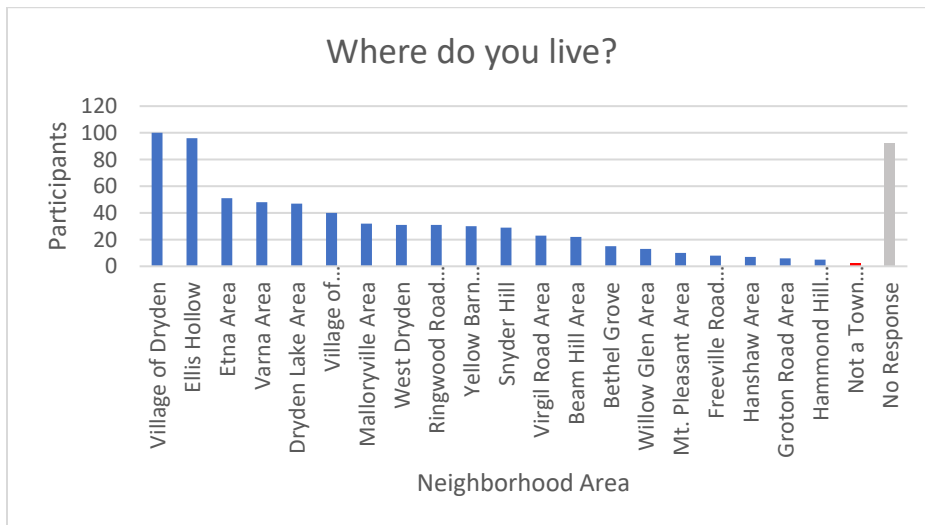
Question 5:



Question 15:



Question 31:



PUBLIC SPEAKER SERIES

Public Speaker
Meeting: Rail Trail
Taskforce

2/17/20 Public Speaker Meeting with the Rail Trail Taskforce

Planning Board members Alice and John gave a ppt presentation on the Update to the Dryden Comprehensive Plan. Then we asked Taskforce Members to respond to the following questions by writing their thoughts on post it notes and sticking them on the wall next to the respective question. Then we had a brief discussion on each topic.

Following is a Truth/Trends/Unique Ideas analysis of the responses. The raw data from the post it notes is also attached

What makes Dryden a good place to live/do business?

Truths: Beautiful natural areas, rural character

Trends: Sense of community, access to higher education and shopping

Unique Ideas: Town is responsive to residents and generally takes time to hear/consider viewpoints.

What are the biggest threats facing Dryden in the coming years?

Truths: Climate change, uncontrolled development/traffic

Trends: Tax burden and over regulation block growth

Unique Ideas: Deteriorating condition of housing

What projects should the Town undertake or promote?

Truths:

Trends: Rt 13 bypass, lower barriers/cost of construction especially diverse housing choices, climate adaptation and sustainable energy, expand tourism, more trails, nodal development

Unique Ideas:

"Preserve the Rural Character of Dryden" was the main goal for land use planning in the 2005 Dryden Comprehensive Plan. Is that still the main goal? If not, what is?

Truths: Rural character is still very important

Trends: Preserve rural character through smart growth, nodal development

Unique Ideas: Community across all villages, rural and less rural residents, across all that divides us. Dryden is multifaceted. Having a central theme is counter to a complete plan. Suggest you get away from a central theme entirely.

Transcribed from Post It Notes

What makes Dryden a good place to live/do business?

- Proximity to markets: Clarks, Agway
- State Forests
- Beautiful scenery
- Lots of chances for community involvement
- Country. Farming.
- Rail trail!
- Dryden Village is on the cusp of growth and now had a good mix of agriculture, educational facilities, affordable housing, goods and services
- Conservation considerations
- Calm, quiet, neighborly, open spaces, green spaces, wildlife: These are characteristics that make Dryden a nice place to return home to.
- Access to natural spaces, good views, vistas
- Great community with small businesses, local sources of needed goods, produce
- Close to larger communities (Ithaca, Syracuse) but less populated and rural
- Benefits of higher educational resources
- Amazing natural resources and public lands and trails.
- Diversity of land uses.
- Town is responsive to residents and generally takes time to hear/consider viewpoints.
- Scenic beauty, vibrant commercial areas, excellent municipal services.
- TCAT. Good public transport
- High interest in community efforts
- Proximity to higher ed: TC3 Cornell, SUNY Cortland
- Sense of community
- Rural, natural environment, parks, preserves, trails
- Sense of community
- Simplicity of life
- Clean water and Fall Creek
- Rail trail
- Great neighbors

What are the biggest threats facing Dryden in the coming years?

- Perceived differences of opinion. Not enough knowledge and understanding.
- Invasive Species: Damage to forests and agriculture
- Infrastructure built for a different climate, particularly storm water and transportation
- Pressure from DOT to change character of infrastructure in inappropriate ways.

- Climate Change
- Conflict between the need to build the tax base thru growth and the resulting effect on the character of the town.
- Climate change weather patterns: floods, ice storms, drought, fires
- Tax burden drives people away
- Proliferation of businesses that are not locally based
- Loss of large woodlots to provide wildlife corridors
- Poor flood management
- Loss of grassland and open spaces
- Over regulation driving up costs
- Lack of senior housing
- Growth in traffic and resulting safety and quality of life issues
- Development sprawl, fragmentation of habitat
- Deteriorating condition of housing
- The way school tax is administered
- Loss of freedom
- Large scale development and resulting loss of open space
- Lack of alternatives for fossil fuel
- Lack of preparation for climate change
- Loss of population, people moving south
- Declining enrolment at TC3
- Loss of local businesses
- Overdevelopment along Rt13

What projects should the Town undertake or promote?

- Municipal consolidation, affordable housing, conservation of natural resources and open spaces
- Roadway widening and clearing road edges
- Rt 13 bypass
- Require developers to include wildlife conservation areas
- Develop climate adaptation plan for critical services
- More trails
- Encourage local businesses and Airbnbs
- Encourage energy conservation project for residents
- More trails, access to public lands
- Expand recreational and tourism opportunities
- Balance economic development between east and west parts of the town
- Rt 13 bypass around Dryden Village
- Promote expanded offering of goods and services, expand learning opportunities at TC3, BOCES. Add health and wellness facility
- Plan for nodal development in core economic/residential areas

- Town wide internet
- Develop strategies for conversion of energy use from fossil fuel to electricity
- Increase sustainable transportation
- Solar energy farms, affordable housing, more parks and trails
- Promote Dryden as a destination
- Promote a robust community by making things simple and easy
- Assist homeowners by making things simple and easy
- Change process for raising tax money to support local schools
- Improve creek and flood management
- Create areas in the town for maximum flexibility to build
- Lower cost of building by making approvals easy and quick
- Encourage nodal development. Make walking and mass transit workable.
- Improve stormwater infrastructure
- Building more choices of housing
- Extend rail trail to Groton, McLean, Cortland, Harford
- Build trail connections between local communities
- Encourage tourism and other outdoor activities. We have amazing green spaces and wildlife
- Expand public water and sewer
- Encourage businesses run by locals
- More electric vehicle charging stations
- Require lead free ammunition and lures for hunting and fishing
- Greatly reduce and simplify regulatory environment
- Rt 13 bypass
- Expand rail trail
- Expand affordable housing. Refurbish existing housing stock.
- Support local businesses: eat local, dress local, home goods local, local recreations.
- Age in place services for elderly
- Appreciation of and support for wildlife and wild space
- Rt 13 bypass around Village of Dryden
- Rt 13 bypass around Dryden Village
- Focus on economic growth and housing in existing nodes
-

"Preserve the Rural Character of Dryden" was main goal for land use planning in the 2005 Dryden Comprehensive Plan? Is that still the main goal? If not, what is?

- Smart growth, civic pride, senior housing, walkable parks for all parts of the town
- Preserve open space, capitalize on this!, tourism, wildlife, hiking, winter sports, biking
- Dryden: a place where your kids want to live
- Dryden is multifaceted. Having a central theme is counter to a complete plan. Suggest you get away from a central theme entirely.

- Promote nodal development to preserve rural character
- Theme: develop strategies to increase/support sustainable resources.
- Maintain rural character
- Rural character is still important but development of urban without destroying rural character is also important.
- Strive for highly rated schools.
- Preserve the rural character of Dryden with nodal development and small hamlets.
- Community across all villages, rural and less rural residents, across all that divides us.
- Dryden as a destination - for its nature, landscaping and communities.
- Focus on rural/natural. Focus on sense of community and connection.
- Create Dryden as a dynamic place to live, work and play
-
-

Public Speaker
Meeting Notes:
Dryden Historical
Society Trustees

3/4/20 Public Speaker Meeting with the Dryden Town Historical Society Trustees

Planning Board member John gave a ppt presentation on the Update to the Dryden Comprehensive Plan. Then we asked Trustees to respond to the following questions in writing. Then we had a brief discussion on each topic.

Following is a Truth/Trends/Unique Ideas analysis of the responses. The raw data from the written responses is also attached

What makes Dryden a good place to live/do business?

Truths: The people, strong sense of community

Trends: Diverse population, proximity to Ithaca and Cortland/Colleges

What are the biggest threats facing Dryden in the coming years?

Truths: Traffic, Loss of business/tax base

Trends: Housing cost

Unique Ideas: Loss of volunteer fire and ambulance

What projects should the Town undertake or promote?

Trends: Business development, climate resiliency, internet, improve transportation

"Preserve the Rural Character of Dryden" was the main goal for land use planning in the 2005 Dryden Comprehensive Plan. Is that still the main goal? If not, what is?

Truths: Rural character is important but is not in great jeopardy compared to other issues such as loss of business, housing cost, deteriorating buildings and infrastructure.

Transcribed from Written Comments

What makes Dryden a good place to live/do business?

- Small community in rural setting.
- Various seasonal activities.
- People from diverse cultures.
- Good public services
- Beautiful countryside
- Dairy Day
- Tight sense of community
- The people
- Small community, sense of belonging
- Cultural diversity
- Proximity to other communities
- Community, we all stick together
- Strong community: community kitchen, library, churches, lots of activities.
- Rural nature of small town
- Diversity of people
- Well educated people
- Proximity to Ithaca and Cortland
- Bus lines and rail trail

What are the biggest threats facing Dryden in the coming years?

- Conflicting priorities
- Environmental threats
- Cultural differences
- Area development
- Traffic, trucks
- Loss of volunteer fire and ambulance
- Loss of small business
- High taxes
- Traffic
- Not enough housing
- No businesses
- No businesses
- Climate change: flooding
- Traffic
- High housing cost
- lack of internet

- No businesses, jobs
- High taxes: people getting priced out of area
- Farms getting developed: loss of rural character

What projects should the Town undertake or promote?

- Watershed climate resiliency
- Better public transportation
- Fix roads and bridges
- Encourage business development
- Community center
- Improve downtown Dryden Village
- Transportation
- Water Shed Issues
- Traffic between Cortland and Ithaca
- Internet for all
- Maintain roads, esp in winter
- Internet for all
- Affordable housing
- Work with Tompkins County
- Curb spending
- Promote small business, something besides dollar stores and storage
- Find a use for vacant buildings

"Preserve the Rural Character of Dryden" was main goal for land use planning in the 2005 Dryden Comprehensive Plan? Is that still the main goal? If not, what is?

- 2005 Theme is still correct
- Need Dryden to be clean, safe, pollution free
- A viable rural community is work preserving
- The 2005 theme is outdated. "Downtown" areas need attention
- The 2005 theme is ok but it conflicts with the number of people moving to the country and also ignores what is happening on "main street"
- It is important but we also need change/progress
- Outdated: Dryden needs to be a mix of rural and more suburban areas. Both need attention
- Outdated: we need housing for all, rural character is not in jeopardy as long as we stay on top of things like fracking, pollution/spills, logging
- It is still correct. We need to direct development and renewable energy away from agricultural soils.

Public Speaker
Meeting: Ellis Hollow
Community Center

**Input from Meeting at Ellis Hollow Community Center, March 9, 2020
(3 participants)**

What makes Dryden a good place to live/work?

- Sense of community, especially in Ellis Hollow, fostered by people working together, eg. For the Ellis Hollow Fair, and the neighborhood list serve
- Seeing neighbors out walking dogs, joining on the list serve
- The EH Community Center serves as the “front porch” of EH
- It remains rural with easy access to Ithaca for work and commerce
- Don’t relate to Dryden Town much (all 3 participants)
- I chose Dryden 2 decades ago for lower taxes than Ithaca or Lansing

Challenges for the Town

- Residents identify with different school districts
- Neighborhoods like EH, Varna and Bethel Grove at southwest end of Town relate to Ithaca City School District
- Town Hall is not at Town center
- Route 13 corridor: land is being sold for development
- There are two needs along Route 13: access to business along the road and need for quick transit through
- Don’t want to duplicate the traffic climate on Elmira Rd. Ithaca
- Prefer fewer businesses along the Route 13 corridor
- Public transit is needed in Ellis Hollow; previous effort to get TCat route was unsuccessful because of limited bridge capacity (Genung Rd?)
- Adapting to climate change
- Question: does the Town limit external boiler systems? There is a pollution problem with burning noxious materials in EH

Initiatives the Town should take in next 25 years

- Housing for the elderly
- Affordable housing that’s linked to public transportation
- Freese Rd. proposed development raises question: What does affordable mean?
- More support for geothermal heating – by education and promotion. HEAT Smart Tompkins is working on this
- Finish the Rail Trail to ADA specs with stone dust surface. It’s not bikeable yet in some sections
- Transportation – traffic speed. Address lack of through-fare roads (which have been prevented by NIMBY) and enlarge bridges
- Address nutrient run-off from farms into the watershed, i.e. spreading manure that runs down into the creeks and lake
- Town should keep on minimizing use of salt by mixing with sand
- Avoid excessive ditching (a Conservation Board priority)
- More breweries!

Public Speaker
Meeting: Ellis
Hollow, Varna,
West Side

June 8, 2020 Speakers Presentation:

Outreach: Martha and Joe sent several emails to their respective list serve's focusing on the west side of Dryden. Joe also posted multiple times to both "Meeting" and "General" notices on Neighbor Next Door to west side of approximately 1300 recipients.

Posted Zoom Meeting: 7-8:30 pm June 8, 2020

Attendance: 29 including Presenters: Alice Green, Martha Robertson, Joe Wilson

Joe's Summary of Comments by Participant: These are paraphrases not quotes.

Question 1: What makes Dryden a great place to live?

- Nathan Fawcett: natural environment, trails, state parks
- Laurie Snyder: Good schools
- Judy Pierpont: Engaged citizens who participate in Town matters; interactions are usually congenial. Natural environment, birds, wildlife
- Joe Wilson: So much citizen expertise in a variety of fields.
- Susan Suarez: diverse population with progressive mindsets
- Laurie Snyder: population is diverse because Town is geographically large and includes people with diverse points of view;
- Alice Green: the character of east side of Town differs from the west side
- Janet Morgan : I'm on the TC3 faculty. That allows me to interact/learn from students from Tioga, Cortland, and those from outside Tompkins County
- Karl Kolesnikoff : forested areas; great hiking
- Jason Leifer: proximity to the outside world through airport, being near Syracuse.
- Jan Morgan: small post offices with low traffic make it safe to do business there
- Chuck Geisler: the 2005 Comp Plan is a "Cadillac"; the sections discussions on housing deserve serious attention going forward
- Andrew Miller: natural areas, don't have to drive far for most services; schools are good
- Nathan Fawcett: community centers are an asset because they offer recreation and family activities

Question 2: What challenges does Dryden face?

- Laurie Snyder: high price of residential housing is a developing problem and so are accommodations for families. Fiscal Challenge is whether Cornell students come back. Reaching out to others: This meeting is not representative of all viewpoints, especially those who typically come to such meetings or who are prevented because don't have internet access.
- Jason Leifer: 5-6 school districts divide us; families not represented at this meeting
- Chuck Geisler: Fiscal crunch: local taxing and spending is constrained because of tax cap and Covid19. Our local services are likely to be cut back.
- David Weinstein: Access to environmental, rural assets, and open spaces are threatened by development "creep." Hamlets are supposed to have space between the buildings so you can use and see these things.
- Chuck Geisler: Can't we have cluster developments that combine density with ample green space? Could create family-oriented and affordable places to live. This would preserve nature, energy savings and equity.
- Martha Robertson: We need to be more creative to get developers to produce what we want instead of being reactive.
- Christina : More rental properties defeat the goal of having owner-occupied housing.
- Judy Pierpont: Our regulations don't fit our aspirations. How do we get the regulations to fit what we want?
- John Sexton: Who is the "We"? Planning Board doesn't represent those with substandard housing. They need representation too.
- Simon St. Laurent: There are too many cars and through traffic. I hear even Ellis Hollow Road is getting crowded. We have been lousy at planning transportation so far.
- Laurie Snyder: We need better transportation. The Steering Committee should be talking to the school districts, too.

Question 3: What initiatives should the Town undertake in the next 25 years?

- Laurie Snyder: The Town should pursue getting Broad Band for all residents. Covid 19 has highlighted this problem.
- Jason Leifer: If everyone had broadband, we could cut energy consumption, and it might spur residential and business development.
- Kathy Russell: What is our definition of sustainability? We should not be putting burdens on to the next generations.
- Kathy Russell: [Placed one or more comments on Chat.] People of color have been oppressed. We need to address a new world which includes social justice.
- Chuck Geisler: Affordable housing would send a welcoming message.
- Joe Wilson: The Tompkins County Council of Governments (TCCOG) is devoting its year to studying the applicability of Community Choice Aggregations for lower cost, renewable energy to our local municipalities. That would serve equity, sustainability, and energy conservation goals.
- Jim Skaley: We need to be proactive in attracting the businesses and residents we want. The Town and Planning Boards can't continue to be reactive.
- Judy Pierpont: The Town should find resources and pursue grants to make it east for low and middle income residents to conserve energy. We used to have planning staff who did this and found ways to collaborate with other Towns. We should tighten our building and energy codes to conserve energy.

Respectfully submitted,
s: *Joe Wilson, 6/11/20*

Public Speaker
Meeting: Freeville
Planning Board

6-23-20 Speakers Presentation to the Freeville Planning Board

Freeville Planning Board Members Participating:

Jim Krebs-Chair

Stephanie Ortalano

Brian Buttner

Justin DiMatteo

Recording for Freeville: Deborah Rude, Freeville Deputy Clerk

Participating for Dryden Town Planning Board:

John Kiefer-Chair

Alice Green-Alternate

Joe Wilson-Member

Following is a summary of the meeting prepared by JW.

I took the liberty of highlighting below what seemed to be unique ideas. They pertain to being proactive, outreach and density.

After presenting a series of Power Point slides explaining the Town's Comprehensive Plan Update process, Alice posed three questions for the Freeville members to react to. They were:

1. Are there things that the Town should keep doing, not do, or change that would help Freeville?
2. Are there trends or threats Freeville which are not addressed in its Comprehensive Plan of 2013?
3. What are the Pro's and Con's of increasing residential density in the Village of Freeville?
4. How do we reach folks in trailer parks and nursing homes for the Update? [added spontaneously]

There followed a session where Freeville Members were invited to ask questions before they responded to Alice's questions:

Brian: How much has been done to accomplish the goals and objectives of Dryden's 2005 Plan?

Answer: Not much. As to the Varna Plan Amendment, development has been in the form of apartments (and not in terms of owner-occupied residences).

Stephanie: How much data collection for the Update has been accomplished?

Answer: Covid19 has slowed us especially that which was to come from community meetings and sharing.

Comment: Jim: We got a high percentage of on our 2013 Plan survey using our email list and knocking on doors.

Jim: What has been done to encourage business?

Answer: Broadband expansion is foundational.

Brian: What are you doing about Short-Term Rentals?

Answer: We are in the process of recommending a law to the Town Board. We will send you our draft. It would be good to trade ideas.

Jim: What lessons did you learn from recent controversies like the large solar installations and any others

Answers: The solar controversies stemmed in part from the developers originally seeming to be unaware of the impact their proposals would have on the community—especially those living nearby the projects. They simply forged ahead then had to spend considerable time and effort to mitigate the impacts. These controversies occurred right in the middle of a heated election season. That exacerbated the conflict (in Joe’s opinion). An attempt to address climate change by amending the Comp Plan also resulted in a segment of the community fiercely opposing what they thought was being proposed and the process. Some of the opposition came from deliberately orchestrated misinformation (Joe’s opinion). The Planning Board ended the process and are seeking input on addressing climate change and energy matters through the Update process.

1. Are there things that the Town should keep doing, not do, or change that would help Freeville?

Brian: Freeville is pretty autonomous, and there is little connection between the Town and Village. We should do more collaboration. We have very little in terms of a tax base. Freeville has little land except along Johnson Road to develop.

Jim: You should extend the trails to all three Villages.

Justin: Trail expansion has been good.

Jim: There should be better trail signage to help us get to the trails.

Jim: We have no problems with the Town because there has been no interaction.

Justin: Try to be proactive in guiding development rather than reacting to proposals using regulation.

Stephanie: Would like to see you be proactive and deal with climate change.

5. Are there trends or threats to Freeville which are not addressed in its Comprehensive Plan of 2013?

Jim: How to keep basic services (gas station, restaurant, grocery stores) from leaving, and how to attract more.

Stephanie: Our Farmers Market is prospering. How can we promote and widen its appeal?

Farmers Market is really groceries. Maybe we should be encouraging “pop-up” businesses rather than bricks and mortar.

Jim: Yes, offers of on-line services are having an impact.

Justin: There are lots of no-cost/low-cost ways to provide services. An example is Hopshire's listing local services. And there are CSA's and Dairy Bell taking weekly orders on-line. There is/was a local, food-related spread sheet—how to order Covid pop-up.

Justin: The key was for businesses to have "empathy for the end-user". Businesses have to respond to citizen concerns and needs.

Justin: Our Plan does not mention affordable housing. We have not had to deal with trying to increase density.

6. What are the Pro's and Con's of increasing residential density in the Village of Freeville?

Jim: Freeville does not have room. Most of our lots are 1-A, Single Family lots.

Stephanie: But, ___?___ Factory has honey butter for sale. ___?___ Barn is deteriorating. The Bravo location. All these places could be made more useful. INHS owns property which could be subdivided; so there are properties on the fringe and in the center of the Village that are still available.

Brian: There is a desire to maintain the character of the Village especially on Main Street. Don't want the big old houses broken up (into multiple residences). Brooklyn Road could expand if sewer was put across to it, but that will require a pumping station.

Brian: Still, no one wants to pay for public utilities because we have got plenty of well water.

Brian: The Dairy Dell property could be developed if they ever give it up. There is room on the fringes.

Trailer parks are affordable housing, too.

7. How do we reach folks in trailer parks and nursing homes for the Update and our Survey?

Stephanie: Public libraries are community hubs because free lunches are being distributed there.

Justin: You should be reaching out to youth. Schools, food pantries are also hubs because of their roles in distributing food. Go there. You might have to allow [third parties] to fill out the survey form.

Following is a topical summary of the meeting prepared by JK.

Business Development

- Freeville, like the Town of Dryden, is seeing loss of business. The latest is Bravo (restaurant) which is moving to Ithaca. The loss hurts tax base and forces residents to travel for services/amenities and for employment.

- The Town of Dryden has not taken deliberate steps (in the years since the 2005 Comp Plan) to attract/retain businesses. For example, there has been no extension of municipal services (e.g. along the Rt 13/366 corridor). Dryden has no Chamber of Commerce.
- Freeville has public sewer but not water. Private wells generally meet the needs of residences and there are no plans for public water.
- Freeville's Farm Market is a success and can benefit by more publicity. The list of area farm-to-table busyness (maintained on the Tompkins County web page) is a success.

Residential Development

- The Village of Freeville has limited land for new residential development.
- Village PB members expressed concern about conversion of existing housing stock from owner occupied to rentals.
- We did not discuss how Village Zoning may effect residential construction, e.g., density limitations (lots sizes, single family vs multi family) but I got the impression Village zoning expresses a preference for single family homes.

Relationship Between Village and Town

- DPW relationship is good.
- The Dryden Rail Trail initiative is helpful to Freeville. It is a valuable recreation amenity, potential motorless transportation, potential to bring visitors to the Village. Village looks forward to trail development on the west side of the Village.
- We should improve sharing of information/challenges/initiatives/ideas between the Village and the Town. At present there is little interplay with the exception of the Rail Trail Task Force and the DPW relationship.
- We did not identify any areas where the Town has done something that hurt the Village.

Recent Controversial Issues in Dryden

- Dryden's solar PV projects (one on Cornell lands near the Campus and the other next to the Willow Glen Cemetery) were not well received by property owners near the development. The developer was perceived to not be open to modifying the projects to minimize impacts.
- Dryden's 2019 initiative to add some climate change language (specifically related to energy) to its 2005 Comp Plan was not well received by some residents who were concerned about cost, effect on price of housing, effect of local business. As a result we decided to include the topic in the Comp Plan update process instead of having it precede the Update.

- Development in the Hamlet of Varna (particularly Trinitas) is not well received by Hamlet residents and others who are concerned about the effect on the character of the hamlet.
- The former item illustrates a challenge of nodal development and initiatives to allow higher density (and lower cost) housing: people living nearby want to preserve their rural setting.

Effect of COVID19 on Comp Plan Development

- Dryden will use a written survey with possible community workshops in this fall.
- We might be able to improve survey participation by having hard copy available at local food banks, which are still operating as essential services.

Green Development Programs

- Aside from the Green Development Bonus Dryden has no programs/requirements for enhanced building energy performance or use of renewable energy.
- Recent residential development in Varna has taken advantage of the Green Dev. Bonus and is all-electric (air source heat pumps).

Public Speaker
Meeting: Village of
Dryden Planning
Board #1

6/24/20 Public Speaker Meeting with Village of Dryden Board (Via ZOOM)

Dryden Planning Board member Alice Greene gave a ppt presentation on the Update to the Dryden Comprehensive Plan. Alice asked for questions about the presentation and also asked Dryden Town Board members to talk about (1) Village of Dryden's relationship with Town of Dryden, (2) current planning issues in Dryden, (3) 2005 Dryden Comp Plan goal to steer development to existing population centers. We noted that in past presentations to various groups in the Town that Village of Dryden is frequently mentioned as vital to the welfare of the Town.

Following is a topical summary of our discussion.

Public Infrastructure

- Dryden Village has recently upgraded their water supply and has abundant spare capacity.
- The sanitary sewer treatment plant has spare capacity but is compromised by excess infiltration/inflow. The Village intends to commission a study to solve the I&I problem because it adds cost.
- The Village provides water/sewer service outside Village limits (e.g., to the DHS). It requires them to establish a utility zone for billing purposes.
- Developers bear the cost to extend water/sewer to new construction.
- Neptune Hose Company will likely need to transition to a mix of paid and volunteer staff in the next 10-15 years.

Commercial/Residential Development

- Dryden Village has a variety of parcels available for development and would like to have new development. For example, there is a 42 acre undeveloped parcel on north west corner of the Village with mixed use zoning.
- There are also a number of redevelopment opportunities. Filling these empty properties is a major challenge for the Village.
- The Village welcomes both new development and redevelopment provided it is consistent with Village planning goals.
- We talked about annexations and dissolutions: relocation of political boundaries. The irregular Town/Village boundary on north side of the Village resulted in part from boundary relocations. We didn't discuss specifics on why it got that way.
- The Village is interested in annexation of nearby development in part because their police department provides coverage and annexation allows them to recover the associated cost.
- Neither the Village nor the Town has a chamber of commerce/business association. The Village would like to work more closely with the County Chamber of Commerce to help pursue development opportunities.

Relationship Between Village and Town

- DPW relationship is good.
- Relationship between Town Board and Village board is also good although there is no formal structure for regular interaction.

Public Speaker
Meeting: Village of
Dryden Planning
Board #2

Public Speaker Series

December 3, 2020

Alice (facilitator), Joe and John

Virtual Meeting w/ about 10 high school students from IHS, DHS and one from New Roots Charter HS. (An additional 5 from IHS participated but live outside Town of Dryden. They came as part of IHS Key Club.)

JAK Observation: To some degree I think the students were reluctant to repeat what others said. It was hard to learn which topics had broad support. That was not a problem with in-person meetings where participants responded using post it notes. That said, we got good participation from most of the students.

XXX's indicate relative number of times an issue was mentioned.

What would make Dryden a good place to live, work, raise a family?

- Diverse work opportunities with opportunity for advancement. XX
- Good schools. XX
- A more diverse community (cultures, ethnicity): more welcoming XX
- Sense of community. Community centers, youth centers. XXX
- Information centers, both virtual and in person: info on medical services, financial resources
- More recreation facilities: parks, hiking paths, more/safer bike paths XXX
- Good child care and activities for pre-schoolers.

What threats will Dryden face from now to 2045?

- Climate change XXXXXXXXXX (All students raised hands). Prioritize dealing with it--25 years will be too late.
- Protecting water quality. Deteriorating water quality from ag runoff XX
- Bike routes are not safe: too much traffic XX
- Teachers don't stay at Dryden schools. They use it as a stepping stone.
- Lack of diversity XX: providing diverse housing choices would be a good start.
- Don't invest in just certain neighborhoods
- Balancing solar and ag XX

What projects should Dryden take on?

- Dryden has done a good job with solar and should add more. Need to balance solar with ag land protection. XX
- Need better bus service and more/safer bike paths. A person in Ellis Hollow said he was a mile from the bus stop.
- Need more community centers/youth centers/gathering places—have to go to Ithaca to hang out—It has a center. XXX Too bad the Community Café closed.
- Need to develop the Village of Dryden: restaurants, community center XX
- Encourage jobs, businesses
- Diverse housing XX
- Reduce ag runoff & improve water quality

Take Away: Important to include youth in planning. “We will be here in 25 years.”

Truths

Everyone is concerned about climate change and would like the Town to play an active role in fighting it.

Dryden needs more venues for community/recreation activities/restaurants/hang outs, both indoor and outdoor.

Dryden needs better green transportation facilities: bike routes, bus routes

Lack of cultural, ethnic diversity in Dryden is an issue to these students

Trends

Dryden needs more diverse housing choices to make it a more attractive place to live

Dryden needs more cultural, ethnic diversity, diverse jobs and diverse housing opportunities

Dryden needs good schools to make it a more attractive place to live

Village of Dryden needs more public venues, eg, restaurants, community spaces.

Unique Ideas

Current development in Dryden is spread out. Keeps it a car centric place. Discourages close knit community.

Following is from the “messages” section of the ZOOM meeting. These are from the student participants:

Elizabeth Joffrey

I said that a town should have good childcare options and activities for younger kids who aren't in school yet

Heidy Nydam

I don't think that my audio will function very well, but I think that one issue that is more Dryden specific and definitely a challenge that could be very hard to overcome is the lack of diversity. Dryden generally has a wide array of socioeconomic diversity but from a racial/ethnic standpoint there is limited diversity. This is cyclical and continues - limited diversity does not encourage diverse groups of people to move to Dryden or stay in Dryden. This could be helped by a wide array of available housing potentially.

Another aspect that I would like to see as time continues is how the amount of solar panels on what often used to be agricultural land impacts Dryden as a whole. How this impacts farmers and their livelihoods is a complex issue. Solar panels are definitely a

good idea and something that Dryden has done a good job with but seeing this over time will be interesting.

Bay\dyn Milsein-Touesnard

Going off what Jimmy said, I think making roads more bike accessible in general is a good idea to encourage alternate modes of transportation because if it is easier to bike people may choose to bike instead of take a car. It won't solve climate change by any means but it would be at least a small step in the right direction and at the very least it would promote a more environmentally conscious lifestyle.

I think 25 years is a very long time and by the end of the 25 years climate change will likely be irreversible so climate justice projects should be a priority.

Jade Gordon

One more idea to reduce the pollution caused by cars is better public transport. I sort of live in the middle of nowhere in Ellis Hollow, so the bus comes very rarely, and the stop closest to me is about a mile away. This makes it difficult for a lot of people to make use of the bus, so I think that if public transport was more accessible that could decrease car use and be a small way to combat climate change.

Rie Silfer

I definitely think we should work to make Dryden's roads more safe. I agree that making roads like Route 13 more bike-friendly will encourage more people to use alternative forms of transportation. I also think that our roads need to be more safe in general. Lots more people began walking, running, and biking on their roads. I live on Ferguson Road and my family does not feel very safe walking. The shoulders are narrow and people tend to drive fast. I think that paving the shoulders would make walking much safer, for people and their pets. Its not a major thing but I think that is important and would get more people to walk and bike around their homes.

Rie

I think we should work to encourage new business growth around the main street of Dryden. Like Heidi said, the Dryden Cafe was a huge loss. I also know that many students at Dryden have to go to Ithaca to find jobs because Dryden does not have many businesses that employ teens. I also think that having more restaurants besides the diner would be a good way for people to come together (after COVID19).

I wasn't even aware that Dryden had a comprehensive plan! I'm glad to know that is something our town has and that I'm able to give my thoughts
Sorry I don't think my audio is even working now

Elizabeth Joffrey

Dryden could spend energy on attracting new businesses in order to create more activities and create new jobs opportunities. It could help create more a community feel and to increase diversity.

Manny

If Dryden wants to focus on attracting more people and business, a solution would be to construct areas for business in the "center" of Dryden instead of building outwards at the expense of agricultural areas. For example, building a few tall business buildings instead of several small buildings on the outer edges. This would allow more businesses to move into the area and attract more people

SUMMARY OF THEMES FROM COMMUNITY WORKSHOP

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

Affordable Housing

DIVERSIFY HOUSING CHOICES

The Town of Dryden has a lower cost of living compared to the adjacent areas to the west including the City Ithaca and Town of Lansing; at the same time property and school taxes are perceived to be high especially as much of the town lacks sewer/water service. Due to these challenges, some people are choosing to live elsewhere. There is a need for greater affordable housing choices within the Town of Dryden. There are not adequate options for housing for the elderly within the town. There is a concern about limited housing supply, and that limited supply is leading to high costs. The town needs to explore ways to diversify housing choices at the same time preserving the rural setting within the town.

COMMUNITY COMMENTS

- *Affordable Housing is a real challenge, - people are choosing to live elsewhere*
- *Competition from adjacent counties where costs are lower*
- *Expensive- property and school taxes are high (assessment process)*
- *Less expensive than Cayuga Heights (Lansing)*
- *Lack of sewer/water but still high taxes*
- *Dryden is a large town – West side is the City of Ithaca district. Closer to Ithaca costs go up.*
- *I chose Dryden 2 decades ago for lower taxes than Ithaca or Lansing*
- *Village PB members expressed concern about conversion of existing housing stock from owner occupied to rentals.*
- *Housing for the elderly*
- *Not enough housing*
- *High housing cost*
- *Affordable housing*
- *Lack of senior housing*
- *Building more choices of housing*
- *Lack of housing options between Ithaca & Dryden*
- *The Village of Freeville has limited land for new residential development.*
- *The former item illustrates a challenge of nodal development and initiatives to allow higher density (and lower cost) housing: people living nearby want to preserve their rural setting.*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

REMOVE BARRIERS TO AFFORDABILITY IN EXISTING ZONING

The current zoning within the town affects housing affordability. Some aspects of the town's current zoning make housing less affordable by limiting the availability of land for development (i.e. minimum lot sizes). The town needs to explore zoning alternatives that would help to increase density within designated areas, which may include allowing for "tiny homes" or areas where multi-family housing development is permitted. In addition, the town needs to ensure that areas that allow for increased density are accessible by public transportation and accommodate those with disabilities.

COMMUNITY COMMENTS

- *Minimum lot sizes- does this affect housing affordability?*
- *Tiny homes?*
- *Promote universal design*
- *25% of students at TC3 have some form of disability*
- *We did not discuss how Village Zoning may effect residential construction, e.g., density limitations (lots sizes, single family vs multi family) but I got the impression Village zoning expresses a preference for single family homes.*
- *Freese Rd. proposed development raises question: What does affordable mean?*
- *Affordable housing that's linked to public transportation*

PROMOTE INVESTMENT IN EXISTING HOUSING STOCK

There are a range of housing conditions within the town; there is a general concern that housing conditions are deteriorating. The town needs to find ways to assist homeowners in making improvements to their homes. Refurbishing of existing housing stock would help to maintain affordability within the town.

COMMUNITY COMMENTS

- *Range of housing conditions – range of housing values "hodge podge"*
- *Deteriorating condition of housing*
- *Assist homeowners by making things simple and easy*
- *Expand affordable housing. Refurbish existing housing stock*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

Energy & Sustainability

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

The town should promote energy efficiency improvements within existing properties to reduce the use of fossil fuels.

COMMUNITY COMMENTS

- *Need to promote energy efficiency within the town properties/homes- how can you encourage people to participate*
- *How do we address climate change- improve energy efficiency, use of fossil fuels?*
- *More support for geothermal heating – by education and promotion. HEAT Smart Tompkins is working on this*
- *Question: does the Town limit external boiler systems? There is a pollution problem with burning noxious materials in EH*
- *Lack of alternatives for fossil fuel*
- *Encourage energy conservation project for residents*
- *Develop strategies for conversion of energy use from fossil fuel to electricity*

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

The town should take steps to require new construction projects to incorporate enhanced energy efficiency and renewable/alternative energy technologies.

COMMUNITY COMMENTS

- *Establish a green building code*
- *Dryden's 2019 initiative to add some climate change language (specifically related to energy) to its 2005 Comp Plan was not well received by some residents who were concerned about cost, effect on price of housing, effect of local business. As a result we decided to include the topic in the Comp Plan update process instead of having it precede the Update.*
- *Aside from the Green Development Bonus Dryden has no programs/requirements for enhanced building energy performance or use of renewable energy.*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Recent residential development in Varna has taken advantage of the Green Dev. Bonus and is all-electric (air source heat pumps).*
- *Lack of alternatives for fossil fuel*

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

Additional infrastructure able to support green energy initiatives within the Town of Dryden would be beneficial. Adding green infrastructure such as electric vehicle charging stations, solar farms, and energy storage would greatly improve community sustainability. The town needs to balance investments with the protection of valuable agricultural soils. Improvements to existing infrastructure such as storm water and the expansion of public water/sewer would help to support community resiliency and encourage nodal development.

COMMUNITY COMMENTS

- *Electric vehicle charging stations could be a draw*
- *More electric vehicle charging stations*
- *Energy storage- this is an important part of the picture*
- *How do we deal with the energy system- NYSEG*
- *Need to also focus on transmission line and distribution infrastructure*
- *People can do small scale infrastructure*
- *73% increase in significant rain events in Dryden, extreme localized events don't qualify for FEMA/state assistance- infrastructure is not ready to handle extreme weather events*
- *Lack of alternatives for fossil fuel*
- *Solar energy farms, affordable housing, more parks and trails*
- *Improve stormwater infrastructure*
- *Expand public water and sewer*
- *Becoming more climate resilient is important for the future viability of the town. Town should update 100-year flood plain maps.*
- *Adapting to climate change*
- *Environmental threats*
- *Climate change: flooding*
- *Watershed climate resiliency*
- *Water Shed Issues*
- *Invasive Species: Damage to forests and agriculture*
- *Climate Change*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Climate change weather patterns: floods, ice storms, drought, fires*
- *Lack of preparation for climate change*
- *Develop climate adaptation plan for critical services*
- *Improve creek and flood management*
- *Cornell looking into “deep earth heat” what is the energy picture moving forward, how does that inform local codes/laws.*
- *Can definition of Agriculture include solar farms as a way of preserving open space, sheep grazing under solar farms*
- *How do you define rural/small town character- needs to be open to things like solar – the future of the town- need to challenge the meaning of rural*
- *It is still correct. We need to direct development and renewable energy away from agricultural soils.*

Dryden's solar PV projects (one on Cornell lands near the Campus and the other next to the Willow Glen Cemetery) were not well received by property owners near the development. The developer was perceived to not be open to modifying the projects to minimize impacts.

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

Disaster events such as flooding or extreme weather are not confined to municipal boundaries. Similarly, energy generation sites and green infrastructure that may impact the Town of Dryden will not necessarily be located within the town boundaries. In addition to infrastructure, accessibility to training programs for jobs within the local workforce for these energy efficiency jobs would be needed. These training programs could potentially be implemented at TC3. A collaborative regional approach is needed to promote and implement sustainable initiatives.

COMMUNITY COMMENTS

- *Training at TC3 for energy efficiency for local workforce*
- *Tompkins County Energy Roadmap- could inform this plan*
- *Poor flood management*
- *More support for geothermal heating – by education and promotion. HEAT Smart Tompkins is working on this*
- *Improve creek and flood management*
- *Cornell looking into “deep earth heat” what is the energy picture moving forward, how does that inform local codes/laws.*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Dryden's solar PV projects (one on Cornell lands near the Campus and the other next to the Willow Glen Cemetery) were not well received by property owners near the development. The developer was perceived to not be open to modifying the projects to minimize impacts.*
- *Watershed climate resiliency*
- *Water Shed Issues*
- *People can do small scale infrastructure*
- *Proximity to higher ed: TC3 Cornell, SUNY Cortland*
- *Pressure from DOT to change character of infrastructure in inappropriate ways.*
- *Promote expanded offering of goods and services, expand learning opportunities at TC3, BOCES.*
- *We should improve sharing of information/challenges/initiatives/ideas between the Village and the Town. At present there is little interplay with the exception of the Rail Trail Task Force and the DPW relationship.*
- *Relationship between Town Board and Village board is also good although there is no formal structure for regular interaction.*

Economic Development

FACILITATE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN NODAL AREAS

The town should foster development patterns with pockets of commercial and industrial businesses balanced in the eastern and western portions of the community to support the town's tax base. The town should look to support infrastructure investments along NYS Route 13 to encourage development in focused nodes.

COMMUNITY COMMENTS

- *Focus development along main corridors*
- *Need pockets of commercial/industrial tax base (this made Lansing Successful)*
- *Confusing mix of residential and commercial in the village- renting on the first floor*
- *Expensive but not a large population/customer base*
- *Water/sewer gap in infrastructure along 13 coming from West/Ithaca, this limits development. Need expand water and sewer*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Should identify specific areas where infrastructure investments should be made where growth should be encouraged*
- *The village could be a driver for the overall growth and health of the town. The village can be a core*
- *Dollar stores and storage units*
- *How do you enable development that preserves rural character? "Cluster subdivision"*
- *Dryden Village has a variety of parcels available for development and would like to have new development. For example, there is a 42 acre undeveloped parcel on north west corner of the Village with mixed use zoning.*
- *There are also a number of redevelopment opportunities. Filling these empty properties is a major challenge for the Village.*
- *The Village welcomes both new development and redevelopment provided it is consistent with Village planning goals.*
- *Freeville, like the Town of Dryden, is seeing loss of business. The latest is Bravo (restaurant) which is moving to Ithaca. The loss hurts tax base and forces residents to travel for services/amenities and for employment.*
- *The Town of Dryden has not taken deliberate steps (in the years since the 2005 Comp Plan) to attract/retain businesses. For example, there has been no extension of municipal services (e.g. along the Rt 13/366 corridor).*
- *Route 13 corridor: land is being sold for development*
- *Prefer fewer businesses along the Route 13 corridor*
- *Overdevelopment along Rt13*
- *Balance economic development between east and west parts of the town*
- *Create areas in the town for maximum flexibility to build*
- *Lower cost of building by making approvals easy and quick*
- *Focus on economic growth and housing in existing nodes*
- *Freeville has public sewer but not water. Private wells generally meet the needs of residences and there are no plans for public water.*
- *Need to also focus on transmission line and distribution infrastructure*
- *Water/sewer gap in infrastructure along 13 coming from West/Ithaca, this limits development. Need expand water and sewer*

DEVELOP AND SUPPORT THE LOCAL BUSINESS COMMUNITY AND WORKFORCE

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

The Town of Dryden and the Villages of Freeville and Dryden are seeing a loss of small business and volunteer services; this has impacts on the local tax base and forces residents to travel elsewhere for services. It also impacts the feeling of community within the town; there is a strong push to encourage business development to build a stronger sense of community. The town should encourage the creation of a chamber of commerce to support business growth and retention. There is a need to collaborate with local schools (Cornell and TC3) to engage students or prepare them to help with the local agriculture economy. In addition, the town should work to improve internet service and connectivity in order to support local businesses as well as residents who may work from home.

COMMUNITY COMMENTS

- *Pay attention to the "new economy" co-working could be an opportunity*
- *Poor internet service within parts of the town- this is a quality of life concern*
- *Internet connectivity is a key quality of life concern for future growth – create a work at home community*
- *Lack of sense of community because of lack of things to do*
- *Freeville, like the Town of Dryden, is seeing loss of business. The latest is Bravo (restaurant) which is moving to Ithaca. The loss hurts tax base and forces residents to travel for services/amenities and for employment.*
- *More breweries!*
- *Area development*
- *Loss of volunteer fire and ambulance*
- *Loss of small business*
- *No businesses*
- *Encourage business development*
- *Community center*
- *Improve downtown Dryden Village*
- *Promote small business, something besides dollar stores and storage*
- *Find a use for vacant buildings*
- *Dryden Village is on the cusp of growth and now had a good mix of agriculture, educational facilities, affordable housing, goods and services*
- *Great community with small businesses, local sources of needed goods, produce*
- *Dryden has no Chamber of Commerce.*
- *Conflict between the need to build the tax base thru growth and the resulting effect on the character of the town*
- *Proliferation of businesses that are not locally based*
- *Loss of local businesses*
- *Encourage local businesses and Airbnbs*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Encourage businesses run by locals*
- *The Town of Dryden has not taken deliberate steps (in the years since the 2005 Comp Plan) to attract/retain businesses. For example, there has been no extension of municipal services (e.g. along the Rt 13/366 corridor). Dryden has no Chamber of Commerce.*
- *Neither the Village nor the Town has a chamber of commerce/business association. The Village would like to work more closely with the County Chamber of Commerce to help pursue development opportunities.*
- *Internet connectivity is a key quality of life concern for future growth – create a work at home community*
- *No collaboration between the school district and TC3 to prepare residents to work in the agriculture sector – no vet tech program for example. Need people – next generation to take over farming operations- what are the economics that could keep farming in the future of the town?*
- *TC3 satellite restaurant*
- *How can Cornell be engaged to help with agriculture economy*
- *Lansing has seen growth and development as offshoots from Cornell tech industry- how can Dryden take advantage of this?*

SUPPORT THE GROWTH AND DEVELOPMENT OF RECREATIONAL TOURISM

Recreational tourism (e.g. cycling, food related business, agricultural based tourism) could be a important driver for drawing in visitors and improving the local economy. By leveraging investments in the rail trail, there is a possibility to package opportunities together with Ithaca and Cortland to attract people to the Town. By doing this it would support local businesses, create a stronger sense of community, and encourage new business development.

COMMUNITY COMMENTS

- *Rail trail connects important nodal areas together- Jim Shug trail- nine mile system connects amenities and the finger lakes trail- recreation wellness- also connects to commercial areas- connect with other trail systems- Connect to Ithaca- could also connect to Cortland- need to package opportunities together to attract people to the town, 50+% free/ reduced lunch in the ___*
- *Lack of sense of community because of lack of things to do*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Freeville's Farm Market is a success and can benefit by more publicity. The list of area farm-to-table busyness (maintained on the Tompkins County web page) is a success.*
- *More breweries!*
- *Encourage local businesses and Airbnbs*
- *Support local businesses: eat local, dress local, home goods local, local recreations.*
- *Freeville, like the Town of Dryden, is seeing loss of business. The latest is Bravo (restaurant) which is moving to Ithaca. The loss hurts tax base and forces residents to travel for services/amenities and for employment.*
- *Hopshire traffic comes from within 5 miles*
- *Farm direct to table is almost a necessity in order to keep land in production-difficult to obtain an agriculture assessment*

Land Conservation (Open space and Farmland protection) DEVELOP AND MAINTAIN TRAIL SYSTEMS

Natural resources are vital to the town as they can be used to capitalize on visitors through existing trail systems like the Hammond Hill Trail; and through investments in new trail systems like the Dryden Rail Trail. The encouragement of tourism and leveraging outdoor activities can benefit the local economy and create community activities.

COMMUNITY COMMENTS

- *Hammond hill trail system*
- *Rail trail*
- *Preserve open space, capitalize on this!, tourism, wildlife, hiking, winter sports, biking*
- *Encourage tourism and other outdoor activities. We have amazing green spaces and wildlife*

PROTECT OPEN SPACE SYSTEMS

The Town of Dryden benefits from a significant amount of protected open space through state forest land, Cornell owned lands, and preserves. The town should work toward the protection of wildlife corridors and the preservation of ecological systems in order to prevent additional species fragmentation. Conservation practices need to align with new development for a way to lessen tension between the preservation of open spaces with the need for new economic development.

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

COMMUNITY COMMENTS

- *Require lead free ammunition and lures for hunting and fishing*
- *Need to protect wildlife corridors to prevent species fragmentation- need more proactive to protect*
- *50% of Cornell Botanical Gardens are in Dryden. What is the percentage of Cornell land in Dryden*
- *There is land that is guaranteed to be protected through state forest land*
- *State Forests*
- *Beautiful scenery*
- *Calm, quiet, neighborly, open spaces, green spaces, wildlife: These are characteristics that make Dryden a nice place to return home to*
- *Conservation considerations*
- *Access to natural spaces, good views, vistas*
- *Amazing natural resources and public lands and trails*
- *Rural, natural environment, parks, preserves, trails*
- *Clean water and Fall Creek*
- *Loss of large woodlots to provide wildlife corridors*
- *Loss of grassland and open spaces*
- *Development sprawl, fragmentation of habitat*
- *Large scale development and resulting loss of open space*
- *Municipal consolidation, affordable housing, conservation of natural resources and open spaces*
- *Require developers to include wildlife conservation areas*
- *Appreciation of and support for wildlife and wild space*
- *Need to protect wildfire corridors to prevent species fragmentation- need more proactive to protect*
- *Near Ithaca- Ellis Hollow- heightened development pressure. Development that has utilized conservation easements has not met the intent – this needs to be revisited*
- *Tension between prime farmland and largescale renewables*
- *Farmers keep open space open, need to keep land clear for operations*
- *Zoning minimums – take steps to preserve open space – Lincoln, MA*
- *South west corner of the town – don't extend sewers – no light pollution- don't want street lights*
- *Town should keep on minimizing use of salt by mixing with sand*
- *Avoid excessive ditching (a Conservation Board priority)*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

PRESERVE FARMLAND

Agriculture is a significant part of the history and heritage of the Town of Dryden. Development pressures have led to a decline in farming within the town. The town needs develop partnerships with the farming community and Cornell to support the competitiveness of local farms.

COMMUNITY COMMENTS

- *Development pressure causes farmers to make decisions like selling land or signing a gas lease*
- *Farmers have a vested interest in maintaining land over time*
- *North/South divide in town between farming/forested areas- forest management is agriculture*
- *No dedicated cost share program to preserve agriculture- farmland protection easements*
- *Can definition of Agriculture include solar farms as a way of preserving open space, sheep grazing under solar farms*
- *Agritourism/Agri-education*
- *Deep roots in agriculture – want to be separate from Ithaca/Cortland*
- *How can Cornell be engaged to help with agriculture economy*
- *Need to keep larger areas of Farmland together- agriculture is competitive, dairy is competitive- need to keep up or well get swallowed up*
- *Farm direct to table is almost a necessity in order to keep land in production- difficult to obtain an agriculture assessment*
- *Look for agriculture business along 13*
- *Conflicts between farm uses and residential uses- can be a challenge with residents*
- *Farm consolidation has taken place- even the large farms are struggling-smaller farms find it difficult to keep up. There is a rise in niche products -agritourism-value added*
- *Address nutrient run-off from farms into the watershed, i.e. spreading manure that runs down into the creeks and lake*
- *Farms getting developed: loss of rural character*
- *Proximity to markets: Clarks, Agway*
- *Country. Farming*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

Walkable Communities

CONTINUE TO DEVELOP PEDESTRIAN AND CYCLING INFRASTRUCTURE

The town needs to continue to work to develop sidewalks in support of nodal development and residential areas. In addition, the town needs to complete the rail trail system which will connect nodal areas and provide for important linkages to Ithaca and Cortland which can help to establish recreational tourism opportunities as well as alternative commuting corridors.

COMMUNITY COMMENTS

- *Streetlights and sidewalks would help to make safer connections*
- *Rt 13- there have been a number of accidents – safety needs to be addressed*
- *Need to support residential areas of the town with amenities like sidewalks*
- *Complete trail system linkages including TC3- connect the community*
- *need Sidewalks in Varna and Dryden*
- *Sidewalks missing- Ellis Hollow, Turkey Hill, Ringwood Drive*
- *Rail trail and pedestrian paths*
- *Hammond hill trail system*
- *NEW - Sidewalks in Freeville- New bus stop*
- *Rail trail connects important nodal areas together- Jim Shug trail- nine mile system connects amenities and the finger lakes trail- recreation wellness- also connects to commercial areas- connect with other trail systems- Connect to Ithaca- could also connect to Cortland- need to package opportunities together to attract people to the town, 50+% free/ reduced lunch in the ___*
- *Traffic on 13 challenges safe road access*
- *Getting people from Cortland to Ithaca quickly is not the goal of the residents of Dryden*
- *We should think about making stronger connections between TC3 and Village community*
- *TC3 students going into the village Leigh (Lee) road. Connection from TC3 through a service access road- connects the campus to the village*

ESTABLISH AND REINFORCE NODAL DEVELOPMENT AREAS

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

The town needs to support the growth and development of its nodal areas including Varna, Etna, Freeville, and the Village of Dryden. Concentrating new development in nodal areas can help to preserve open space, establish and reinforce walkability, and provide for the creation of community centers that can support local business and contribute to the sense of community and place within the town.

COMMUNITY COMMENTS

- *Dryden lacks a destination – this could change over the next 25 years by creating nodes within the town*
- *Village of Dryden should be a node – Keep Rt 13 through the village- why are there no restaurants in Dryden- Co-op failed*
- *Need to incorporate smart growth*
- *Small community in rural setting.*
- *Encourage nodal development. Make walking and mass transit workable*
- *Smart growth, civic pride, senior housing, walkable parks for all parts of the town*
- *Challenge of scale for new infill development- there was a development along rail trail- but was proposed outside of nodal development area (look at Trinitas Plan)*
- *Development in the Hamlet of Varna (particularly Trinitas) is not well received by Hamlet residents and others who are concerned about the effect on the character of the hamlet.*
- *Plan for nodal development in core economic/residential areas*
- *Promote nodal development to preserve rural character*
- *Development in the Hamlet of Varna (particularly Trinitas) is not well received by Hamlet residents and others who are concerned about the effect on the character of the hamlet.*
- *The town should identify where growth should occur, there also may be place that should be conserved*

Transportation

DECREASE CONGESTION & IMPROVE SAFETY

New York State Route 13 is congested due to the concentration of commuting traffic between the cities of Ithaca and Cortland. The town needs to work with New York State DOT, TCAT, and Cortland County Transit to implement effective strategies for reducing congestion along the corridor including providing for increased transit ridership.

COMMUNITY COMMENTS

- *Rt 13- there have been a number of accidents – safety needs to be addressed*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Getting people from Cortland to Ithaca quickly is not the goal of the residents of Dryden*
- *Closing Rt 13 is a real challenge because people don't understand alternative routes- create alternative routes*
- *[we have] Reliable snow removal*
- *Need to improve traffic flow through the town- lots of commercial traffic*
- *Capacity issues on Rt 13*
- *Traffic is negatively affecting business viability*
- *Morning peak and evening peak- people are commuting through Dryden*
- *There are two needs along Route 13: access to business along the road and need for quick transit through*
- *Don't want to duplicate the traffic climate on Elmira Rd. Ithaca*
- *Traffic, trucks*
- *Traffic*
- *Fix roads and bridges*
- *Traffic between Cortland and Ithaca*
- *Maintain roads, esp in winter*
- *Infrastructure built for a different climate, particularly storm water and transportation*
- *Growth in traffic and resulting safety and quality of life issues*
- *Roadway widening and clearing road edges*
- *Rt 13 bypass*
- *Rt 13 bypass around Dryden Village*

IMPROVE BUS TRANSIT SERVICE

Continue to work with TCAT to improve transit service within the town. Work to identify opportunities to strengthen transit connections to Cortland County.

COMMUNITY COMMENTS

- *TCAT park and ride?*
- *Ithaca-Cortland-Syracuse transportation corridor transfer center could be located at TC3*
- *TC3 struggles to get local students to come to campus- reliability of transportation is a challenge*
- *Kirk Lane (Etna) needs shelter and pedestrian infrastructure*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *TCAT- Cortland Transit- new pilot project -TConnect- bring people from there home to the nearest bus stop, on demand ride requests. Can this work/how do you find this?*
- *Reliable bus service in Dryden – attractive to renters*
- *6-7 electric buses for the TCAT system*
- *Public transit is needed in Ellis Hollow; previous effort to get TCat route was unsuccessful because of limited bridge capacity (Genung Rd?)*
- *Better public transportation*
- *TCAT. Good public transport*

CONTINUE TO INVEST IN TRAIL & BICYCLE INFRASTRUCTURE

Continue to invest in and support the development of the Dryden Rail Trail and improving connections between the Rail Trail, nodal development areas, and transit.

COMMUNITY COMMENTS

- *Facilities for bicycles are good- would like to see more*
- *Rural roads- good for cycling – good for Dryden 79, 38, 366, 13*
- *Connectivity is an important word for transportation systems*
- *Rural roads, topography, and open space, makes Dryden a great place to bike*
- *The Dryden Rail Trail initiative is helpful to Freeville. It is a valuable recreation amenity, potential motorless transportation, potential to bring visitors to the Village. Village looks forward to trail development on the west side of the Village.*
- *Finish the Rail Trail to ADA specs with stone dust surface. It's not bikeable yet in some sections.*
- *Transportation – traffic speed. Address lack of through-fare roads (which have been prevented by NIMBY) and enlarge bridges*
- *Bus lines and rail trail [MAKE THESE CONNECTIONS]*
- *Rail trail!*
- *Extend rail trail to Groton, McLean, Cortland, Harford*
- *Build trail connections between local communities*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

Other

LACK OF COMMUNITY/DEVELOP SENSE OF COMMUNITY

The town needs to work to support the development of a vibrant center that can draw residents and visitors.

COMMUNITY COMMENTS

- *Dryden is a bedroom community – no jobs here – people chose to live somewhere else*
- *Can we have a culture change- community centers- Varna-have activities that can get people involved (Ellis Hollow)*
- *Southworth library – Community resource- need to promote what is already here! Promote from within*
- *TC3 has peace officers that are utilized by the town – this is now in past 5-6 years*
- *The EH Community Center serves as the “front porch” of EH*
- *Don't relate to Dryden Town much (all 3 participants)*
- *Town Hall is not at Town center*
- *Dryden does not have a character- there are smaller character areas*
- *Tight sense of community*
-

QUALITY OF LIFE

To increase quality of life residents would like to see a more walkable community with sidewalks, a tighter sense of community, better access to public services, and overall increased opportunities for collaboration within the community itself.

- *Poor internet service within parts of the town- this is a quality of life concern*
- *Different school districts divide residents to those districts – people relate to the district and not the town*
- *Lack of a voice for people that fit into other districts (school)*
- *Dryden can't hold 2 restaurants- people are not stopping*
- *Freeville/Dryden are separate- Freeville is updating its comprehensive plan- there should be coordination amongst the comp. plans*
- *Sense of community, especially in Ellis Hollow, fostered by people working together, eg. For the Ellis Hollow Fair, and the neighborhood list serve*
- *Seeing neighbors out walking dogs, joining on the list serve*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *The EH Community Center serves as the “front porch” of EH*
- *Residents identify with different school districts*
- *Neighborhoods like EH, Varna and Bethel Grove at southwest end of Town relate to Ithaca City School District*
- *Tight sense of community*
- *Various seasonal activities*
- *People from diverse cultures.*
- *Good public services*
- *Beautiful countryside*
- *Dairy Day*
- *The people*
- *Small community, sense of belonging*
- *Cultural diversity*
- *Proximity to other communities*
- *Community, we all stick together*
- *Strong community: community kitchen, library, churches, lots of activities.*
- *Rural nature of small town*
- *Diversity of people*
- *Well educated people*
- *Proximity to Ithaca and Cortland*
- *Conflicting priorities*
- *Cultural differences*
- *High taxes*
- *lack of internet*
- *Internet for all*
- *Curb spending*
- *It is important but we also need change/progress*
- *Outdated: we need housing for all, rural character is not in jeopardy as long as we stay on top of things like fracking, pollution/spills, logging*
- *Lots of chances for community involvement*
- *Close to larger communities (Ithaca, Syracuse) but less populated and rural*
- *Benefits of higher educational resources*
- *Diversity of land uses.*
- *Town is responsive to residents and generally takes time to hear/consider viewpoints.*
- *Scenic beauty, vibrant commercial areas, excellent municipal services.*
- *High interest in community efforts*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Proximity to higher ed: TC3 Cornell, SUNY Cortland*
- *Sense of community*
- *Simplicity of life*
- *Great neighbors*
- *Perceived differences of opinion. Not enough knowledge and understanding*
- *Pressure from DOT to change character of infrastructure in inappropriate ways.*
Over regulation driving up costs
- *Loss of population, people moving south*
- *Declining enrolment at TC3 Expand*
- *recreational and tourism opportunities*
- *Promote expanded offering of goods and services, expand learning opportunities at TC3, BOCES. Add health and wellness facility*
- *Town wide internet*
- *Promote Dryden as a destination*
- *Promote a robust community by making things simple and easy*
- *Change process for raising tax money to support local schools*
- *Greatly reduce and simplify regulatory environment*
- *Age in place services for elderly*
- *Dryden: a place where your kids want to live*
- *Dryden is multifaceted. Having a central theme is counter to a complete plan.*
Suggest you get away from a central theme entirely
- *Maintain rural character*
- *Rural character is still important but development of urban without destroying rural character is also important.*
- *Strive for highly rated schools.*
- *Preserve the rural character of Dryden with nodal development and small hamlets.*
- *Community across all villages, rural and less rural residents, across all that divides us.*
- *Dryden as a destination - for its nature, landscaping and communities.*
- *Focus on rural/natural. Focus on sense of community and connection.*
- *Create Dryden as a dynamic place to live, work and play*
- *There are some racial tensions between TC3 campus and community*
- *Non-taxable land in the Town – TC3- state forest land/ land trusts- this impacts tax revenue for Dryden*

CONSOLIDATION?

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

Consolidation to improve connectivity and communication. Improved relationship between the Town and the Village to promote communication.

- *Does consolidation make sense? Is this something that can be explored – difficult to find people to volunteer*
- *We talked about annexations and dissolutions: relocation of political boundaries. The irregular Town/Village boundary on north side of the Village resulted in part from boundary relocations. We didn't discuss specifics on why it got that way.*
- *The Village is interested in annexation of nearby development in part because their police department provides coverage and annexation allows them to recover the associated cost.*
- *We should improve sharing of information/challenges/initiatives/ideas between the Village and the Town. At present there is little interplay with the exception of the Rail Trail Task Force and the DPW relationship.*
- *Relationship between Town Board and Village board is also good although there is no formal structure for regular interaction.*

PUBLIC SAFETY

A concern with public safety and amenities needed with proper funding or active volunteers.

- *Neptune Hose Company will likely need to transition to a mix of paid and volunteer staff in the next 10-15 years.*
- *DPW relationship is good.*

WATER and WASTEWATER INFRASTRUCTURE

There is a need to expand the sewer/water infrastructure within the Town. Freeville has public sewer but not water. The sanitary sewer treatment plant has spare capacity but is compromised by excess infiltration/inflow, the Village intends to solve this problem as it adds cost.

- *Dryden Village has recently upgraded their water supply and has abundant spare capacity.*
- *The sanitary sewer treatment plant has spare capacity but is compromised by excess infiltration/inflow. The Village intends to commission a study to solve the I&I problem because it adds cost.*
- *The Village provides water/sewer service outside Village limits (e.g., to the DHS). It requires them to establish a utility zone for billing purposes.*
- *Developers bear the cost to extend water/sewer to new construction.*

DRYDEN 2045

SUMMARY OF STAKEHOLDER ENGAGEMENT

- *Freeville has public sewer but not water. Private wells generally meet the needs of residences and there are no plans for public water.*
- *Expand public water and sewer*

VIRTUAL PUBLIC WORKSHOP

Public Input: Survey Results by Category

Virtual Public Workshop Public Input
SURVEY RESULTS BY CATEGORY

Miro Comments

Website Comments

AFFORDABLE HOUSING GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- Lack of Housing Choice
- High Cost of Housing
- Limited Housing Supply
- Deterioration Housing Stock

- What is the definition of affordable?
- Rental housing is not allowed any place in Dryden out of right. This is a problem. If you want to address the housing issues you have to increase the supply if you want to increase supply in need to make it easier to build.
- The whole category of Affordable Housing is flawed, as a focus of Town policy and involvement. What the Town should do is foster economic opportunity, which leads to businesses, jobs, rising wages, and ability to rent/buy. Developers/builders are attuned to the market and will respond with a variety of housing options to meet the needs of the various income strata. Get out of the way. Lift the heavy hand.
- I oppose all these strategies because they would involve increased Town regulations. Fewer zoning restrictions would be desired, but I do favor streamlining permitting processes.
- I have a question about the premise. I think some in the Dryden community are interested in the Affordable Housing issue. I do not believe it should be considered in a Comprehensive Plan for the Town of Dryden. The Town of Dryden is a large rural area with diverse neighborhoods. The community issues needs and concerns on this matter are best left to the free market. Local banking and real estate decisions by owner and buyers will most efficiently manage these matters for the residents in the town. Thank you.
- Get out of the business of regulating building. Government does not have the capacity to provide more housing, you can only get out of the way of private individuals doing what is best for themselves. If the market sees a need for more housing and can do it at a price that benefits them, they will build. For example, look at the hundreds of new units built in the county. If people are complaining about there aren't enough residential 1-family homes, again, the town cannot force someone to build those, but you can make it

easier for subdivisions to be built or allow people to split acreage to allow more lots of single-family home. This town does not need new low-income housing to be built by or promoted by the town through public dollars.

- I do not see these as concerns that the town needs to address. The primary pressure on housing costs seems to come from the multiple colleges - and the [seasonal] student population. Perhaps the county should press them to provide more on-campus housing commensurate with their admission rates. The only other thing that has pushed housing "costs" up has been skyrocketing assessments on essentially unchanged properties. These plans seem headed to only requiring more tax dollars which in turn will drive housing costs even higher ... in contradiction to the goal.
- I am not sure the Town can take any effective actions on any of these concerns without infringing on the property rights of property owners. I question if your public input process was adequate.
- Add the goal of lowering taxes. Loosen zoning and other regulation to encourage investment.
- High property taxes are part of the problem. I own 25 units and property taxes amount to almost \$200 per unit per month. My apartments receive no services other than snowplowing, so I must provide water and sewer services in addition to the taxes I pay.
- My concern is that we do not become too heavily invested in apartment and transient housing in the Village of Dryden. We have a lovely development in Poet's Landing which is primarily income supplemented and it skews our community into poverty. The houses on Main Street that are rentals are in disrepair and not conducive to bringing in families with steady income and a community minded, long term attitude. I have concerns about providing section 8 housing for Ithaca residents that DSC cannot find in Ithaca without adequate means for employment, transportation, and other needs.
- Transportation is a huge factor in affordability of all kinds, especially housing. Make this explicit.
- Dear Dryden 2045 Steering Committee: You have requested community feedback on the Goals and Strategies of the Town's revised Comp Plan. Please grant more attention to affordable housing. Dryden's 2005 Comp Plan contained items relevant to affordable housing, including data on housing composition, rental percentages, manufactured housing, and aging trends. However, the 2005 Plan was silent about affordable housing as a promising means of reducing GHG emissions. We ask that the revised Dryden 2045 Plan incorporate a commitment to affordable housing both to optimize shelter security and to advance our Climate Action Plan and Climate Smart Community initiative. To help remodel the Comp Plan in this direction, we offer the attached document for your consideration and use in the revision.
- Having listened to the session on affordability I have the following comment: I have strong reservations about the building as right proposal as presented carte-blanche primarily given that it effectively eliminates citizen input and could have the effect of sidestepping away from goals and objectives of the comp plan. If we were to establish

specific development zones in which certain criteria can be met pertaining to building criteria, green architectural design etc. then this could promote more housing. However, along these lines I truly believe we need builders to build to sell--home ownership is the best mode for building wealth as opposed to rental and with changes in more work from home--single family becomes the more desirable unit. Ownership also promotes more participation in civic affairs as opposed to transient residential development. There is also a social justice issue of wealth distribution and equity and promoting long-term sustainability for communities. If we were to have development zones, it should be based on careful examination of location and I would think should be restricted to or favor developers who would put forth subdivision proposals where units would be for sale. I am not sure about the legality of such but might be dealt with through overlay zones. I do think we have to consider limiting when a special use permit is needed--given the town board as opposed to the planning board has much less capacity to effectively review large projects, e.g. Trinitas. Special use permits should not be a frequent use given they typically override existing zoning. The best would be to more carefully define zoning areas and if necessary, rezone as opposed to use of special use permit. There is a considerable need for affordable senior housing units and affordable work-force units both of which likely require subsidy to promote affordability. Maybe this can be done through tax abatement or other incentives.

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

1. Diversify Housing Choice
 - Forcing the stretch code on everyone will only make the affordability problem more acute.
 - You cannot ignore the fact that 25% of every rent dollar paid by a tenant goes to pay real estate taxes. Lower taxes would make housing more affordable.
 - Whatever "Set minimum requirements for affordability for new construction" even means -- NO! The TOWN does not increase housing supply. Make this a friendly place for builders and developers to focus their energies, and the needs of the populace will be met. I am 68. I have not planned well financially for this stage of life. Do not make it a Town strategy to provide housing options for me. I will go where I need to go and do what I need to do with my family, to move forward a step at a time. This may well mean remaining in Dryden, where I'm happy to be. This is my responsibility, and my future. It is not up to the Town to make sure of anything; just advertise that the Town of Dryden is OPEN FOR BUSINESS AND LIVING, and much will naturally flow from that.
 - Setting minimum requirements for affordability is not our responsibility. Developers should be able to design their own ideal neighborhoods.

- The local government by way of a comprehensive plan should not be involved with the above strategies. Thank you.
- "set minimum requirements for affordability for new construction" - The government should not be used in this way, it is punitive. Even if you did do this, you live in a high-cost country, in a high-cost state, in a high-cost county. Any price burdens will result in trailer park homes being the only thing you get. It does not help that union wage laws in this state are again punitive anywhere outside of NYC. The governments job again is to get out of the way, the market will fill the need at the cost the market will bear and at far greater efficiency than anything the government can do.
- I do not see these as town responsibilities. As previously mentioned perhaps the (non-tax paying) local colleges should be pressured to provide more student housing. The (heavily subsidized) Poets Landing housing project tripled congestion in the village area. I do not favor more of that. Dryden has one of the largest land areas in the state - let grow naturally spread to the more rural sectors.
- I do not see these as town responsibilities. As previously mentioned perhaps the (non-tax paying) local colleges should be pressured to provide more student housing. The (heavily subsidized) Poets Landing housing project tripled congestion in the village area. I do not favor more of that. Dryden has one of the largest land areas in the state - let grow naturally spread to the more rural sectors.
- I oppose all these strategies because they would involve increased Town regulations. The Town is not a housing provider or a housing builder!
- Do not limit greater density to nodal areas. Rezoning to facilitate nodes will only increase building costs within the nodes thereby decreasing affordability.
- If setting minimal requirements for affordability for new construction means mandating certain building codes that only allow for certain heating options or electricity options, I do not support that.
- NYS has enough laws which mandate how we live; I do not support any further rules or regulations from the Town of Dryden telling anyone what kind of house they must live in or how to heat my home. I would support housing options for seniors if the need were here and it does not increase my taxes.

2. Promote Investment in Existing Housing Stock

- Streamline the permitting processes -- yes. A Town-FNBD partnership for liberal home equity loan opportunities might make sense. Not a fan of external assistance; ultimately implies higher taxes and obligation.
- Property owners with the help of the strong local real estate industry and financial institutions are very capable of managing this issue. Thank you.
- Upgrading existing housing should be a priority. Many of the houses in need of rehab or upgrade are where low-income people currently live. Upgrading, particularly weatherization, roofs, and porches is often beyond residents' means, but is a critical need. The Town should focus efforts on identifying grant or loan subsidized

opportunities to accomplish these upgrades - there are many available that most people do not know anything about. The Town could also encourage volunteer efforts to accomplish the upgrades (a la Habitat for Humanity). It would bring the community together and all would benefit from improved housing stock.

- "Partnership" is too vague to be effective strategy. Talk specifics. Say "promote partnerships with the county, state and federal government " (e.g., NYSEDA) to increase availability of funding. I am worried about "streamlining" the process for developers. Streamlining for them often means less environmental regulations or less regulations that limit discrimination. that sort of streamlining is against the interests of the people of the town as a whole and future generations as well as less beneficial for the vulnerable ecosystem.
 - Remove barriers and regulations. Do not raise my taxes to then hand the money to my neighbor, anywhere else, that would be considered robbery but when a government does it is called fairness.
 - These strategies are too vague. My interaction with the permit process for a home improvement project was efficient, helpful, and timely. Cannot imagine a need for "improvement" ... what is the problem?
 - The only thing here I favor is streamlining permitting processes.
 - I have no objections to this; I hope it works out the way it is intended!
 - Forget partnerships to assist property owners. Most property owners can either pay exorbitant taxes or pay for maintenance or improvements, not both. Encourage industrial development to improve employment opportunities and increase average income.
 - I like the idea of enhancing the existing housing stock and as written, I think all the goals seem reasonable so long as my taxes do not go up!!
 - If new housing stock is aligned with main transportation corridors and services in zoning and planning, we all win. A big factor in both affordability and greenhouse gas emissions is transportation. The impact of commuting is as large or larger than heating/cooling our homes.
3. Remove Barriers to Affordability in Existing Zoning
- YES, do PLEASE remove Town-imposed barriers to affordability in existing zoning. Let 'er rip! The strategies go in the wrong direction. Open things up. Get out of the way.
 - The 2005 Comprehensive Plan allows for these prudent zoning changes and should be handled by the Town Board. Thank you.
 - Keep zoning flexible according to market demand.
 - Less zoning restrictions would be excellent.
 - I oppose all these strategies because they would involve increased Town regulations, and if anything, we need to reduce regulations so that it is easier to build in Dryden rather than increasingly difficult.
 - Forever nodal areas and reduce lot size everywhere.

4. All Goals

- Removing barriers to affordability in existing zoning as a great idea. Totally
- Get serious about reducing the regulatory burden.
- If you truly want affordable housing, you need the focus on the area where you impact the cost. The town impact the cost of housing through the regulatory burden and I would say excessive regulations. Make it easier to develop and build reduced the cost to accomplish new housing and you will begin to positively affect housing affordability.
- Remove Town-imposed barriers to affordability in existing zoning -- yes!
- The goals are best addressed in the private sector. Local zoning laws should only address public health and safety. The Dryden town board is not equipped or should be involved with promoting investments. Thank you.
- People are punished by our tax code by having nice houses. So why would anyone want to make their house better. I already am forced to pay \$7,000 between school (which I do not use) and property tax on a house appraised at \$210,000. I would like to make my house nicer or bigger but are afraid to be punished by the appraiser office with a higher tax bill. There is no incentive with high property taxes. Diversify housing choices? People are not moving to Dryden to live in a "downtown" high rise. We moved here because we wanted land and for it to be quite and not be right next to our neighbor. If someone wants something else, tell them they live in the wrong town, there is plenty of that due west of here.
- I like Removing (Town enacted) Barriers to Affordability by removing Town regulations that act as barriers. I oppose any other Town goals to do that.
- I oppose these as goals for the town to address. They strike me as matters for the public sector. There is no specific indication of how the town could even facilitate within current budget limits and areas of expertise.
- I like Removing (Town enacted) Barriers to Affordability by removing Town regulations that act as barriers. I oppose any other Town goals to do that.
- I oppose all these strategies because they would involve increased Town regulations. Individuals and developers should be able to build what they see as desired and needed.
- I do not want to see the removal of zoning laws to allow anymore government subsidized housing in Dryden which is exactly what happened when Poets Landing was built.
- Add goal: align housing development with main transportation corridors and services.
- Review and revise zoning to make affordable housing more attractive to developers and bring them into partnerships that advance such housing.

DRAFT STRATEGIES:

1. Diversify Housing Choices

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Provide housing options for seniors.
- Set minimum requirements for affordability for new construction.
 - Reduce special use permit requirements.
 - explore community sewer systems.
- Increase housing supply.
- Focus on increasing single-family housing options.
- Increase density in nodal areas.
 - how do we address connections with the Villages?
 - create additional nodes near water and sewer.
 - Allow areas with diverse housing options.
 - Ellis Hollow eliminated ability to build two-family dwellings.
- Own Category:
 - zoning needs to catch up to modern development types (e.g., co-housing)

2. Promote Investment in Existing Housing Stock

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Decrease minimum lot size requirements in designated areas to allow for smaller lot sizes.
 - Remove requirements for large lots?
 - Need to keep in mind land conservation.
- Implement and develop process where certain uses are allowed by right.
 - *Lots of support for this
- Expand areas that are designated for nodal development.
 - Balance zoning restrictions with promoting development in nodes.
 - Are there new areas for nodes?
 - Availability of sewers is a critical issue.
 - Can achieve density in nodal areas with higher density without sewers.
 - Implement conservation subdivisions (review existing regulations)
- Align nodal zoning areas with transit service.
- Own Category:
 - Zoning needs to catch up to modern development types (e.g., co-housing)

- Adopt form-based code?

3. Remove Barriers to Affordability in Existing Zoning

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Develop partnerships to assist property owners with resources to make home improvements.
 - centralized resource for property improvement information (i.e., resources for energy efficiency)
- Streamline the permitting process for home renovations.
 - adopt tax exemption/abatement to encourage reinvestment (maybe new construction)
 - Provide financial assistance for property maintenance.
- Identify deteriorating neighborhoods and apply for external assistance.
 - need special attention for mobile home parks.
- Own Category:
 - Prioritize investment in green development/ energy efficiency.

LAND CONSERVATION GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- Encourage Tourism and Outdoor Activities
 - Protect Prime Farmland from Development
 - Preserve the Rural Character of the Town Against Development Pressure
 - Protect Wildlife and Natural Areas in the Town
-
- We need to allow evolutionary change.
 - Let us wait for the COVID cloud to lift to explore this area of interest and concern. We have been hunkering down for the past year; we need to remind ourselves of what we have here in this lively place, as the warm season approaches, and things open. It is unseemly to try to tack all of this down when, clearly, many stakeholders have been distracted during the upset of this past year.
 - My understanding is that natural areas are already protected. Many farmers are presently aging out and finding it hard to sell their farms to others who want to farm the land. We presently live on a property that was once a cow pasture. The farmer developed ten

acres so he would have a place to live when he retired from farming. By doing that he had a place to live and some money to live off. Restrictions on developing farmland seem to be in direct conflict with the desire to provide affordable housing. If you restrict the amount of land that can be developed, you drive up the cost of the land that is available-- basic economics of supply and demand.

- No idea what development pressure you are talking about, last I saw it looked like companies were leaving this Town, cannot speak of anything new. And you cannot tell me a new Dollar General near NYSEG is the pressure you are seeing. Give me a break, this should be a right to farm town and people should be able to do with the that what they think is right, and not be punished by new onerous regulations thought up by the town board or zoning board.
- Natural areas are already protected. I am not sure what the Town can legitimately do to address the other "concerns" here, so I oppose them.
- Dryden has proven for its long approximately 180-year existence that it does not need most of these restrictions. My family has lived in this county for approximately 125 years. We have not seen a need for rural zoning restrictions on the small towns of our county. The need to encourage tourism seems reasonable as most will prosper from the increased revenue.
- I believe we, as a growing community, should promote development of affordable housing. While we want to keep the rural flavor of our town, we should not put strictures on land that would discourage development. Dryden has been here for something close to 180 years. I believe we should put our faith. In our citizens who for all that time have kept Dryden rural.
- I agree with the need to protect prime farmland from development, but I think it goes further into protecting the character through the protection of viewsheds. The town needs stricter solar development processes, as the main corridor is starting to fill up with less than attractive solar panels.

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

1. Develop and Maintain Trail Systems
 - Trails in pedestrian ways are wonderful thing. But it stops being a wonderful thing if it is forced on people that are supportive of it. It should never be done using eminent domain.
 - Great, go for it!
 - The recommended strategies are fine and do not require local government involvement. The organic and volunteer instincts in Dryden are very strong and effective. Thank you.
 - DO NOT USE IMMEDIATE DOMAIN TO TAKE THE LAND FROM THE LADY who lives next to the trail where it is planned to cross route 13. The idea of making a multi-million

dollar bridge across RT 13 is completely inappropriate. 1) Taking someone's land is morally wrong., 2) The cost and ongoing maintenance of that proposed bridge is an insult as a NY tax payer. Saying it will be paid by a state grant, is not a reason to do it, because that still is tax money I and many others pay in taxes. Please of all this needs of our community you really think it is appropriate to build a "pleasure bridge". 3) What is wrong with just taking the trail down rt13 to the creek and traveling under it, like was originally proposed. Yes it adds some distance, but then again its a damn pleasure trail.

- Do not see a need for any of these strategies.
- No role here for the Town government.
- These ideas seem sensible.
- I feel we spend an inordinate amount on our trails without looking at services to the entire population. What about a youth or activity center that can be used by everyone?
- Having beautiful countryside to wander in is very good for the economy. Good trails such as Dryden has bring folk who would buy food and overnight accommodations, or might consider moving here for the access to recreation. There is never a day when the parking lots at the FLLT trail system on Hammond Hill are empty, and sometimes they are overflowing. Not that the Dryden Rail Trail areas are under used (they are a wonderful asset!), but for the most part those go past built up areas. Wandering about in the woods is a different experience. Driving around town and seeing open fields, pastoral scenes, is calming. I think it is one of the big draws that Dryden has. In my opinion, getting/staying serious about preserving those areas is very important. Although I think I understand the reasons for wanting to be able to build housing right next to the Rail Trail, I think that would reduce the appeal of the trail. Keep the trail area as undeveloped as possible.

2. Protect Open Space Systems

- I don't support any of these items. It all is speaking to just greater regulation and burden as well as very costly. Let's stop trying to control everything
- Fine, No problems
- There is no evidence to suggest a problem with Dryden Open Spaces. Many efforts to manage Open Spaces by the community are adequate and sufficient. A population shift may require more attention in the future. Thank you.
- "Collaborate with the Finger Lakes Land Trust and other organization to protect additional areas" - So the town is going to purchase more high priced land in the area? Why not make property taxes more affordable so families who want to keep and be stewards of their lands, can keep them. Would an opt in tax program allow a future land owner to do with the land what they please, or are you restricting any future ability for that land to be put to productive use or the use seen fit by its owner. When talking about protecting wildlife, might you consider the fact that every solar "farm" you install with a fence around it displaces the wildlife that occupied that area before? Its called habitat destruction and as a hunter is obvious the "green" agenda being pushed in this

area has no regard for the habitat destruction it brings with it. New amenities for existing open space areas, Sounds like taxing the whole town for the benefit of a few people who want something. Tell that group, if they want something specific, to make it themselves.

- Is not much of the land space in Dryden private property? Excluding Cornell? Do we not have sufficient conservation enforcement, education, and management from the state? Hunting license fees pay for this activity and are at record levels. Are not wildlife managers doing their job? They are best trained equipped for this type of work.
- All of these strategies are being accomplished without any need for more Town involvement.
- This seems to go hand in hand with more restrictions, something that may discourage people who would like to relocate here.
- Promote Regenerative Agriculture to help sequestering Carbon in soils. This would improve soils over time and help with climate related concerns

3. Preserve Farmland

- Don't waste money on buying development rights. Put any money or town resources that are available into making things happen not stopping things from happening. Large solar installations when done out of sight are simply not controversial. They only get into trouble and cause great dissension when there in people's faces.
- See above comments about reducing town involvement in these matters
- The 2005 Comprehensive Plan addressed this issue very well. The status quo does not suggest a concern in the future. Thank you.
- Often we hear of "the right to farm." Preserving farmland should not be left up to the individual farmer to prevent solar or wind development. If their land is found to be good for sustainable energy development the town - with government support - should pay the farm family a good market price for their land.
- I don't want to live in a town where all empty fields are looked at as sites to stuff solar panels and wind farms, "Update zoning to maximize protections for high quality farmland" - That sounds like a mouthful of crap. What does that mean? All I hear is an excuse to right more hurtful zoning laws. I don't need the county to buy land from bankrupt farmers, instead make thinking of reducing the burdens you put on them in first place that drove them into bankruptcy. (Its not just a town issue but the county and state share the blame.)
- I do not support any of these strategies ... they are too vague, and/or already being done. Cooperative Extension programs are already in place and very effective when utilized. See Tioga County programs - they were very helpful during my farming days there. Cornell is already doing this, and were also helpful regarding farming and land management.
- I have concerns about all of these strategies, and how they would be pursued by the Town.

- Zoning restrictions typically hurt rural areas like ours and clearly have not been needed for the long history of Dryden.
- promote niche agriculture for high value crops that can be grown on small acreages and help to market
- I highly support reviewing the review of the solar ordinance in light of farmland protection. I know that the state government is pushing hard for renewable energy production, but it seems like a huge loss to promote solar in the place of quality and prime farmland. I also feel that the carbon offset in reduced vegetation is less effective at curbing the effects of climate change. If the goal is to have a greener community, then I believe that greener farmland rather than solar development is the way to achieve that goal.
- Some of the best parts of living in Dryden are the open views: rolling fields that are kept tree free, views from the hills over the whole valley with a mix of farms and woods. But our beautiful views are preserved by farmers who plant and harvest feed for their animals, so keeping that asset involves keeping farmers in business and finding ways to encourage young farmers to settle in Dryden and keep the land open and in use. A more robust farmers market might be one way to approach that, but working with organizations that foster young farmers, educate them, find them available land might be another way. Groundswell is one such organization. Effort put into recruiting young farmers and supporting programs to get them on the land would pay large dividends.

4. All Goals

- There are not an inexhaustible number of people wanting to move to Dryden. If we allowed greater density it would naturally take pressure off other areas. I support allowing greater density but I would be opposed to then turning around in forcing other areas to have no growth. If we create the flexibility good things happen
- You can have the top two, without the third (preserve farmland). If the NY State Land Trust wants to preserve some farmland, let them do their job, but let the farmers decide how they want to use or develop their land.
- Private volunteer efforts have performed very well in providing trail systems. Dryden government should not interfere. The preservation of farmland is managed very well in Dryden by the agricultural community. Open spaces are not under stress and protected by different agencies at the federal level, in state and by the county. Thank you.
- Trail systems seem to already be in place.
- The trail systems are being developed and maintained by private efforts. The town should take no role in these "Goals".
- We should help people who want to locate here so we can grow, smartly. Maintaining trails is important to keep the rural flavor of our town. Farmland preservation has not been an issue in our history. Attempting to add restrictions is not necessary as multiple generations have proven.

- it would be great if trails would connect the state forests, such as connecting Hammond Hill to Yellow Barn State Forest to the west and to Michigan Hill State Forest to the east.

DRAFT STRATEGIES:

1. Develop and Maintain Trail Systems

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Create promotional materials for existing trail systems.
- Develop a town trails map, wayfinding, and signage.
 - encourage (strategic) development adjacent to the trail system
- Partner with other municipalities and NYS to maintain and improve existing systems.
- Support volunteer organizations that maintain trail networks.
- Develop new amenities to support existing trails.
 - Strengthen connections to the Finger Lakes Trail - couple easements with development on private property
- Create a bike-rack sponsorship program.
- Own Category:
 - Promote small business along the trail system (for trail users)
 - Opportunities for short-term rentals? combined with recreational tourism (e.g., Air B&B, campgrounds)
 - Establish rental opportunities (equipment, gear, bike share)
 - Waterways are an important part of the trail system - blueway trail systems - an important part of recreation tourism
 - Encourage development density
 - Create measurable objectives

2. Protect Open Space Systems

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Collaborate with the Finger Lakes Land Trust and other organizations to protect additional areas.
- Develop a resident opt-in tax program to support conservation efforts.
 - create long-term flexible conservation programs to support land conservation.

- Identify wildlife corridors to prevent species fragmentation.
- Develop new amenities for existing open space areas.
- Identify and plan for threats to existing open space systems.
 - climate change - increased precipitation - flood events etc.
 - implement forward thinking projects
- Own Category:
 - Dryden Lake - water quality is deteriorating - fishing has been impacted
 - review the development of solar projects with wildlife sensitivity/corridors, and open space systems
 - encourage development density (cluster development, nodal development)
 - High density development causes flooding/runoff to existing residents and impacts/displaces wildlife in sensitive areas.
 - proper stormwater management, green infrastructure, etc
 - Limit development on steep slopes (erosion, forest conservation) - review guidelines/regulations for development in these areas
 - how does this impact farmland protection?

3. Preserve Farmland

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Coordinate with countywide protection efforts (ie. purchase of development rights).
- Review solar ordinance in light of farmland protection.
 - review the development of solar projects with wildlife sensitivity/corridors, and open space systems
- Update zoning to maximize protections for high quality farmland.
 - what are the burdens for farmers in dryden that might be particular?
- Connect with NRCS regarding opportunities for landowners to conserve agricultural soil resources.
 - foster farmers markets and other ways of supporting farmers
 - recreation tourism opportunities?
 - dialogue with farmers to ask what do they need?
 - align smaller organic farmers with ag-districts? diverse/progressive approaches to agriculture
- Foster a collaborative relationship between Cornell, local farms, and TC3.
- Own Category:
 - disclosure of information about location in an ag district during the home buying process

- incentives for agrotourism opportunities
- encourage development density (cluster development, nodal development)
 - o building deeper along road frontages

TRANSPORTATION GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- Strengthen Transit Connections and Service
- Reduce Congestion and Improve Traffic Safety
- Expand Rail Trail Connections and on Road Bicycling Facilities
- Control Commuter and Commercial Traffic
- The only valid way to move forward on Transportation is to wait. Wait for normalcy. Wait for Cornell, TC3, SUNY Cortland, Ithaca College to fully open. Wait for businesses to re-open. Then, solicit volunteers and engage Town residents in well-designed, Town-wide traffic flow studies. Gather ridership data from TCAT. Get the numbers, assess the needs and any existing or emerging problems. THEN, return to the Comprehensive Plan activity and gather valid input. The Town has moved ahead over the past year as though the process could be properly and credibly advanced in the era of COVID. Regrettably, we are nowhere near consensus. How could we be? We can commend the Town for pushing ahead; objectively, however, the Comprehensive Plan effort has not been successful in gaining a widespread, Town-wide response. There is no shame in admitting this and retrenching. And . . . when we do have what we would have wanted, we must put the developed Plan to a well-advertised Town vote.
- If it does not already exist, there should be a Park-and-Ride connection to a TCAT express commuter bus from Dryden to and from Cornell and/or Ithaca. Perhaps also to Cortland. Most of the people living in Dryden commute to work to one of those two destinations, and we could reduce auto traffic (and enhance safety on Rte. 13) by encouraging a regularly scheduled commuter bus option.
- These issues can be studied by collecting current data to compare with 2005 Comp Plan data. Dryden government should be careful with declining or stable population to become too involved with these areas. Needs may arise after future changes become more obvious. The comprehensive plan should be cautious about recommendations at this time. Thank you.
- I do not see the need for any of these actions.
- Do not add bike lanes anywhere, we live in the county, the road shoulders are already wide enough.
- High density housing does not reduce congestion - it increases it. Experience commuting to Ithaca from Dryden for over 30 years. From a Dryden perspective there are three

primary sources of (abnormal) traffic congestion IMO: Cornell employees and students, Salt trucks coming and going to Cargill from all over NYS and PA, and the skyrocketing home delivery services i.e., Amazon, etc. These problems are not going to be solved by the Town of Dryden.

- I do not see a valid Town role in these concerns that is not already being accomplished by non-Town efforts.
- Please add the NEED to reduce GHG emissions in our town by smart transportation management.
- I strongly agree with the transportation draft goals of improving safety. There are areas of the town that used to be rural and less traveled that are now essentially suburban and heavily trafficked (example W. Dryden Rd). Massive commercial 18 wheelers and gravel trucks drive without regard to the residential nature of the area (actually, this is true of most commuters on this road!) and should be routed to 34B for East-West travel. Residents along rural residential roads such as this take their life in their hands every time, they check the mail! This issue would perhaps not be such a problem if the road were wider. 34B has large shoulders and was designed for big traffic, W. Dryden Rd, and others like it, were designed for rural/local traffic. I strongly agree with buildout of bicycle and trail infrastructure. Increasing safe access to roads by bikes and people on foot is essential - we pay taxes too! I used to ride my bike everywhere, until I moved to Dryden... I strongly agree with improvement, and evolution of public transit options. Large TCAT buses may not make sense for the many rural/isolated areas in Dryden, so some creative thinking will be needed.
- During the meeting several brought up the idea of speed bumps and/or speed humps to slow traffic. There are several streets in Ithaca that have these, and they don't really slow traffic, but rather damage vehicles and also, it's hard to conduct proper snow removal around/over the bumps and humps. A grand idea, that you find all over European countries that work extremely well, are round-abouts. This slow traffic but keep it moving through intersections. Round-abouts need to be constructed correctly without obstructing the view across the round-about so people can see oncoming traffic. There is a round-about in Ithaca on Elmira Road/W. Spencer Street, but it works terribly because the town have planted bushes and trees in the middle that obstruct the view across the round-about. This view obstruction prohibits the traffic from movement making each vehicle stop - this is not the nature of what a round-about is meant for, which is to slow traffic but keep it moving. There are several round-about that work extremely well on Rt. 13 south/west of Ithaca.
- I think that the need to improve traffic safety is very important in the town. There are many side roads that have speed limits above necessary speeds with families and children living in the residences lining these roads.

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

1. Decrease Congestion and Improve Safety

- TCAT is already working on this. It seems like the 25-year Comp Plan is just being redundant.
- The above strategies are already managed by Dryden government and other agencies. Coordination to provide best safety practices are addressed regularly through existing processes. Thank you.
- What the hell does "Complete Streets Policy" imply? It sounds very UN Agenda 2030.
- Based on 40+ years of Rt 13 commuting, there are only two safety problems: speeding and distracted driving. I speak from 1000's of hours experience. If the State/County is unwilling to invest in additional highway infrastructure to carry the traffic, patching up Rt 13 is not going to solve the problem. Rt 13 is marginally capable of supporting 55mph traffic. There are a large percentage of drivers driving as though they were on Rt 81 speeds generally more than 65mph. It is not even a divided highway ... it is more like a residential/commercial 2 lane strip road. Ithaca manages via numerous traffic lights every block. We need either more traffic stops signals or ENFORCED speed limits to ensure safety along the Dryden corridor. I highly favor radar based automated speed ticketing system. They cut down on the need for police traffic controls (which you are trying to get rid of anyway), they are highly impartial and accurate, will cut down on court costs. Saying that these systems promote inequity and are unfair to lower income people is ridiculous. The law which provides safety and benefits to all drivers needs to be followed by all drivers. If the fines are too high, perhaps they can be revisited and lowered due to savings in police and court costs. Complete streets policy is vague? Do not support a "vehicle miles traveled" policy.
- I am leery of what several of these "Strategies" would allow the Town to do and would likely restrict freedoms of Town residents. You do not need a 25-year Comp Plan to reduce local speed limits, or to explore access roads. I vote No on these strategies.
- I agree with all the draft strategies, though I do not know what 'Complete Streets Policy' means. Strategies not listed: Route large, heavy commercial trucks to large State roads that are designed for heavy traffic/vehicles and keep them off rural residential roads and residential roads with no shoulders. Budget law enforcement to police traffic on these roads! If road has a certain residential density, post speed limit signs (45 mph) and enforce these speed limits. It is the Wild West on our road (W Dryden) with literally no speed limit signs and very rare speed enforcement. I do not think W Dryden road is an isolated case either. Again, if a rural road does not have decent sized shoulders, forms of transportation that do not involve cars are dangerous and therefore severely restricted.
- This is a great article about a community that is doing what we want (in a non-divisive way)

<https://reasonstobecheerful.world/a-republican-suburb-designed-for-cyclists/>

- Work with DOS to reduce the speed limit on non-major arterials such as George Rd.
2. Improve Bus Transit Service
- TCAT maybe needs to tweak some routes or timetables, but that is their responsibility, and we can communicate with them directly.
 - TCAT services are effectively managed to provide the best possible coverage. Local Dryden government should stay alert and be aware of how it functions. Good communication with TCAT should be practiced. Thank you.
 - Does not interest me.
 - Moving more students to on-campus housing could solve many of the bus service issues ... rather than building dense housing clusters in outlying areas - push the college to build them - not the "town". Otherwise, are not these TCAT / Cortland management issues that should be addressed by the specific companies and not the town of Dryden? It is certainly not even clear exactly what problems are trying to be addressed. It just sounds like "good idea" stuff.
 - You are already working with TCAT. We don't need a 25-year Comp Plan to allow you to do more.
3. Continue to Invest in Trail and Bicycle Infrastructure
- Private groups have been doing the development nicely. Let us volunteer to help them continue with their efforts!
 - The local/regional interest and use of the trails will determine the development of the system. These market forces are the best development indicators. There is no need for Dryden government to be proactive or manage the process. Thank you.
 - Include promotion of all electric fleet of town vehicles.
 - I do not see the need for any of these actions.
 - This should be done through donations not through public funds.
 - Very few people are going to commute to Cornell / Ithaca via bicycle given the unsuitability of Rt 13, the hills, the weather, the high-speed reckless drivers, etc. I do not support these strategies given the current options. The cost / benefit ratio would be way out of whack. Might be supportive of a community wide plan to build a dedicated "off road" paved trail connecting Dryden to East Hill like frequently seen in New England, however, I think our current geography and current infrastructure precludes that.
 - Keep in mind that the more sidewalks there are, the more work for DPW to keep them clear in the winter.
 - This is important to keep thinking about and developing. Trails attract people for several reasons. Obviously, the bridge over 13 has become quite contentious and political. But I'm sure a reasonable solution will come about that is safe and agreeable to the majority (it's hard to satisfy all - and that is where compromise needs to take place).

4. All Goals

- Private entities are already doing this. Why increase government involvement when others already have it covered?
- These goals do not suggest Dryden government intervention. Congestion assessment is uncertain, and safety is mostly covered by other agencies, bus service is not managed by Dryden, and rail/bicycle infrastructure is best handled by the private sector. Thank you.
- Do not build the bike bridge that is being pursued by the trail group across RT13 near NYSEG. It is a stupid solution and eminent domain should not be used.
- Current plans do nothing to decrease congestion. Improved public transportation should be investigated (tracked), but over this time span it is not necessarily going to be "buses."
- Ditto. I do not see a valid Town role in these concerns that is not already being accomplished by non-Town efforts.
- They are good but insufficient. We cannot be silent about the major contribution of transportation choices to our deteriorating climate. We have got to channel new development along or within a 1/4 mi. distance from existing main highways; we have got to make more affordable housing available within Dryden close to the village and withing the hamlets to reduce out-of-Dryden commuting and car dependency. And we must intensify available public transportation and charging stations to affect behaviors towards electric cars or bus service to Ithaca, Dryden, and Cortland.
- I think there are some great things already going on, but I would love to see the Cortland bus line connecting easily with TCAT. If done correctly and advertised, it could really make a difference with car traffic. Also, people are afraid that they will need to "give up" their cars. If there could be any incentive to get people excited (a local business coupon, etc.) then more people might make the switch a few times a week.
- I love the solar farms. I think that they are wonderful for our community. Thank you.

DRAFT STRATEGIES:

1. Decrease Congestion and Improve Safety

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Develop a Rt 13 Safety Plan and work with NYSDOT to improve corridor safety.
- Adopt a Complete Streets Policy.
- Limit or slow down commercial traffic in residential area.
 - Streets through residential neighborhoods should be narrower to slow down traffic.
 - also need to focus on speed.
 - Wood Road experiences high traffic speeds

- Adopt a local policy to prioritize reducing Vehicle Miles Traveled over Level of Service.
- Explore opportunities for access or frontage roads to reduce conflicts between through traffic and business patrons.
 - What devices can the town use for traffic calming? (e.g., speed humps)
- Parking:
- Own Category:
 - There are safety concerns along Route 13 through the Town - need to identify congestion points.
 - How can the Town discourage commercial traffic from using back roads?
 - o do not hamper local businesses.
 - You can decrease congestion and improve safety through land use decisions, by encouraging more compact walkable development.
 - Village of Dryden is experiencing increased traffic.
 - Traffic patterns between Syracuse, Cortland, and Ithaca
 - Commercial businesses need traffic to be successful.

2. Improve Bus Transit System

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Promote concentrated residential development near bus stops.
 - create stops near where residential development is currently?
- Work with TCAT to provide more routes and stops at key areas in town.
- Better transit connections with TC3.
 - transit hub for connections to Cortland?
- Work with TCAT and Cortland Transit to strengthen connections to Cortland.
 - transit hub for connections to Cortland?
- Improve bus stop amenities with shelters, seating, pedestrian infrastructure, etc.
 - Park and Ride in conjunction w/TCAT fixed routes
 - Old bowling alley - John Deer site - may be good for park and ride.
- Parking
 - safe routes between TC3 and downtown Dryden
- Own Category:
 - Need to increase the frequency of bus (transit) service - could we utilize smaller vehicles with flexible service? Last mile program?
 - o mobility as a service
 - o last mile service has been delayed (gad about) – COVID.

- how do we encourage networking amongst residents for ridesharing?
- Identify consolidated school bus stop areas.
- Difficult to provide effective transit service in rural areas.

3. Continue to Invest in Trail and Bicycle Infrastructure

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Incentivize bicycle parking facilities and bike infrastructure in new developments.
- Improve on-road infrastructure in highly trafficked corridors.
- Enhance the rail trail with connections to additional nodes and communities.
- Increase access points and connectivity of existing trails.
 - Etna road is a difficult area to see bicyclists and pedestrians?
 - Keep the trail clean/well maintained also need improved signage.
 - need to be respectful of private property around trails within the town.
 - Freeville to Groton and Freeville to McLean
 - create connections to communities outside of Dryden.
- Parking
- Own Category:
 - need to implement covered bicycle parking areas, but bicycle parking in general.
 - bike parking near bus stops?
 - bike lockers
 - Rail trail was a reason for choosing to live in Dryden - use it for walking and biking.
 - expanding the trail system should continue to be cost effective.
 - where does the funding come from to do these things?
 - Trail connections in the southwest of Dryden?

WALKABLE COMMUNITIES' GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- Compete the Rail Trail System to Connect Nodes
 - Improve Infrastructure that Supports Pedestrians (I.E> Street Lighting, Traffic Calming, Connections to Transit)
 - Develop and Foster Neighborhood Centers That Support Local Businesses
 - Develop Sidewalks in Residential Areas
-
- I vote "NO" on all these "concerns". Much too vague. Who decides and prioritizes on sidewalks? Privileged neighborhoods? Been paying for sidewalks in other neighborhoods for years and years without having any in ours. Do not want to pay even more for nothing. Do support enforcement of speed limits to promote safer walking on county roads whether there are sidewalks or not.
 - No - too vague.
 - If you truly want walkable communities, you need to Grant greater flexibility to builders and developers. You will never be successful planning at by committee.
 - DO NOT WANT TO BUILD A BRIDGE OVER RT 13 FOR THE RAIL TRAIL!!
 - If you truly want walkable communities, you need to Grant greater flexibility to builders and developers. You will never be successful planning at by committee.
 - Rails-to-Trails has been on-going for several years without the town government driving the development. This does not require more government control.
 - Just set up rules and regs that welcome businesses within our town. Keeping down the taxes rather than spending unnecessarily to create environmental incentives.
 - Sidewalks and streetlights already exist in nodal areas. Villages do this on their own. Do not we already have sidewalks on residential areas.
 - Not everyone wants to live in a walkable community. The problem has been that zoning has prevented walkable communities from being created. You do not need to prevent the past communities from continuing or being created you simply need to create a flexible set of rules that will make Room for walkable communities. But to be successful you need ways to Water and sewer available. This could be done using standalone models such as the yellow barn road area.
 - Obviously, we do walk here in the Town. However, we are a rural/semi-rural Town. We need to acknowledge this, and work within our reality, not import urban/semi-urban concerns and approaches. "Walkable Communities" as one-of-six Town of Dryden categories of comprehensive goal-setting and strategizing borders on silly. Recognizing and addressing needs is one thing; trying to jerk us into a paradigm not consistent with the character and scope of our geography is quite another.

- I do not understand why Walkable Communities is being considered in the Comp Plan. Dryden for the foreseeable future will continue to be a wide-open township featuring diverse terrain. Walking occurs by residents when desired mostly for pleasure. There are many walkable areas throughout Dryden. Expensive walking upgrades and investment by the town would not be viable for the taxpayers. Thank you.
- I do not see any legitimate Town role in these areas. If residents want streetlights or sidewalks, they can ask themselves without the whole Town of Dryden weighing in.
- We live in the country; I do not want sidewalks being required to be put on my property. This is a Village of Dryden issue, not a town of Dryden Issue.
- I do not see any legitimate Town role in these areas. If residents want streetlights or sidewalks, they can ask themselves without the whole Town of Dryden weighing in.
- If connecting the rail trail means adding a bridge on Rt. 13 for several million dollars, I do not support that. It is unnecessary currently and for the immediate future.
- Yes, on supporting local businesses!!
- I would love a sidewalk on Lake Rd that takes you from the elementary school or the lake easily.
- Given that the two Villages are principal nodes, this comp plan should also promote inter municipal agreements that the villages adopt these same goals.
- I walk, bike, or run within the Village of Dryden daily and walk to work in Dryden at least four times a week. I would love to see the health of our community improve by more people joining me. I have been asking for many years for more crosswalks that make it safe to cross the street. The new crosswalks and lights are wonderful, and I hope that we can have more of them on 13 E/W because it is very dangerous to cross by the post office and to use the trail (next to Agway). Crosswalks in these areas would also remind drivers that they are entering a village and really need to slow down. I was disappointed in the meeting tonight that someone said that to have a "walkable community" we need to ban cars. That is ridiculous. Our community is walkable, but it can and should be safer.
- Given that the two Villages are principal nodes, this comp plan should also promote inter municipal agreements that the villages adopt these same goals.

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

1. Continue to Develop Pedestrian and Cycling Infrastructure
 - Sidewalks, streetlights, trees have done NOTHING to promote neighborhood /public square / pedestrian togetherness in the Village of Dryden which I assume is a "nodal area". There is the Library and Dryden Hotel, but do not spend more money doing this in other areas until we solve the problem of business unfriendly policies and taxes. Dryden village is primarily dollar stores, pharma, and gas stations. Need to attract places that in turn people would want to walk to first - then support the necessary infrastructure.
 - Why does Town government need to do this?

- The strategies listed already occur when necessary. The needs of the residents will be affected by population. Dryden is not certain where the numbers are trending. This is not an important Comp Plan issue. Thank you.
- These are Neighborhood concerns, not Town-wide concerns. How can we evaluate what "promote important linkages between major destinations" even means? No.
- No to bike lanes
- These are Neighborhood concerns, not Town-wide concerns. How can we evaluate what "promote important linkages between major destinations" even means? No.
- I would like to see linkages between the village and TC3 enhanced especially regarding transportation for the students.
- I think the "share the road" signs would be great and the painted bike lanes are effective. Thank you!

2. Establish and Reinforce Nodal Development Areas

- No. Are these not primarily activities for commercial business and individuals to develop? How would the town monetize and justify these expenses? Seems outside of gov roles and responsibilities.
- I like that the Rail Trail never took government funds until they decided they needed a bridge over Route 13. Any grants applied to that bridge comes out of the taxpayers' pockets so please do not act like that funding is free. I believe there was another way that could have succeeded that cost a lot less. If that bridge needs local taxpayer funding you should reroute that part of the trail.
- Nodal areas are currently developed with walking amenity considerations. It is part of the Planning Board process. Nothing to do here. Thank you.
- No, I do not want a more activist Town role in these things.
- Less regulations!!
- Thank you for considering all the ideas to make Dryden even better. I think that this has been advertised wonderfully.

3. All Goals

- Let the private sector take care of this.
- I am opposed to prescribing nodal development as the only way forward. When you say reinforce nodal development that seems like a heavy hand. Extend and expand water and sewer to areas you would like greater density. Want you done that reduce the rules and create greater flexibility invite developers in you will be successful.
- People talk about nodal development all the time. But immediate neighbors will oppose all the time is well. How about the town identify areas where no nodes currently exist, and few residents live? Create in essence a anything goes zone, except for heavy industry and large-scale commercial. Strip away most of the rules and say to the Developers and builders let us see what beautiful things you can create.
- The draft goals are not best managed by the Dryden government. Thank you.

- I am concerned with what "continue to develop" and "establish and reinforce" mean here, so I say no.
- Disagree with the stated goals.
- I am leery of what "continue to develop" and "establish and reinforce" mean here, so I say no.

DRAFT STRATEGIES:

1. Continue to Develop Pedestrian and Cycling Infrastructure

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Implement traffic calming and safety improvements in residential areas.
- Identify opportunities to implement bike lanes, bicycle parking, and bicycle specific signage.
- Develop attractive pedestrian areas. Main Streets and public squares.
- Promote sidewalks, streetlights, street trees and other pedestrian amenities in nodal areas.
- Promote important linkages between major destinations.
- Improve connections between TC3 and Village.
 - safe routes between TC3 and downtown Dryden
- Parking:
 - How does working from home impact housing demands? (e.g., People moving from downstate)
 - Need to provide flexibility for the development of more dense nodal areas.
 - need water and sewer to promote nodal development.
 - where is there existing water and sewer?
 - NYSEG intersection development location?
- Own Category:
 - It would be good to see a design charrette around potential nodal areas in different areas of the town.
 - add density to zoning around existing developed areas - also look at areas where there is not currently development.

2. Establish and Reinforce Nodal Development Areas

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Promote the development of pedestrian and neighborhood-centric destinations in nodal areas.
- Identify opportunities for and develop small public spaces within nodal areas.
- Develop trail and transit connections to nodal areas.
- Incentivize infill development and adaptive reuse of existing properties with flexible regulations.
 - Need to provide flexibility for the development of more dense nodal areas.
- Parking:
 - need water and sewer to promote nodal development.
 - where is there existing water and sewer?
 - NYSEG intersection development location?
- Own Category:
 - Tompkins County Planning has invested in Nodal Development and this plan should take that into account.
 - add density to zoning around existing developed areas - also look at areas where there is not currently development.
 - How does working from home impact housing demands? (e.g., People moving from downstate)
 - need to provide for childcare opportunities near where people live

ECONOMIC DEVELOPMENT GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- Need to Support Local Businesses and Entrepreneurs
- Create Pockets of Commercial and Industrial Development
- Capitalize on the Town's Recreational Assets

- What about making it easier for farmers to be successful. What about making easier for entrepreneurs to start a business. Reduce regulation and you will get greater rewards a business activity.
- Greater flexibility for home-based businesses. Make it easier to start and run a business on Dryden. Less regulation. More freedom!
- I support nodal development but not if it means preventing flexibility in non-nodal areas.

- Need flexibility for economic development in non-nodal areas.
- More freedom less burden.
- Support local businesses by not overregulating and discriminating against them. Do not discriminate based on an official's biases.
- Yes, support local business.
- What does capitalize on rec assets even mean!?? Force people to use facilities. Monetize existing assets? Does not make sense. Support and manage commercial development opportunities that arise - yes. Create them? No
- The Town should not choose who they want to support who are businesses and entrepreneurs. Just encourage businesses to come and prosper in our town.
- Agricultural tourism is a wonderful Opportunity for Dryden. That promote AirBNB Business creation.
- Incentivizing the creation of pockets of commercial and industrial development certainly makes infrastructural sense. This should be in addition to, not a substitute for, great latitude in allowing businesses to purchase land, buy existing structures, and overall locate where it makes sense to them to establish themselves.
- There are "pockets" that are sitting empty and available, we just need businesses to come in and utilize the space. The town's recreational assets have already been addressed above.
- The government that governs least, governs best. Dryden is a physically attraction place for small business. Dryden should provide a safe community with the necessary infrastructure and featuring minimum regulations to attract businesses. Entrepreneurs will do the rest. Thank you.
- Support local businesses and reduce Town regulations which get in the way of these Goals.
- I like all three of these goals. We need to incentivize more business expansion in our town.
- The Town needs to decide the limits and scale of development along the Rt. 13 Corridor. Large scale big box development may not be appropriate.
- My town taxes just increased 20% and my assessment stayed the same. it was an increase in the tax rate. The town has been living off an excessive reserve created over many years. Now they have spent their way through the reserves. The Town MUST curb/REDUCE expenses. Higher taxes drive businesses away and discourage new businesses to locate here. The Town MUST limit expanding the role of Town government that has NO likelihood of offsetting new revenues.

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you do not feel is important)?

1. Facilitate Commercial and Industrial Development in Nodal areas
 - Streamline and shorten approval process.

- These strategies seem premature until opportunities come along. Remove this section. Are not the necessary regulations already in place?
- Working with the villages is a good idea. Infrastructure where needed and cooperative regulations are a must. Dryden should advertise to open business opportunities. Thank you.
- Simplify and reduce regulations. Leave the rest to private initiative and neighborhood engagements.
- Consider basic design standards for new commercial development to maintain a sense of character in the community.
- Agreed Simplify Regulations and/or eliminate current regulations. Such as regulations that eliminate the expansion of natural gas infrastructure or require natural gas be eliminated when older natural gas must be replaced. WHY? Electricity from the grid is not carbon free. Much of grid electricity is generated from fossil fuels and that fossil fuel delivered to your home when the sun is not shining, or the wind is not blowing is at best 30% efficient by the time you use it. New natural gas equipment can be bought to be better than 90% efficient. going all electric will increase carbon emissions, just opposite of an overall goal of reducing emissions. Plus, with expanding electric needs, electric cars etc. Electric needs will increase over time. Natural gas use should expand with oversight so that is used where it is the best choice, i.e., 90+%efficient heating.

2. Develop and Support the Local Business Community and Workforce

- Greater support for agro-tourism.
- Yes, to improved internet connectivity.
- Too vague. This is a 20-year plan. What do these items even mean 10-15 years out?? The commonsense stuff should already be happening. Strongly against the town gov providing local internet service. How are is the town going to provide equivalent service to match commercial offerings!?? We have no experience or expertise in managing a communications business. It will be an expensive boon-doggie. No, no. Perhaps the town should instead try to incentivize one of the fiber providers to come into the area and add some competitive offerings, rather than trying to do it yourself ...
- This is an aspect of business, meaning that is what businesses are doing already, so encouraging business is good, but doing it for the businesses means expanding governmental involvement, which creates dependence rather than independence.
- Dryden is fortunate to be in the corridor between Cortland and Ithaca. Workforce talent is a regional resource and Dryden is a great place to live. Good advertising is important to development. The natural business forces will succeed if Dryden sets the table by promoting awareness and resists interfering with the process. Thank you.
- Get out of the way of private sector initiatives.
- All these sounds good to me

- 1) Secure funding sources, such as CDBG Microenterprise, Small Business, and Economic Development to support new and growing local businesses. 2) Market the Town's business loan program to maximize its potential to assist local businesses.
- The Town has NO business being an internet services provider. Leave it to professional businesses, expert in the business. support with subsidies or tax breaks but the Town has no business competing with private enterprises.

3. Support the Growth and Development of Recreational Tourism

- Silly. Sounds like the output from a committee with too much time on their hands trying to brainstorm ideas and ways to spend money. This kind of stuff should come out of the community - organically from private firms and individuals - not via legislation. Again, practical town involvement is way too vague to be worthy of a 20-year plan.
- The type of businesses choosing Dryden should be left to the private sector. Recreational Tourism is a natural for Dryden and will develop on its own without unnecessary interruptions. Dryden needs to have a friendly and helpful environment to operate, and the rest will happen. Thank you.
- Town government should NOT be involved in promoting these private sector activities.
- 1) Consider trail linkages northeastward towards Lime Hollow Nature Center and Cortland to grow the region as a bicycle destination. 2) Support the development of snowmobile trails that connect to business nodes/restaurants/gas stations.
- Talk up, advertise, etc. but the Town has a generous amount of supplied recreational facilities. If anything, partner with schools to share their facilities but do not spend taxpayer dollars that you do not have.
- 1) Consider trail linkages northeastward towards Lime Hollow Nature Center and Cortland to grow the region as a bicycle destination. 2) Support the development of snowmobile trails that connect to business nodes/restaurants/gas stations.

4. All Goals

- Disagree with all these as worded. Why Commercial/Industrial development in nodal areas - that seems like a complete contradiction to other stated goals for those areas. Support local business - yes, develop it - no
- No to developing tourism ... to what end anyways? Does Dryden have Cayuga Lake? No, Greek Peak? No. Enjoy the overflow from those attractions, support Air bnb's - do not add to our local tax burden and bureaucracy. Maybe attract some good restaurants - then people might stop rather than drive through.
- Do not create rules restricting air BnB's.
- Zoning laws that welcome businesses to take the risk in Dryden are needed. Businesses will do the work to build their enterprises with a friendly local government. The local government should listen and facilitate for best results. Thank you.
- Support business and reduce the number of regulations.
- priority needs to be the support of local business community and workforce.

DRAFT STRATEGIES:

1. Facilitate Commercial and Industrial Development in Nodal areas

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Simplify regulations and allow for creative or flexible development.
 - How do we protect the character of our community? Do not just open to anything.
 - be considerate of tax implications for any strategies.
 - utilize planned unit development as a zoning tool to create flexibility in the development process.
 - Set up a process for continual review of the zoning code - so that the zoning code can adapt to current trends.
 - Density program that can be utilized through the IDA - builders can qualify for an abatement depending on density.
- Expand water and sewer infrastructure in defined nodes.
 - need to define nodes for Dryden and separate residential from industrial development.
 - identify new nodes - but pay attention to rural character.
 - do not exclude other types of development patterns.
 - How long will it take to get adequate infrastructure in the town?
 - ongoing study at the county level to identify where there is capacity.
- Balance development between the eastern and western portions of the community.
- Develop stronger relationships and collaboration with the villages of Freeville and Dryden to create destinations.
- Parking:
- Own Category:
 - how does the town accommodate recreational marijuana? distribution/growing/processing/etc.
 - need to provide the space for industrial development to occur.
 - values for preserving open space and rural areas.
 - What can the town do to lessen the tax burden on individual property owners?
 - need to explore all energy sources.
 - more freedom and less regulations in the town zoning regulations - look at this with how farming is addressed in the community.
 - Need to have an inclusive community - provide options for different lifestyles.

- need expanded broadband internet to foster new development.
 - o Dryden needs basic infrastructure - water and sewer.
- need to support agriculture.
- focus on recreational tourism - Finger Lakes Trail/tourism
- need to preserve and protect the rural setting.

2. Develop and Support the Local Business Community and Workforce

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Promote infill development and adaptive reuse.
 - concerned about gentrification taking place closer to Ithaca - driving up costs for other residents.
 - utilize planned unit development as a zoning tool to create flexibility in the development process.
- Encourage a chamber of commerce to support local business growth and retention.
 - need a business organization in the town.
- Improve internet service and connectivity to support local and home-based businesses.
 - promote affordable broadband access throughout the town.
 - how do we support home-based businesses? (e.g., therapists, doctors, etc.)
 - support childcare businesses - this will help to support families in the town.
 - We need to look at broadening the definitions around home-based businesses.
- Workforce development in agriculture, culinary, and hospitality with TC3 and Cornell.
 - can we reach out to migrant farm workers?
 - The local workforce needs affordable housing close to where people work.
 - need incentives for affordable housing for developers - also public housing (below market prices)
 - Need to make sure that we are providing "middle-class" housing too (80-120% of median income)
 - The town should support "pop-up" marketplaces throughout the year.
 - o Utilize the ringwood raceway as a place for this.
- Own Category:
 - Wind turbines may be an expanding industry - mobile cranes and turbine components.
 - vacant industrial buildings should be targeted to manufacture high value-added products.

- The town should inventory vacant buildings that could be used for manufacturing.
- The town should be seeking funding for supporting micro-enterprises.
- The town should look at long-term employment opportunities.
- maple ridge development - need to look at the experience of this development.
- Dryden is a "best kept secret."

3. Support the Growth and Development of Recreational Tourism

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Promote and incentivize local business development around trails.
- Promote agritourism.
- Support farm stands and markets.
- Identify local business gaps and provide resources for local businesses.
- Conduct trail user studies.
- Host a bicycle bring business workshop.
- Create strong connections between trails and destinations.
- Own Category:
 - restructure dam at Dryden lake to promote water tourism.
 - Cornell Botanical gardens are a tourism destination within the Town.
 - Need to market the destinations that draw tourists.
 - need to marshal volunteer resources to accomplish goals.
 - Balance with preserving housing availability for residents.
 - The town should be allowing flexible tourism opportunities like Air B&B (VRBO etc.)
 - good mountain biking opportunities in Dryden (Hammond Hill)
 - need bike infrastructure (bike racks)
 - cross country skiing etc.
 - look at water-based tourism opportunities (e.g., maintain water quality for fishing, hand launch boats, etc.)
 - establish a blue way trail.
 - beauty of the landscape comes from the farming community - the town has lost a significant amount of its pastoral beauty.
 - how do we promote and enhance the farming community to reverse this trend?

ENERGY AND SUSTAINABILITY GOALS:

COMMUNITY ISSUES, NEEDS, AND CONCERNS:

What do you think about the issues outlined below (i.e., is there a need not identified that should be included, or clarified; is there something that you don't feel is important)?

- New Construction Should be Energy Efficient and Reduce Use of Fossil Fuels
- Improve the Energy Efficiency of Existing Properties
- Siting of Solar Installations to Preserve the Towns Viewshed
- Provide Incentives for Sustainable Technologies (Electric Vehicles)
- Increase the Resiliency of the Town's Infrastructure
- The New York State Energy Code and Building Codes address these issues very well and are being improved every few years. We do not need or want a town regulation that supersedes the State Codes.
- I don't want the Town to impose restrictions or laws concerning these suggested ideas. The Town does NOT need to provide incentives for electric vehicles that should be up to the companies that produce them. EXISTING PROPERTIES SHOULD NOT HAVE THEIR VALUE IN ANY WAY DECREASED BY THE TOWN'S REGULATIONS. For many people, their home is their main investment and to in any way diminish that assessment value by insisting on costly changes is wrong. We have a generator that runs on propane and now we do not want to change that system.
- The Marketplace promotes Energy Efficiency much better than local government regulations.
- More freedom and flexibility of less regulatory burden
- Look what happened in Texas infrastructure needs to be redundant multiple systems do not ban fossil fuel.
- No. I do not support these.
- 1) new construction: building codes can address energy efficiency; use of fuel types is a personal choice that should not be dictated by town government -- fossil fuel use may be reduced when fossil fuel cost, convenience and/or dependability are less advantageous than an alternative energy. 2) incentives: the town does not need to provide incentives for people to use "sustainable technologies"; that should not be the role of town government, instead let us reduce the size of town government. 3) energy efficiency of existing structures: the town can easily facilitate information exchange to help property owners improve energy efficiency; programs and incentives exist at higher levels of government and in the private sector. 4) increase resiliency of town's infrastructure: I am not sure what this means; please avoid use of jargon.
- Construction should follow NYS code - nothing new needed here. The Town does not need to provide incentives (and should not). Should be individual consumer choices for private residences. Why just EV's? Let the market drive it. NO to redistribution of \$\$'s just

to finance a privileged few Energy efficiency of existing properties? What is this even based on? Who sets the standards? What about those who have already upgraded? Will they be forced to pay for those that chose not to? NO! Resiliency of infrastructure? What specifically? Lived here 30+ years not aware of a single infrastructure failure. Be more specific to allow useful input. Sounds like a slush fund.

- Stop these crazy large solar eyesores from being created in our faces.
- Huge solar farms are a blight on the landscape. Let us not pave paradise over with glass panels. Hideous and truly unfortunate. Locations can be found which will not negatively impact Because you will not see them.
- With a free-market people will always work to keep their costs down. There really is no need for the town to do anything. One infrastructure improvement would be to allow the West Dryden pipeline to go forward.
- These plans seem mainly inappropriate for our rural area and way of life. Forcing people to "improve" their homes to an artificial standard is removing a very basic freedom. Dryden has a terrible track record of ruining the landscape and forcing through hideous design - witness the eyesore of the industrial solar factory wrapped around our cemetery and carpeting fields and former forests. Unfortunately, I have absolutely no faith in this process or in this disingenuous effort in "dialogue." This favors the wealthy and privileged, with no thought to the burden placed on citizens who have less, whose voices are never heard, and whose needs are rarely considered.
- A global look at this category reveals conflict and appalling inconsistencies within the issues/needs/concerns level, and all the way down, through goals and strategies. The essential problem: lack of flexibility as future options is funneled into limited, fragile energy sources. Sustainability, narrowly defined, will ironically imperil a desirable quality of life, and in some envision able circumstances the sustaining of life itself. Exhibit A: The recent desperate quest for home warmth, and some lives lost, in a large swath of exclusively electrical-energy-dependent Texas. To deliberately move toward such dependence in our climate, as contrasted with actively promoting redundancy and resilience in home energy design options, is the height of madness.
- The zoning regulations that are in place currently do well to address to the energy guidelines. There was a project in Varna a while ago that required heat pumps to be installed. Now it is hard for them to get the temperature past 60 degrees Fahrenheit in the winter (that is pretty chilly) and below 70F in the summer. Heat pumps currently on the market are not as effective as they need to be in this area, especially for larger scale (apartment buildings) as they need to be. Provide incentives only if it does not adversely affect the town tax rate and place an even bigger burden on the Dryden Tax Payor. Existing properties are owned by private citizens and the Government needs to stay out of citizen's lives. Provide education so that property owners can make decisions as to whether to upgrade their homes to more energy efficient ways if they want and can afford to do so. If they do not want to, they should not be forced to by Government exercising stricter and stricter zoning requirements.

- These goals seem nonspecific so yes, they should be clarified! tighten them up and let the people of Dryden vote on the proposals.
- "Improving" and "promoting" means government involvement in private home choices. I cannot see how you can promote without also regulating. Let people choose their home style. If they want passive solar and geothermal heating and cooling, great! But this is not up to government to decide for the homeowner/builder.
- This is a test. I filled out the survey the other day and thought, WOW I wonder how many times a person can fill it out? Will it let me submit answers again and again? If so, for you to publish the % of people that want this and the % that want that, well now, it would make % a big fat lie. Because who knows how many times Dan Lamb or Joe Wilson might have filled it out. It is common knowledge Dan Lamb is a pathological liar.
- There has been INADEQUATE basis of public input. The "community survey" was biased and did not obtain enough community response. These goals are much too vague! No.
- The energy use in the town of Dryden of 13,000 residents is very small compared to that of the US and more importantly the world. Dryden has almost no effect on Climate Change regarding its energy choices. Controlling the energy buying options of residents by regulation is misguided. We are an educated and free-thinking community. We research and decide energy purchases based on our needs. Because of the size and terrain of Dryden, energy decisions are made using various criteria. Supporting a free-market approach is consistent with the culture in Dryden. No one wants the local government to dictate this very important need. Thank you.
- Property owners make these decisions every day. There is no reason for additional encouragement. Education is always valuable. The local government can be a source of energy and sustainable information. Thank you.
- Disagree, people should be able to make the decision for themselves as to what building code and energy source is best for themselves. The town should not dictate punitive regulations on current and new/potential homeowners in the town of Dryden.
- Thank you for this. We need to be sure we do not damage our environment in the name of progress.
- No!
- This entire plan sounds like the desires of a few, to control the home ownership of the many. I should not be forced to give up my wood stove at the cost of triple the electric bill. I am already part of the community solar farm.
- If you want to increase the resiliency do not limit sources of energy available. Do limit to only electric
- Most long time Dryden homeowners are completely unaware of your future plans for our town. They are shocked and in disbelief that anyone is attempting to force them to heat their existing homes with electric only. It is unbelievable that in our rural upstate NY home someone that we have entrusted to look out for us is now trying to force and enforce how we live and manage our lives and finances!! Putting all that aside (like it is not enough) has anyone of you considered that the weather we have here is

unpredictable at best. We have been lucky not to have lost our electrical power for an extended amount of time from weather related events. High winds, large amt. of rain and snow, and of course winds! We just had 30 mile an hour gusts last night in frigid temps. Texas was just caught in this same fiasco with winter weather, houses solely set up for electric service and there was no electric! Watertown, NY approximately a decade ago during the winter months was struck with an ice storm that eliminated the source for electricity for MONTHS!! Unlike the Dryden Town Board I am not interested in trying to tell someone else how to heat their homes or spend their hard-earned money! However, if I were going to suggest anything is those topics: I would recommend that people in this region should have more than one source of heat. In case of funds or mechanical failures one should cover their bases to keep our families safe, warm, and healthy. Shame on this board for once again not adequately taking to the public in person. This "plan" should have been put on a "back burner" when this tragic and certainly unforeseen pandemic started. Also, it shouldn't even need to be said but, yet apparently it has to be you are sitting in those seats to REPRESENT us NOT RULE us!! This is the United States of America for God's sake! Stop your nonsense!!

- 1. Massive "community solar farms" should be located on sites that are not eyesores that detract from the natural beauty of our town. 2. Market prices should be sufficient to drive homeowners and builders to make homes more energy efficient. This does not require town oversight. 3. Given the inefficiency of solar during the winter months and the potential for power outages, natural gas should continue to be an option. 4. Our current power grid is not sufficient to sustain a town full of electric vehicles. 5. The proposals listed in the plan, is the exact opposite of "affordable housing".
- You have caused a great deal of controversy with the placement of solar panels. They are in and spot. Building codes are sufficient as they are.
- Energy efficiency is good, and the Town does not need to play a role.
- You need the address the installation of massive solar systems. They need to be installed out of sight.
- Electric vehicles are only an option for a select few due to expense and availability. I do not feel that the community should be underwriting the costs of charging these vehicles. Why does the town need to provide incentives beyond what the market will bear? There are already incentives in place through NYSEG and federal programs to encourage energy efficiencies in existing properties- how do you suggest improving beyond that (and who will pay for these incentives?) Natural gas and wood are cheaper by far than electric at this point. How do you propose new homeowners will be able to absorb the cost of electric heat? It is my understanding that solar, and wind are just not robust enough in this region to supply the energy needs. Lastly- how do you intend to impose these new guidelines on existing structures? Will these energy "guidelines" be imposed at the time of the sale of a home?
- WE NEED FOSSIL FUEL IS NOT HURTING ANYBODY BUT IT WILL HURT PEOPEL IF IT IS REDUSED BY LOSS OF JOBS

- I support the Town of Dryden and their initiative in this planning. Thank you and please stay focused on the silent majority's views. The loud Republican stance and the faceless Dryden Independence Republican stance is negative, argumentative, and disrespectful.
Susan McCormick
- There has been INADEQUATE basis of public input. The "community survey" was biased and did not obtain enough community response. These goals are much too vague! No.
- I agree that new construction should be energy efficient. However, the Town should not have the power to tell the builder or property owner what type of energy, they can heat the structure with such as only electric. That is completely absurd and beyond the scope of a future impact statement. New heating sources such as furnaces are only more and more energy efficient regarding burning fuel at essentially 98% efficient. The recent issues in Texas being without power should reflect on the use of alternate sources such as natural gas, propane, wood, and fuel oil and not limiting to other sources.
- I support investigating improvements to the Town's infrastructure but let us make sure we understand what that will involve and cost before we automatically say we are going to 'Increase the resiliency of the Town's infrastructure'. Likewise, it would be great for the Town to provide incentives for sustainable technologies such as electric vehicles, but again what exactly does that mean and at what cost? The Town should promote and provide education on how to improve the energy efficiency of existing properties and for new construction but that is it. It is not the Town's place or role to require or mandate energy efficiency of existing or new construction.
- Do not tell us how to heat our homes!!
- Dryden residents generally must use cars to shop and commute to work. My travel needs plummeted when I worked from home for a few years before retiring. Improving the internet capabilities in Dryden and reducing their cost would allow more folks to work from home and could greatly reduce our use of cars. We can further reduce our dependence on cars by increasing our use of delivery services, but the savings are limited by the need for multiple visits by package carriers each day. It would be great if I could get one delivery every couple of days including mail, groceries, and packages.
- The key to resiliency is use of a diversity of energy sources and supply mechanisms so that the failure or interruption of one source is offset by other sources. For example, the availability of both electricity and natural gas is far more resilient to failure than the sole use of one without the other. The elimination of coal is far more important than the elimination of natural gas. Renewable energy such as solar is wonderful during the day but must be combined natural gas energy to meet the need when the sun is not shining. Natural gas is not perfect, but it moves us away from coal and it offsets the key shortcoming of renewable sources. intermittency,
- Again, the majority cannot afford these changes. Energy efficiency is great but if it is not something you can afford, it cannot help you.

- You can make new construction energy efficient and not cut out fossil fuels. Most people will not be able to afford energy efficiency upgrades. Electric vehicles are great for some people but not for everyone.
- This is a Federal and State domain, not within the town board's domain. You have more important things to worry about within the township.
- Energy efficiency of new house should be supported. Use of indoor wood burning stoves, natural gas, propane and electric should be permitted for heating homes. Demanding one source is inappropriate and overstepping the line in regulation.
- People have the choice of how to heat their homes based on expense. To state above need to improve energy efficiency is a bit broad. I heat totally with wood and will continue to do so.
- I am having a hard time finding what is being proposed. I do however keep hearing that electricity for heat is going to be forced upon us. Forcing electricity to heat is not helping the environment when electricity is still large partly produced with natural gas and coal. Increased demand is just going to increase the burning of fossil fuels to meet that demand, in addition to driving the prices up. Those visually aesthetic solar panels are not heating your house when its 10 below in the 12 hours of darkness we experience in winter. Heating with electricity is terribly inefficient and other methods to help make it more efficient are costly (heat pumps, geothermal, residential solar) We would also be at the mercy of the grid, with no way to back it up other than fossil fuel burning generators at additional cost to residents, if that would even be allowed. The town needs to guarantee low prices of electricity for residents if this is to go into place. This works in places like the Villages of Groton and Marathon because they have their own public utilities and can provide cheap electricity to residents. This makes electricity the cheapest source and people gravitate toward it, how about propose something like this. I am sure that we all would love to be greener, however the technology is not here yet to do it cost effectively for the residents of Dryden. I would like to see this implemented at the homes of those pushing for this and volunteers first. Show us that it is doable at reasonable cost before this is implemented.
- I have seven grandchildren and a great grandchild, who hopefully will live into the next century. Therefore, I care profoundly about their future and the world they are going to live in, and I fully support the Town of Dryden developing a plan to increase our use of renewable clean energy and do our part to move our country and the world toward zero emissions as quickly as is practically possible. Thanks to the Dryden Town Board and the Planning Board for trying to plan responsibly for our future, and the future of children and grandchildren.
- I do not think the town of Dryden needs any of this shoved in their faces. Leave the people of Dryden alone!
- If you want to push incentives help people switch to more efficient energy systems fine. Explore Grant's etc. fine but No to making Dryden all electric. We want free market energy choices. Do not restrict new construction with stricter town energy codes. We

want less regulation not more. No to exclusionary housing. Stop passing policies that hurts the poor and seniors.

- Existing homeowners should be able to choose what type of heating they prefer to use. Converting everyone to electric is just ridiculous.
- Citizens of all communities should have as many choices in all aspects of their life as possible. Elected officials should not make those decisions for them, that is not their job. People who can have choices are happier people. Those who have no choices or have the heavy weight of government on them live sorrowful lives. Let us decide for ourselves. We are educated adults and know the pros and cons of our choices.
- No, we do NOT need to force taxpayers who object to electric cars pay extra taxes so that people who want them can more easily afford them.
- it should not be up to the Town of Dryden to tell us that we must be all electric, it should be up to the property owner on how to heat their own homes, if you want to build a better place to draw people to move, stay or start a business in the town putting new restrictions and guidelines will not do it. Making people change their energy sources, especially seniors, and low-income families comply to this will only make them leave, placing new and tighter regulations on businesses seeking to open in the town will make them look elsewhere. It should be up to the people who pay the already high taxes in the town to decide! You will only push the people that have been paying these taxes all this time seek another area to move too! in results less businesses, Lifetime residents moving out. This is not a big city with big factories, and people living on top of each other, this is a rural town with much farmland.
- Taxpayers are more than capable of deciding what they will use to heat and cool their homes. This is NOT a decision that should be made by the board!! If anything is to be done, this is a decision that should be voted on by the taxpayers.
- The Town of Dryden needs to stay out of how people heat their homes. Too many people will not be able to comply because of the expense. Then what will you do? The town is way out of line in demanding this. What good will it do unless all the towns do the same thing which I would consider illegal to force people to your way of thinking. What ever happened to free choice in this country? Do we want to end up like Texas? I do not think so.
- How about no speeding tickets for those with electric cars? After all, if Sammy Hagar cannot drive 55, why should the rest of us do that? - <https://www.youtube.com/watch?v=mE4LsFgPw2c>. This may be more practical than giving away money that the town of Dryden does not possess (and will not, since it cannot print money and cannot go into debt...). The other 3 points are great - the incentives one is impractical and should just go away - a promise that cannot be kept should not be made. - Dave Bradley
- Transportation is the first or second largest source of GHG emissions and something the Comp Plan can influence greatly. Need to put it in the forefront of energy/sustainability thinking.

- The community needs to realize that all sources of energy generation have a negative impact. Coal is dirty, solar takes up large areas of land, wind can be unsightly and kills birds, wood heat is dirty, etc. Just saying "no" to everything because of these negative impacts does not address sustainable energy development. The community must decide what is least impactful to the community and what negative impacts it is willing to accept. There is not a perfect solution.
- You are using a narrow concept of sustainability. You need to add promoting housing affordability. Also promoting equity for all and attention to daily needs of people who may be socially disadvantaged. Look to a broader and deeper definition of sustainability. In the charter for the UCLA Sustainability Committee, sustainability is defined as: "the integration of environmental health, social equity, and economic vitality to create thriving, healthy, diverse and resilient communities for this generation and generations to come. The practice of sustainability recognizes how these issues are interconnected and requires a systems approach and an acknowledgement of complexity."

DRAFT GOAL:

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

1. Improve Energy Efficiency in Existing Properties
 - My home is already energy efficient (new roof and insulation, new siding with insulation, new windows and doors, new water heater). All of this has been done over the past 15 years. Most houses in Dryden have done the same. We do not need a "town plan" to tell us what improvements we should or must make.
 - The marketplace is working regarding energy efficiency. You do not have to force people to improve energy efficiency if the savings is there, they naturally will reach for it.
 - The people and the marketplace will improve energy efficiency without government intervention.
 - The marketplace is working regarding energy efficiency. The incentive is already there. We do not need to give our tax dollars to promote this.
 - I have heard some people want to go all electric. No. Bad idea. Do not get rid of fossil fuels!!
 - Redundant! Redundant. What does "support infrastructure investments" mean? Those are just fuzzy buzz words ... not a plan.
 - Existing properties is where the maximum game can happen in terms of energy efficiency. If the town is serious about cutting energy use this is the sole area which they should be focusing on. Grants to help people with improving the energy efficiency of their existing homes would be very helpful and very worthwhile.
 - No to energy stretch code, no to making Dryden all electric, Let State and Federal Government issue energy policy, Not the Town of Dryden We want free market energy choices, do not restrict new construction with stricter town energy codes, we want less

regulation not more, no to exclusionary housing, Stop passing policies that hurts the poor and seniors.

- 1) educational resources: yes, good idea 2) identify resources and incentives: yes, good idea 3) support infrastructure investments: not sure what this means; town govt should not be contributing funds for fuel for non-town facilities 4) connect people with NYSEERDA programs: yes, this should be happening already
- Provide all the education you want if it does not require taxpayer monies. Taxes are too high for many property owners. Do not exercise stricter zoning laws than what are already out there regarding what people can and cannot use to heat their homes. CHOICE must remain for property owners. Electricity is not the answer for everyone, nor should it be. Do not be so full of yourselves to think that (to coin an old phrase) what's sauce for the goose is sauce for the gander. One person's home life and finances do not dictate another is, nor should it ever.
- Providing information is fine, but it seems that Cornell Cooperative Extension does a lot of that already.
- I agree that we should begin to reduce reliance on fossil fuels - must reduce carbon output. But I do not want to eliminate fossil fuels entirely. It is too dangerous to rely just on one source or type of energy. Everything has downsides and unexpected consequences. I think we should strive towards a good balance of sources, while also slashing carbon output.
- All these are already sufficiently available. Residents can think and act for themselves. No to any further Town role.
- There are many commercial sources for this help to property owners and renters. People make the right decisions on their own. There is no need for government intervention. Thank you.
- There are many commercial sources for this help to property owners and renters. People make the right decisions on their own. There is no need for government intervention. Thank you.
- Disagree
- These are great ideas and I fully support them.
- No!
- Helping people improve their existing homes energy performance is a laudable goal. But difficult to do.
- Where is the financing coming from to support infrastructure investments that provide alternative fuel sources? We are already a highly taxed community and it is an egregious breach of our trust to dispense our tax dollars in this manner. If individuals wish to implement alternative fuel options, they should be given access to information, but it is vital that these are not REQUIRED of all property owners in the county.
- IF YOU CHANGE ENERGY YOU LOSE JOBS LOSE RESADENTS IN DRYDEN
- All these are already sufficiently available. Residents can think and act for themselves. No to any further Town role.

- We cannot limit the use of heating source energy use for taxpayers. If they choose to use natural gas than that is the choice of the property owner not the Town. It should be new efficient source for a heating source, but the type of energy usage is the choice of the property owner.
- I have huge concerns with using governmental controls for energy use and sustainability in private property. The market and science can create the changes needed without governmental control. It is suspicious that the Town would promote one kind of energy over another. Who is getting the business?
- Free market Energy choices.
- One: While tightening up houses with better windows, doors, and insulation, homeowners reduce ventilation. Education needs to include not just how to reduce energy use, but also how to maintain CLEAN indoor air quality so people do not get sick.
- Two: I have seen little or nothing about landscaping, which can greatly impact energy use while also beautifying the property. Education should include this information.
- At whose expense. Good idea but not viable in this economic climate.
- Well meaning, but as for what I think of these - not much. I tried the NYSERDA incentives - those are horrific/a pain/ a tease, and you must be in sad shape to try and use them... As for financing, provide a low interest bond to be paid back by homeowners who do improvements, so that they can access money at 2 to 3% interest rates. Dave Bradley.
- Too narrow (focus on in-house energy and silent about positioning of new homes and the transportation required to get to them). Studies show that on average a person who lives outside of Ithaca generates 3X the amount of CO2 from transportation. The point is that living in rural areas in Dryden is starting at a place that is significantly less sustainable than living in a village or city with jobs and services and that is based largely on transportation. The real cost of transportation is often overlooked in our sustainability thinking; we have a blind spot when it comes to the costs of owning a car (gas, insurance, maintenance, etc.). Even if the rents or mortgages of rural homes seem 'affordable,' the housing transportation costs might add up to the same as higher rents/mortgages inside the city, villages, hamlets, etc. Dryden residents can reduce their car dependency if their home were in nodes and designated cluster on or near main routes and/or if public transportation mapped smartly on our settlement concentrations. Anything beyond these areas needs to be much harder to develop than it is in the 2005 Comp Plan due to its added transportation impact on open space, air quality and atmosphere, natural resources and road construction and maintenance costs.
- Transportation is the first or second largest source of GHG emissions and something the Comp Plan can influence greatly. Need to put it in the forefront of energy/sustainability thinking.
- Require that new construction be built to be "solar ready".

2. Improve Energy Efficiency and Sustainability of New Construction

- Totally opposed to driving superseding current codes that are in New York State. Open new homes are built to a new credibly high standard currently.
- This will happen on its own. Waste of time.
- Dryden DOES NOT NEED a building code that differs from surrounding areas. The "stretch building code" will push new construction away from Dryden at great peril to the town economic base.
- Do not take away my ability to have a gas flame. I prefer to cook on gas not electric. If I have a woodstove, I can stay warm in the Winter when the power goes out. If the power goes out and electric only, I must get out a gas generator to get electricity at a huge cost.
- Allow the Marketplace to work. Less government regulation.
- I do not want people forced into using all electric in our housing. Many people still enjoy fireplaces and cooking with propane flames!!!
- No! Not your job or responsibility.
- Whole new structures are being built to a very high energy standard currently. Squeezing a few more pennies in energy savings out of new construction would not be spending money wisely. Additionally, it would significantly exacerbate the affordability Housing issues that already exist. Retrofitting existing structures is where the most gain can be accomplished. Focus your energies there.
- Fuck no to Stretch building and energy codes. But yes, to nodal development in Ellis Hollow.
- 1) identify or develop incentives etc.: a lot of jargon on this one, not completely sure what it means. Yes, on identifying incentives for energy efficiency, no on the rest 2) implement stretch building code: a lot of jargon, I do not know what this means 3) foster nodal development: a lot of jargon, I do not know what this means. I have heard that the Town of Dryden plans to prohibit wood as primary heat for new construction. I oppose such a prohibition; wood heat is my preferred primary heating source as it is reliable, economical, and I can provide it myself without having to rely on anyone else. Wood heat is sustainable and renewable.
- Incentives are ok if choice is not taken out of the mix. Builders/developers should be able to weigh the government incentives over what their goals are and choose accordingly. Building codes are strict now, no need to make them even stricter. Let the state of NY and the federal government decide what codes need to be changed. If you want to promote more walking, make sure you do not have dingbats on the Town Board telling a business that if they install certain color doors, they do not have to put a sidewalk in. And yes, that happened recently on the Town of Dryden Board.
- NO! Let the homeowner make their own choices (and there will be a variety of choices made) because they will be the ones living in their homes. Let the people of Dryden vote on these specific items rather than making it part of a blanket plan. This should not be happening in the middle of the COVID season when people are not able to interact and

to get involved in protecting the Dryden, they chose to live in. Many people I know left places that had bunches of regulations for how they used their own land to live in a town that allowed them to make their own decisions. Let us keep it that way.

- The Stretch Building Code adopted by NY and NYSERDA provides an excellent way to ensure that new construction is sustainable, energy efficient, and in line with state and county sustainability initiatives. It might entail a minor increase in the cost of construction, but I believe between now and 2045, the demand for energy efficient housing and commercial buildings is going to grow exponentially, and more than offset any increased cost. Dryden should be a model community in that regard.
- I agree that we should begin to reduce reliance on fossil fuels - must reduce carbon output. But I do not want to eliminate fossil fuels entirely. It is too dangerous to rely just on one source or type of energy. Everything has downsides and unexpected consequences. I think we should strive towards a good balance of sources, while also slashing carbon output.
- NO to the STRETCH codes. Affordability is a big issue already and these strategies would all make affordability WORSE.
- New York State has a very strong building code. There is constant research to improve new construction. Dryden does not need to build another layer on top. Thank you.
- Very much disagree with the state goal and solutions proposed!
- This is so important, that new buildings go forward with sustainable building practices.
- No!
- Current incentives are enough. I am very opposed to adopting the STETCH CODE.
- THE WALKING AND BIKEING THING IS NOT IMPORTANT
- NO to the STRETCH codes. Affordability is a big issue already and these strategies would all make affordability WORSE.
- I believe looking to future regarding our environment is important. However, we cannot limit the sole source of energy for taxpayers and property owners.
- It is fine to educate, encourage and promote energy efficiency measures but I do not support including anything of that nature in the Town's building code. There is a cost to these kinds of measures and most 'sustainable' energy is not economically justifiable on its own merit.
- Encourage not force!
- Again, this is not within your domain, it is a State and Federal matter.
- Yes, concentrate on real infrastructure issues within the township.
- Encourage not require!
- "Improve the Energy Efficiency of Existing Properties" SHOULD READ "Recommended Energy Efficiency Improvement of Existing Property"
- No one will build here if you make them comply to these measures.
- Include architects and buildings in these decisions. They know what they're talking about.
- No.

- 1. Build in high energy efficiency via building codes/building permits (costs the Town very little/close to nothing) 2. Only allow residential/apartment construction in Varna/Village of Dryden/village of Freeville or right next to them. 3. If someone wants to build a "country estate" it should cost them - even if they do an expensive "green palace" in the sticks (PV and ground sourced heat pumps). Add in at least another \$10 K for the permits to do such anti-social things. Dave Bradley
 - No New Fossil Fuels in Dryden. Buzz Lavine 719 Ringwood Rd 1/27/21. I am concerned about the woes we are leaving our kids and grandkids. We must tackle climate chaos. That means getting rid of things that depend on fossil fuels. Time is of the essence. We do not have to go "cold turkey." But we do have to start the process. That is why the town's goal should be becoming fossil-fuel free - particularly the methane-heavy fossil fuels such as natural gas and propane. It does not mean any of us have to throw away the heating systems we have in our homes today. It does mean that new construction, or even boiler and furnace replacements, must not depend on using fossil fuels. Now I use propane for heating part of my house, and I would be pretty upset if I had to give it up while my propane boiler is still running perfectly well. However, there is no need for that. Instead, the town should be sure that when I replace my boiler, or when I build a new house, it will be free of fossil-fuel dependency. Costs of today's green heating systems, such as heat pumps, are perfectly competitive with fossil fuel ones. And they are cheaper to operate over the years and provide AC as well as heating for no extra cost. And the fuel-cost savings will allow us to invest more in other parts of the Dryden economy. To work toward that goal, the town's strategy should be to require that all new development and redevelopment be consistent with New York State policy as given in such acts as the Climate Leadership and Community Protection Act (CLCPA) and the NYS Stretch Energy Code. Better yet, follow the lead of our neighbors, the Town of Ithaca, and the City of Ithaca, with their proposed Green Building Code. In summary, our goal going forward should be no new fossil fuel use. Without that goal featured prominently in our revised Comprehensive Plan, we are letting our kids and grandkids down.
 - include requirements for new construction to be solar ready in building codes.
3. Promote Sustainable Infrastructure and Alternative Energy
- I do not support these ideas.
 - Sustainable infrastructure would require fossil fuel as well as electric. More resiliency with greater redundancy. Also protects against spikes in pricing.
 - I have heard that Dryden wants to make electricity only for new construction. This is bananas.
 - Foster nodal development? It happens without government assistance.
 - Give people choices do not mandate.
 - What will it cost the taxpayers to install charging stations at town facilities? Who will this benefit, other than the staff who works in those facilities? Visitors are normally not there long enough for any charging to happen.

- Let them recharge at Trader Joe's. No one hangs out long enough at the Town facilities to recharge vehicles unless they work there. It would not benefit regular citizens. We need to plan for disasters regardless of what the source of them may be. Not everyone agrees with the theories concerning Global Warming and this winter has once again debunked the theories with record low temperature and snow even in San Antonio, Texas.
- Why should taxpayers fund EV chargers for a privileged few!!? This should be funded by the energy supplier or distributor. The electricity cost should be paid by the users of that energy (only!) Doesn't the town already have a disaster plan? A plan should not just say plan.
- The town of Dryden should not be in the subsidy business. Dryden should be focusing on things that they can really accomplish.
- No to energy stretch code, no to making Dryden all electric, Let State and Federal Government issue energy policy, Not the Town of Dryden We want free market energy choices, don't restrict new construction with stricter town energy codes, We want less regulation not more, No to exclusionary housing, Stop passing policies that hurts the poor and seniors
- 1) provide electric vehicle charging stations: no, I oppose. 2) identify or develop incentives for alternative energy: identify yes, develop no. 3) identify and plan for climate threats and disasters: no, this is not a role of town govt but rather at the state level or above 4) conduct energy audits for town facilities: maybe, not sure
- Promoting is not the same as forcing.
- If you install electric charging stations at Town Facilities, who is going to pay that electric bill? Better not be with taxpayer money. I do not expect anyone to help me pay my fuel bill for my vehicle. If people make the choice to purchase an electric car, they do so know that they will be paying the fuel costs for that car. It is not fair to make the taxpayer of Dryden foot the electric bill for charging someone's car. With that said, if a meter is put in and the person who is fueling their car must insert their card for payment for the energy, then that is totally different, and I would support then having a charging stations at town facilities.
- As far as a climate threat goes, I would like to address the issue of everyone required to use electric. I lived for 28 years in a climate that was subject to several yearly ice storms and would be subject to loss of heat every time the ice would break power lines. We had to move to huge hotels, which had their own generators, at our own cost. Those who could not afford to go to hotels had to go to the Armory or the high school and sleep in their gym. We have just seen the disaster of power loss in Texas. In economics, the mantra is "Diversify, Diversify, Diversify!" The best approach is to do the same as far as energy goes, especially when considering climate change, and as we face the possibility of more frequent ice storms.
- I agree that we should begin to reduce reliance on fossil fuels - must reduce carbon output. But I do not want to eliminate fossil fuels entirely. It is too dangerous to rely just

on one source or type of energy. Everything has downsides and unexpected consequences. I think we should strive towards a good balance of sources, while also slashing carbon output.

- You do not need a Comp Plan to install vehicle charging stations at Town Hall. "Identify and develop" or "plan for" are NOT warranted Town goals.
- There is constant education and services offered regarding energy efficiency and sustainability from various platforms, networks, institutions, and businesses. I do not see how tax dollars are well spent in this area. Thank you.
- Disagree
- Be aware that the Dryden Republicans have put out an all call to have people send in negative comments. They are telling people theories that gas and oil will be outlawed, that no one will be allowed to drive a regular car in Dryden etc.
- No!
- THE FEILDS OF SOLAR PANLES ARE AN EYE SORE AND ARE AT RISK OF DAMAGE
- You do not need a Comp Plan to install vehicle charging stations at Town Hall. "Identify and develop" or "plan for" are NOT warranted Town goals.
- I do not feel that limiting heating sources to new and or existing property owners / taxpayers is appropriate. The government already has guidelines for new and replacement heating source regarding efficiency. We want to attract people in the future not turn them away. Solar panels are a good idea when they become more efficient and cost effective.
- it makes sense to have a few charging stations for electric vehicles in the Town if they are available to the public. Helping citizens find available incentives for alternative energy sources would be great but not something the Town should be funding. I am surprised that the Town has not already conducted an energy efficiency audit for improvements to the town facilities and operations. The Town should already have a disaster recovery plan, but a plan or climate threats? There's already too much propaganda and fear mongering on that topic. That is an absolute waste of time.
- Rooftop solar is clearly not great in this area. We do not get enough sunshine and snow just covers it up, my understanding is that the panels do not last very long. Also understand it can ruin your roof.
- At what cost would car charging stations be installed?
- Yes, focus on the things that are already in need of support and try to work within your current budget, this is one of the highest tax areas in upstate NY, how do you plan on doing this without raising taxes.
- Encourage not require.
- Stop with the solar - It is ugly!
- Before investing in charging stations, find out how many electric cars are or are likely to be needing them, so you do not waste money putting in too many.
- No

- Some good ideas there but missing one. The lowest cost renewable electricity generation source - even in Tompkins County/Town of Dryden - is commercial scale Low Wind Speed Turbines (2 to 3 MW capacity each, 100-to-125-meter towers minimum). The revenue to the Town/School/County would be \$15,000/year per turbine, and they only "consume 1/16th of an acre each. Very compatible with farming (farmers also get \$15,000/year for rent). But the main hang-up is that rich and thus influential people (even some so-called "progressives") do not wish to see them in their view's cape. They refuse to grow up/grow a pair. So, defining who "owns" the views cape/patterns seen by their eyes in the form of slowly spinning wind turbines) is the way around that issue. But maybe the residents of the Town/collectively "The Town" do not really care about replacing all pollution sourced electricity with renewable electricity. If so, then quit complaining about pollution sourced electricity. The hypocrisy wears thin after a while.

Dave Bradley

- No pipelines or infrastructure carrying or relying on fossil fuels. Follow NYS stretch codes in all areas. Create legislation or zoning that will make Town consistent with the Climate Leadership and Community Protection Act of NYS.
- Promote installation of charging stations at locations other than town facilities. Perhaps require new commercial development to install as part of site plan review.
- There is confusion about the intentions of the board once again we are all for incentives for different heat sources but monitoring consumption and restricting choice for each homeowner is NOT what we the people want. Are you planning to restrict our choice?
- Development in the town should be sustainable. Without sustainability, soon we will all be spending our precious resources on recovering from climate-change-induced disorder. New York State has enacted the Climate Leadership and Community Protection Act (CLCPA) to help us avoid such disorder. Thus, it should be Town policy that all development and redevelopment in the town should be consistent with the CLCPA.

4. Form Regional Partnerships to Develop and Implement Sustainability Initiatives

5. All Goals

- These are not tasks for the town to budget and spend money on. All the necessary codes, technologies, and information on best practices already exist ... and of course will continue to develop and evolve dynamically over the years. These bullet points seem to be redundant and are the responsibilities of private business and individuals. I do not see the town of Dryden developing code standards, new technologies, alternate energy sources that are not already being done elsewhere in the state. "Improve" and "promote" are way too vague as used here.
- Do not restrict the use of any fuel. Multiple fuels mean greater flexibility greater protection to price surges and greater redundancy and resiliency. You talk about a resilient infrastructure let us see if you mean it. Do not restrict one fuel over another.

- We need less regulation not more. The Town Board needs to stop acting like they know best how everyone should live. The town Board members are some of the least accomplished people in our community.
- 1) energy efficiency of existing properties: this is not the role of town government, but the town can facilitate information exchange of existing programs and opportunities (e.g., NYSERDA programs) to improve energy efficiency. 2) improve energy efficiency and sustainability of new construction: energy efficiency can be addressed through building codes. Energy sustainability in home construction/the private sector is not the role of town government; "sustainability" is jargon that needs defining; property owners may have better information than town officials as to what for them is sustainable; and the question of whether to embrace "sustainability" in one's private life is a personal matter, not one that should be dictated by town officials. 3) promote sustainable infrastructure and alternative energy: this goal is fraught with jargon! I do not understand the goal. Please say it in more easily understood language (e.g., use words that the average 6th grade student would know exactly what is being proposed. 4) form regional partnerships to develop and implement sustainability initiatives:
- Existing properties are owned by individual citizens. Property owners should be allowed to improve/upgrade their energy efficiency as they see fit to meet their needs and demands. Do not exercise even stricter zoning requirements than are all read now on the books. All electric energy is not fossil fuel free. We are second only to the Pacific North West when it comes to the number of cloudy days here in Tompkins County and the tri-state area of upstate NY. While solar power will help the electric grid somewhat, it will not and cannot feasibly provide enough green energy to fuel sustainably the electric grid. The use of fossil fuels for the electric grid will continue as needed, so promoting electricity as a sustainable, preferred green energy is false. Additionally, natural gas fueled homes cost less for property owners regarding their budgets, and furnaces and heating systems utilizing natural gas have improved tenfold over the last 10 years, resulting in much cleaner burning furnaces for the purpose of heating and cooling homes.
- As I mentioned at the last workshop, Solarize Tompkins provided a very successful model for widespread adoption of residential solar, at very affordable cost and with a very short ROI given the immediate energy savings. Another round of that effort could reap huge benefits as we transition to renewable energy.
- Disagree
- This is the only way forward. We cannot hang on to damaging and non-sustainable energy sources.
- No!
- Current codes make new construction efficient enough. All electric is a BAD IDEA.

- Forcing new construction to be all electric is not the way to go. Redundancy and multiple systems is a much more reliable way to energize the home. Current codes are very high and energy efficiency of new construction is already extremely well done.
- How are you defining sustainability? Solar and wind are great, but not sustainable (or reliable) in this region.
- I THINK THE USE OF EXSISTING STRUCTURE IS THE WAY TO GO
- Absolutely not, the Town should NOT take a role in these ways. The private economic interests of residents will move us forward.
- We can encourage the limiting use of fossil fuels in the future, but we cannot limit the choice of energy use for taxpayers in the Town. That is the choice of the property owner.
- There should be a single goal to promote sustainable infrastructure and alternative energy for existing and new construction. That is, it. Having goal statements that say we are going to improve energy efficiency in existing and new construction goes too far. We need to be careful here because this could very well be setting the stage for the Town to mandating things in the future that no one is even considering at this point.
- Energy efficiency is great, but it must be affordable.
- Our infrastructure needs to be upgraded before any of these goals can be obtained. Again, the majority cannot afford these upgrades.
- If you listen to fools, the mob rules. Leave Dryden alone!
- We have just seen how badly Texas suffered for investing too heavily in alternative energy, which is NOT RELIABLE.
- No.
- Fine, such as they are - ones that can be sort of accomplished without expenditure of money that does not exist or the giving away of taxes paid when those resources are already spoken for... Question - how will at least 20 MW of Low Wind Speed turbine (about 10 x 2 MW) capacity get approved (average output = 8 MW) within the town borders. That would bring in \$150,000 in rent (for landowners) and \$150,000/y in PILOT fees. Can we define WHO owns the view (which is apparently the main reason there are no wind turbines in all of Tompkins County) to get around the objections of a few rich people/extremely reactionary/regressive rich people? It should cost nothing to pass a local ordinance on who owns the view? - Dave Bradley
- No pipelines or infrastructure carrying or relying on fossil fuels. Follow NYS stretch codes in all areas. Create legislation or zoning that will make Town consistent with the Climate Leadership and Community Protection Act of NYS.
- Be specific about carbon emission reduction goals. Such as, use only electric vehicles in Town cars or trucks by 2026; carbon emission measurements decrease by 80% in 2050.
- Create more public housing. Create incentives for developers to include affordable units in their plans. Locate affordable housing along bus routes. Lower minimum lot sizes. Allow residential housing in retail zones. Limit single-family zoning since that has historically been linked to racial and income segregation.

- Support the building of affordable housing. Avoid gentrification which often pushes people of color and low-income people out Support public housing options and units offered at below-market rates.

DRAFT STRATEGIES:

1. Improve Energy Efficiency in Existing Properties

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Provide educational resources to help residents work towards energy conservation.
- Identify financial resources and incentives that can help property owners to implement efficiency measures.
- Support infrastructure investments that provide alternative fuel sources.
- Connect property owners with NYSERDA home energy efficiency programs.
- Own Category:
 - need to educate the workforce on energy options for replacing home heating and cooling systems.
 - Already building efficient homes - for new construction need to look at affordability vs. energy requirements.
 - the plan should have explicit wording that acknowledges State and County plans and programs related to climate preparedness.
 - need to be able to continue to heat using wood.
 - The plan should address energy use in new construction, existing buildings, and substantial renovations.
 - new housing and new buildings should be built for the future.
 - all electric buildings are necessarily for expensive up front - can be less expensive to operate over time.
 - Need to be careful not to force developers to utilize all electric in new construction.
 - can be expensive to convert existing homes to all electric - more cost effective to do in new development.

2. Improve Energy Efficiency and Sustainability in New Construction

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Identify or develop incentives for encouraging energy efficiency and sustainability measures.
- Implement a stretch building code to elevate efficiency and sustainability requirements.
 - Stretch energy code is going to drive up costs for new development.

- Need to be careful not to have new policies/regulations drive up the costs/affordability for living in the Town.
- the plan should have explicit wording that acknowledges State and County plans and programs related to climate preparedness.
- Foster nodal development to reduce land used and promote walking and biking.
- Own Category:
 - wind energy could be helpful in supporting local farms and add to the local tax base.
 - Solar and wind generation needs to back up by other power sources.

3. Promote Sustainable Infrastructure and Alternative Energy

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Install electric vehicle charging stations at town facilities.
 - Need to take advantage of NY State resources for implementing charging stations (Charge Ready NY)
 - The town should be a leader in implementing forward thinking infrastructure.
 - The town should be listening to children who will be experiencing the impacts of future climate impacts.
- Identify or develop incentives for alternative energy sources such as rooftop solar and geothermal heating and cooling.
- Identify and plan for climate threats and disaster events.
- Conduct an energy efficiency audit for improvements to town facilities and operations.
- Own Category:
 - Control SITING OF SOLAR INSTALLATIONS TO PRESERVE THE TOWNS VIEWSHEDS
 - need to provide for redundancy and flexibility in home energy systems for long-term resiliency.
 - need to understand what the costs are associated with adopting a stretch code.

4. Form Regional Partnerships to Develop and Implement Sustainable Initiatives

What do you think about the goals outlined below (i.e., is there a goal not identified that should be included, or clarified, is there something that you don't feel is important)?

- Identify and implement shared emergency services and plans for disaster events.
 - Tompkins County is working on a Hazard Mitigation and Disaster Preparedness Plan
 - Could we develop a distributed generation (combined heat and power) system in the Town?

- Work with regional educational facilities to create workforce development programs focused on energy and sustainability.
- Identify and implement cost sharing with adjacent municipalities for flood prevention and watershed protection.
 - [Look at the Hudson River Watershed project - harness volunteers.](#)
- Support the development of a community solar project.
- Explore options for community choice aggregation for renewable energy.
- Own Category:
 - [The Town should provide incentives rather than forcing people to make changes.](#)

SUBMIT A COMMENT:

- Hi, I thought I had through today to submit my response to the Dryden 2045 plan. Looks like I am too late, and I feel bad about that. But I did want to say that I am in favor of most of the suggestions, especially things that will reduce our carbon output. I would like to also caution against relying too heavily on one method of energy. Everything has downsides and unexpected results (i.e., Greenland has problems now because of all the rare earth minerals being mined for green electricity components). I would suggest that we don't totally ban fossil fuels but use much less of them in balanced approach to energy sources.
- have three recommendations for Dryden's GHG Inventory when incorporated in the Dryden 2045 Plan. Thanks for the opportunity to share these: 1. Include all sectors in the Inventory. Buildings and cars are known to be the main activities driving overall energy-related emissions. Although transportation leads other sectors in GHG emissions nationally, these emissions include fossil fuels burned for rail, air, and marine transportation which have little direct bearing on Dryden. Housing density in Dryden is growing and may add 1700 new residents by 2045 (over 10% of current population). We should monitor the relative GHG contribution of this housing growth for multiple reasons, including our Climate Smart Community and Clean Energy Community initiatives. In contrast to the transportation sector, housing GHG emissions are something over which the Town has considerable regulatory control through zoning, building codes, and master planning spelled out in our Comprehensive Plan; 2. Be sure that fugitive emissions are included for all sectors and that the Town uses the same estimation methodology employed by Tompkins County and is CLCPA equivalent. This assures accurate intergovernmental comparisons in the future; and 3. Connect the GHG emissions inventory to Dryden's affordable housing efforts (Community Workshop #1, Jan. 20) in Dryden 2045. Monitoring of housing sector emissions by housing type will tell us if this housing goal is contributing to NYS's intended reduction in GHG. The opportunity to reduce GHG emissions through smart retrofitting and new construction of affordable housing in Dryden and elsewhere is widely acclaimed: "Homes that use less

energy and have lower levels of greenhouse gas emissions generally make it possible for the tenants or owners to have lower utility bills. For low-income families and individuals and in areas with harsh climates, potential utility bill savings can have a major impact on the household budget. Buildings that are poorly insulated or have leaky windows or doors also tend to be cold in the winter and hot in the summer, and in extreme cases can expose residents to unsafe conditions. Steps to improve energy performance generally address these issues as well and result in a more comfortable living environment.”

- (<https://www.localhousingsolutions.org/act/policy-objectives/policy-objective-reducing-energy-use-and-decreasing-greenhouse-gas-emissions/>). Dryden’s affordable housing strategy should conform with Tompkins County’s 2017 Housing Strategy, summarized by Sam Gordon after the 4/8/2000 Steering Committee Meeting, which makes an ambitious commitment to affordable housing across the county of which we are a part.
- Some people who participated in the Dryden 2045 Zoom meetings, especially property developers and landowners, equated municipal zoning solely with negative restrictions and regulations, and with the perceived loss of individual rights. That is an inaccurate, unfair, and biased characterization of zoning which, if left unchallenged, can retard planning and thoughtful progress. In fact, zoning is a form of PROTECTION as much as it is a form of regulation. To make that clear to everyone, please include a definition of zoning in the Dryden 2045 Comprehensive Plan that describes “zoning” as synonymous with “protection” as well as “regulation.” Something like this, for example: Dryden’s zoning laws are created for the simple purpose of PROTECTING and balancing the health, safety, prosperity, and general welfare of ALL Dryden residents with respect to land use, and not just individual landowners or their immediate neighbors. As such, zoning is used to limit (regulate) land uses that may not be in the best interests of the majority of the town’s people, or that could be detrimental to the town’s long-term character or economic success. Zoning is used to PROTECT the value and enjoyment of properties, such as by separating incompatible land uses and minimizing their potentially negative impacts on each other; allowing a property its most appropriate land use given its location and surrounding uses; and providing for the orderly development of a neighborhood, node, hamlet, village, or town, including making provisions for land uses that are in the best interests of its residents. [Basic ideas and some wording borrowed from <https://propertymetrics.com/blog/zoning-laws/>]
- We have already seen COVID-era difficulties with this Plan development, after the initial inadequate and unscientific survey response. The challenges we face in simply communicating and gaining consensus were on full display in the Workshop 3 Zoom meeting. Why not table this for several months until we can meet and communicate conventionally?
- I am very upset that I was not able to log in until the first topics were discussed. Upon entering I commented that it was tough for myself and others to attend. To get into the meeting. Then I felt threatened as someone said who lives on West Main Street (me) he was going to kill. Others including myself expressed concern and it was dismissed as a

ploy to stop your meeting. I am disappointed in how it was handled, how the meeting was handled as far as access. In times like these it is tough enough to have adequate access to something like zoom. And you are potentially passing legislation that affects ALL of us. This needs to be addressed. Safety protocols need to be put in place. I am looking for the transcript from last night's session and copy of the comments for my records.

- Thinking of the comp plan as a vision statement, I envision Dryden as a place where residents are comfy in tightly built and well insulated homes with low-cost heat pumps providing heating and cooling. Those homes are less expensive to live in (thus contributing to economic prosperity) because they do not lose their heat through the walls and ceilings and therefore heating bills are lower. The air around them is cleaner because no fossil fuels are being burned, which translates into better health for all residents. The heat pumps are efficient - 200% to 400% efficient compared to perhaps 92% efficiency ratings for conventional heating systems -- meaning the utility bills are lower for those homes. And if renewable solar or wind energy is used to power the heat pumps then the cost gets lower still. Installation costs for renewable energy sources have dropped and continue to drop, so part of my vision is either site hosted, or community hosted, renewable energy sources.
- I am writing this on my husband's E-mail, it is with Great Grief that I feel I must write this. I was part of the committee that helped developed the comprehensive plan 15 years ago, I feel like it was a good plan for Varna and our community. None of the views for Varna have changed as far as the community and our neighbors are concerned as far as I know. Maybe people don't voice their opinions all the me, but once we have said what we have said it seems like that would be enough. The worst thing that I have just found out was that David Weinstein has resigned from the Dryden Planning Board because of the Dryden Town Board not listening and not upholding what the people of Varna want for their community. I would ask if you would keep to the Comprehensive plan of Varna from 2005, what hurt would that do. Thank-you, Sincerely, Debby Lecoq. 935 Dryden Rd Ithaca, NY 14850. 607-273-9075. If there is anything, I can do for you let me know.
- With a total of 14,836 acres of land involved in agriculture in Dryden, that accounts for 25%of the towns land base. Does not count Cornell ag land or another 700 acres being used but without benefit of ag assessment. In the past 10 years (referencing 2005 - 2015), there was an 11% (1,495 acres) increase in land that is owned or rented by farmers. [Data provided by the Tompkins County Assessment Department for the Dryden Ag Plan]. Twenty five percent of the land area is significant! That area is divided (not equally!) between 55 farmers who pay the taxes on that land. That is a heavy financial burden. Going forward, if we aim to keep open fields and great viewsheds in Dryden, a way must be found to reduce that burden.

Virtual Public Workshop #1 Comments

COMMUNITY ISSUES, NEEDS, and CONCERNS

AFFORDABLE HOUSING



LACK OF
HOUSING CHOICE

HIGH COST OF
HOUSING

LIMITED
HOUSING SUPPLY

DETERIORATING
HOUSING STOCK

AFFORDABLE HOUSING



COMMUNITY ISSUES, NEEDS, and CONCERNS

LACK OF
HOUSING CHOICE

HIGH COST OF
HOUSING

LIMITED
HOUSING SUPPLY

DETERIORATING
HOUSING STOCK

DRAFT GOALS:

DIVERSIFY
HOUSING
CHOICES

REMOVE BARRIERS
TO AFFORDABILITY IN
EXISTING ZONING

PROMOTE
INVESTMENT IN
EXISTING HOUSING
STOCK

DRAFT GOAL:

DIVERSIFY HOUSING CHOICES

REMOVE BARRIERS TO AFFORDABILITY IN EXISTING ZONING

PROMOTE INVESTMENT IN EXISTING HOUSING STOCK

INCREASE FLEXIBILITY IN ZONING TO SUPPORT DEVELOPMENT

REDUCE PROPERTY TAX BURDEN (DRYDEN SCHOOL DISTRICT) 25% higher than Ithaca

DRAFT STRATEGIES:

Provide housing options for seniors

Increase housing supply

Increase density in nodal areas

Set minimum requirements for affordability for new construction

Focus on increasing single-family housing options

create additional nodes near water and sewer

Reduce special use permit requirements

Allow areas with diverse housing options

Ellis Hollow eliminated ability to build two-family dwellings

zoning needs to catch up to modern development types (e.g., co-housing)

explore community sewer systems

how do we address connections with the Villages?

ideas



DRAFT GOAL:

REMOVE BARRIERS TO AFFORDABILITY IN EXISTING ZONING

DRAFT STRATEGIES:

Decrease minimum lot size requirements in designated areas to allow for smaller lot sizes

Expand areas that are designated for nodal development

Align nodal zoning areas with transit service

DIVERSIFY HOUSING CHOICES

PROMOTE INVESTMENT IN EXISTING HOUSING STOCK

implement a development process where certain uses are allowed by right

Are there new areas for nodes?

ADOPT ZONING THAT PROMOTES AFFORDABILITY

availability of sewers is a critical issue.

Adopt form-based code?

Remove requirements for large lots?

balance zoning restrictions with promoting development in nodes

can achieve density in nodal areas with higher density without sewers

zoning needs to catch up to modern development types (e.g., co-housing)

Need to keep in mind land conservation

implement conservation subdivisions (review existing regulations)



DRAFT GOAL:

PROMOTE
INVESTMENT IN
EXISTING HOUSING
STOCK

REMOVE BARRIERS
TO AFFORDABILITY IN
EXISTING ZONING

DIVERSIFY
HOUSING
CHOICES

DRAFT STRATEGIES:

Develop
partnerships to
assist property
owners with
resources to make
home
improvements

Streamline the
permitting
process for home
renovations

Identify
deteriorating
neighborhoods
and apply for
external
assistance

centralized
resource for
property
improvement
information

adopt tax
exemption/abate-
ment to encourage
reinvestment
(maybe new
construction)

need special
attention for
mobile
home parks

i.e.,
resources
for energy
efficiency

Provide
financial
assistance for
property
maintenance

Prioritize
investment in
green
development/
energy efficiency

connection between
affordability and
efficiency



LAND CONSERVATION



NEED TO
ENCOURAGE
TOURISM AND
OUTDOOR
ACTIVITIES

NEED TO PRESERVE
THE RURAL
CHARACTER OF THE
TOWN AGAINST
DEVELOPMENT
PRESSURE

NEED TO
PROTECT PRIME
FARMLAND
FROM
DEVELOPMENT

NEED TO
PROTECT
WILDLIFE AND
NATURAL AREAS
IN THE TOWN

LAND CONSERVATION



COMMUNITY ISSUES, NEEDS, and CONCERNS

NEED TO
ENCOURAGE
TOURISM AND
OUTDOOR
ACTIVITIES

NEED TO PRESERVE
THE RURAL
CHARACTER OF THE
TOWN AGAINST
DEVELOPMENT
PRESSURE

NEED TO
PROTECT PRIME
FARMLAND
FROM
DEVELOPMENT

NEED TO
PROTECT
WILDLIFE AND
NATURAL AREAS
IN THE TOWN

DRAFT GOALS:

DEVELOP AND
MAINTAIN TRAIL
SYSTEMS

PROTECT OPEN
SPACE SYSTEMS

PRESERVE
FARMLAND

DRAFT GOAL:

DEVELOP AND MAINTAIN TRAIL SYSTEMS

PROTECT OPEN SPACE SYSTEMS

PRESERVE FARMLAND

DRAFT STRATEGIES:

Create promotional materials for existing trail systems

Partner with other municipalities and NYS to maintain and improve existing systems

Develop new amenities to support existing trails

Develop a town trails map, wayfinding, and signage

Support volunteer organizations that maintain trail networks

Create a bike-rack sponsorship program

Establish rental opportunities (equipment, gear, bike share)

Promote small business along the trail system (for trail users)

encourage (strategic) development adjacent to the trail system

strengthen connections to the Finger Lakes Trail - couple easements with development on private property

opportunities for short-term rentals? combined with recreational tourism (e.g., Air B&B, campgrounds)

waterways are an important part of the trail system - blueway trail systems - an important part of recreation tourism

encourage development density

create measurable objectives



PROTECT OPEN SPACE SYSTEMS

PRESERVE FARMLAND

DEVELOP AND MAINTAIN TRAIL SYSTEMS

DRAFT STRATEGIES:

Collaborate with the Finger Lakes Land Trust and other organizations to protect additional areas

Identify wildlife corridors to prevent species fragmentation

Identify and plan for threats to existing open space systems

Develop a resident opt-in tax program to support conservation efforts

Develop new amenities for existing open space areas

climate change - increased precipitation - flood events etc.

implement forward thinking projects

High density development causes flooding/runoff to existing residents and impacts/displaces wildlife in sensitive areas.

encourage development density (cluster development, nodal development)

Dryden Lake - water quality is deteriorating - fishing has been impacted

proper stormwater management, green infrastructure, etc.

Limit development on steep slopes (erosion, forest conservation) - review guidelines/regulations for development in these areas

create long-term flexible conservation programs to support land conservation

review the development of solar projects with wildlife sensitivity/corridors, and open space systems

how does this impact farmland



PRESERVE FARMLAND

PROTECT OPEN SPACE SYSTEMS

DEVELOP AND MAINTAIN TRAIL SYSTEMS

Foster a collaborative relationship between Cornell, local farms, and TC3

disclosure of information about location in an ag district during the home buying process

DRAFT STRATEGIES:

Coordinate with countywide protection efforts (ie. purchase of development rights)

Review solar ordinance in light of farmland protection

review the development of solar projects with wildlife sensitivity/corridors, and open space systems

incentives for agrotourism opportunities

Update zoning to maximize protections for high quality farmland

Connect with NRCS regarding opportunities for landowners to conserve agricultural soil resources

align smaller organic farmers with ag-districts? diverse/progressive approaches to agriculture

building deeper along road frontages

what are the burdens for farmers in dryden that might be particular?

foster farmers markets and other ways of supporting farmers

recreation tourism opportunities?

dialogue with farmers to ask what do they need?

encourage development density (cluster development, nodal development)



Virtual Public
Workshop #2
Comments

TRANSPORTATION



NEED TO
STRENGTHEN
TRANSIT
CONNECTIONS
AND SERVICE

NEED TO EXPAND
RAIL TRAIL
CONNECTIONS
AND ON ROAD
BICYCLING
FACILITIES

NEED TO REDUCE
CONGESTION
AND IMPROVE
TRAFFIC SAFETY

NEED TO
CONTROL
COMMUTER AND
COMMERCIAL
TRAFFIC

TRANSPORTATION



COMMUNITY ISSUES, NEEDS, and CONCERNS

NEED TO
STRENGTHEN
TRANSIT
CONNECTIONS
AND SERVICE

NEED TO EXPAND
RAIL TRAIL
CONNECTIONS
AND ON ROAD
BICYCLING
FACILITIES

NEED TO REDUCE
CONGESTION
AND IMPROVE
TRAFFIC SAFETY

NEED TO
CONTROL
COMMUTER AND
COMMERCIAL
TRAFFIC

DRAFT GOALS:

DECREASE
CONGESTION &
IMPROVE SAFETY

IMPROVE BUS
TRANSIT SERVICE

CONTINUE TO INVEST
IN TRAIL & BICYCLE
INFRASTRUCTURE

DRAFT GOAL:

DECREASE CONGESTION & IMPROVE SAFETY

IMPROVE BUS TRANSIT SERVICE

CONTINUE TO INVEST IN TRAIL & BICYCLE INFRASTRUCTURE

There are safety concerns along Route 13 through the Town - need to identify particular congestion points

How can the Town discourage commercial traffic from using back roads?

don't hamper local businesses

You can decrease congestion and improve safety through land use decisions, by encouraging more compact walkable development

Workshop #2, Page 3

Village of Dryden is experiencing increased traffic.

Traffic patterns between Syracuse, Cortland, and Ithaca

Commercial businesses need traffic to be successful.

DRAFT STRATEGIES:

Develop a Rt 13 Safety Plan and work with NYS DOT to improve corridor safety

Limit or slow down commercial traffic in residential areas

Explore opportunities for access or frontage roads to reduce conflicts between through traffic and business patrons

Adopt a Complete Streets Policy

Streets through residential neighborhoods should be more narrow to slow down traffic

What devices can the town use for traffic calming? (e.g., speed humps)

Adopt a local policy to prioritize reducing Vehicle Miles Traveled over Level of Service

also need to focus on speed

Wood Road experiences high traffic speeds

this is the parking lot.



DRAFT GOAL:

IMPROVE BUS TRANSIT SERVICE

DECREASE CONGESTION & IMPROVE SAFETY

CONTINUE TO INVEST IN TRAIL & BICYCLE INFRASTRUCTURE

DRAFT STRATEGIES:

Promote concentrated residential development near bus stops

create stops near where residential development is currently?

Better transit connections with TC3

transit hub for connections to Cortland?

Work with TCAT and Cortland Transit to strengthen connections to Cortland

Improve bus stop amenities with shelters, seating, pedestrian infrastructure, etc.

Park and Ride in conjunction w/TCAT fixed routes

Old bowling alley - John Deer site - may be good for park and ride.

Need to increase the frequency of bus (transit) service - could we utilize smaller vehicles with flexible service? Last mile program?

Work with TCAT to provide more routes and stops at key areas in town

mobility as a service

last mile service has been delayed (gad about) - COVID

how do we encourage networking amongst sites for ridesharing?

Workshop #2, Page 4

Identify consolidated school bus stop areas.

Difficult to provide effective transit service in rural areas.

parking

safe routes between TC3 and downtown Dryden



DRAFT GOAL:

CONTINUE TO INVEST
IN TRAIL & BICYCLE
INFRASTRUCTURE

DECREASE
CONGESTION &
IMPROVE SAFETY

IMPROVE BUS
TRANSIT SERVICE

DRAFT STRATEGIES:

Incentivize bicycle
parking facilities
and bike
infrastructure in
new
developments

Enhance the rail
trail with
connections to
additional nodes
and communities

Increase
access points
and
connectivity of
existing trails

Improve on-
road
infrastructure in
highly trafficked
corridors

Keep the trail
clean/well
maintained also
need improved
signage

need to be
respectful of
private property
around trails
within the town

Etna road is a
difficult area
to see
bicyclists and
pedestrians?

Rail trail was a
reason for
choosing to live in
Dryden - use it for
walking and
biking

expanding the
trail system
should
continue to be
cost effective.

need to
implement
covered bicycle
parking areas, but
bicycle parking in
general

create
connections to
communities
outside of
dryden

Freeville to
Groton and
Freeville to
McLean

where does
the funding
come from to
do these
things?

Trail
connections in
the southwest

Workshop #2, Page 5 of Dryden?

bike
lockers.

bike
parking
near bus
stops?

parking



WALKABLE COMMUNITIES



NEED TO
COMPLETE THE
RAIL TRAIL
SYSTEM TO
CONNECT NODES

THE TOWN NEEDS
TO DEVELOP AND
FOSTER
NEIGHBORHOOD
CENTERS THAT
SUPPORT LOCAL
BUSINESSES

NEED TO IMPROVE
INFRASTRUCTURE THAT
SUPPORTS PEDESTRIANS
(I.E., STREET LIGHTING,
TRAFFIC CALMING,
CONNECTIONS TO
TRANSIT)

NEED TO
DEVELOP
SIDEWALKS IN
RESIDENTIAL
AREAS

WALKABLE COMMUNITIES



COMMUNITY ISSUES, NEEDS, and CONCERNS

NEED TO COMPLETE THE RAIL TRAIL SYSTEM TO CONNECT NODES

THE TOWN NEEDS TO DEVELOP AND FOSTER NEIGHBORHOOD CENTERS THAT SUPPORT LOCAL BUSINESSES

NEED TO IMPROVE INFRASTRUCTURE THAT SUPPORTS PEDESTRIANS (I.E., STREET LIGHTING, TRAFFIC CALMING, CONNECTIONS TO TRANSIT)

NEED TO DEVELOP SIDEWALKS IN RESIDENTIAL AREAS

DRAFT GOALS:

CONTINUE TO DEVELOP PEDESTRIAN AND CYCLING INFRASTRUCTURE

ESTABLISH AND REINFORCE NODAL DEVELOPMENT AREAS

DRAFT GOAL:

CONTINUE TO DEVELOP PEDESTRIAN AND CYCLING INFRASTRUCTURE

ESTABLISH AND REINFORCE NODAL DEVELOPMENT AREAS

It would be good to see a design charrette around potential nodal areas in different areas of the town.

add density to zoning around existing developed areas - also look at areas where there is not currently development

Workshop #2, Page 8

How does working from home impact housing demands? (e.g., People moving from downstate)

DRAFT STRATEGIES:

Implement traffic calming and safety improvements in residential areas

Identify opportunities to implement bike lanes, bicycle parking, and bicycle specific signage

Develop attractive pedestrian areas. Main Streets and public squares

Promote sidewalks, streetlights, street trees and other pedestrian amenities in nodal areas

Promote important linkages between major destinations

Improve connections between TC3 and Village

safe routes between TC3 and downtown Dryden

Need to provide flexibility for the development of more dense nodal areas.

need water and sewer to promote nodal development

where is there existing water and sewer?

NYSEG intersection development location?



DRAFT GOAL:

ESTABLISH AND REINFORCE NODAL DEVELOPMENT AREAS

CONTINUE TO DEVELOP PEDESTRIAN AND CYCLING INFRASTRUCTURE

DRAFT STRATEGIES:

Promote the development of pedestrian and neighborhood-centric destinations in nodal areas

Develop trail and transit connections to nodal areas

Incentivize infill development and adaptive reuse of existing properties with flexible regulations

Identify opportunities for and develop small public spaces within nodal areas

Need to provide flexibility for the development of more dense nodal areas.

Tompkins County Planning has invested in Nodal Development and this plan should take that into account

need to create an environment for creative development to take place.

need to provide for child care opportunities near where people live

where is there existing water and sewer?

need water and sewer to promote nodal development

NYSEG intersection development location?

add density to zoning around existing developed areas - also look at areas where there is not currently development

How does working from home impact housing demands? (e.g., People moving from downstate)

parking



Virtual Public Workshop #3 Comments

ECONOMIC DEVELOPMENT



NEED TO
SUPPORT LOCAL
BUSINESSES AND
ENTREPRENEURS

NEED TO
CAPITALIZE ON
THE TOWN'S
RECREATIONAL
ASSETS

NEED TO CREATE
POCKETS OF
COMMERCIAL
AND INDUSTRIAL
DOCUMENTS

ECONOMIC DEVELOPMENT



COMMUNITY ISSUES, NEEDS, and CONCERNS

NEED TO
SUPPORT LOCAL
BUSINESSES AND
ENTREPRENEURS

NEED TO
CAPITALIZE ON
THE TOWN'S
RECREATIONAL
ASSETS

NEED TO CREATE
POCKETS OF
COMMERCIAL
AND INDUSTRIAL
DOCUMENTS

DRAFT GOALS:

FACILITATE COMMERCIAL
AND INDUSTRIAL
DEVELOPMENT IN NODAL
AREAS

DEVELOP AND SUPPORT
THE LOCAL BUSINESS
COMMUNITY AND
WORKFORCE

SUPPORT THE GROWTH
AND DEVELOPMENT OF
RECREATIONAL TOURISM

DRAFT GOAL:

FACILITATE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN NODAL AREAS

DEVELOP AND SUPPORT THE LOCAL BUSINESS COMMUNITY AND WORKFORCE

SUPPORT THE GROWTH AND DEVELOPMENT OF RECREATIONAL TOURISM

DRAFT STRATEGIES:

Simplify regulations and allow for creative or flexible development

Expand water and sewer infrastructure in defined nodes

special focus on the eastern portion of the town - balance the tax base

Balance development between the eastern and western portions of the community

Develop stronger relationships and collaboration with the villages of Freeville and Dryden to create destinations

focus on recreational tourism - Finger Lakes Trail/tourism

How do we protect the character of our community? Don't just open up to anything.

need to define nodes for dryden and separate residential from industrial development

identify new nodes - but pay attention to rural character

don't exclude other types of development patterns

need to explore all energy sources.

need to preserve and protect the rural setting

how does the town accommodate recreational marijuana? distribution/growing /processing/etc.

utilize planned unit development as a zoning tool to create flexibility in the development process

be considerate of tax implications for any strategies.

How long will it take to get adequate infrastructure in the town?

ongoing study at the county level to identify where there is capacity

What can the town do to lessen the tax burden on individual property owners?

more freedom and less regulations in the town zoning regulations - look at this with how farming is addressed in the community

Need to have an inclusive community - provide options for different lifestyles

need to provide the space for industrial development to occur

Set up a process for continual review of the zoning code - so that the zoning code can adapt to current trends

Density program that can be utilized through the IDA - builders can qualify for an abatement depending on density

values for preserving open space and rural areas

dryden needs basic infrastructure - water and sewer

need expanded broadband internet to foster new development

need to support agriculture



DRAFT GOAL:

DEVELOP AND SUPPORT THE LOCAL BUSINESS COMMUNITY AND WORKFORCE

FACILITATE COMMERCIAL AND INDUSTRIAL DEVELOPMENT IN NODAL AREAS

SUPPORT THE GROWTH AND DEVELOPMENT OF RECREATIONAL TOURISM

DRAFT STRATEGIES:

Promote infill development and adaptive reuse

Encourage a chamber of commerce to support local business growth and retention.

Improve internet service and connectivity to support local and home-based businesses

promote affordable broadband access throughout the town.

Workforce development in agriculture, culinary, and hospitality with TC3 and Cornell

concerned about gentrification taking place closer to Ithaca - driving up costs for other residents

need a business organization in the town

support childcare businesses - this will help to support families in the town.

how do we support home-based businesses? (e.g., therapists, doctors, etc.)

can we reach out to migrant farm workers?

The town should support "pop-up" marketplaces throughout the year

utilize planned unit development as a zoning tool to create flexibility in the development process

We need to look at broadening the definitions around home-based businesses

need incentives for affordable housing for developers - also public housing (below market prices)

The local workforce needs affordable housing close to where people work

Utilize the ringwood raceway as a place for this

Need to make sure that we are providing "middle-class" housing too (80-120% of median income)

Wind turbines may be an expanding industry - mobile cranes and turbine components

The town should be seeking funding for supporting micro-enterprises.

The town should look at long-term employment opportunities.

maple ridge development - need to look at the experience of this development

Dryden is a "best kept secret"

vacant industrial buildings should be targeted to manufacture high-value added products

The town should inventory vacant buildings that could be used for manufacturing



DRAFT GOAL:

SUPPORT THE GROWTH AND DEVELOPMENT OF RECREATIONAL TOURISM

DEVELOP AND SUPPORT THE LOCAL BUSINESS COMMUNITY AND WORKFORCE

SUPPORT THE GROWTH AND DEVELOPMENT OF RECREATIONAL TOURISM

beauty of the landscape comes from the farming community - the town has lost a significant amount of its pastoral beauty

how do we promote and enhance the farming community

Workshop #3, Page 5
reverse this trend

DRAFT STRATEGIES:

Promote and incentivize local business development around trails

Promote agritourism

Identify local business gaps and provide resources for local businesses

Support farm stands and markets

Conduct trail user studies

Host a bicycles bring business workshop

Create strong connections between trails and destinations

restructure dam at Dryden lake to promote water tourism

Cornell Botanical gardens are a tourism destination within the Town.

Balance with preserving housing availability for local residents

The town should be allowing flexible tourism opportunities like Air B&B (VRBO etc.)

good mountain biking opportunities in Dryden (Hammond Hill)

look at water based tourism opportunities (e.g., maintain water quality for fishing, hand launch boats, etc.)

need bike infrastructure (bike racks)

cross country skiing etc.

establish a blue-way trail

Need to market the destinations that draw tourists.

need to marshal volunteer resources to accomplish goals



ENERGY & SUSTAINABILITY



NEW
CONSTRUCTION
SHOULD BE ENERGY
EFFICIENT AND
REDUCE USE OF
FOSSIL FUELS

THE TOWN NEEDS
TO PROVIDE
INCENTIVES FOR
SUSTAINABLE
TECHNOLOGIES
(ELECTRIC VEHICLES)

NEED TO
IMPROVE THE
ENERGY
EFFICIENCY OF
EXISTING
PROPERTIES

NEED TO
INCREASE THE
RESILIENCY OF
THE TOWN'S
INFRASTRUCTURE

SITING OF SOLAR

ENERGY & SUSTAINABILITY



COMMUNITY ISSUES, NEEDS, and CONCERNS

NEW CONSTRUCTION SHOULD BE ENERGY EFFICIENT AND REDUCE USE OF FOSSIL FUELS

THE TOWN NEEDS TO PROVIDE INCENTIVES FOR SUSTAINABLE TECHNOLOGIES (ELECTRIC VEHICLES)

NEED TO IMPROVE THE ENERGY EFFICIENCY OF EXISTING PROPERTIES

NEED TO INCREASE THE RESILIENCY OF THE TOWN'S INFRASTRUCTURE

SITING OF SOLAR INSTALLATIONS TO PRESERVE THE TOWNS VIEWSHED

DRAFT GOALS:

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

DRAFT STRATEGIES:

Provide educational resources to help residents work towards energy conservation

Identify financial resources and incentives that can help property owners to implement efficiency measures

Support infrastructure investments that provide alternative fuel sources

Connect property owners with NYSERDA home energy efficiency programs

can be expensive to convert existing homes to all electric - more cost effective to do in new development

Need to be careful not to force developers to utilize all electric in new construction

Already building efficient homes - for new construction need to look at affordability vs. energy requirements

need to be able to continue to heat using wood

The plan should address energy use in new construction, existing buildings, and substantial renovations

all electric buildings are necessarily for expensive up front - can be less expensive to operate over time

need to educate the workforce on energy options for replacing home heating and cooling systems

the plan should have explicit wording that acknowledges State and County plans and programs related to climate preparedness.

new housing and new buildings should be built for the future.



DRAFT GOAL:

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

DRAFT STRATEGIES:

Identify or develop incentives for encouraging energy efficiency and sustainability measures

Implement a stretch building code to elevate efficiency and sustainability requirements

Foster nodal development to reduce land used and promote walking and biking.

wind energy could be helpful in supporting local farms and add to the local tax base

Stretch energy code is going to drive up costs for new development

Need to be careful not to have new policies/regulations drive up the costs/affordability for living in the Town.

Stretch energy code is going to drive up costs for new development

Solar and wind generation needs to be backed up by other power sources.

the plan should have explicit wording that acknowledges State and County plans and programs related to climate preparedness.



DRAFT GOAL:

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

DRAFT STRATEGIES:

Install electric vehicle charging stations at town facilities

Identify or develop incentives for alternative energy sources such as rooftop solar and geothermal heating and cooling

Identify and plan for climate threats and disaster events

Conduct an energy efficiency audit for improvements to town facilities and operations

Control SITING OF SOLAR INSTALLATIONS TO PRESERVE THE TOWNS VIEWSHEDS

Need to take advantage of NY State resources for implementing charging stations (Charge Ready NY)

The town should be a leader in implementing forward thinking infrastructure.

The town should be listening to children who will be experiencing the impacts of future climate impacts.

need to provide for redundancy and flexibility in home energy systems for long-term resiliency

need to understand what the costs are associated with adopting a stretch code.



DRAFT GOAL:

FORM REGIONAL PARTNERSHIPS TO DEVELOP AND IMPLEMENT SUSTAINABILITY INITIATIVES

IMPROVE ENERGY EFFICIENCY AND SUSTAINABILITY OF NEW CONSTRUCTION

PROMOTE SUSTAINABLE INFRASTRUCTURE AND ALTERNATIVE ENERGY

IMPROVE ENERGY EFFICIENCY IN EXISTING PROPERTIES

DRAFT STRATEGIES:

Identify and implement shared emergency services and plans for disaster events

Work with regional educational facilities to create workforce development programs focused on energy and sustainability

Identify and implement cost sharing with adjacent municipalities for flood prevention and watershed protection

Support the development of a community solar project

Explore options for community choice aggregation for renewable energy

Take a look at the Hudson River Watershed project - harness volunteers.

Tompkins County is working on a Hazard Mitigation and Disaster Preparedness Plan

The Town should provide incentives rather than forcing people to make changes.

Could we develop a distributed generation (combined heat and power) system in the Town

