

From: Gian Dodici [REDACTED]
Sent: Thursday, March 31, 2022, 8:13 PM
To: Ray Burger
Cc: Conservation Board; Deputy Clerk; Loren Sparling
Subject: CB comments about Draft Comprehensive Plan, specifically the designation of Nodal Corridor

Ray, I have also submitted the following to the "submit a comment" section at dryden2045.org.

The Conservation Board (CB) remains concerned that its comments (and those of other advisory boards) are not being considered in the development of the revised comprehensive plan. We understand that the goal of the comprehensive plan is to provide a "big picture" for future development in Dryden. However, it is concerning that the document leaves the impression that development in certain areas is to be favored and allowed with no acknowledgement of the fact that, without enforcement of existing and / or proposed regulations, any development could have adverse impacts on our water bodies and other natural resources.

The CB is concerned about the proposed designation of the corridor along State Route 366 from Pinkney Rd to Freeville as a "nodal corridor". The CB's primary concern is the potential that increased development along the Fall Creek corridor could have detrimental impacts on water quality, but is also concerned about the potential impact of such "strip development" as detracting from the rural feel of this part of the Town.

The town should put more effort into protecting Fall Creek from intensive uses in its vicinity that could lead to increased inputs of pollutants into the stream as well as the potential to increase stream bank erosion. The town has no specific requirement to prevent development right up to the streambank or in a floodplain and no prohibition exists in the Zoning regulations. Although the town has a Storm Water Management, Control, and Sedimentation Law, intended to "Prevent accelerated erosion and sedimentation so as to avoid its deposits in streams and other receiving water bodies" there does not appear to be a mechanism by which the Town regularly enforces this law.

The CB feels strongly that additional language should be added to the proposed Comprehensive Plan that specifies any development or increased densification occurring in nodal areas must be done in a way that protects streams, creeks, and lakes in the town. The Town **should** require any development or land modification be set back from the edge of the stream bank by an appropriate distance (anywhere from 25-100 or more feet depending on the size of the waterbody), in order to buffer stream corridors from the negative impacts of increased development.

Submitted respectfully,

Gian Dodici

Dryden Conservation Board Chair