



Environmental Planning

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Comments from the January 26, 2010 Public Meeting Dryden Town Hall as of 2/8/10

The following comments were received on notecards and are verbatim:

Shared driveways may work in areas without snow, we have snow in our community

Homeowner associations are having great difficulties in areas of the country where properties are in foreclosure and/or all properties are not fully owned - the costs fall to the few

The northern end of Turkey Hill Rd should be zoned Rural Residential (RR), no Hamlet. The area is fully built out with detached residential dwellings, in a land use pattern very similar to that on Ellis Hollow Rd, which is zoned RR. Rezoning this area to Hamlet would threaten the character of a stable residential neighborhood by allowing, by special permit, a range of entirely inappropriate land uses, such as car wash, gasoline station, light industry, and retail /shopping center. Turkey Hill Rd. should be zoned RR - NOT an extension of the Varna hamlet.

I live on Mill St next to Freeville in a Neighborhood Development District why Mill St - where would you walk to on the sidewalks

1 Yuk! If I wanted to live around town houses I would live in Dryden or Ithaca there is lots of free space in the villages start with neighbor hoods there

2 will this district in crease my taxes

3 I don't want to pay for sewer

4 Will the dense housing be section 8?

5 What about all the hunting that currently happens on Mill St.

I'd like to see an incentive besides giving up your land?

to keep it in conservation green areas.

such as - tax incentives (if you can't divide up your land further....what to do w/ it?)

In the draft law, Turkey Hill road is designated as a "hamlet." It should be designated as a "rural residential" area instead.

Turkey Hill Road is a small, curvy rural residential road that is not at all suited to the many commercial uses that can be permitted in a hamlet. Moreover, including it in the Varna hamlet area is inconsistent with the drafts definition of a hamlet (ie., an existing more developed area on a major road where the town wishes to encourage development). I am concerned that the hamlet designation would significantly threaten the nice, rural character of the road (and potentially cause a road safety problem too).

Turkey Hill from 366 to Mt. Pleasant
Hamlet to RR

How is the Hamlet of Varna constituted? why not RR for the Turkey Hill west side from Mt. Pleasant west

S. Corner of Game Farm + 366 lot
From R. Ag to Hamlet.

Reclassify 755 Snyder Hill Rd + the flag behind from RR to Cons.

Leave Hanshaw RR from junction w/ Monkey Run west to mailbox.

boarding house - why excluded from RR?

greenhouses/nursery? (special permit RR)

Multi family - excluded from RR?

Sr housing - excluded from RR?

CV District

Farmstand @ least 50' from road centerline

Grandfathering?

These notes are from the three (3) listening stations that were established to facilitate conversation about the preliminary draft zoning law at this public workshop.

Turkey Hill Road (too wooded...)

Please return Residential designation to residential area on Hanshaw Rd. Thank You.

Group of owners not interested (Sunset West Circle) in Traditional Devel. Overlay... Okay for undeveloped properties...not for existing residents - concerns: taxes + realignment of water and sewer.

Consider expanding trad. overlay from small parcel on Rt. 13 to extend so./west - to cover more parcels.

Seems to be a good plan...

but how does it respond to horizontal drilling/hydrofracturing?

can you (the town) site industrial activities (like hyd. frac.) in a limited zone, add buffers (recognizing potential state preemption)

Consider more Economic Development/Business Used to support farms

- Restaurant/tavern on farm
- other flexibility

Lighting and noise intrusions e.g. - Athletic Field Lites/speakers

Taxes/Subdivision

Overreach - limitations

What are you trying to solve?

CV District - 10 acre lots?

Infrastructure Costs

Uses - Contractor's yard? SP for Artist Studio/Workshop

acc. Unit - # of people limited?

Flag lots language is good.

Lot size requirements

Hamlet Density, not dense enough!

Village outgrowth not accommodated enough.

Will it end up with a proliferation of "mother lots?"

Topsoil removal requirements should be revisited

Law should be sent to Ag and Markets for review.

Water and Sewer areas - real potential not spelled out.

* Density - Really do it!

Will not achieve goals as drafted.

Concern about Conservation District zoning off of Springhouse Road directly across the street from the Village of Dryden – is this appropriate?

Sunset West and Sunset West Circle – would like this existing neighborhood removed from the proposed OTNDO District.

Owner of two properties in Wood Road – one is a horse farm at the corner of Wood Road and West Dryden Road. They do horse shows at this location. Also own another parcel further down Wood Road that has been used as a Paintball business for the last nine years. In both cases, they are concerned that their businesses will still be permitted under the proposed Conservation District. They are also concerned about new neighbors who might complain about noise and the smell of manure.

Suggestion to extend Commercial Zoning on Route 13, east to Route 366 (one parcel shown on map as RA or RR Zone) or further east to the creek (a natural boundary).

Also suggested that the old railroad bed – from Route 13 to Route 366 be reserved for a future road. This would provide road access to both sides of these commercial parcels. Owner of property approximately 1.5 miles north of Freeville on Route 38 (old gas station). Bought the property for use as commercial (perhaps self-storage, an ice cream stand, or a

combination of these). Concerned that under the proposed zoning this would no longer be allowed.

Would like to see stronger incentives for workforce/affordable housing.

Don Ordway of Sage Action – land on the west side of Yellow Barn Road. Parcel is shown as Rural Agricultural District is on a mountaintop and not suitable for farming. Believes this parcel has development potential (conference facility or similar) due to great views,

Cemetery on Route 13 – why is this in the Commercial District?

Numerous comments/concerns about hydro-fracturing and what, if anything, the proposed law has to say about this issue.

Resident of Turkey Hill Road – questions whether the existing residential parcels on Turkey Hill Road should be part of the Hamlet Zone.

Large Scale Retail Development Overlay District – where will this be located? It is not currently shown on the map?

Questions and concerns about the extent of the proposed OTNDO District – some feel that it is too large and extends too far from existing centers.

Suggestion for a possible node of development (hamlet?) at Route 13 and Route 366.

Collected by various board members.

Decrease minimum lot sizes near the Villages of Freeville and Dryden so that they are similar to hamlet-sized lots.

Broaden overlay zones.

Overlay zone in Varna should not extend up Turkey Hill Road.

Boarding houses and multifamily units should not be excluded from RR.

Allow more residential development in areas where people can live closer to where they work, to reduce commuting and impacts on the environment.

New development should not cost homeowners money to build roads.

Via Email to Dan

Dear Bambi and Steve and the Town of Dryden Planning Board,

I was unable to attend the zoning meeting on 1/26 as I had just been released from Cortland Hospital after a surgery.

It is my understanding that the proposed town zoning would render unusable for commercial purposes, a parcel of land I specifically purchased for business expansion on Route 13 between Dryden and Cortland. Is that true?

If you would be so kind, please tell me why there is no land proposed for commercial purposes on that stretch of Route 13, where currently there are 11 commercial businesses operating in addition to my intended use? With the ongoing development of the Cortlandville Super Wall Mart and environs, the Rt. 13 corridor will certainly see greater commercial development whilst, the properties both to the east and west of Route 13, unless very deep, hardly seem appropriate for residential development. Why is there extensive commercial zoning along Route 13 west of Dryden Village and none proposed north of the village?

If you possibly could please e-mail me about any further meeting which may affect my Rt. 13 Property.

Looking forward to your reply.

Best Regards

Dear Town Clerk,

I have been reading the proposed rezoning regulations and have some questions, pertaining to pages 6 and 20 as they would relate to a RR designation and established neighborhood.

You cite artist studios/workshops for special permits. Could you kindly answer the following questions:

1).When you say "space", what do you mean? Many artists create in their kitchens, dining rooms, etc.

2).You single out artists and craftspeople, but do not include writers, musicians and others in the expressive arts. Is there a reason for this selection?

3).Is this for future "spaces" only or for ones already established? In other words, are artists who currently create at home, in their garage, or in a space on their property included in your rezoning plans?

4).Does a special permit entail a fee? What would that be? (I ask because artists are notoriously poor and it might well inhibit any future creative act on their part if they were burdened with additional costs beyond the usually heavy weight of material fees).

Looking forward to hearing from you soon.