

**VILLAGE OF FREEVILLE  
PLANNING BOARD MEETING  
June 23, 2020**

A meeting was held by the Town of Dryden Planning Board via Zoom, with the Village of Freeville Planning Board in attendance, on June 23, 2020. This meeting came about due to a request by the Town of Dryden Planning Board to discuss Village and Town Comprehensive Planning; details are included below.

Present representing the Town of Dryden Planning Board/Steering Committee were: Chairman John Kiefer, Member Alice Green, and Member Joseph Wilson

Present representing the Village of Freeville Planning Board were: Chairman James Krebs, Member Brian Buttner, Member Stephanie Ortolano, and Member Justin DiMatteo. Also in attendance was Deborah Rude, Deputy Clerk. Absent was Member Thomas Cavataio.

Prior to this meeting, on May 26, 2020, Town of Dryden Planning Board Member Green sent an email to the Village of Freeville Planning Board members detailing the following:

As you may know, the Town [of Dryden] Planning Board is working with EDR consultants to complete an update to the 2005 Town Comprehensive Plan next year. The project website is: <https://www.dryden2045.org/>.

As we move forward with the process, we are increasingly aware of the need for coordination with the Villages. David [Fogel, Mayor, Village of Freeville] forwarded us a copy of the Freeville Comprehensive Plan, which we understand is due for an update next year. We're eager to talk with you about ways to collaborate, and could initiate the meeting with the Town's Zoom account if you like.

The June 23rd meeting was called to order at 7:00 pm by Dryden Planning Board Member Green. The meeting was led by the Town of Dryden Planning Board, with the Village of Freeville as guests to learn more about the Town's Comprehensive Plan, and also to share input and experiences. The meeting mainly focused on the Town's Comprehensive Plan, with some input at various times from the Village Planning Board. The notes included below are from the Town of Dryden Planning Board

Dryden Planning Board Member Green opened the meeting with a PowerPoint presentation

on the update to the Dryden Comprehensive Plan. Member Green asked for feedback regarding the presentation and also asked Freeville PB members to talk about (1) Freeville's relationship with Town of Dryden, (2) changes in the Village of Freeville since the Village of Freeville 2013 Plan Comprehensive Plan, (3) 2005 Dryden Comprehensive Plan goal to steer development to existing population centers. The following is a topical summary of the discussion.

#### 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 the tax base and forces residents to travel for services/amenities and for employment.
- The Town of Dryden has not taken deliberate steps (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 from more publicity. The list of area farm-to-table business (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 affect residential construction, e.g., density limitations (lots sizes, single family vs multi family)

#### 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.
- No areas were identified where the Town has done anything 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 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).

Following the discussion regarding the Comprehensive Plans, Village of Freeville Planning Board Chairman Krebs requested the floor to speak to the Village of Freeville Planning Board regarding the upcoming July meeting. Chairman Krebs' term as Chairman is up for election; he requested that Planning Board members consider nominations for next month's voting. He also touched on the possibility of a sub-division review at the July meeting.

With no further business to be conducted or comments heard, Town of Dryden Member Green closed out the meeting. The meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Deborah Rude  
Village of Freeville  
Deputy Clerk