

Summary of Findings and Conclusions

The General Plan consists basically of a broad set of policies and objectives which will be used to direct the continued social, economic and physical development of the area, and a series of proposals and recommendations which reflect policy and can be used as a guide in accomplishing objectives. A map is also an important part of the General Plan; it is a comprehensive but generalized graphic representation of the various proposals and shows overall relationships of land use and the circulation system. Extensive background information and analysis presented in the full report forms the foundation for the General Plan and is summarized here.

1. Agricultural activity is generally concentrated in the northeastern quadrant and extreme eastern portions of town. The size of farms has increased and there has been a corresponding decrease in their number. It is reasonable to conclude that farming will remain a significant economic activity throughout the 25 year time period of this plan.

2. Topographic and soil limitations are severe in many parts of the town and will undoubtedly constitute an effective regulator of the relative speed and density to which the area can or will be developed in the future. The southern part of the town of Dryden is rough, wooded and hilly and the northern section is rolling. Hillside slopes are generally too steep for satisfactory development or farm operations. The Fall Creek and Virgil Creek valleys contain the major rail and highway transportation routes and have been the location of most past development.

3. Dryden has had a consistently increasing population since 1920 but the greatest period of growth was during the 1950 decade. The village of Dryden and those areas closer to Cornell, especially Ellis Hollow, have been the major locations of new growth. It is expected that the town of Dryden will double in population and have about 16,200 inhabitants by 1990. Of this total about 2,000 people can be expected to live in the village of Dryden and 700 in the village of Freeville. People moving into the town and villages are expected to be generally younger in age and oriented directly or indirectly to the activities and facilities of Cornell University and Ithaca College. There will be a natural tendency for new growth to occur throughout the Ithaca-Cortland corridor and in the Ellis Hollow area. Dense residential development in either of these areas will not be possible without public sewerage systems.

4. Expansion of the Cortland industrial complex has made less impact on development in the town of Dryden than has expansion of Ithaca's institutional complex.

5. Continued change and substantial growth can be expected in Dryden in the next 25 years. It can be expected that, along with an increased population and tax base will come an increase in the need and demand for public services and facilities. Dryden will still be a rural town but it will be split by a well-defined, concentrated urbanized core - the Ithaca-Cortland corridor.