

Summary of Major Plan Proposals

1. Three residential densities established with low density development predominating in the town, medium density areas located in the Ithaca-Cortland corridor and along major highways, and the most dense residential development in the two villages, especially in Dryden where water and sewer facilities are available.
2. Multi-family construction permitted in all residential zones when zoning density regulations are complied with and design quality is maintained.
3. Flexibility in the development of non-residential land areas accomplished by means of controls established through zoning.
4. Designation of southern hill area as undeveloped open space and conservation land with development restricted to farming or to recreation and conservation oriented activities.
5. Remove Route 13 from the village of Dryden and relocate it as an arterial highway north of Freeville with grade separated intersections with local roads at Etna-Pinckney Roads, Route 38 and Fall Creek Road east of Freeville.
6. Improve intersection of Routes 366 and existing 13 at the Etna turnoff.
7. Realign Brooklyn Road in Freeville to eliminate problem of bridge repair and replacement.
8. Expand existing parking behind Main Street stores in Dryden and develop a landscaping and decorating plan for Main Street.

9. Establish major industrial districts in western portion of the town between New York State Electric and Gas headquarters and the proposed arterial.
10. Establish, through easements or purchase, a ribbon of conservation land along Fall Creek and Virgil Creek to prevent continued random and uncontrolled development and to protect these areas as public property.
11. Establish a 1600 acre conservation, preservation and wetland area along Beaver Creek in conjunction with the relocation of the Route 13 arterial. Possibility of a low dam and shallow lake in this area should be explored with the State Conservation Department, State Division of Water Resources and Cornell University.
12. Acquire and develop a town park of about 100 acres along the southern boundary of the village of Freeville containing picnic facilities and space for active recreation activities.
13. Acquire and develop small neighborhood playgrounds for daily family recreation needs in Varna, Etna, Ellis Hollow, and both villages.
14. Locate the Tompkins-Cortland Community College in the Ithaca-Cortland corridor, preferably along Route 38 between the high school and George Junior Republic.
15. Consider replacement of existing schools in Freeville and McLean with new facility located on the high school site.
16. Strongly support efforts to deal with problems of refuse disposal at a county or multi-town level.