

SECTION 4 - COMMUNITY GOALS

4.1 Land Use/Zoning

Land use planning is the art of balancing individual rights with the collective rights of the community. Property owners should be able to develop and use their land according to their desires as long as there are no significant adverse effects on their neighbors (such as odors, noises, excessive outdoor lighting, significant blocking of natural sunlight, and overall reductions in property values). Zoning is the tool that helps achieve this balance and a completely revised zoning code, based on this comprehensive plan, should be a goal of the Village.

4.1.1 Codes and Enforcement

Good zoning, effectively enforced, is needed to insure a good standard of development and minimize conflicts for all types of land uses. New development should be reviewed, either through zoning or a subdivision ordinance, to ensure compatibility with the existing Village character. New development should be “village-scale” and pedestrian friendly, especially in the Village center. Regulations throughout the Village should allow for a variety of housing types so that singles, young couples, families, “empty-nesters,” and senior citizens can all find a home that they can afford and maintain.

Building codes should be fairly and effectively enforced to maintain a pleasant, healthy, community and help maintain property values throughout the Village. Rehabilitation of existing structures should be encouraged; the Village should investigate grant or loan programs for this purpose.

The maintenance and expansion of the existing tree stock should be encouraged through a new tree protection law. Appropriate regulations should be enforced for any development in the flood plain. Existing non-conforming uses should be tracked with a view toward elimination.

4.1.2 Land Uses

Land uses should be directed so as to minimize conflicts between different types of land uses in the Village. The west end of the Village is seen as an area to direct major new residential and any new commercial development. Maintaining some commercial area at the Seneca/Charles/Milo Street intersection should be investigated and studied.

Commercial and industrial development should be limited to areas so designated by zoning and not infringe on residential areas of the Village. Dresden’s heritage and the recreational and scenic amenities provided by Seneca Lake and Keuka Outlet should be utilized to encourage bed and breakfasts, lodging, restaurant, and other tourism related opportunities. The intersection of Routes 14 and 54 should be the main commercial area of the Village. The Village should encourage existing light industrial operations and attract additional light industry by providing adequate access and utilities.

4.2 Lakeshore/Recreation

The lakeshore area should be maintained for residential, tourism, and vacation recreational uses.

In the event that the naval facility ever becomes available, the Village should work to obtain the property to provide for recreation such as a public marina and possibly some housing or other development.

The use of the Keuka Lake Outlet and Outlet Trail for recreation should be encouraged, with the understanding that appropriate buffers are necessary between the trail and adjacent residential properties. The Village should work with the Town of Torrey to improve and expand the Town Beach and adjacent parcel of Village land and investigate, study, and pursue the development of a boat launch facility.

The Village should continue to maintain and improve the tennis court, playground, and ice-skating rink in Washington Square, including necessary fencing. The baseball diamond in Grosvenor Square should be evaluated as to its frequency of use and appropriateness in that location and either repaired and maintained or removed. The Village should work to establish all parks and squares as true public spaces and prevent encroachment by neighboring private properties.

The Village should develop a multi-year maintenance plan and budget for its parks and recreational facilities so that it can adequately maintain what it has. If resources do not allow proper maintenance, other alternatives including coordinating volunteer maintenance, seeking upper levels of government (town, county) for maintenance support, or relinquishing the property.

4.3 Infrastructure and Community Facilities

Continued maintenance of all roads is necessary and the Village should conduct a street and sidewalk inventory and develop a multi-year maintenance plan. Many roads should be improved and public access areas to the lake should be further developed with a new or expanded public park. The Village should adopt roadway standards for construction and re-construction of local roads. The Village should explore options for improving and/or reconfigure the public parking area in Grosvenor Square to help restore the beauty of this public green space.

Utility services that the village is responsible for should be improved to provide an adequate level of service for present development, particularly with regard to water service and for future needs. The Village should work closely with the Town of Torrey's Watershed Inspector to ensure the maintenance of existing private onsite wastewater systems (septic systems) through inspection and enforcement of appropriate regulations.

The Village should work with local and regional organizations regarding the proposed public sanitary sewer along Route 14 and actively participate in other efforts to prevent the pollution of Seneca Lake. An inventory of existing stormwater system (inlet basins, ditches, dry wells, etc.) should be completed, followed by the development of an operations and maintenance plan

for the stormwater drainage system.

Since it is becoming generally acknowledged that in the 21st century, high speed internet connections and other communications infrastructure is as important as water, gas, and electricity, the Village should work with Time Warner Cable and explore other options and opportunities for improving this infrastructure.

The Village should undertake a regular inventory of municipal facilities to determine maintenance, improvement, or expansion needs, which must be balanced against the ability to fund them. require improvement and/or expansion. The Village should work with the Town of Torrey and actively pursue the possibility of joint facilities to improve efficiencies and save monetary resources. The Village should continue to maintain fire equipment and a convenient facility to house it.

4.4 Public Officials

Encourage training and development of employees, Village Board members, and Planning Board members, by paying for attendance at appropriate educational events such as the Local Government Workshop sponsored by the Regional Planning Council

4.5 Legal and Boundary Issues

As an immediate focus, the Village should continue to work towards a resolution that correctly and legally determines the Village corporate limits (boundary). The Village should also ensure that the revised Village boundary is recognized and understood by all Village and Town residents, and is officially recorded and recognized by all levels of government (Town, County, State, Federal). The Village should also work to legally resolve and document the issue of “paper streets” and squares that have been encroached upon by neighboring private properties. This includes the alley that runs between Bogert and Main Streets, parallel to Charles Street, and the northwestern quadrant of Washington Square, between Geneva Street, Main Street, and the railroad.

It is not suggested that a confrontation with property owners result over this issue. If encroachment has occurred and the village does not want to “retake” the land, it is simply recommended that the paper streets and alley property be formally deeded to the adjoining owners (and formally documented) to limit confusion and any potential liability issues. While it possible that various property owner’s deeds do reflect this, to date county tax parcel maps do not, and that discrepancy should be rectified.