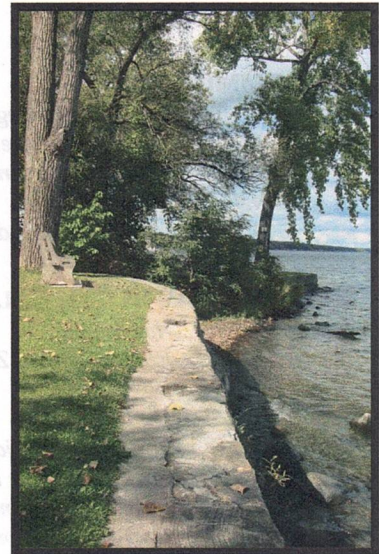
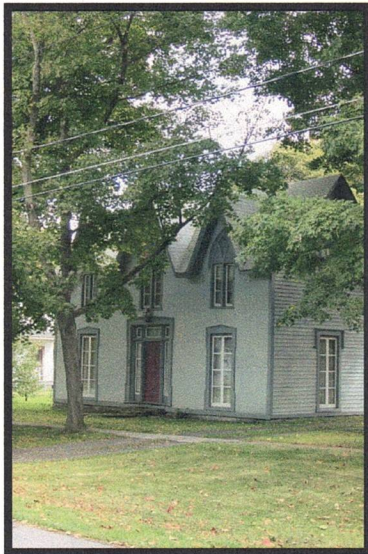
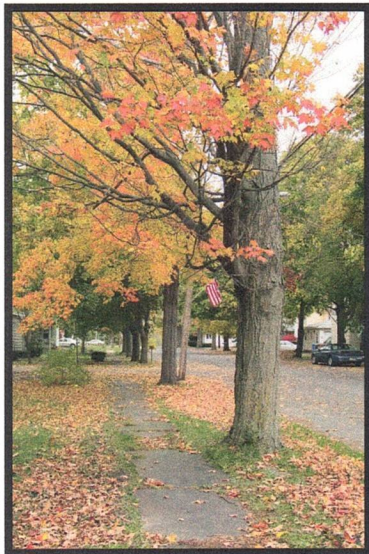
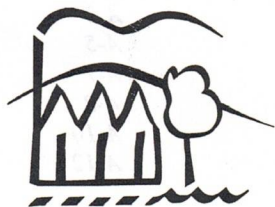


# VILLAGE OF DRESDEN

## COMPREHENSIVE PLAN



**JULY 2004**



Prepared for the Village by  
Genesee/Finger Lakes  
Regional Planning Council

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## SECTION 1 – INTRODUCTION

The Village of Dresden faces important decisions every day that will affect the community for many years to come. The purpose of this Comprehensive Plan is to help guide decisions that will shape the future of the community.

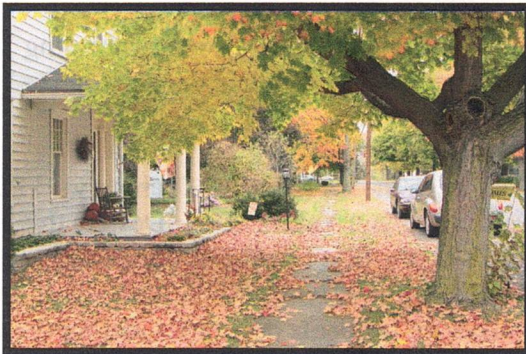
The information presented in this Comprehensive Plan draws on the Draft Comprehensive Plan that was prepared by the Village Board from 1985-2002, a public input session and public survey conducted by Genesee/Finger Lakes Regional Planning Council in 2003, and the planning expertise of the Regional Planning Council. Previous planning documents prepared by the Cornell Community Design Assistance Program at Cornell University (“Background Information for Planning,” 1985, and “Conceptual Plans for Parks and Open Spaces,” 1986) were also consulted for this plan. This Comprehensive Plan should be updated every ten years or less as directed by the Village Board of Trustees. The Village and the needs of the residents are continually changing and the Comprehensive Plan should reflect these changes.

Many forces influence the community: the regional economy, state agencies and regulations, local laws, developers, and the actions of individual property owners. By clearly stating the Village’s goals and following the stated goals, the community can help control these influences and determine its own future.

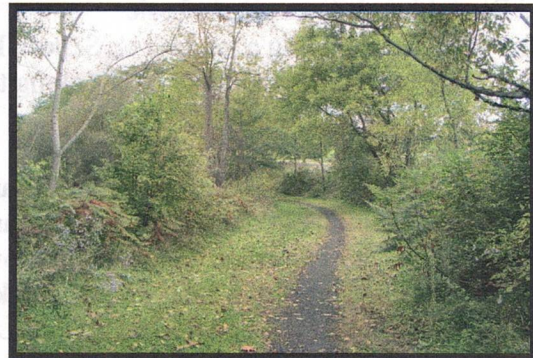
The Comprehensive Plan provides direction and focus for the physical and aesthetic development of the Village. It provides a broad outline for the basis of the Land Use and Development Code (Zoning). It encompasses the aspects of Dresden that make it unique: its history, geographic location, and small town character.



Grosvenor Square



Small town charm on Charles Street



Outlet Trail near Seneca Street

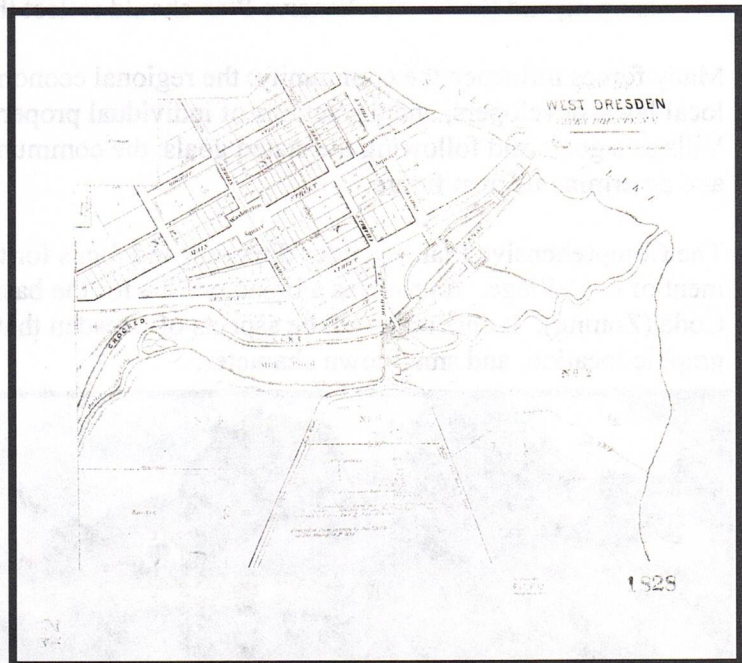
## SECTION 2 – BACKGROUND

### 2.1 History

The place that would one day become Dresden was inhabited for thousands of years by the Senecas and their predecessors. The first white settlers arrived in the late 18th century. In 1787 three disciples of Jemima Wilkinson, who as the ‘Publick Universal Friend’ was the first American-born woman to launch a religious movement, settled on City Hill near what is now Dresden.

By the start of the 19<sup>th</sup> century, the ‘Friends’ were joined by other settlers and attention focused on the Crooked Lake (Keuka) Outlet. By 1800 four dams and several mills had been built on the Outlet. The settlement of Hopeton, about a mile northwest of present-day Dresden, was the center of activity in the area.

In 1811, Samuel Colt and Harman H. Bogert, entrepreneurs from Geneva, bought 711 acres along the west shore of the Seneca Lake near the Outlet. The purchasers of this “Livingston Tract” planned the community of Dresden. The founders envisioned the village as a lucrative trading center where the Outlet flowed into Seneca Lake. A surveyor, Valentine Brothier, was hired to lay out the village. By 1814 the village plan included three formal public squares in its center, sites for mills and factories along the bank of the Crooked Lake Outlet, residential areas in the center and farms on the periphery. The first properties to be sold were the outlying farm properties, while Colt



1828 Map of Dresden (then called ‘West Dresden’)

and Bogert began to construct basic infrastructure, including a landing on Seneca Lake and a storehouse. Mills and processing plants were built throughout the 1820s along the Crooked Lake Outlet, and the community grew.

When Yates County was separated from Ontario County in the early 1820s, Dresden vied for the coveted position of county seat, which was awarded to Penn Yan in 1823. Despite this setback, the Village of Dresden continued to grow. In 1825, the Erie Canal was completed, with connections to the northern end of Seneca Lake via the Seneca-Cayuga Canal soon after. Realizing their advantageous position on Seneca Lake, Dresden residents quickly supported the construction of the Crooked Lake Canal to connect Seneca with Keuka (Crooked) Lake and ulti-

mately into the state canal system. Completed in 1833, the canal was successful in opening up the Keuka basin and Yates County to distant markets, and created an export boom in Dresden. Commerce in the area shifted from Hopeton to Dresden. Even so, the canal had to overcome the 265 foot drop between the two lakes with 28 locks. It took six hours to traverse the canal and it never made money in its 44 years of operation.

The Town of Torrey was incorporated in 1851, from parts of Benton and Milo, with Dresden as its center. In 1855, Dresden's population was at 365, more than a quarter of Torrey's total population of 1355.



Dresden four corners (Seneca-Charles-Milo Streets), circa 1915

The Village of Dresden was incorporated in 1868, but it would not grow to its expected potential. A series of fires between the late 1860s and throughout the 1870s resulted in the destruction of many of the mills and factories along the Outlet. As more travel and shipping options emerged, the previous importance of water routes declined and the canal was abandoned in 1877.

That same year, the Syracuse, Geneva, and Corning Railroad was completed along the west shore of Seneca Lake. Dresden became a stop on this railroad, which connected with the rich coal fields of Pennsylvania. The railroad's construction was primarily funded by the Fallbrook Coal Company so it became known as the Fallbrook Line. Through various mergers, bankruptcies, and purchases, the line became part of the New York Central Railroad and ultimately part of CSX Corporation.

A second railroad was completed along the former canal towpath to Penn Yan in 1884. This too eventually became part of the New York Central Railroad. In 1972, floodwaters from Hurricane Agnes washed out sections of the railroad and it was abandoned. The property was purchased in 1981 for use as a recreational trail and has been owned and maintained by the not-for-profit 'Friends of the Outlet Trail.'



Railroad crossing at Geneva Street, date unknown



Constructing Route 14 bridge over the Outlet, 1931

By the turn of the century, although it had passed its peak, Dresden still served as a local commercial and railroad servicing center. The first years of the 1900s brought automobiles and reliable mail and telephone services to the Village. Between 1926 and 1941, a SOCONY (Standard Oil Company of New York) oil terminal and tank farm operated in Dresden. The property later became the U.S. Navy testing facility, although the remains of the oil piers can still be seen out in the lake.

The population and growth of the village remained stable throughout the 20th century. Although as accessibility improved due to good roads and widespread automobile ownership, people in small villages such as Dresden could travel farther for goods and services, usually to larger places with more choices. Throughout the 20th century, two local churches disbanded, the local school closed, and Dresden's commercial base dwindled; a pattern seen throughout Upstate New York. Today the population of the Village remains around 300 residents.

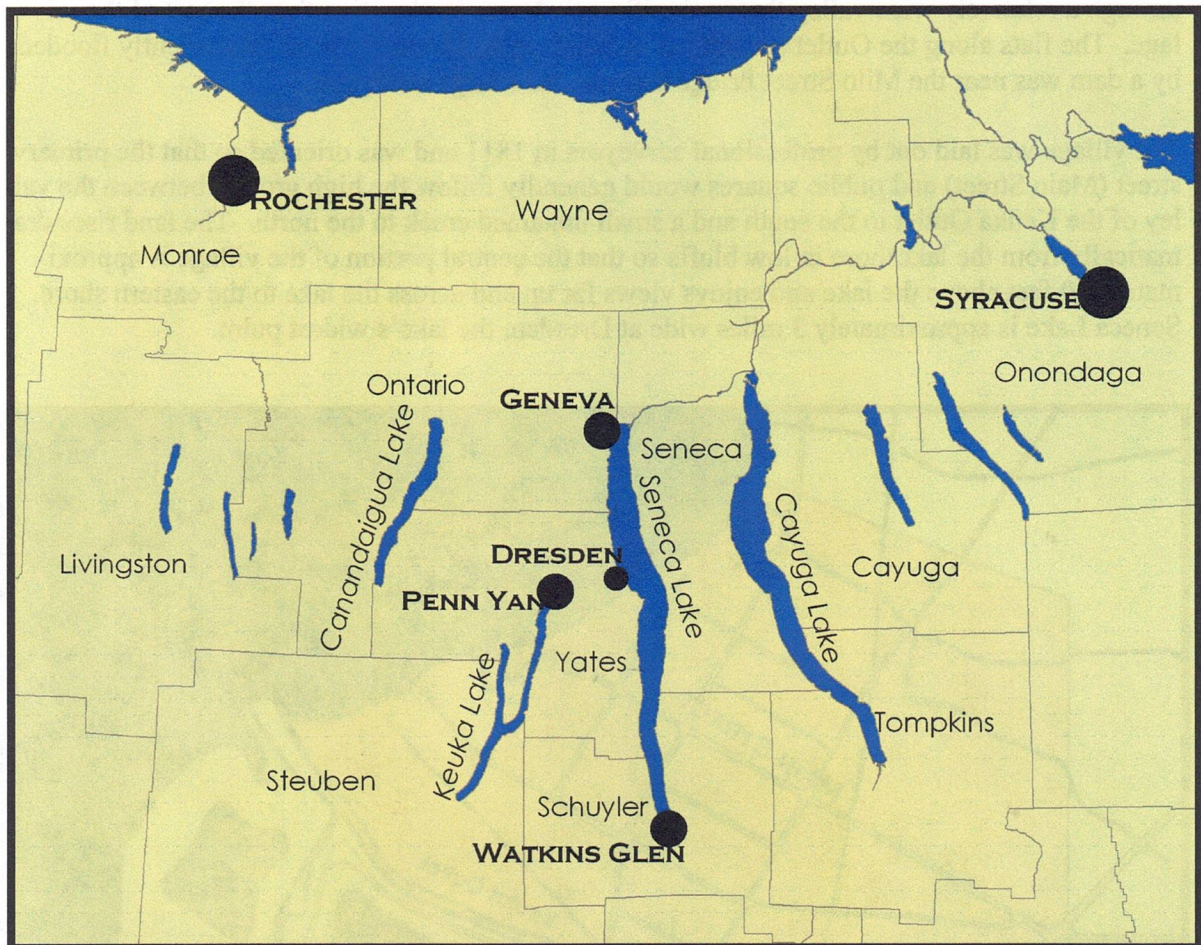


Aerial view of Dresden looking east, 1961

## 2.2 Geography and Climate

### Geography

The Village of Dresden lies in the Finger Lakes Region, in the west-central part of New York State. The Finger Lakes Region is a subdivision of the larger geographic area known as the Appalachian Upland, which covers about half of New York State. This area was deeply scoured by glaciers which receded 8,000-10,000 years ago (recent in geological time). The movement of huge masses of glacial ice deepened existing stream valleys. When the glaciers receded, these deep valleys filled with water forming the eleven Finger Lakes.



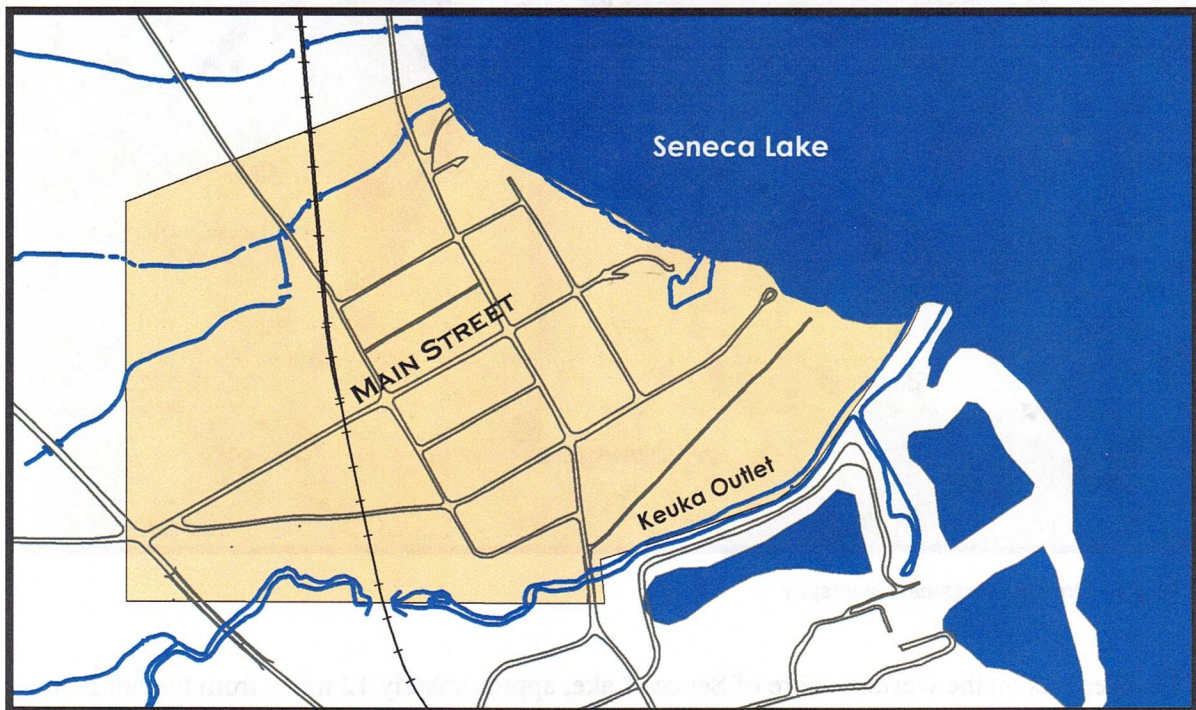
Map 1 - Dresden: Regional Geography

Dresden sits on the western shore of Seneca Lake, approximately 12 miles from the north end of the lake at Geneva. Seneca is the largest (66.7 square miles) and deepest (618 feet) of the Finger Lakes. The elevation of Seneca Lake is 444 feet above sea level, while most of the village is between 500 and 520 feet above sea level and the highest point, near the intersection of Main Street and Route 14, is over 540 feet.

The terrain at the northern end of Seneca, and several other Finger Lakes, is generally flat or gently rolling and spreads out to the Lake Ontario lowlands. Moving south along the length of the lakes, the land gradually rises so that by the southern end, steep hills rise almost from the water's edge. Dresden is situated approximately one third of the way from the top end of the lake, so it exhibits a transition between the flat north and the hilly south.

The Keuka Lake Outlet flows into Seneca Lake at Dresden. This is the only instance of one Finger Lake draining into another Finger Lake. The elevation difference between the two lakes is 265 feet and the flow of water over this drop was used by many mills throughout the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Outlet dominates the southern portion of the village and meanders through a relatively wide valley that is significantly lower in elevation than the rest of the village. The flats along the Outlet are subject to flooding and formerly were permanently flooded by a dam was near the Milo Street bridge that created a large mill pond.

The village was laid out by professional surveyors in 1811 and was oriented so that the primary street (Main Street) and public squares would generally follow the high ground between the valley of the Keuka Outlet to the south and a small unnamed creek to the north. The land rises dramatically from the lakeshore in low bluffs so that the central portion of the village is approximately 60 feet above the lake and enjoys views far up and across the lake to the eastern shore. Seneca Lake is approximately 3 miles wide at Dresden, the lake's widest point.



Map 2 - Dresden, Local Geography



## *Climate*

The Finger Lakes experience a fairly humid, continental type climate, which is modified by the proximity of the Great Lakes. Precipitation is rather evenly distributed throughout the year in quantity, but frequency is much higher in the cloudy winter months. Snowfall is significant, approximately 60 inches annually in Yates County, but far less than either Rochester or Syracuse, and is highly variable over short distances.

Winters are generally cold, cloudy and snowy across the region, but are changeable and include frequent thaws. A portion of the annual snowfall comes from the "lake effect" process and is very localized. This feature develops when cold air crosses the warmer lake waters and becomes saturated, creating clouds and precipitation downwind. The Dresden area receives much less lake effect snow than Rochester or Syracuse. The Finger Lakes are also subject to occasional general or "synoptic" snowfalls but the worst effects usually pass the east. Dresden does see somewhat lower temperatures than those places closer to the modifying effects of the Great Lakes, although anything below -10F is uncommon.

Spring comes slowly to the region. The last frosts can occur as late as mid-May. The spring months are actually the driest months statistically, due in part to the stabilizing effect of the Lakes, although soils are wet. Sunshine increases markedly in May.

Summers are warm and sunny across the region. The average temperature is in the 70 to 72 degree range. Rain can be expected every third or fourth day, almost always in the form of showers and thunderstorms. Completely overcast days in summer are rare. Severe weather is not common, but a few cases of damaging winds and small tornadoes occur each year in the region. There usually are several periods of uncomfortably warm and muggy weather in an average summer, with several days reaching the 90-degree mark. Still, the area usually experiences some of the most delightful summer weather in the East.



View of Seneca Lake, Dresden, late summer

Autumn is pleasant, but rather brief. Mild and dry conditions predominate through September and much of October, but colder air masses cross the Great Lakes with increasing frequency starting in late October, and result in a drastic increase in cloud cover across the region in late October and early November. Although the first frosts may not occur until mid October, the first lake effect snows of the season usually follow by mid November. These early snows melt off quickly, with a general snow cover seldom established before mid-December. The growing season is relatively long for the latitude, averaging about 180 days. The long growing season, combined with ample spring moisture and abundant summer sunshine is beneficial for the many fruit orchards and vineyards.

## SECTION 3 – CURRENT CONDITIONS

### 3.1 Land Use

The land uses of the various parcels in the Village of Dresden are compiled by the Yates County Office of Real Property Services and represents the tax assessor's estimation of land use.

According to this data, there are 173.79 acres of real property in the Village of Dresden (Note: this is not the same thing as the land area of the Village, since public road right-of-ways are not included). Please see Table 1 below for a detailed break down of land uses.

Table 1: Land Use

Land Use	Percent of Village
Active Agricultural Land	3.9%
Single Family Homes	24.5%
Two Family Homes	6.4%
Three Family Homes	0.5%
Seasonal Homes	1.0%
Mobile Homes	1.8%
Vacant Land*	38.2%
Commercial	1.4%
Industrial	5.0%
Military	1.8%
Parks and Recreation	6.2%
Railroad	5.1%
Other	4.2%
* described as vacant residential, commercial, or industrial land or vacant or abandoned agricultural land	

### 3.2 Population and Housing

According to the 2000 United States Census, the Village of Dresden has 307 people. 51.5% are male and 48.5% are female. 94.1% identified themselves as white and 5.9% as American Indian and Asian. 9.8% identified themselves as Latino (Note: the Census considers Latino an ethnicity, not a race).

The median age of village residents is 42.9 years, compared with 37.9 for Yates County as a whole.

The Village's building stock is very old by national standards, but not unusual for many Upstate New York villages, especially one that saw its greatest economic growth in the 19th century. 78.5% of the structures were built before 1939. The total number of housing units in the Village of Dresden is 139. Of those housing units 116 are considered occupied housing and 14 are seasonal housing, with the remaining 9 units vacant.

Out of the 116 occupied housing units, 74.1% are owner-occupied and only 25.9% are rental units. The average household size is 2.58 persons per unit. The median cost of an owner-occupied unit is \$63,200. 76.2% of the owner-occupied units are priced between \$50,000 and \$99,999.

The 2000 Census shows that the largest employment base for the residents of Dresden are educational, health, and social services, which provide jobs for 23.4% of the employed population. Manufacturing followed with 21.1% while agriculture, forestry, fishing, hunting, and mining employed 19.4% of the population. (Although the Census combines agriculture, forestry, fishing, hunting, and mining into one category, it can be surmised that in Dresden, most of the employment in this category is from the first two sub-categories, agriculture and forestry).

Over two-thirds (67%) of the residents have either graduated from high school or have some form of higher education. The median household income is \$42,500.

### **3.3 Services**

#### **Water**

A public water system was installed in the village during the 1930s. The Dresden system has always utilized water from Keuka Lake, which it purchases wholesale from the Village of Penn Yan. This agreement was last updated in November 1995. The water flows to Dresden via an 8 inch transmission main along Route 54 that was replaced in 1996. The Village then distributes the water to properties within the village, and 18 properties, mostly along Route 54, that are outside the village limits. As part of the water service agreement, the Village of Dresden can sell water to any property within 500 feet of the Route 54 right-of-way.

#### **Sewer**

There are no public sewers in the village, each property has private on-site waste water systems of various ages. Most property owners report few problems since Dresden is built upon gravelly soil that percolates adequately. The effect of these aging systems on Seneca Lake water quality is less well known. It is anticipated that during the summer of 2004, Hobart and William Smith Colleges will sample the water of Seneca Lake off Dresden; more conclusions about the waste water situation can then be drawn.

There have been preliminary discussions, regionally, about constructing public sewers along the Route 14 corridor. This would include the Village of Dresden. The Village should be a part of these discussions and any feasibility studies/planning activities that come out of them.

## Gas

Natural gas service is available in the village; it is provided by New York State Electric and Gas (NYSEG).

## Electric

The electric distribution infrastructure is own by New York State Electric and Gas (NYSEG). Residents are able to chose their electricity provider.

## Communication

Dresden's telephone infrastructure is owned and maintained by Verizon Corporation. Individuals are able to chose from many local and long distance service providers. Digital subscriber line (DSL) high-speed internet service is not available and there are no plans to offer it in the Dresden area in the foreseeable future.

Cable television is available in Dresden and is provided by Time Warner Cable, Rochester service area. High speed internet via cable is not available and Time Warner has no plans to offer it in the Dresden area in the foreseeable future.

### **3.4 Community Organizations, Institutions, and Government**

#### Village Government

The Village was incorporated in 1868 and is run by a mayor and board of two trustees. There are three full time employees: clerk/treasurer, public works superintendent, and public works laborer. In addition, there is a planning board of five people (one current vacancy), a zoning board of appeals of five people (one current vacancy) and an informal tree committee of approximately five people that helps oversee and maintain the public trees in the village.

The Village Hall is a section of the village highway garage on Firehouse Avenue. It is currently being expanded to connect with the Fire Hall next door and to provide handicapped accessible bathroom facilities.

The village provides public water and maintains the squares, parks, and streets owned by the village.

#### Town Government

The Village of Dresden is located in the Town of Torrey. The town was incorporated in 1851 and is run by a supervisor and council of four. The Town Hall is located within the village on Geneva Street.

## Churches

There are currently two active congregations in the village. The Dresden United Methodist Church, which has a membership of about 150, uses its historic 1829 building on Cornelia Street just north of Grosvenor Square. The Good Samaritan Baptist Church, which has a membership of about 12, uses the former schoolhouse on Main Street just west of Grosvenor Square.

Formerly, there was also a Presbyterian congregation, whose church is now a private residence on Main Street, and an Episcopal congregation, whose brick church building (demolished in 1968) stood on Charles Street.

## Schools

Dresden has been part of the Penn Yan Central School District since the district was formed in 1954. Currently there are no operating schools in the village. However, much evidence of local education still exists in the village. In 1847, a school house was constructed on Grosvenor Square. This structure served the village until the 1880s when it was moved to the southeast corner of Seneca and Geneva Street, where it is used today as a private home. In 1887 a new two storey brick school house was built on the same Grosvenor Square site. This was used as a school until after World War II. Today the building is home to the Good Samaritan Baptist Church. In 1956, after becoming part of the Penn Yan Central School District, an elementary school was built at the northeast corner of Main Street and Route 14. This school closed after the 1984-1985 school year.

## Fire Department

The Dresden Volunteer Fire Department is housed in the firehall on Firehouse Avenue, next to the Village offices and department of public works. The Fire Department serves the Village and the Town of Torrey. The department dates back to the 19th century and still owns a 1921 Brockway Fire Engine. A Fire Auxiliary was formed in the 1960s. There are currently 44 firefighters, 10 members of the auxiliary, and eight qualified EMTs.

## Law Enforcement

Dresden has no formal or contractual arrangements for law enforcement. The village is patrolled and serviced by the regular activities of the Yates County Sheriff and New York State Police.

## Post Office

The first post office was established in Dresden in the 1820s and for many years was located at the village's "four corner's" area. Since the 1950s, the post office has used a quaint structure on Main Street just west of Charles Street. Although there are no delivery routes associated with this post office (ZIP code 14441), it remains an important community asset and helps create a sense of identity.

### 3.5 *Economy*

Dresden's economy has varied over time, from the commercial boom of the canal, to steady employment with the railroad and the mills along the Outlet, to the present day, where many people find opportunity in places such as Penn Yan, Geneva, and Canandaigua. Agriculture is a vital part of the regional economy and establishments from vineyards to dairy farms thrive outside the village limits. Recreation and tourism also play increasingly important roles, not only in Dresden, but throughout Yates County and the Finger Lakes. Visitors can sample the region's wineries, explore unique natural and historic sites, and utilize amenities such as the Keuka Outlet and its trail for hiking, bicycling, cross-country skiing, and kayaking.

For a small village, however, there remain some noteworthy economic establishments in and around the community. Three of these are listed below:

#### Abtex

The Abtex Corporation is located within the village in the former elementary school at the corner of Main Street and Route 14. Since 1978, Abtex Corporation has manufactured fiber abrasive brushing tools.

Over the past 21 years the company has expanded their brush line as well as their line of machinery. Their mission is to provide customers with the most effective and efficient brushing tool for their specific application. Abtex employs approximately 20 people.

#### AES

The Greenidge Power Plant lies just south of the Dresden village line. This coal-fired electrical generation plant was built in stages from the 1930s to 1950s by New York State Electric and Gas. The plant was sold to AES Corporation in 2000.

The AES Corporation is a leading independent power company that owns and operates over \$30 billion of assets in 27 countries on 5 continents.

The AES Greenidge plant consists of two pulverized coal units capable of producing a maximum of 161 megawatts of generating capacity. The plant employs nearly 50 people.

#### U.S. Navy

The Seneca Lake Sonar Test Facility at the foot of Main Street in Dresden is a field station of the Naval Sea Systems Command. The Test Facilities and Operations Division of the Engineering Test and Evaluation Department manage the test facility.

The facility performs tests and evaluation of sonar systems and related equipment. This world-class site has been utilized by many organizations over the years, including agencies of the federal government, universities, foreign governments, state and local agencies, and private industry.

Seneca Lake is the Navy's primary active instrumented test and measurement facility. Due to the Lake's depth, it does not freeze. Weather conditions on Seneca Lake are also relatively calm compared to the ocean or the Great Lakes. For this reason, operations may be conducted throughout the year on a 24-hour, round-the-clock basis. Large test items may be brought to Seneca Lake from the Atlantic Ocean or the Great Lakes via the Erie and Seneca-Cayuga Canals. One of two test barges, the System Measurement Platform (SMP), can be seen permanently moored near the center of lake. Transport boats serve the test facility.

This facility is a key component of the Navy's infrastructure and there are no indications that it will close. Due to security reasons, the Navy could not provide an employment figure for this facility.

## **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.

## **SECTION 5 - OPPORTUNITIES, CHALLENGES, AND ACTION ITEMS**

These items are taken from the previous chapter on Community Goals. The action items break down the goals into achievable steps and outlines who could potentially provide leadership on these various issues. It should be stated that the actions listed can be short, medium, or long term actions, depending on community priorities, initiative, and resources.

### **5.1 Opportunity/Challenge:**

New Zoning

#### **Action:**

The Village will work with Genesee/Finger Lakes Regional Planning Council to prepare, review, and adopt new zoning based on this comprehensive plan.

#### **Who is Responsible?**

Mayor, Village Board, Village Planning Board, citizen input, G/FLRPC.

### **5.2 Opportunity/Challenge:**

Enforcement of existing zoning and building codes and the forthcoming new zoning

#### **Action:**

The Village will actively but fairly enforce all existing laws related to buildings and land use.

#### **Who is Responsible?**

Mayor, Village Board, Village Planning Board, village staff

### **5.3 Opportunity/Challenge:**

Acquisition of Naval facility (long term, should it ever be vacated by the Navy)

#### **Action:**

The Village will work with the Federal Government, including the Department of Defense and Congressional and Senate representatives from New York State to ensure this publicly owned land is converted into a public recreational amenity and economic development opportunity.

***Who is Responsible?***

Mayor, Village Board, Village Planning Board, Department of Defense, US Senators, US Congressional Representatives.

**5.4 *Opportunity/Challenge:***

Outlet Trail improvement

***Action:***

Work closely with the Friends of the Outlet Trail and adjacent property owners with any proposed trail improvements.

***Who is Responsible?***

Mayor, Village Board, Village Planning Board, Friends of the Outlet Trail, adjacent property owners, citizens.

**5.5 *Opportunity/Challenge:***

Improvements to Town Beach/village parcel at the end of Cornelia Street

***Action:***

The Village will work with the Town of Torrey to coordinate improvements on the two adjacent public parcels of land (town and village). The Village will contact and involve the neighboring property owners, as well as residents of the entire Village, in the study and planning of this project.

The possibility of constructing a boat launch should be investigated. In addition, the possibility of constructing some sort of stairway or terraces at the end of Cornelia Street to provide additional access to the Town Beach should be investigated. Low cost technical assistance for these projects may be available in the form of student projects from engineering, architecture, planning, or landscape architecture students at Cornell University, SUNY ESF, RIT, or other academic institutions.

***Who is Responsible?***

Mayor, Village Board, Village Planning Board, Village Staff, citizen input, academic institutions.

**5.6 Opportunity/Challenge:**

Maintaining all park and recreational equipment (tennis court, playground, skating rink, fencing), and all park land, in a state of good repair.

**Action:**

The Village will develop and adhere to a maintenance plan and budget for its existing parks, squares, and public land.

**Who is Responsible?**

Mayor, Village Board, Village staff

**5.7 Opportunity/Challenge:**

Grosvenor Square baseball diamond

**Action:**

The Village will evaluate the Grosvenor Square baseball diamond as to its frequency of use and appropriateness in that location and either repair and maintain the facility or remove it. If the decision is made to repair and maintain the facility, it should be integrated into the overall maintenance plan for the parks and recreational equipment.

**Who is Responsible?**

Mayor, Village Board, Village Planning Board, Village staff, citizen input.

**5.8 Opportunity/Challenge:**

Encroachment on public land

**Action:**

The Village should work to establish all public parks and squares as truly public spaces and prevent encroachment by neighboring private properties. Educating the residents about the Village's public lands would probably be appropriate. Actual delineation of public land can be accomplished with simple methods such as stakes, hedges, and plantings or with elaborate methods such as bollards, fences, and walls.

**Who is Responsible?**

Mayor, Village Board, Village Planning Board, Village staff, citizen input. Possibly also a consultant (surveyor) and Yates County Office of Real Property Services.

**5.9 Opportunity/Challenge:**

Street and sidewalk inventory.

**Action:**

Using paper or digital maps, inventory all stretches of streets and sidewalks in the village.

**Who is Responsible?**

Village staff; Village Board.

**5.10 Opportunity/Challenge:**

Sidewalk and roadway construction standards

**Action:**

Develop and adopt construction standards for streets and sidewalks

**Who is Responsible?**

Village Planning Board, Village Board, Village staff

**5.11 Opportunity/Challenge:**

Public parking lot in Grosvenor Square

**Action:**

The Village will explore options for reconfiguring the public parking in Grosvenor Square to maintain accessibility for adjacent users (Methodist Church, Baptist Church, and seasonal occupants of lakeshore cottages) while improving the quality of this important public green space. Any conversations or planning that take place regarding this issue should include the adjacent land-owners. Low cost technical assistance for this projects may be available in the form of student projects from engineering, architecture, planning, or landscape architecture students at Cornell University, SUNY ESF, RIT, or other academic institutions.

**Who is Responsible?**

Mayor, Village Board, Village Planning Board, Village Staff, citizen input, academic institutions.

**5.12 Opportunity/Challenge:**

Maintain adequate infrastructure capacity.

**Action:**

Monitor condition, capacity, and usage of the village water system to maintain an efficiency and allow for growth.

**Who is Responsible?**

Village Board, Village Staff

**5.13 Opportunity/Challenge:**

Maintain the adequacy of private onsite wastewater systems (septic systems) in the village to protect the water resources of Seneca Lake.

**Action:**

Work closely with Town of Torrey Watershed Inspector to ensure the maintenance of existing private onsite wastewater systems (septic systems) through inspection and enforcement of appropriate regulations.

**Who is Responsible?**

Village Board, Village Staff

**5.14 Opportunity/Challenge:**

Monitor discussions of potential public sewer system along Route 14.

**Action:**

Actively participate in regional and watershed-wide organizations such as the Yates County Soil and Water Conservation District and the Seneca Lake Area Partners in Five Counties to stay informed on water resource issues.

**Who is Responsible?**

Village Board, Village Staff

**5.15 Opportunity/Challenge:**

Stormwater system inventory.

**Action:**

Using paper or digital maps, document and condition of all inlet basins, storm drains, ditches, swales, dry wells, etc., that convey run-off from the village.

**Who is Responsible?**

Village staff, Village Board.

**5.16 Opportunity/Challenge:**

Promote improved infrastructure capacity, especially with regard to telecommunications.

**Action:**

Initiate a dialogue with regional entities (e.g. Yates County Industrial Development Agency, etc.) and service providers (e.g. Time Warner Cable, etc.) to explore ways to improve service to Dresden.

**Who is Responsible?**

Village Board

**5.17 Opportunity/Challenge:**

Village facilities (village hall, fire hall, etc.) inventory.

**Action:**

Document and regularly monitor condition, capacity, and usage of the village facilities to maintain adequacy and efficiency. Actively reach out to the Town of Torrey to explore ways to share facilities to increase efficiency and save resources.

**Who is Responsible?**

Village Board, Village Staff, fire department input, citizen input.

**5.18 Opportunity/Challenge:**

Maintain a well-qualified staff, leadership, and board membership.



***Action:***

Encourage participation in various training opportunities for elected officials, municipal board members, and municipal staff offered by organizations such as the New York State Department of State, Genesee/Finger Lakes Regional Planning Council, Yates County, Cornell Cooperative Extension, Soil and Water Conservation District, and others.

***Who is Responsible?***

Mayor, Village Board, Planning Board, Village Staff

**5.19 *Opportunity/Challenge:***

Village corporate limits discrepancies; long-established encroachment upon public squares and public right-of-ways, including “paper streets”

***Action:***

The Village should expeditiously 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.

***Who is Responsible?***

Mayor, Village Board, Village Staff, affected property owners, all village citizens (everyone should have a say in the formal relinquishment of what is technically public property), Yates County (especially the Office of Real Property Tax Services), New York State Department of State, Federal Census Bureau, potentially others.

## **APPENDICES**

*Survey Results (summary of responses)*

*Survey Responses*

*Survey Cover Letter*

*Survey*

## **ACKNOWLEDGEMENTS**

This plan would not have been possible without the help of many people, including all of the citizens of Dresden, but especially Terry Dilts, Clerk/Treasurer, Mayor Roger Wadsworth, Trustees Tom McGuigan and Loujane Johns, and Planning Board members Dave Healy, Eileen O'Reilly, Don Sottile, and Sharon Tyler.

Many thanks also go out to Fran Dumas, Yates County Historian, Rick Wilson at the Yates County Office of Real Property Services, and Chief Howard Leach and the Dresden Volunteer Fire Department.

## Survey Results

The property owner surveyed was sent out on December 16, 2003 and was to be returned to either Genesee/Finger Lakes Regional Planning Council or the village office by January 16, 2004. The list of addresses was compiled from the Yates County Office of Real Property Services. 146 surveys were sent out with six returned by the post office, so that 140 were assumed to have reached their destination.

Of those 140 surveys, 45 have been filled out and returned to date, which is a very good return rate of 32%.

### *Question 1*

The average length of residence is over 28 years, which indicates many long term residents in the village. 89% of the respondents live in the village.

### *Question 2*

22% indicated they would like to see the village continuing in the manner it has, while 62% would like to see targeted investment to encourage tourism while maintaining the primary focus on residents, and 16 % would like to see major investment.

### *Question 3*

This question was about the desired location for commercial development. 43 respondents answered (two had to be disqualified since they chose "nowhere" with additional answers; "nowhere" was the only exclusive answer. All other selections could be combined).

Multiple answers were common, but it was clear that the residents desire some type of commercial development. Only 9% chose "nowhere" as to the preferred location for commercial development. The most frequent response was that commercial development should occur at the west end of Main Street, with 47% of the respondents choosing this. 42% indicated that development should occur anywhere that doesn't impact residential areas. 40% indicated that development was appropriate at the village's historic commercial crossroads, the Seneca/Charles/Milo Street intersection. 28% indicated that the lakefront was an appropriate place for commercial development. (*Note: these percentages do not equal 100 since multiple choices were possible*).

### *Question 4*

Two thirds of the respondents (66%) agreed that the village should work with the Friends of the Outlet Trail to develop amenities at the Dresden end of the trail. Only 13% disagreed, the rest were unsure.

### ***Question 5***

Again, two thirds of the respondents (66%) agreed that the village should work to enhance its lakefront properties. Only 7% disagreed, the rest were unsure.

### ***Question 6***

Although this is a moot point at the present, since the Navy has no plans on leaving its facility, its important to gauge citizen opinion on what to do with the prime, publicly owned, if currently inaccessible waterfront parcel. Only 20% indicated that the village should not work to acquire the land should it become available. 20% said that if acquired, it should be used for development, while 44% indicated it should be used for a mix of recreation and development. 16% said it should be used only for recreation. Overall 64% would like to see some sort of recreational use occur there, should the opportunity ever arise.

### ***Question 7***

On this question regarding parking, the residents were clear: 33% said that simple regulations were in order and 40% said that more in depth ordinances were required. This may mean new parking laws in the village, or enforcement and/or clarification of current laws, but taken together 73% of the respondents felt that parking was an issue. Only 27% indicated that nothing should be done.

### ***Question 8***

This was where respondents could write in comments. The comments are grouped in the broad categories. Similar comments made multiple times are grouped at the end.

- It is very quiet and nice
- Very nice and quiet
- Remove the trees that are not evergreen out of the Evergreen Cemetery
  
- Get rid of the absentee landlords
- Get control of the absentee landlords
  
- Dissolve the Village and work with the Town of Torrey
  
- Get young educated leadership to improve the Village
- The Village needs a better board
- Keep streets clean
- Landscaping by RR
- Stop cutting down trees
- Create a better feel and look for Main Street
- Add more residents to Main Street
- Village needs more land
- Village needs to acquire more land

- Playgrounds need equipment for younger children to play safely
- There needs to be access to Arrowhead Beach
- Rethink the development of the Outlet Trail; needs more noise pollution enforcement
- Retain parks
- We need a park at mouth of Outlet and Outlet Trail
  
- Look at the tax incentives for NYSEG
- Create a tax base
- More businesses to invest in the town
- Tax system based on local citizens income level
  
- More advertising for town
- Advertise in local paper what the town has to offer its residents
- create a newsletter that informs community citizens of board, village, zoning meetings
  
- Make Dresden more senior citizen friendly
  
- Public sewer system (or similar) (mentioned 4 times)
  
- Discontinue parking on Main Street lawns (or similar) (mentioned 4 times)
  
- Boat launch (or similar) (mentioned 5 times)
  
- Better code enforcement/new codes to maintain homes and yards (or similar) (mentioned 7 times)
  
- Keep everything the way it is/do nothing (mentioned 17 times)

## Survey Responses

The survey number refers to a number assigned to each returned survey sheet to assist in tabulation. Questions 1A and 1B are not shown for privacy reasons. Question 8 is shown on the following page.

Survey #	1A	1B	2	3	4	5	6	7	8
1			b	bc	agree	agree	b	b	
2			b	abde	agree	not sure	b	a	
3			b	bc	agree	agree	b	a	
4			b	be	not sure	agree	c	a	
5			b	bd	agree	agree	b	a	
6			c	e	agree	agree	c	c	
7			b	cd	agree	agree	b	a	
8			b	d	agree	agree	c	b	
9			c	de	agree	agree	b	a	
10			b	cde	disagree	agree	a	b	
11			c	cde	agree	agree	c	a	
12			b	bcde	agree	agree	b	b	
13			b	e	agree	not sure	d	c	
14			b	bd	not sure	not sure	d	c	
15			a	e	agree	agree	a	a	
16			c	cde	not sure	agree	d	c	
17			a	a	disagree	disagree	b	a	
18			b	cd	agree	disagree	a	c	
19			b	d	agree	disagree	a	c	
20			c	e	not sure	agree	b	a	
21			b	c	agree	agree	b	b	
22			b	bcd	agree	agree	d	b	
23			b	b	agree	agree	b	a	
24			a	d	not sure	not sure	d	c	
25			c	c	agree	agree	a	b	
26			a	d	disagree	disagree	d	b	
27			b	d	agree	agree	b	b	
28			b	cd	agree	agree	c	a	
29			b	e	agree	agree	d	c	
30			b	e	agree	agree	b	b	
31			b	e	agree	agree	c	c	
32			a	a	disagree	agree	b	b	
33			c	bcd	agree	not sure	c	b	
34			a	a	disagree	disagree	a	a	
35			a	d	agree	not sure	a	b	
36			b	bc	agree	agree	c	b	
37			b	bc	agree	agree	c	b	
38			b	e	disagree	agree	b	c	
39			a	e	not sure	not sure	d	c	
40			a	e	not sure	not sure	d	c	
41			b	bc	agree	agree	b	a	
42			b	de	not sure	not sure	b	b	
43			b	de	not sure	not sure	b	b	
44			b	ae	agree	agree	b	a	
45			a	a	agree	agree	b	b	



## Survey Cover Letter

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December 15, 2003

Dear Dresden Property Owner:

The Village of Dresden is working with Genesee/Finger Lakes Regional Planning Council to complete its Comprehensive Plan. This is a very important task for the future of the community. It requires the input and ideas of all village residents and property owners. Please take a few minutes to fill out the enclosed short survey.

A Comprehensive Plan is the document, written and graphical, that identifies the goals, objectives, principles, policies, standards, and instruments for the protection, enhancement, growth and development of the village. A Comprehensive Plan serves as the basis for future land use decision making, but it is not a zoning law. Comprehensive Plans should be living documents that are relatively short, easy to read, and regularly examined and updated.

The results from this survey will be compiled with the comments and input from the October 25, 2003 public meeting. This will all be organized into a draft document that will then be presented to the Village Board and to the public in January or February. Final comments will be incorporated and a final Comprehensive Plan will be presented to the Village Board for adoption.

Some things to think about as you fill in the survey and add your comments:

Where do you see the village now?  
What are its strengths and weaknesses?  
What are some opportunities?  
What do you envision for the future of the village?  
How can we get there?

Completed surveys can be returned to the drop-slot at the Village Offices or mailed to:

Jason Haremza, Associate Planner  
Genesee/Finger Lakes Regional Planning Council  
50 West Main Street, Suite 8107  
Rochester, NY 14614

Tel: 585-454-0190 x15  
Email: [jharemza@gflrpc.org](mailto:jharemza@gflrpc.org)  
Website: [www.gflrpc.org](http://www.gflrpc.org)

Questions or comments can also be directed to the above address.

Please remember to fill in both sides of the survey! We ask that all surveys and comments should be returned by January 16.

**Thank you for your help in planning your community!**

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## Village of Dresden Comprehensive Plan Survey

- 1A. How long have you owned property in the Village of Dresden? \_\_\_\_\_
- 1B. Do you reside in the Village? (circle one)      YES                      NO
2. The Village of Dresden, like many villages in Upstate New York, has a slowly declining population. The village, through its comprehensive plan, should (circle one)
- a. continue in the manner it has, focusing on providing a pleasant residential environment for the remaining residents
  - b. encourage, through targeted investments and ordinances, development of some tourism related facilities, all while placing primary emphasis on existing residents
  - c. pursue an assertive strategy of major investment (example: a public sewer system) and marketing to attract significant tourism development.
3. Commercial development should take place (circle all that apply):
- a. nowhere (the Village should be mainly residential)
  - b. the lakefront
  - c. Seneca/Milo/Charles Street intersection (historic commercial district)
  - d. west end of Main Street/Route 14 area
  - e. anywhere that doesn't impact residential areas
4. The Village should work with the Friends of the Outlet Trail to develop additional facilities at the Dresden end of the trail (additional property, signage, lighting, parking, etc.) (circle one)
- agree                      disagree                      not sure
5. The Village should work to enhance its lakefront properties (foot of Seneca Street, parcel adjacent to Torrey Town Beach) (circle one)
- agree                      disagree                      not sure
6. If the Navy were to ever leave their facility at the foot of Main Street, the Village should work to acquire that property for (circle one):
- a. recreational uses only (example: park)

- b. recreational and development (examples: park and marina, housing)
- c. development only (examples: marina, housing, hotel)
- d. the Village should not work to acquire that land

**7. The Village currently has no on-street parking regulations. The Village should (circle one)**

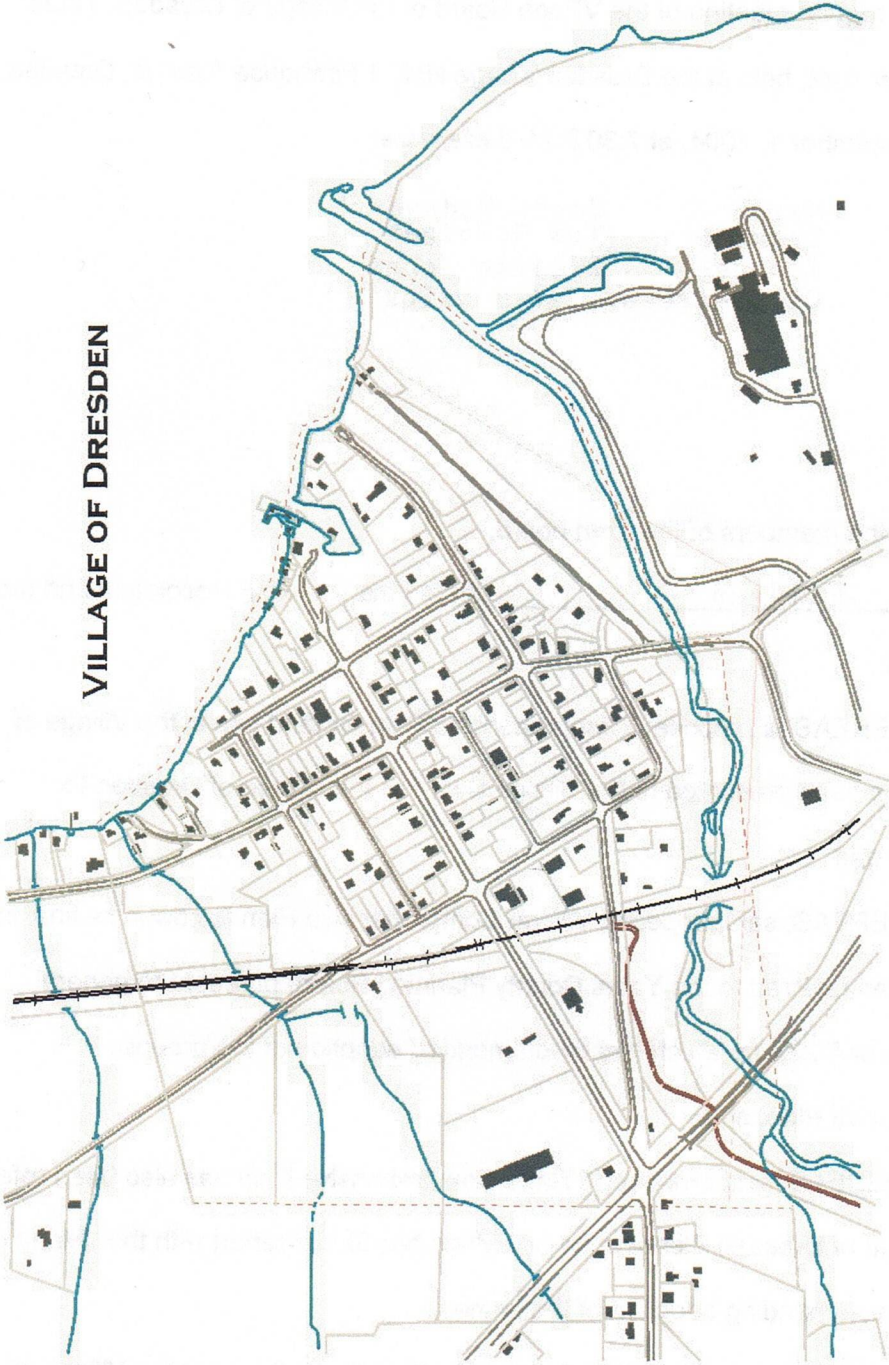
- a. develop simple regulations that set down the rules
- b. develop more in-depth regulations that address the issue of vehicles parking on public land between the street and the sidewalk
- c. do nothing

**8. Any other comments or concerns (examples: what do you like about the Village? What needs improvement? What are its assets? etc.)**

## Dresden: Regional Context



**Dresden: Parcels, Streets, and Buildings**



RESOLUTION TO ENACT COMPREHENSIVE PLAN  
VILLAGE BOARD  
VILLAGE OF DRESDEN  
RESOLUTION # 4-04

At a regular meeting of the Village Board of the Village of Dresden, Yates County, New York, held at the Dresden Village Hall, 1 Firehouse Avenue, Dresden, New York on September 1, 2004, at 7:30 P.M. there were:

PRESENT: Mayor Roger Wadsworth  
Trustee Tom McGuigan  
Trustee Loujane Johns  
Clerk-Treas. Terry Dilts

ABSENT:

being all of the members of the town board.

Mr. McGuigan offered the following Resolution and moved its adoption:

WHEREAS, a proposed Comprehensive Plan for land use in the Village of Dresden has been presented to the Village Board of the Village of Dresden for enactment, and

WHEREAS, said proposed Village Comprehensive Plan is now in its final form and has been referred to the Yates County Planning Board, pursuant to general Municipal Law § 239-m, which has recommended adoption of the proposed Comprehensive Plan, and

WHEREAS, said proposed Village Comprehensive Plan has also been referred to the Village of Dresden Planning Board, which has filed a report with the Village of Dresden recommending adoption of the same,

NOW, THEREFORE BE IT RESOLVED, by the Village Board of the Village of

Dresden, Yates County, New York that the Village of Dresden Comprehensive Plan for land use (dated 7/04) be adopted.

Seconded by Mrs. Johns and duly put to a vote as follows:

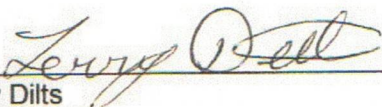
AYES: 3

NOES: 0

ABSTENTIONS: 0

This Resolution was thereupon adopted.

DATED: September 1, 2004

  
\_\_\_\_\_  
Terry Dilts  
Village Clerk  
Village of Dresden

SEAL

