

TOWN OF ROCHESTER

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Town Clerk 626-7384
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Assessor 626-0920
Transfer Station 626-5273



Code Enforcement 626-2433
Planning Board 626-2434
Zoning Board 626-2434
Court House 626-2522
Youth Commission 626-2115

Code Task Force

May 2, 2007
Meeting Notes

The meeting started at 6:00 PM.

Attending were Code Consultant Tom Shepstone, Supervisor Pam Duke, John Dawson, Beverly Schoonmaker, Brenda Striano, and Steve Fornal.

The Task Force discussed Chapter 140 – Zoning. Considered are the following floating districts: PRD (Planned Residential District), PCD (Planned Commercial District), PID (Planned Industrial District) and PIDD (Planned Institutional Development District). This approach allows for the most flexibility while also safeguarding adjacent land uses by way of Performance Standards. Each special district would be required to have Town Board approval w/Planning Board review before being established.

Performance standards for floating districts may include requirements concerning parking, landscaping, lighting, traffic, noise, setbacks and design.

A Flood Zone as overlay to replace current Flood District was discussed as to its benefits, including being more accurate and easily updated and thereby affording a more realistic approach to development.

Home Occupations will be approached via three levels of impact with no-impact being By-Right; small impact may require site plan approval and moderate impact may be required to secure a Special Use Permit. However, no Home Occupation will be allowed to negatively impact the neighborhood in which it's located and will remain clearly subordinate to the principle residential use.

Performance standards for Planned Industrial Districts was discussed in more detail, specifically lighting and noise. It was agreed that lighting requirements would incorporate Ulster County Planning Board recommendations. As for noise, it was agreed that a definition for "ambient level" will be developed and that a simple method for measurement/enforcement would be considered.

Incorporation of "green" methodologies via incentives for new construction was considered desirable.

The Task Force will invite Ulster County principle planner Dennis Doyle to the May 21 meeting to get his feedback on the zoning code as so far developed.

Next regular meeting of the Code Task Force is at 6:00 PM on 7 May 2007 at the Town Hall.

The meeting was adjourned at 8:15 PM