

The following draft goals for the Comprehensive Plan have been derived from the goals of previous plans and/or planning efforts:

The 1969 Master Plan

The 1990 Comprehensive Plan (not adopted)

The 2004 Imagine Rochester Community Visioning Process

The goals are organized into six major topic areas:

- land use
- environmental quality
- community character
- economic development
- infrastructure
- government services

Each topic area begins with a summary “guiding principle” followed by the plan goals for that topic.

We will review the goals for each topic area and then take questions/comments for that topic area.



Guiding Principle:

Provide adequate area for future residential and commercial growth primarily in the Town's hamlets, leaving the remainder of the Town for less intensive, residential, agricultural, and open space uses to protect the community's natural resources and scenic and historic features.



Create an orderly pattern of growth through:

- Encouraging concentrations of new residential and mixed-used, and nonresidential developments in areas which presently are or which can conveniently be served by road, utility, school and other facilities
- Discouraging concentrated residential development in more remote areas with difficult accessibility which would likely result in greater environmental impacts and would involve excessive costs for road improvements, road maintenance, and utility installation.

Provide a system of flexible zoning regulations (including cluster zoning) designed to encourage physically attractive and socially desirable developments that reflect traditional development patterns while preserving open space and natural features.

Create an Open space plan to provide for significant areas of open space including preserving wooded areas and agricultural lands to the extent possible. The plan should define a system of open spaces and park and recreation facilities.



Broaden housing opportunities in the Town of Rochester to provide housing for all populations including senior citizens, low to moderate income families, single adults, etc.

Encourage, through the use of incentives (permitting, tax, etc), the use of better site design and green design principles in new development projects.

Encourage, through the use of incentives, the inclusion of a certain percentage of low cost housing in larger residential development projects (over a certain threshold).



QUESTIONS/COMMENTS



Guiding Principle:

Develop standards that will minimize negative environmental impacts in general throughout the Town and specifically in environmentally sensitive areas including higher elevations, steep slopes, stream corridors, wetland areas, active farmlands, etc.



Protect the Town's important natural resources as identified through the Town's Natural Resources Inventory as adopted by the Town Board.

Limit disturbance to wildlife and vegetation from the effects of new development.

Protect the quality of the water supply by

- strengthening measures to prevent groundwater contamination, such as limiting density of development in areas of lowest groundwater yields and in aquifer recharge areas
- developing standards to assure protection of surface waters, including standards for development to assure stream bank protection
- protecting the quality of wetlands and other water bodies



Ensure that as communities develop along the Rondout corridor they maintain and build upon their connection to the history and natural scenic beauty of this waterway with minimal impact on the water quantity and quality that fishermen, boaters and natural communities depend on.

Consider the development and adoption of a stream corridor protection plan that will identify and map the shoreline of streams in the town and develop recommendations for the sound management of shorelines in the Town.

Ensure that the mining of natural resources, a historic and viable industry in the town, does not infringe on the right of the members of the community to clean drinking water and clean air and/or generate unnecessary levels of noise pollution that would detract from the quality of life in the town.



QUESTIONS/COMMENTS



Guiding Principle:

Encourage development that will be designed to be compatible with the natural and historical environment in the Town.

Draft Plan Goals: Community Character



Identify critical viewshed areas for protection (e.g., the Shawangunk Ridge, Catskill Mountains, Rondout Creek, etc.)

Maintain the integrity of the scenic views of the Catskills and the Shawangunk Ridge that contribute to the overall sense of rural character that makes the town so special.

Create standards and/or guidelines for development and landscaping that maintain a high-quality built environment.

Protect and preserve the Town's historically significant buildings and sites.

Prevent intrusion of incompatible uses in residential areas, by requiring good standards of improvements in new residential developments, and by preserving, protecting and using natural beauty wherever possible.

Ensure that signage in Town is both attractive and functional.



QUESTIONS/COMMENTS



Guiding principle:

Enhance both the tax base and local employment opportunities by encouraging a diverse economic base with activities including tourism, agriculture, services and manufacturing all sited and scaled to blend in with the historic character of Rochester.



Encourage the tourism and vacation industry in the Town through well-planned resort, recreation and Bed and Breakfast development.

Recognize and respond to the economic impact of 2nd home development in ways that strengthens Rochester's economy and community.

Provide for continued commercial and industrial growth opportunities compatible with the Land Use Goals of the Comprehensive Plan including allowing appropriate commercial development in hamlet areas.

Create community and cultural facilities integrated with commercial development in hamlet areas.

Preserve and enhance the Town's natural beauty and the appearance of the man-made environment, thus assuring the maintenance and increase of property values.



Provide sites for compatible industries (keeping in mind that the predominant character of the Town is residential)

Permit home occupations while regulating their size and the type of use permitted.

Promote energy conservation and renewable energy resources.

Promote broadband Internet access throughout the Town.

Draft Plan Goals: Economic Development



Take measures to preserve productive farmlands as a viable industry and as a means for maintaining open space.

Support creation of local Purchase of Development Rights (PDR) programs and/or Transfer of Development Rights (TDR) programs designed to encourage participation by farmers.

Adopt a local “right to farm” law to support the ability of farmer’s to continue to use acceptable farming practices on agricultural land.

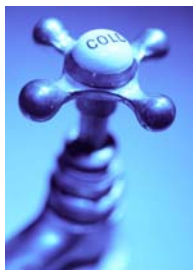
Provide opportunities for farmers to earn supplement income as a means for remaining in farming. This could include policies that:

- encourage direct marketing of agricultural products through farm stands and similar activities
- allow farm buildings to be re-adapted to other, similar uses (e.g., small engine repair) that may help farmers generate other income to support their farm operations.

Encourage or support agri-tourism activities by farms in the town.



QUESTIONS/COMMENTS



Guiding Principle:

Encourage patterns of development that minimize costs associated with constructing and maintaining public infrastructure.

Draft Plan Goals: Infrastructure



Provide adequate sewer and water capacity to accommodate growth of the Accord hamlet.

Maintain and improve the safety of the roads in the Town.

Promote concepts to reduce traffic congestion along State and County highways in the Town.

Require adequate amounts of off-street parking for both residential and non-residential uses.

Require adequate setbacks and off-street parking for both residential and nonresidential uses with public road frontage.

In order to reduce future traffic congestion and traffic safety problems and protect scenic views, seek alternatives to strip commercial development along Route 209 and other frontage access highways, such as directing such development to hamlet areas and/or concentrated nodes that minimize the road frontage and necessary curb cuts.

Ensure that new construction provides adequate access for emergency services in a manner consistent with community character.



QUESTIONS/COMMENTS



Guiding Principle:

Provide effective and cost-efficient services for the residents of the Town.

Draft Plan Goals: Government Services



Apply more resources toward code enforcement and enforcing all the codes.

Provide opportunities for the public to better understand Town Codes
Create reliable communication resources for town.

Achieve consistent and unbiased municipal codes and code enforcement.

Provide a capital facilities planning process with appropriate policies and incentives to ensure that the Town has adequate equipment and facilities for its public safety needs (e.g., fire and rescue services).

Ensure that local policies and regulations encourage development that minimizes the risk from fire and other hazards.

Continue to pursue opportunities to work with other municipalities to reduce costs and improve the effectiveness of government services such as:

- planning for open space for recreation (e.g., the rail trail)
- identification and conservation of contiguous areas of natural habitat
- economic development planning for areas such as the Rte. 209 corridor.



QUESTIONS/COMMENTS