

Meeting Notes for Town Board &
 Planning & Zoning Committee 22 February 2006
 7:00 p.m., Town Hall
 Notes by Walter Levy

In attendance:

Town Board Members	Planning and Zoning Committee Members
Pam Duke Francis Gray Alex Miller Tony Spano	Chris Kelder, Kristin Marcell, Len Bernardo, Bill DeGraw, Mike Baden Donna Ragonese, Ruth Bendelius, Marijane Knudson, Gordie Bell, John Dawson, Walter Levy
Consultants	Sitting in
Peter Fairweather, Tom Shepstone	Jonathan Blair

Supervisor Duke opened the meeting and led us in the Pledge.

Walter Levy, co-chair of the committee, welcomed new PZC member: Jonathan Blair (who will be formally appointed in March.) Blair is representing the Accord Fire District and Fire-fighters.

Tom Shepstone and Peter Fairweather provided a charge to the Task Force for Updating the Planning and Zoning Codes. Copy of the general scope of Task Force activity is attached. Members of the Task Force are Mike Baden, Steve Fornal, Bill DeGraw, Bev Schoonmaker, Brenda Striano, and Susan Blickstein. (Task Force members are all extremely knowledgeable of the Town of Rochester Codes.)

Shepstone suggested that the Task Force begin by reviewing the Town of Rochester Codes in order to identify what is most troubling about the codes overall; what codes require clean-up and reorganization; what codes require immediate attention; and what codes may be dealt with later on in the process. The Task Force will meet soon with Shepstone to work on specific issues and schedules for proposed revisions. (Please note that all drafts for code revisions must be presented to the PCZ for discussion and approval.)

Shepstone's list "Rochester Zoning: Potential Issues" is attached.

Discussion of PZC members reveals the scope of potential code revision. These are as follows:

Subdivisions, Historic Preservation, Fire District , Public Safety, Natural Resources Inventory, Open Space, Conservation Easements, Procedures of the Planning Board, Rules for Interpreting Code, Subdivision and re-Subdivision, Balancing Economy and Ecology, Creating Zoning Neighborhoods, Best Use Practices .

Fairweather continued the discussion establishing goals for updating the Comprehensive Plan. Fairweather 's draft "Plan for Goals" (attached) refines goals recommended in the 1969 Comprehensive Plan, the 1990 Draft for a Comprehensive Plan (never adopted), and 2004 Imagine Rochester. By synthesizing the various plans, Fairweather has suggested a start-up draft of what our new plan might look like.

Goals fall into five general categories:

- * Land Use
- * Environmental Quality
- * Economic Development
- * Infrastructure
- * Government Services

P/Z Committee discussion raised issues that will be incorporated into a draft for the 8 March meeting. These issues include:

Distinguishing between the importance of the hamlets in the Town of Rochester; identifying industrial zones; creating a new Zoning Map; allowing for issues regarding lot size and zoning changes; guidelines and goals for cluster housing development; guidelines and oversight procedures for private roads; goals for Internet connectivity and other tech services; green energy; sewers and septic systems; water protection and use goals. In addition the ECC presented a detailed list of considerations. (attached).

At our next meeting Fairweather will discuss revision in the Plan for Goals draft and begin reviewing choices for various scenarios upon which a comprehensive plan may be guided. (See attached "Plan Scenarios")

A Schedule for Public Outreach Meetings was begun. The first meeting will be scheduled for the week of April 17, 2006.

P/Z Committee will meet next at Town Hall on 8 March, 2006. Time: 7:00-8:30 PM.

Attachments:

- A: Plan for Goals (Plan Scenarios);
- B: Rochester Zoning: Potential Issues;
- C: ECC Considerations: Proposed Plan Scenarios