

APPENDIX 1.

SUMMARY RESULTS OF COMPREHENSIVE PLAN OUTREACH

RESULTS FROM PUBLIC OUTREACH MEETINGS

Public outreach meetings have played an integral part in the process of updating the Town of Rochester's original comprehensive plan from 1969. Rochester has changed greatly since the original plan was created over thirty-five years ago; however, Rochester does not want to change the aspects that have given the Town its core character: its beauty, sense of history, and high quality of life. The public outreach meetings were held with the intention of gaining a sense of the residents' image for the future of Rochester and specific goals were formed from this vision. Different possibilities and ways to achieve the Town's goals were presented, discussed, revised, and reviewed. The public was involved in every step of the process by giving suggestions, making comments, and asking questions at the public outreach meetings as well as in other forums. There were a total of nine public outreach meetings that were held since the planning process began in January of 2006, four meetings in April of 2006 and five meetings in June. This allowed extensive opportunities to participate in the process and to give a voice to his or her personal wishes for Rochester's future.

APRIL MEETINGS

In April of 2006, four public outreach meetings were held as follows:

1. Monday, April 17, 2006-Accord Firehouse
2. Tuesday, April 18, 2006-Alligerville Firehouse
3. Thursday, April 19, 2006-Rochester Town Court
4. Monday, April 24, 2006-Rochester II Firehouse

*All meetings began at 7:00 PM

General overview of these meetings:

During these meetings, the draft goals were reviewed and comments were taken from the public. In addition, participants were asked to rate a variety of images in terms of their desirability as potential development in Rochester. Also, four plan scenarios were presented to the meeting participants for evaluation and comment. The results of these meetings were compiled and reviewed by the Comprehensive Plan Committee. As a consequence of this review, the draft plan goals were revised to reflect the input received.

During the meetings, the six draft goals were reviewed:

1. Land use
2. Environmental quality
3. Community character
4. Economic development
5. Infrastructure
6. Government services

The guiding principle(s) for each of these draft goals was explained, and those in attendance were given the ability to comment and/or ask questions about each of the draft goals and the principles that these goals comprised. Those in attendance asked many questions about each of the draft goals. New tools such as Conservation Subdivision and Transfer of Development Rights were also considered at this time.

SCENARIOS FOR ACHIEVING DRAFT GOALS

Then, four scenarios were suggested which outlined some of the potential ways in which Rochester could reach its draft goals and the participants were asked to give their perspectives on each of the scenarios. Each scenario had potential costs and benefits as well as restrictions and

possibilities. The scenarios dealt with issues of zoning, development, regulations, densities, open space, and scenic vistas. The four scenarios suggested are explained on the following page.

Town of Rochester Comprehensive Plan Update: Proposed Plan Scenarios

PLAN SCENARIO:	Administrative Clean Up	"Truth in Zoning"	Landscape Protection Through Regulation	Landscape Management through Incentives & Negotiations
PRIMARY POLICY TOOL:	Maintain current zoning districts but improve clarity of provisions (including map)	Adjust existing zoning to reflect densities that area actually possible given such constraints as soil percolation, etc.,	Protect open space and scenic vistas by reducing density of zoning districts in areas outside hamlets, with densities lowest in those areas most distant from hamlets while also increasing densities within the hamlets	Create a system of local policies/program that rewards property owners for complying with plan goals by providing financial incentives and creating market forces to achieve plan goals.
NEW RESTRICTIONS:	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Some properties may be rezoned at lower densities to reflect site constraints that prohibit development at currently allowed densities 	<ul style="list-style-type: none"> • 1-acre residential lots would not be allowed outside of hamlet areas. Outlying areas would have minimum lot sizes of five acres or more. • Designated hamlet areas would have increased density 	<ul style="list-style-type: none"> • Incentive zoning would be created to provide density bonuses and other rewards for developments consistent with plan goals. • PDR would be used to achieve plan goals in key areas • TDR would provide market incentives for property owners to reinforce plan goals
NEW POSSIBILITIES:	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Applicants, property owners and Town would have a better understanding of actual development potential in each zone. 	<ul style="list-style-type: none"> • Large areas of open space would remain in the town in perpetuity. • Potential to develop hamlets as traditional higher-density "community centers" 	<ul style="list-style-type: none"> • Create "win/win" situation for both Town goals and goals of individual property owners • Solutions could be tailored almost on a site-by-site basis
POTENTIAL COSTS:	<ul style="list-style-type: none"> • High density build out could increase cost of community services • Regulations would not direct growth to hamlet centers. 	<ul style="list-style-type: none"> • If done properly, very few additional costs. • High density development could still increase cost of community services • Regulations would not direct growth to hamlet centers. 	<ul style="list-style-type: none"> • Housing would become less affordable. • More land would be required to accommodate development pressures. • Development potential of some individual properties would be reduced. 	<ul style="list-style-type: none"> • No certainty of outcome • Development process could involve costly complex negotiations. • Taxpayers would pay for PDR programs and/or lands taken off tax rolls through conservation easements.
POTENTIAL BENEFITS:	<ul style="list-style-type: none"> • Improved clarity of zoning provisions could lower the costs to applicants and to code enforcement function 	<ul style="list-style-type: none"> • If zoning more accurately reflected actual development potential, the process of designing and approving subdivisions would be simplified and improved. 	<ul style="list-style-type: none"> • Certainty of outcome • Cost of community services would remain low. • The bulk of development would occur inside designated hamlet areas. 	<ul style="list-style-type: none"> • Great flexibility in finding solutions that meet goals of both plan and property owners. • Potential for outcomes that better reflect plan goals with fewer limits on the development potential of lands outside hamlet areas.

Each one of these scenarios was described on a separate board in the meeting room. The meeting participants were asked to review each of the scenarios carefully. Then, the participants were asked to share their reactions to each scenario by writing their positive responses on green post-it notes and their negative responses on pink post-it notes. These comments/reactions were compiled and used to gain a better sense of how the people in Rochester felt about each possible scenario and what actions the Town wanted to take to move toward the fulfillment of the draft goals.

PARTICIPANTS' COMMENTS ON THE FOUR PLAN SCENARIOS

Following are the responses and comments to the scenarios, gathered from the April meetings. NOTE: In some instances, it was necessary to add explanatory notes to provide a context for the comments. Those additional notes are indicated by the use of brackets [for example].

FIRST MEETING, MONDAY, APRIL 17: ACCORD FIREHOUSE

Scenario 1-ADMINISTRATIVE CLEAN-UP

Things you DON'T LIKE:

- All of Route 209 should be commercial due to it being a main road
- Our Town is out of control with growth under this system. Unplanned growth=unplanned taxes
- No, we must improve not stay the same
- Doesn't reflect/accommodate what we love and want to protect
- Natural resources do not follow clearly delineated lines. The country was made on natural resources and that is what keeps open space!
- Focus on problems that actually exist-leave everything else as is!
- Inadequate
- I don't think we should hurry up becoming Westchester County
- Open space has been saved by working families not by forcing it
- Too much land being set aside for open space
- Do not clarify and simplify the current zoning by changing the meaning of the current law; that would be changing the law, not clarifying it.

Things you LIKE:

- Save open space-they're not making any more of it
- All of Rochester should stay 1 acre zoning
- Not all regulations are obsolete and outmoded!! What about considering them part of the Town's tradition. Don't rush to rewrite!

Scenario 2-"TRUTH-IN-ZONING"

Things you DON'T LIKE:

- Keep the old zoning and don't put new in
- Might work but no confidence
- Too cluster/very ugly/go to the city if you want that look
- Partial solution

- While “clarifying” business uses permitted, some old existing business may be destroyed!

Things you LIKE:

- This could allow development where resources permit; it could also reduce infrastructure costs
- I could live with this but probably couldn’t afford the taxes!

Scenario 3-LANDSCAPE PROTECTION THROUGH REGULATION

Things you DON’T LIKE:

- No! No!! No!!! Two-acre minimum is just fine
- This will create an environment where only the wealthy will be able to live. So much for rural character
- People should be able to do what they want with their land
- Let’s stay away from more regulation
- Communist Soviet bloc
- Too costly
- Too restrictive
- Do not like restricting land usage outside of hamlets to 5 acres per unit
- Too restrictive

Things you LIKE:

- ADD flexibility/ 5 acres OK but add bonuses for open space
- This is a good concept. Go to 20 acre zoning at steeper part of town!
- Less houses-Less taxes!

Scenario 4-LANDSCAPE MANAGEMENT THROUGH INCENTIVES

Things you DON’T LIKE:

- How do you fix zoning when it isn’t BROKEN?
- Most farms in our town are supported by farming
- It all comes with COST!!
- Protect my land from me?? For you!!
- High-density ruins rural character we want to keep

Things you LIKE:

- Best of the lot
- This has possibilities but the complexities might make it unmanageable
- Give incentives for keeping open space
- Tax reduction for keeping land open-best incentive!
- Less houses-Less taxes!
- Good idea

SECOND MEETING, TUESDAY, APRIL 18: ALLIGERVILLE FIREHOUSE

Scenario 1-ADMINISTRATIVE CLEAN-UP

Things you DON'T LIKE:

- Segregating the economic classes
- No gated communities
- This would populate our spaces with houses, houses-everywhere!
- Bad idea-misuse and overuse of land
- 1-acre zoning could be DISASTROUS on the water supply, emergency services, and potentially our taxes!
- Restricting and forcing are not the answers! Encourage and discourage appropriately!

Things you LIKE:

- Yes! Clarify regulations
- Very good idea-sooner the better [clarify regulations]
- I agree [with updating outdated regulations]
- Create true business districts
- Yes! [business zone delineation]

Scenario 2-“TRUTH-IN-ZONING”

Things you DON'T LIKE:

- I don't like the wording here-actual development potential of “MOST” makes me a little uneasy
- Cluster housing doesn't fit in rustic Rochester
- Needs to be looked at and clarified [actual zoning versus actual development potential]
- Would this restrict businesses in residential zones regardless if it could coexist?
- Truth in zoning would have been a good idea 20 years ago. We need more

Things you LIKE:

- Yes [adjust zoning to reflect actual conditions]
- Good idea-some areas already overused
- Adding truth in zoning with incentives is a good place to start
- Definitely! [clustering]
- Good idea to use land with smart development

Scenario 3-LANDSCAPE PROTECTION THROUGH REGULATIONS

Things you DON'T LIKE:

- Property owners losing their “rights”
- Fifth amendment rights
- Not everyone wants to be taxed or maintain 5 acres
- Mix up the zoning with 5 acre, 1 acre, etc.
- Not unless there is not enough water to support 1 acre zoning
- Segregation of the middle/low income
- Controls where the lower and moderate income family can afford to live
- No [hamlet as community center]

Things you LIKE:

- Yes! [protect open space]

- Lower my taxes, please
- Protect the land, clean air, water, land
- I agree-you will run out anyone that makes low or middle income [low density=expensive housing]
- Open space accessible for hunting/hiking!

Scenario 4-LANDSCAPE MANAGEMENT THROUGH INCENTIVES

Things you DON'T LIKE:

- Does it really have to be so complex? [negotiations]
- Complex OK, but not to extent of driving away business
- This should not be the only high density, as hamlets are very small

Things you LIKE:

- Combine land management with truth in zoning!
- Encouraging and discouraging through appropriate incentives!
- Good way to preserve the area [TDR]
- I like the incentive idea! This is a place to start
- Yes [TDR]
- Good idea [cluster]
- Excellent; keep rural character of our community [by setting aside open space]
- People are more receptive to things when it's done voluntarily
- Need lower income and affordable housing
- We need more affordable housing, but are incentives enough?

THIRD MEETING, THURSDAY, APRIL 20: ROCHESTER TOWN COURT

Scenario 1-ADMINISTRATIVE CLEAN-UP

Things you DON'T LIKE:

- Cannot create cluster subdivision without completion of NRI-need strong aquifer sources!
- Doing nothing, does nothing-growth will still happen and will not be out of control

Things you LIKE:

- Less is best

Scenario 2-"TRUTH-IN-ZONING"

Things you DON'T LIKE:

- Market demand will shape the Town
- Gravel Banks and sawmill should be zone commercial so people know

Things you LIKE: None

Scenario 3-LANDSCAPE PROTECTION THROUGH REGULATION

Things you DON'T LIKE:

- This is only good for the wealthy 2nd homebuyer! Locals cannot afford this plan
- What about 1st time home buyers!

- And then the McMansions!! Ugly and monolithic
- Strongly disagree-zoning sacred
- Buy it-open space
- “Breath”=Life...is needed! Must be intergenerational or will be “rich only” or “seniors only”

Things you LIKE:

- Infrastructure is inevitable [water/sewer]. May as well begin in the hamlets

Scenario 4-LANDSCAPE MANAGEMENT THROUGH INCENTIVES

Things you DON'T LIKE:

- Buy it-large open space

Things you LIKE:

- Great idea and very much needed. Helps lower-income home buyers
- Excellent-must be mixed incentives
- This protects large parcel landowners-TDR

FOURTH MEETING, MONDAY, APRIL 24: ROCHESTER II FIREHOUSE

Scenario 1-ADMINISTRATIVE CLEAN-UP

Things you DON'T LIKE:

- This is just moving the deck chairs-no real development
- Need modifications to reflect development over past 30+ years rather than just cleaning up what we have
- I'm concerned about over-development here

Things you LIKE:

- This plan would favor the local person-other plans would have the potential to change zoning densities and make minimum acreage higher-hurting local folks looking to pass land to kids and making building for local folks MUCH more expensive
- I agree-leave current zoning as it is
- This is preferred

Scenario 2-“TRUTH-IN-ZONING”

Things you DON'T LIKE:

- Better than just a clean-up but 1 acre zoning opens up the possibility of over-development
- Too restrictive with no necessary benefits

Things you LIKE:

- This one
- Need different density-[other than just 1 acre]-best way to future

Scenario 3-LANDSCAPE PROTECTION THROUGH REGULATION

Things you DON'T LIKE:

- 5 acre zoning will only hurt local people and drive them out

- 5 acre zoning is too large-moderate income families will have problems affording it
- Some development may “need” the open space to operate-TOO RESTRICTIVE
- -NO-If I own 10 acres of land and have 4 children, I would not be able to give each of them 2 acres to build a home-therefore they leave!

Things you LIKE:

- Use a combination of incentives and regulation
- Although incentives are nice-regulation is definitely needed to mitigate EXTERNALITIES

Scenario 4-LANDSCAPE MANAGEMENT THROUGH INCENTIVES

Things you DON'T LIKE: None

Things you LIKE:

- Love it!
 - Would help keep large areas of open space
 - Use of carrot rather than stick-allows for development based on individual needs
- Use incentives and regulations

VISIONING EXERCISE

Next, the participants were asked to take part in a visioning exercise. Worksheets were provided which explained this exercise. Participants looked at twenty images and were asked to rate each image from 1 to 4 on whether it was:

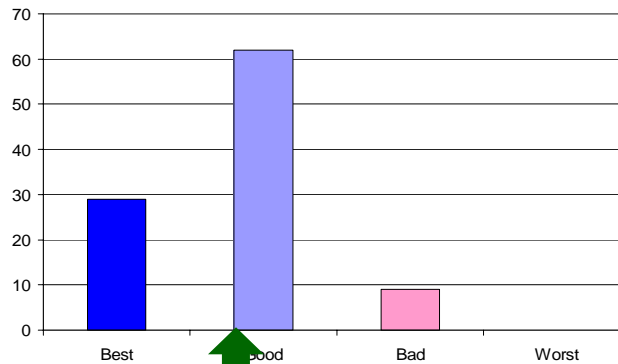
1. The very best type of development for Rochester.
2. Good development for Rochester.
3. Bad development for Rochester.
4. The worst type of development for Rochester.

Additionally, participants were asked to explain what facet of the image caused them to give it the rating that they did.

The follow pages show the results of the imaging exercise. The images are presented in the order from those with the highest average rating to those with the lowest.

Rochester's Future

Image 1



Avg. Response
1.80

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 1



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; [no comment]; character to the community; good shape, old character; Good-the past; had many great cultural experiences here-Accord train station; Historic; historic (?) to hamlet; Historic and very nice; Historic preservation and commercial; Historic value-sign of area; History; History is beautiful Commercial in there would be best use; if a viable business in hamlet; interesting building, history; it's been here a long time; like connection to past adopted for commercial use; looks like an old train station/has character; nice historic but not used; old town; preservation; preserve the history; reuse of historical building in hamlet; Rural, historic, cultural; Rustic; rustic-like it; save it-good architecture-historic; save the old

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; acceptable; acceptable-but not our business; clean it up; creates an attractive focus for "hamlet"; cultural; existing station/part of community; fits character; fits in landscape; Good for small business, offices, etc.; Good historic preservation; Historic; historic; Historic; Historic; historic character; Historic development; Historic preservation; Historic, alluding to past culture; historic, cute; Historical; Historical; historical building; Historic-quaint; I don't know what it is but it looks nice; it fits the Town; it's original; just like old stuff; just OK; keep old historic buildings (train station); Keeps overall look great-part of town; looks natural; looks nice; love trains; more in-line with area; Natural wood; ok-but road set back is too small; old train station; pleasant; preserve historical areas; preserve old building; reminds of past; retains historic character while still using property; retains historical character; Reuse of building; rural character; setback, lawn, good aesthetics, trees; the rustic look is appealing; town history; traditional/classic/historic; unique building; what Rochester is

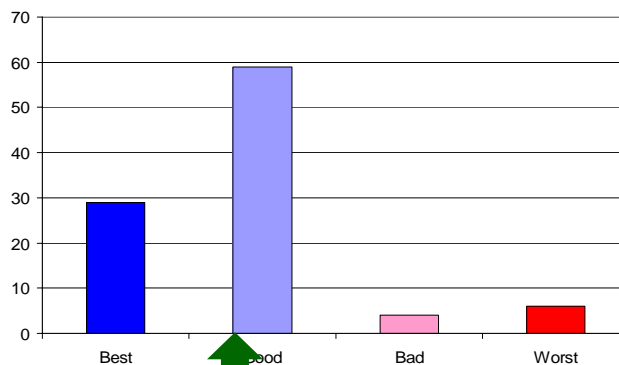
[no comment]; [no comment]; Bad; close to road-run down; empty building; Landscape; Looks snobby; out of place; Too close to road and neighbor

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 20



Avg. Response
1.87

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 20



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment];
[no comment]; [no comment];
beautiful housing with land;
Beautiful-Best; country look;
good looking-pleasing to eye;
good space, nice look; Great;
great-not up peoples' butts;
looks great/functional; looks
nice-is it affordable?; lots of
room, orderly; more like
Rochester; my home look;
neat, open, hopefully
affordable; nice ; nice houses;
nice houses-set back; nice
property-beautiful; nice
viewscope; nicely developed;
Open space-natural-beauty
prevails; open; spacious; open-
clean-rural; pretty road-
preserves rural character; rural
character; Utopia...home

(?); ? Developer's land; [no comment]; [no
comment]; [no comment]; [no comment]; [no
comment]; [no comment]; [no comment]; adequate
space; can't really see the houses; country setting;
does allow for living but retaining the beauty of area;
Good and Bad-maybe unaffordable for most; have
elbow room; have some space; houses not as close
as others; I like the smaller houses but it appears
like there is a large house in the left of the frame;
keep it rural-but affordable for locals!!!; keep the
country ; like openness; like the country appeal;
looks better than a subdivision; looks fine; looks
good; looks good; looks like nice house; looks more
rural with smaller houses than other more suburban
development; looks rural; lots of space around it;
Love small roads-green grass; lovely, but
impracticable; maybe, can't tell; needs more trees;
nice; nice and homey; nice homes; nice road; nice
rural development; nice rural living if you can afford
it; nicely fenced and good (?); ok sprawl-seems
country; OK-nothing special; open look; open space-
fencing nice touch; open space-room to move
around; open spaces; open space-well done;
pastoral, spacious, uniform, residential; Perfect;
residential; rural character; rural look; rural look;
rural, pleasant look (probably the BEST); set back
off road-lawn mowed; some 5 acre areas; very clean
uniform maintained road; what we are

community of
grass; hate
modern roof
lines; OK, but
still too close;
where does the
road lead?

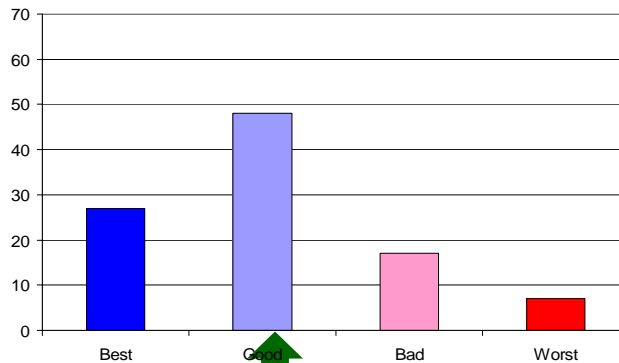
[no comment]; [no
comment]; don't need
3 or 5 acres to build;
house in field should
be in woods; the huge
house to the left is
ugly; too much "open
space"-will limit
residents on building

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 8



Avg. Response
2.04

www.fairweatherconsulting.com/Roch



Rochester's Future

Image 8



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; big set back from road-spacing; country look; good room/space around houses; GREEN-HEALTHY-But need associated open space; has town character; in spaces; like the aesthetics-open space; looks appropriate for the town; looks like Rochester; looks ok; nice and quiet; nice houses-a lot of green; nice set backs...lots of lawns-looks nice (upper end housing); nice setbacks-high income housing; OK but needs more trees and natural look; open air-nice views; open housing; open space; open space feel; open space; large parcel; open/individual; rural character; rural with open space ; very charming, good spacing; very nice-room for family

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; ample room between homes; beautiful open space-needs more trees; better sense of space-too much lawn; but must be a part of a mix-lawns-no wild life; cookie cutter; country; creates community; Good balance with green space; has distance between homes; if as conserved in back, that's fine with me; if individual farm house; it is what we have; it sets back ok but it's sprawl; it's what I am used to; keeps it country; like spacing, open areas; like the lawns-open space but too many; like the open space; looks like country living; maintain rural character; McMansions; more natural; needs more trees on houses; nice rural homes; nice-open; OK if parcels don't have to be too large; ok spacing; ok-we need houses; open space; open space but a little pricey; pretty; provides the kind of positive setting; scenic; scenic; simple; space between; spacious; what we look like now

[no comment]; 5 acre zoning; big lawns do nothing for (?)- increased cost of sucs; depends where it is; don't need high-dollar homes in rural country; house too big; houses too big and ugly; houses too close; looks like McMansion subdivisions; McMansions should be banned; need landscaping design; no smaller houses; not affordable for the average resident; subdivision on old fields; too clustered; too open; uniform

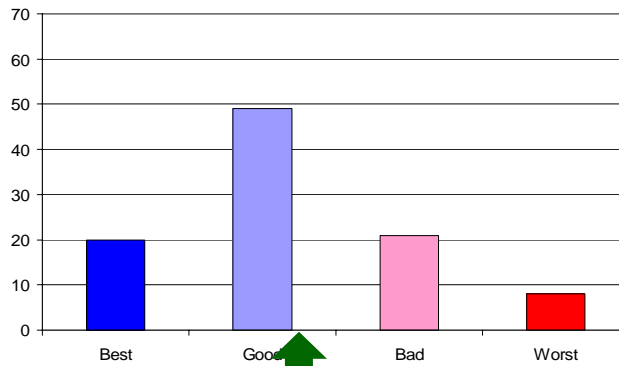
don't fit in with surrounding rural character
got trees?
homes are too large- they don't fit in with rural character
Pennsylvania
this is what will force out the lower income families
too big, not rural in atmosphere/appearance
too clustered

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 19



Avg. Response
2.17

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 19



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
like rural character to me; nice building; nice
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
like rural character to me; nice building; nice
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
like rural character to me; nice building; nice
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

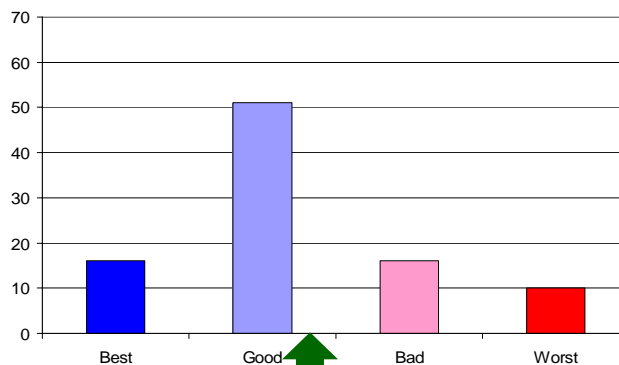
[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
like rural character to me; nice building; nice
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 18



Avg. Response
2.22

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 18



COMMENTS

BEST DEV. **GOOD DEV.** **BAD DEV.** **WORST DEV.**

[no comment]; [no comment];
[no comment]; build one
here; convenient; affordable;
employment; tax payer; good
for commercial-specialty
shops etc.; great; keeps with
community-good access;
Looks good; more choices in
the town-designed well;
needed; nice mall; nice set
backs and kept trees!; Ok in
Commercial Zone with
setbacks; provides jobs;
small business

[no comment]; [no comment];
ample pkg; better strip-mall design; character-not
obtrusive; close shopping to home; clustered
stores ; country appeal; design for building has
character-draws together; fades into landscape;
fits into surrounding area; good economic
growth; good example of small clustered
businesses; good food; good parking; good
planning; good stores-not too many-also Mom
&Pop businesses; has poor parking and routes;
has potential; have Emmanuel's. tasteful
business without strip mall "look"; if it works; it's
ok-looks like home; jobs for the locals; jobs-
services; looks fine!; looks good; looks like it is
set back off road-better than on road; more small
business; necessary function-fits into community;
need a food store, they are expensive; nice
businesses; nice landscaping, etc.; nice use
while keeping character; not bad looking; off
road, clustering; ok ; ok set back and style; ok-
not the worst-needs more green; quality mall;
rural-love Emmanuel's-nice landscaping; seems
developed well to tie in with area; set off road-
looks rural; small business; someone's small
business; sort of ok; store blend in; torn on this
one; needed for community but not on 209;
unified shopping mall look; unitized commercial;
well built

[no comment]; [no
comment]; [no
comment]; [no
comment]; [no
comment];
available
elsewhere; better
strip mall; don't
need it; possible
but not liked;
space ; too big for
Rochester; too
much parking lot-
don't need more
retail; too much
people; too Stone
Ridge; ugly;
unscreened

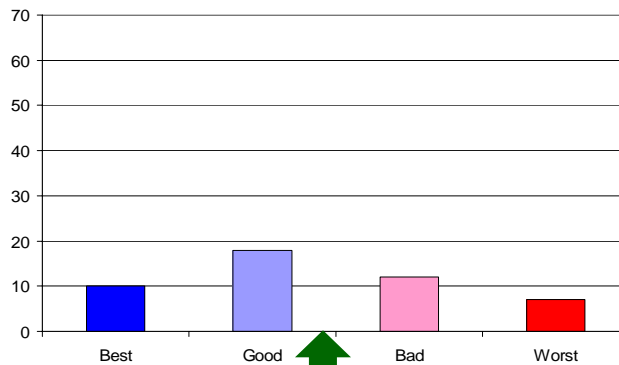
[no comment]; [no
comment]; don't
need; more
blacktop; no more
metal buildings;
no need-available
elsewhere; NO-
Keep the stores
out; strip mall;
strip malls; we
have enough
already

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 14-A



Avg. Response
2.34

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 14-A



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

affordable
affordable
affordable
affordable housing
all and any homes are great
good for our people
needed in Rochester
reminds me of where I grew up
single home-affordable
that looks just like my neighbor-
enjoy the diversity

[no comment]
[no comment]
[no comment]
a little (?)
affordable for local people
affordable for some
affordable housing
his house, his right-looks
good
housing that is needed
inexpensive housing
it's livable for many
looks "affordable"
modest affordable, open
space
our past
part of this community
personal ownership
possible on small plots
private house; Okay if
clustered; someone's
home

[no comment]
[no comment]
[no comment]
[no comment]
[no comment]
mobile home
needs landscaping-not in
good shape
rather shabbily developed
run down mobile home
too many styles-run down
too many trailers
trash

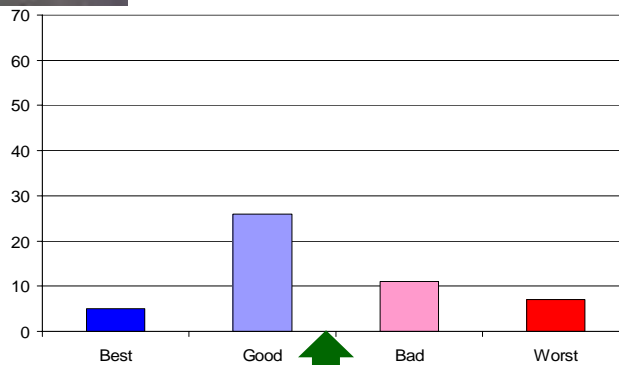
low quality
no more trailers
no resale value
no trailers
ugly
unkempt-no problem with
mobile home
very ugly

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 14



Avg. Response
2.41

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 14



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

attractive housing
like setbacks
needs trees
nice spacing,
good look
privacy

[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
Acre parcels; country setting;
enough open space; in
moderation; keep the country
look; looks fine; looks good;
nice development; nice rural
housing area-spaced; nice, rural
character-green grass of home;
not much character; ok ; ok-but
large house looks like a
mushroom; open spaces;
seems to be a lot of this; set
back but sprawl; spacious
appearance; spread out good;
too close homes; what we have
now

development waiting
for an idea; Houses
too big; houses too
big; indifferent; needs
fitting into landscape;
too big; too close; too
close to the road and
next house; too close-
PA; too large for site;
too suburban, taxes
too high

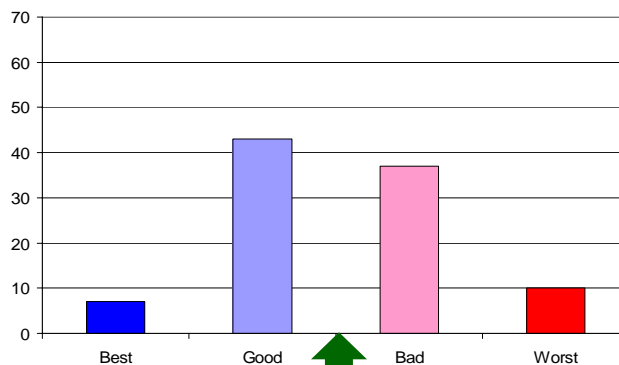
hate black top
houses are too close
large lot estates-high
town costs and use
up open space
set back is good-but
homes are too big
too large-we already
have this in town and
they do not fit in here
too ritzy
unaffordable houses
that sink up land

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 9



Avg. Response
2.52

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 9



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

employment;
convenient
employment-
higher taxes
family owned
business
local business
memories of
growing up;
reminds me of
my parents'
business
natural
small
business-hair
dresser,
offices, etc.

"off road" and low; (?); [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; 60s history; Accord history; business location with parking; cleans clothes; country style; good example of small business; good place for a business; good to have locally owned small business and restaurants; good use-was good (?)-1st use of solar in town; historic structure; just like it; It has been there awhile; it's ok-don't bother me; looks ok; low impact commercial; more business; more business; need remodeling; needs shrubs; needs to be developed; nice business look; No problem; not bad; OK for office; Ok if add other buildings around it; old Agway building?; part of Rochester; part of this community; should be used; slow starter; small scale, multi-use; that's what this town is about; typical village character; ugly, but let's work with what we've got

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Blah; CRAP; it's a dump and a disgrace to downtown Accord; looks vacant and old; motel? More set back needed; needs better landscaping; needs landscaping; needs more trees-inground wiring; needs work; no idea what it is!; not appealing-looks like strip mall; not being utilized to fullest extent; ok; out of character with town; poor use of comm. (?); real design problems; squat-ugly; strip mall is poor idea; tend to become abandoned and ugly; too mobile-homey; ugly; ugly; Ugly architecture; ugly house-no trees in front; un/used; unattractive building, wires; uninteresting, bad building design; unscreened parking lot; vacant; vacant; vacant old building-not in use; would like to see laundry mat fixed up

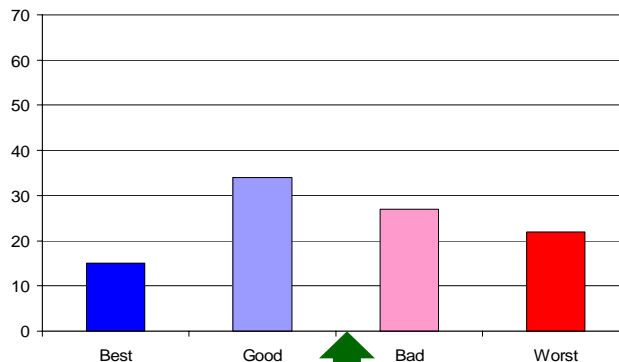
(?) character
[no comment]
avoid mini shop malls
bad architecture
functionally obsolete
HATE IT-shopping
dead
no more like this
poor quality
strip mall-unattractive
ugly commercial
architecture

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 11



Avg. Response
2.57

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 11



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; Fits; has character; has character; historic structure-open the store!; historical building; Honestly-I love these buildings just as they are/they have character; I love that building; like it-drove by it as a kid everyday; love it-restore it; love the rustic look!; memories; original; should be renovated; this is what the Town of Rochester is all about!

(?); [no comment]; [no comment]; Accord; can't imagine new buildings looking like this-but this is part of our character; central water sewer needed-no parking ; character; could be fixed up, but nice part of town; could be nice if restored; fits but could use some fixing; get it restored-part of this community; good if refurbished; historic; historic site; historical; has character and sentimental value to residents; History; I just love it/Restore it; I like it; if cleaned up and fixed-ok; if fixed up; if improved and preserved; just needs to be fixed up; need to preserve history; needs new owner; needs rehab; needs to be saved; needs work-has potential; nice building to restore; OK; OK but Sally apart needs serious renewal; Okay to preserve it; restore it please; rural character; this town

?; [no comment]; [no comment]; [no comment]; allows abandoned buildings to mess up area; appearance of building; building is decrepit-eyesore; decrepit-eye sore; dilapidated; just old; looks like a dump; looks shabby, esp balcony porch; needs help; but could be nicely renovated; needs new owner; needs renovation; needs restoration; neglected-abandoned; not; out of place; poor planning; those buildings are an eye sore and code needs to be enforced; too run down-too big; ugly; ugly; underutilized-abandoned; waste of beautiful (?)

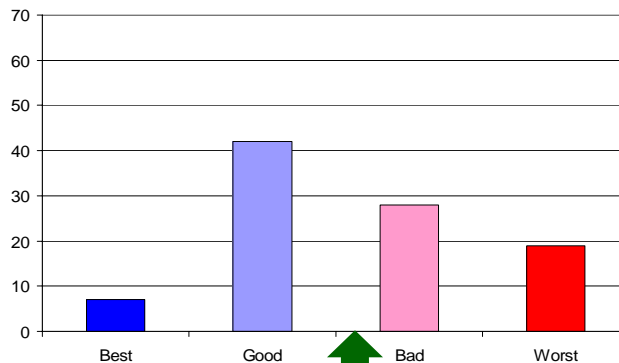
[no comment]; [no comment]; 1st building is (?); bury wires-dirty; decrepit!; Definitely not what Town of Rochester is about; derelict; deserted property is not good-run down houses are BAD; fix up the hamlets (Sonya's store); looks run down; needs (?); needs rehab-falling down; needs tremendous cleaning and work; ramshackled, trash around with electric wires; run down; run down; run down; not maintained; run down-not needed; rural blight-please bulldoze it; Time to remove it; vacant, unkempt; very run down and needs much work

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 10



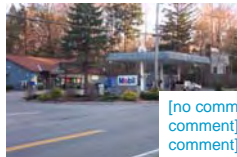
Avg. Response
2.61

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 10



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

design fits well with rural environment
good for tax dollars-but this one is too close to the road
good landscape
good tax payer-employment
more commercial taxes
provides jobs
this is acceptable-looks like what we have now

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; along 209; better than PX; better than we have; blends in-country setting; clean, inviting; clean-if needed, nice design; commerce; Consistent with what we have; convenience; don't need more gas, but good site work-make the PX pretty; for a gas station this one looks pretty nice-I wouldn't want to see too many; good commercial growth; good gas state of (?); good landscaping; is nicely kept and fits into landscape; it's better than what we have; landscaping nice; like the Px's (have enough); looks better than our PX; looks fine; lot of greenery around it-much potential; makes cars go; need gas stations; needed; new service; nice and clean; pleasant looking; provides service in relatively attractive setting; since a gas station is needed-tends to blend in; small biz; some will be needed; try to blend in; Ugly...but needed!; we all need gas; we need gas; we need gas-nice design and landscaping; why not?

[no comment]; [no comment]; [no comment]; available in nearby community; bad access on and off; bad company; bad position; big enough; CRAP; crowded; don't like it-not local; gaudy attempt to conform to rural character; have enough; have enough of these; hideous-but they try; landscaped ok, but not needed; no more gas stations!; ok; sign; Stone Ridge; too much like Stone Ridge; too much traffic; ugly-run down; we already have enough gas stations; we are not in Marbletown; we have enough; we have enough gas stations; where are you putting this?

"rip-off"; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; enough already; HATE MOBIL; hate Stone Ridge; looks like Stone Ridge; no more family owned stores; no more gas stations; OK signage-No more convenience stores; Stone Ridge; too close to the road; ugly commercial ; we have enough gas stations; we have enough gas stations

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 12



Avg. Response
2.68

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 12



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

affordable; clean, neat, well kept-good for hamlet; fabulous old-town designs; good hamlet development; hometown feel; housing too close maybe-very clean; looks inviting; lovely for hamlet with sidewalks; nice architecture-bring housing to hamlet; nice house, trees; see #71; walkable community-nice looking houses, traditional design; well kept, lawns, garden, trees

clean, but too close to each other; community of neighbors; compact development; good for hamlet; good hamlet growth; historic hamlet; in certain districts-no tall districts; in high density hamlets only; looks good; neighborhoods in hamlets; nice; nice; nice houses-too close to road; nice use of space in hamlet; nicely constructed; nicely kept homes-good landscaping; nicely kept, traditional homes; not real-sewer needed; OK for area; ok for hamlet; nice area; OK in right place; possible clustering; possible hamlet building; sidewalks, renovated historic homes!; too close but very nice; very well-kept but too close together; well cared for historic houses; well-maintained village house

[no comment]; [no comment]; [no comment]; cluster; congested housing; houses too close; houses too close-too big; Kingston; much too close and too big; no rural, historical; out of place; same as #7; too (?) for Accord-too expensive and private; too city like; too close; too close and too big; too close to each other; too close to road; too close together; too close together; too close together; too clustered; lack of open space; too dense; too dense-?; too dense-ok for Kingston; too expensive for clustered housing here; too suburban; too suburban; we are rural-this is for city; where does the road go; white picket fence

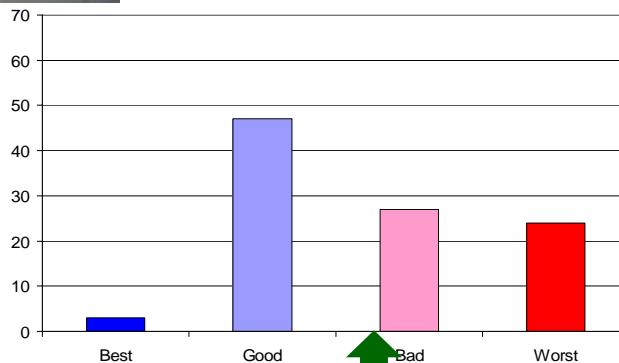
[no comment]; [no comment]; good for N.P.; houses too big and too close; Houses too close; looks like Kingston; looks like Kingston; looks like NYC/Kingston-too big and close; neighborhood; no elbow room; no no!!; no-don't like curbing; Not Rochester; too big; too big and too close; too big/too close/too city; too close; too close; too close together; too close-all the same; too close-no land; WAY TOO BIG! And too close

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 7



Avg. Response
2.71

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 7



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

although prefer off-street parking
great design, walkable-houses aren't too big
lots of space-nice design-small store with historic feel

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; affordable cluster housing; affordable housing; attractive; attractive development; but too "citized"; clean and neat; clean, neat, orderly; clean, neat-a little close together; clean-affordable, need off street parking; cluster housing/no landscaping; could be good if compact and 10 times open space; good example of cluster housing; good if limited to only a few buildings, affordable; good look, affordable; if kept to a small number of buildings; in high development and zone only; like the truck; looks like apartments-acceptable affordable housing; looks ok; might work with off-street parking; neat, tidy; need central water sewer; need to provide lower income housing; neighborhoods in hamlets; nice; nice for inside a hamlet; nice hamlet development; nice layout-possible; nice neighborhood for towns; nice-clean and harmonious; not the town's job; OK but looks too new; OK for cluster development; ok for hamlet; ok-but should be limited number of buildings per cluster; possible housing; sidewalks, wide road, nice house, but no trees...; too sterile but could be affordable; very nice looking comm.; way to handle clustered housing with attractive surrounding; well done for a hamlet

[no comment]; belongs on beach; cluster housing; does not fit in with history or area; don't like design; in some zones ok-not overall; looks like house and apartments "clustered"; looks pre-fab type; no parking; no tress/large houses/small lots; No, too crowded-looks like suburbia; only for cluster/hamlet; out of place; personal dislike of so closely spaced residential density; too big; too city; too close to road; too close together; too cramped-need to spread out; too crowded; too dense housing; too much; too much city; too much fencing-need to be welcomed in the county; uninteresting, no trees, landscaping; walls off sidewalk-unfriendly; yuck

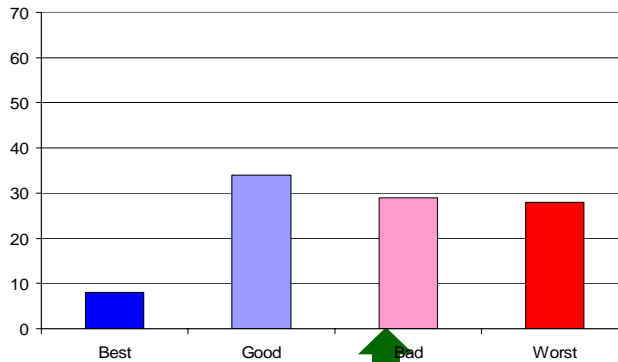
[no comment]; [no comment]; [no comment]; all look the same; Awful-stacked houses; Bad style-out of place; boring design; Condo-like; cookie cutter look; development; house too close; houses too close; no way; no way/ugly fence; No! Not Rochester; North Carolina; not rural; too; too city; too crowded; too much-forget it; too much-is the cluster housing?; Twilight Zone; unnatural landscaping

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 6



Avg. Response
2.78

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 6



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]
business
good for employment and convenience
high tax revenue
it's also needed
more commercial tax dollars, jobs, and a community need/service
provides jobs
set back

"off road" better for traffic; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; back off road; but hidden behind more trees; certain areas; convenient; easier for people/jobs; facilities available, some landscaping; good if in with couple others; if done with more taste; if needed could work; if they pay taxes and it's comm area, fine; in Accord; it's needed; jobs/commercial taxes; landscaping looks nice; more business and employment; more jobs; needed; nice landscaping; nice landscaping; not too bad-could be part of town; off-street parking, landscaping; Okay in right place; provides jobs and services; saves peoples' lives; set back is good; set back more...trees are nice touch; this is needed-best of worst; we need business

[no comment]; [no comment]; [no comment]; [no comment]; available in nearby community; do not want large stores, etc.; does not blend in; hate modern boxes; have enough close; increase traffic; looks like New Paltz, these projects can be done (if properly); looks sterile; money goes out of community; national chain (?) local owners; needed but ugly; not a structure needed here-found in Kingston; not needed, can go to Stone Ridge; not set back enough; not too bad?; ok, but not landscaped enough; out of place; Rite Aid's look-as of a big city; sidewalks; too "strip mall" like; too commercial; too commercial; unattractive-should be off a road; we do need convenient business, but it's hard to walk here; where are the people?

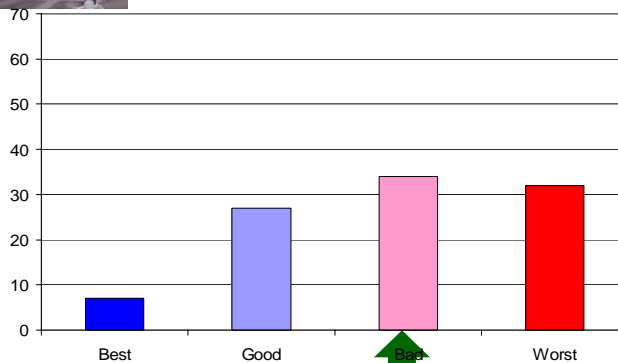
[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; bad character; disgusting; enough north and south of us; franchise and barren landscape; have enough malls; horrible-no character; in hamlet part-not town; Kingston; lack of originality; looks like Kingston; looks like New Paltz; mass (?) -signage-ugly-bad politics; mini-mallish; need more Mom and Pop; NO!; NO-Anywhere USA; not integrated in landscape; not rural; set back from street; Too city; too corporate-not local; too urban; no chains; too Westchester; Ugly commercial-could be much better; unattractive commercial

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 5



Avg. Response
2.91

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 5



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

downtown revitalization-reuse of historic building
good for Hamlet
historical façade
Historical. Nice!
Commercial too
it's great-looks ok
looks good
nice for a city/not Rochester

[no comment]; affordable housing in town center; building looks historic; commercial balance; could have possibilities; crosswalks clearly marked-street lights-apts up top are good with small local business; Governmental; historic; historic; historic; Historic preservation; historic-may provide affordable housing; if done in a hamlet for shops; if they pay taxes and it's comm area, fine; In-town, it's perfect; looks historical; multiple family affordable; nice style for in town; OK for area; old style; period architecture; preserves old building, not new like this though; re-use; see #2; small scale multi-use (?) business; thriving business; use old structures

[no comment]; [no comment]; [no comment]; [no comment]; Art or pottery; boring; characteristic for small town; depressing close quarters, garbage on street; does not fit in-no central water sewer; does not look like out town-no part of town would be appropriate; double lane highway; fair-too big yet affordable; Industry of offices; looks like it needs fixing- (?) right up to the go; monolithic, no landscape-massive; no apts. In tall buildings; not a good fit-belongs in a city; OK historic development; old commercial; out of (?) architecture- (?); out of character; prefer no more than 2 story-needs more architectural enhancement; some historical aspect; TOO BIG; too big; Too big; too big for us; too big-no character; too large; too overbearing; too urban; ugly

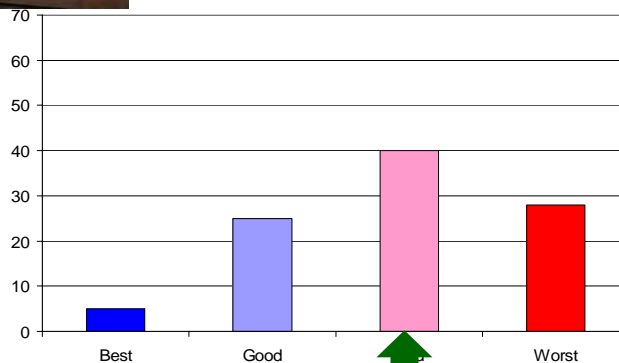
[no comment]; [no comment]; Big city; city-looks stink; doesn't fit here; doesn't fit in with the town; looks like Honesdale, PA-not rural Rochester; looks to be city structure; looks too much like a city; more people-city like; never ; not city look in town; not needed-ugly; not rural; Please No!-too city; Reminds me of Honesdale, PA-too large; this is ok for the "past-way too large for our future development; too big; too big-apts are needed, but not like this; too big-doesn't blend in with community; too big-doesn't fit in to rural character; too dd style; too hard, no parking; too large; too many cars; too much city; too much of nature destroyed; too tall; ugly; ugly; would not fit in

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 3



Avg. Response
2.93

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 3



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]
family home
good for 1st home-buyers
looks congested
small town development
attractively done-promote business

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Arch. Mess/Good (?); better than strip malls; business with outdoor space (roof top); close development-might be lower-priced property which is good; cute shapes, encourage small local business; eclectic; good possibility; good storefront and attractive commercial; Hamlet only; if central sewer is available; interesting shapes; keeps with small store front; looks like shopping; might be ok for the hamlet area; nice clustering of business; not the town's job; OK-too intense big density but OK; quaint; Strip-saves gas!

[no comment]; [no comment]; [no comment]; [no comment]; aesthetically not pleasing; buildings too close; cluttered; cluttered; congested; congested store fronts; Corporate; crowded, confusing; eye sore; Good idea but UGLY; haphazard; crowded; hodge podge development; it could be better presented; it's a mess-too cramped; it's ugly; looks ugly; messy; different styles; no character; not integrated in landscape; not rural-too city; OK if in hamlet only; poorly designed; size; too big; too busy; too busy; too clustered; too cluttered; too cluttered, poor design, no open space; too cluttered-crowded; too congested; too dense; too jumbled; ugly; very scattered; very sectional area

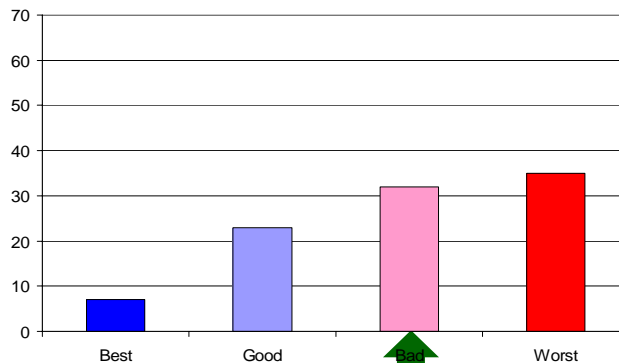
[no comment]; [no comment]; [no comment]; add-ons; Buildings should be single story; too many stairs; cannot determine what it's a picture of; destroys rural character; does not fit; Florida-Look, out of character; honky tonk; looks like city; looks like heck; looks to artsy; no character; no way; Not Rochester; Pottery or Art Shop; too close together; too cramped; too much in small space; too overwhelming; ugly; ugly; ugly; ugly-no good; very busy, overwhelming; what is it? Huh?

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 15



Avg. Response
2.98

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 15



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

convenient-employment
good in commercial zone
higher tax revenue
provides jobs
saves peoples' lives
this we really need
too much blackout

[no comment]; [no comment]
[no comment]; [no comment]
[no comment]; again-this franchise business can be developed better; convenience
good and easy access; good commercial growth; good commercial use in zoned mall
in Accord; it is needed for area
Jobs; like brick; like building style; needed; needs drugstore
needs landscaping; off road-good road; OK if we need it
we could use the business

[no comment]; asphalt culture; building too big-parking lot too big; clean but no, TREES; Department stores=more people; don't want too many
enough around; hate strip malls; houses too close
looks bad; national chain instead of local business; needs set back; no green area; no landscaping
no landscaping; no strip malls; not in keeping with community; not necessary; not that far to Stone Ridge
one is good enough; out of place; Stone Ridge
too big; too big for Rochester; too city-like; too large
too large for area; too much blackout-no character
too much for here; too sterile-needs trees; UGLY-not ok in a commercial cluster; uninteresting, massive, no landscaping

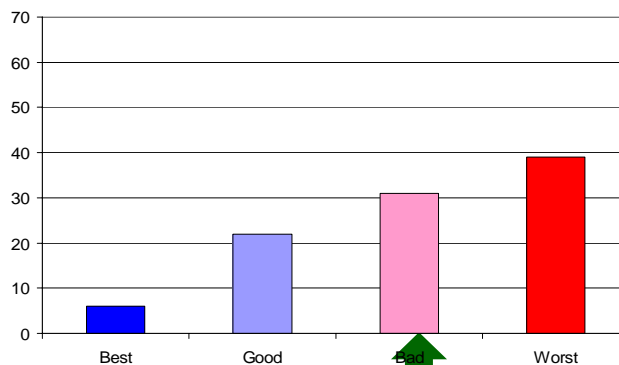
?; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Accord would be a sad remnant attached to such a production; available north and south; concrete, concrete, concrete; corporate-not local; doesn't add anything to town; don't need it in Rochester; Eckerd sucks; ghastly; inappropriate; looks "catfish"; looks like "Everywhere USA"; looks like city (yuck); needs to be in shopping center; NO WAY; No. Too much pavement-too big; NO-Anywhere USA-don't need more drugs; poor landscaping for a commercial building; rigid commercial; too big; too big of a sign...too big overall; too busy; too large for Accord; ugly; ugly; ugly; ugly!! -doesn't fit rural character; unattractive; very ugly!!; village-small city

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 17



Avg. Response
3.05

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 17



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

convenient;
affordable;
employment; tax
payer

houses small
business

necessary

provides jobs

this would be perfect
on Rte 209/several
of these-less trips to
Kingston

wonderful for small
business-specialty
shops, etc.

[no comment]; [no comment];
[no comment]; along
209/business; appealing
shopping center; as far as
strip malls go this isn't so
bad; clean, small rural
character considered; food
supply; good development;
good for Kerhonkson; good
for the town of Kerhonkson;
jobs-services; looks
traditional; maybe I could get
a better job there; more small
business; needs better
design; nice strip mall-good
tax; ok on 209; on 209; real
nice looking shops; store
blend in; unitized commercial

(?); [no comment]; [no
comment]; [no comment];
[no comment]; area doesn't
need strip mall; autos on
site; better if off a highway;
Big development; City=bad;
cluster; don't like strip malls;
gaudy ; if in a hamlet-OK;
no good; not individual; road
culture-no people; strip mall
looking (?) placed nice land;
surroundings OK; terrible
strip-mall design; too big a
strip mall; too close ; too
congested; too congested-
pushed together; too
crowded; too crowded; too
developed; too many stores;
too many stores; too
repetitive; ugly

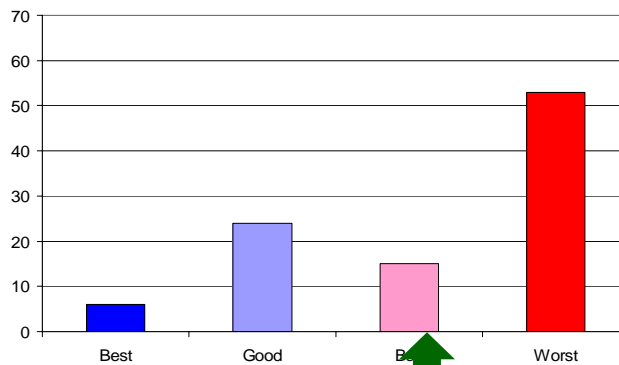
[no comment]; [no comment]; [no
comment]; [no comment]; [no
comment]; doesn't fit; strip
development on 209; don't like strip
malls; don't need ; don't need a
strip mall; junky; junky-go to
Kingston; keep on that side of the
mountain; Long Island; looks like
New Paltz; more ugly; no strip
malls. Road cannot support
business; no character; no need-
available elsewhere; no strip malls;
no strip malls; No strip malls!; no
strip malls!; NO WAY; No, looks
like Rockland County; No, spare us
please; No. Too "cute"-too dense;
no-strip mall (9W!); not!!!; out of
place; overwhelming; strip mall;
strip mall; strip malls; strip mall-
unattractive; strip rigidity-no set
back; too big for Rochester; too
busy!; too clustered; too dense-
unattractive

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 4



Avg. Response
3.17

www.fairweatherconsulting.com/Rochester



Rochester's Future

Image 4



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

good for employment and economy
higher tax revenue
more commercial tax dollars and jobs
Need business
needed for jobs
provides jobs

[no comment]; [no comment];
[no comment]; be good to have fast food; commercial and economic development; could be good, but; feeds many people; franchise business can be adapted to match rural character; good job opportunities; if in Comm/Ind Zone; if they pay taxes and it's comm area, fine; job opportunity; Jobs; jobs; means jobs; more business; need a fast food; need business; need fast food; need one; need one for kids' jobs; this could work in the town, with better design; well put together; workers need fast food

[no comment]; [no comment]; don't feel we need McD's in Accord; drives out other better businesses; fast food (?); fast food-NO!; like McDonald's; no demand-too high profile-McD's; no need; no need for fast food; not pretty; not the types of jobs we need; signage too high-no trees; too commercial; too contemporary, corporate

[no comment]; [no comment]; [no comment];
[no comment]; 209 too short! Bad character; bad food; blacktop-too stark-ticky tacky; could be designed better/stick out less; creates garbage; do not want a McDonald's here; doesn't belong; extreme corporate-not local; fat kids-money goes out of the community; God, no! no fast food; grease; grease; I don't eat there; keep in Kingston/Ellenville; keep out chain stores; leave this in Kingston; looks bad; looks like homogenized landscape; McDonalds=more people; NEVER-unhealthy, gross, bad storm water; no Mc D's; no Mickey D's pleez!; no rural character; no way; No way!; No Way! We're rural town; NO!; No, poor on every land-bad quality food and wages; not in character with the community; not instep with area-over commercial; not needed-fat children; not rural; no-totally unappealing; offensive poison; Please No!; poison; prefer home grown business-badly landscaped and too prominent; the fast food restaurant does not add to area; too commercial; too large; traffic duty; UGLY; unhealthy; unhealthy; want smaller, locally-run food places; we have enough of these-no more!; wrong for Rochester; you're kidding, right?; Yuck

www.fairweatherconsulting.com/Rochester



JUNE MEETINGS

In June of 2006, a second round of public outreach meetings were held. Five meetings occurred during the month of June:

1. Saturday, June 17, 2006-Town Hall @ 9 AM
2. Wednesday, June 21, 2006-Alligerville Firehouse @ 7 PM
3. Thursday, June 22, 2006-Rochester Court @ 7 PM
4. Tuesday, June 27, 2006-Rochester II Firehouse @ 7 PM
5. Thursday, June 29, 2006-Accord Firehouse @ 7 PM

Overview of these meetings:

These meetings were held to discuss the draft goals and objectives of the revised Town of Rochester Comprehensive Plan. Peter Fairweather and Tom Shepstone conducted a presentation of the draft. Discussion was brisk and constructive. Notes from the meeting (summaries of what was said, not quotes) were taken by Gene Moncrief; these notes were distributed to the Planning and Zoning Committee and posted on the Town website: www.townofrochester.net

The conclusion drawn from these meetings was that it is extremely important to find and use a balanced approach in the comprehensive plan for the Town. One tool suggested for finding that balance was the Town of Rochester Cost of Community Services Study (COCS). This study was conducted in 2005 by Margaret Bonner and it analyzed the affect three classes of property: Residential, Commercial/Business/Industry (CBI), and Open Space have on the fiscal condition of the Town. The study intended to answer the question: For every dollar of tax revenue generated by these uses/classes of property, what does it cost local governments in services? The implications of this study were explored at the second round of meetings. The Cost of Community Services Study is also included in the appendices to this plan.

The meetings also included a review of the plan goals as revised and simplified in response to comments received during the first round of public outreach. The results have served as the basis for further refining the plan goals.