

Town of Rochester Comprehensive Plan Update: Compilation of Existing Planning Goals

TO PRESERVE THE CHARACTER AND APPEARANCE OF THE TOWN

As previously discussed one of the goals and objectives is to preserve the rural or open character and appearance of the Town while recognizing that the population is going to increase.

1969 Plan	1990 Plan	2004 “Imagine Rochester”
Allocate good and ample site for future residential growth in hamlet or concentrations, thus leaving the majority of the land in large lot residential use, agricultural use, resort, vacant or wooded	Provide adequate area for future residential 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.	Maintain harmony with hamlets natural and historical character <ul style="list-style-type: none"> • Control new building • ENFORCE existing codes • Highlight the creek and its natural beauty • Investigate environmental and recreational compatibility Inventory open space for parks
Preserve as much as possible agricultural activity and wooded areas;	Recognize the continued importance of agriculture in the Town as a viable industry and for maintaining open space. Take measures to preserve productive farmlands.	Explore Purchase of Farm Development rights, Scenic & Conservation development rights.
Protect and enhance the natural waterways (Rondout Creek and its tributaries) and scenic areas (Shawangunk Mountains and Catskill Mountains)	Protect the Town's important natural resources 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. Preserve the scenic beauty of Rochester Encourage development that will be designed to be compatible with the natural and historical environment in the Town	
Prohibit billboards		

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Provide a system of flexible zoning regulations (including cluster zoning) designed to Encourage physically attractive and socially desirable developments;	Encourage clustering of single family detached homes to help preserve open space and natural features.	
Provide a system of open spaces and park and recreation facilities.	Provide for significant areas of open space including preserving wooded areas and agricultural lands to the extent possible	<p>Preserve and protect open space for outdoor recreational purposes, for all residents</p> <ul style="list-style-type: none"> • Determine and achieve best use of public/private lands for recreational purposes, such as snowmobiling, cross country skiing, soccer, hunting, fishing • Encourage partnerships between “sports” groups and public organizations • Publicize existing facilities (Wawarsing) • Extend and improve access to creek and rail trail
	Protect and preserve the Town's historically significant buildings and sites.	Historic Preservation incentives
		<p>Provide enrichment opportunities in fields of arts, music, crafts</p> <ul style="list-style-type: none"> • Tapping resources that exist in town • Programs targeted to seniors and youth • Library • Encourage environment that attracts talent and resources from public and private entities • A-K chamber of commerce as resources • Day camp

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	<p>Protect views of the Shawangunk Ridge, Catskill Mountains, Rondout Creek, etc.</p> <p>Identify and target critical viewshed areas for protection</p> <p>Preserve the independence and freedom of individual property owners wherever uses of the land will not interfere with the need to protect natural and cultural resources.</p> <p><u>[ENVIRONMENTAL QUALITY GOALS:]</u></p> <p>Conserve groundwater supplies</p> <p>Protect the quality of the water supply by strengthening measures to prevent groundwater contamination - Limit density of development in areas of lowest groundwater yields and in aquifer recharge areas</p> <p>Develop standards to assure protection of surface waters - Establish standards for development to assure streambank protection</p> <p>Protect the quality of wetlands and other water bodies so that current conditions are not degraded</p> <p>Protect wildlife habitat and vegetation - Limit disturbance to wildlife and vegetation from the effects of new development</p>	

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TO PRESERVE THE RESIDENTIAL CHARACTER

Another goal and objective of the plan is to preserve and improve the Town's residential character.

1969 Plan	1990 Plan	2004 "Imagine Rochester"
<p>Create an orderly pattern of growth through encouragement of concentrations of new residential developments in areas which presently are or which can conveniently be served by road, utility, school and other facilities, and to discourage intensive residential development in scattered areas and areas of difficult accessibility which if developed would involve excessive costs for road improvement, road maintenance, school bus transportation and utility installation;</p>	<p>Allow higher density residential development in areas with adequate roads, utilities, schools and other facilities.</p> <p>Discourage 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.</p> <p>Discourage intensive residential and commercial development along inadequate local roads.</p>	
<p>Regulate population densities to reflect the desired character of the Town;</p>	<p>Regulate population densities to reflect the nature of the Town's landscape.</p>	
<p>Encourage cluster development;</p>	<p>Encourage clustering of single family detached homes to help preserve open space and natural features.</p>	
<p>Provide a variety of living environments to suit a range of tastes and needs.</p>	<p>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.</p>	
<p>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</p>		
<p>Provide adequate public green spaces and recreation areas;</p>		

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TO IMPROVE THE TOWN'S ECONOMIC BASE It is the goal and objective of the development plan to improve the Town's economic base		
1969 Plan	1990 Plan	2004 "Imagine Rochester"
Preserve as much as possible the Town's agricultural activities;	Recognize the continued importance of agriculture in the Town as a viable industry and for maintaining open space. Take measures to preserve productive farmlands.	Increase awareness of local produce and products - Buy Local!
Provide sites for further resort activities	Encourage the tourism and vacation industry in the Town through well-planned resort, recreation and second home development.	
Provide sites for neighborhood business development and highway business development;	Provide for continued commercial growth opportunities compatible with the Goals and Objectives of the Master Plan including allowing limited commercial development in hamlet areas.	Create centralized commercial development <ul style="list-style-type: none"> • Inventory existing structures and research best use • Stimulate existing and new businesses • Research surrounding property availability in hamlet for development • Research infrastructure (Water, Sewer, roads, bridges, utilities) • Define development district • Seek funding opportunities
		Create community and cultural facilities integrated and integrate with commercial development <ul style="list-style-type: none"> • Inventory existing housing • Define development district • Explore development of senior and other forms of affordable housing • Explore entertainment, recreational, and cultural activities • Seek funding opportunities

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1969 Plan	1990 Plan	2004 "Imagine Rochester"
Preserve and enhance the natural beauty and man-made environment, thus assuring the maintenance and increase of property values.		Complete re-evaluation of zoning codes <ul style="list-style-type: none"> • Complete inventory of land resources (i.e. open space, forests, etc...) • Lot size reevaluation to encourage open space • Provide "workers" housing
Provide sites for compatible industries (but always keeping in mind that the predominant character of the Town is residential)		

TO IMPROVE THE TRANSPORTATION AND CIRCULATION SYSTEM

1969 Plan	1990 Plan	2004 “Imagine Rochester”
Anticipate the relocation of Route 209 and its effect on the feeder road system;		
Rearrange inconvenient intersections and reconstructing hazardous areas;	Maintain and improve the safety of the Town's road system.	
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.	
Prevent strip business development along frontage access highways.	In order to reduce future traffic congestion and traffic safety problems and protect scenic views, seek alternatives to strip commercial development along Route 209	
	Permit home occupations while regulating their size and the type of use permitted.	
	Promote concepts to reduce traffic congestion along State and County highways in the Town.	

<u>GOVERNMENT SERVICES</u>		
1969 Plan	1990 Plan	2004 “Imagine Rochester”
		<p>Enforce the Codes</p> <ul style="list-style-type: none"> • Apply more resources toward code enforcement and enforcing all the codes • Increase permit fees to cover enforcement • Changing the requirement that the complainant be identified • Educate public to codes • Facts on website • Insert info sheet on tax bills or other mailing • Pass new code of ethics
		<p>Revisit and revise Comprehensive Plan</p> <ul style="list-style-type: none"> • Needs to be living document • Establish a review process with date definite • More practical, implementable goals • Research other communities’ revised MP • Must include natural resources • Wetlands, slopes, mapping, groundwater, open space, inventory • Revisit zoning and planning subdivision codes • All personal needs should be bound to the master plan to referendum? <ul style="list-style-type: none"> ○ – town houses
		<p>Revisit the 1969 Master Plan and the later revision</p> <p>Hire full time zoning officer</p> <p>Hire town planner</p>

<u>GOVERNMENT SERVICES</u>		
1969 Plan	1990 Plan	2004 “Imagine Rochester”
		209 Corridor committee (Hurley, Marbletown, Rochester, Wawarsing) Town officials more available
		Create reliable communication resources for town Achieve consistent and unbiased municipal codes and code enforcement <ul style="list-style-type: none"> • More enforcement hours • Better management of town board of code enforcement • Better oversight of Planning and Zoning Boards and code enforcement office • Revisit zoning, regulations regarding types and size of development • Equal and stricter enforcement of existing zoning and town laws and regulations • Control new development <ul style="list-style-type: none"> ○ Design guidelines Affordable housing – apartments
	Allow public water and sewer systems only in areas of the Town designated for concentrated residential and/or commercial development.	