

The Purpose of the Plan

This plan is intended to ensure that the Town of Rochester has policies in place so that:

- The property rights of landowners and the community as a whole are both protected by employing a balanced set of standards preserving the rights to use land as desired while also addressing the impacts of such development on adjacent landowners and their property rights.
- Growth can take place without compromising the quantity and quality of drinking water available to all Town residents.
- New development is sited and designed to minimize the amount of taxes required to support it.
- To the greatest extent possible, the Town remains an affordable place for all to live.
- Development complements and strengthens Rochester's small town quality.
- Growth occurs in a way that minimizes any loss of open spaces or scenic views.

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Plan Approach: Responding to Growth from the Ground Up



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Draft Plan Goals: Environmental Quality



Goal:

Strike a balance so that growth can take place in a way that protects the environmental resources we all need to live.

Objectives:

Protect the quantity and 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
- Providing sewage collection and treatment for hamlets such as Accord

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

Minimize disturbance to wildlife and vegetation from the effects of new development and the activities that accompany it.

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Draft Plan Goals: Land Use



Goal:

Shape future development so that it

- Minimizes tax increases needed to support new growth
- Maximizes the ability of people of all means to find an affordable place to live in Rochester by providing for a range of housing choices and lot sizes

Objectives:

Direct growth to where it works best by encouraging concentrations of new residential and mixed-used, and nonresidential developments in areas which presently are or which can conveniently be served by roads, utilities, schools and other facilities

Discourage large-scale or intensive 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.

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Draft Plan Goals: Land Use



Goal:

Shape future development so that it

- Minimizes tax increases needed to support new growth
- Maximizes the ability of people of all means to find an affordable place to live in Rochester by providing for a range of housing choices and lot sizes

Objectives:

Broaden housing opportunities in the Town of Rochester to provide housing for all populations including senior citizens, working families and households, single adults, and others.

Use incentives to encourage **better site design and green design principles** in new development projects.

Use incentives to encourage the inclusion of a certain percentage of **low cost housing in larger residential development projects** (over a certain threshold).

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Draft Plan Goals: Community Character



Goal:

Shape growth so that it contributes to and strengthens the qualities that make Rochester unique and define the character of the area from a public perspective, including such qualities as:

- Scenic views
- Open space
- History

Objectives

Develop standards of ridgeline protection for the Catskills and the Shawangunk Ridge that limit clearing and intensity of use so as to maintain existing character.

Create standards and/or guidelines for development and landscaping that maintain a high-quality built environment while preserving and using natural beauty wherever possible.

Where appropriate, **recognize historical hamlets in zoning** to preserve small-scale mixed use where it remains viable.

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Draft Plan Goals: Community Character



Goal:

Shape growth so that it contributes to and strengthens the qualities that make Rochester unique and define the character of the area from a public perspective, including such qualities as:

- Scenic views
- Open space
- History

Objectives

Protect and preserve the Town's historically significant buildings and sites in a manner that actively involves private owners of such properties.

Prevent intrusion of incompatible uses in residential areas

Ensure that **signage** in Town is both attractive and functional.

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.

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Draft Plan Goals: Economic Development



Goal:

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

Objectives:

Encourage the tourism and vacation industry in the Town including but not limited to 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 compatible with the Land Use Goals of the Comprehensive Plan including but not limited to allowing higher density development in hamlet areas.

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

Promote hiking, sightseeing and other **outdoor recreation** related businesses.

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Draft Plan Goals: Economic Development



Goal:

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

Objectives:

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.

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Draft Plan Goals: Economic Development



Goal:

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

Objectives:

Take measures to **preserve productive farmlands** as a viable industry and as a means for maintaining open space by maintaining right to farm protections.

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

Provide opportunities for farmers to earn supplemental 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.

Consider creating a plan to proactively promote & develop agriculture in the Town.

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Draft Plan Goals: Infrastructure



Goal:

Adopt Town Policies to minimize costs associated with constructing and maintaining public infrastructure needed to accommodate growth.

Objectives

Provide adequate sewer and water capacity to accommodate growth of the Accord hamlet or other hamlets, if appropriate.

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

Improve the safety of the roads in the Town by:

- Developing high standards for constructing and maintaining private roads
- Evaluating and addressing the intensity of use compared to highway capacity when reviewing proposed land uses and/or development projects
- Employing capital improvement programming to correct safety problems.

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Draft Plan Goals: Infrastructure



Goal:

Adopt Town Policies to minimize costs associated with constructing and maintaining public infrastructure needed to accommodate growth.

Objectives

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

Seek alternatives to strip commercial development along Route 209 and other frontage access highways, by 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.

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Draft Plan Goals: Government Services



Goal:

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

Objectives

Create reliable communication resources for town so that residents can better participate in local government.

Improve municipal codes and code enforcement by improving the clarity of code language, simplifying enforcement procedures and seeking to continually improve code enforcement practices in the Town

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).

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Draft Plan Goals: Government Services



Goal:

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

Objectives

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 including agriculture
- planning for areas such as the Route 209 corridor.

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