

DIAGNOSIS, GOALS AND OBJECTIVES

## DIAGNOSIS GOALS & OBJECTIVES

The purpose of this study is to analyze the previous studies of physical, social and economic conditions as a means of concisely identifying the assets, problems and potential problems of the Town. This analysis plus policy decisions as reflected by the planning board, elected officials and citizenry is the basis for the formulation of specific goals and objectives to be accomplished by the development plan and which serve as a guide for preparation of the development plan.

### DIAGNOSIS

#### Physical

An important asset to the Town of Rochester is its physical setting. It is these physical characteristics--the Shawangunk Mountains, Catskill Mountains, Rondout Creek and other waterways--that make the Town attractive as a resort area. The resort activities are an important source of employment and ratables to the Town.

Both the Shawangunk Mountains and Catskill Mountains present development problems because of their slope and lack of soil mantle. However, these areas because of their physical development problems present an opportunity to the Town to maintain these physical attributes in their present sparsely developed state. The conservation of these areas primarily as open space, resort and recreational areas will benefit the Town's residents as well as many people of the eastern seaboard.

The Rondout Creek presents development problems because of periodic flooding along its banks but also presents opportunities in terms of recreational development and the flood plain is good agricultural land.

The agricultural areas of the Town being primarily in the Rondout Creek, Route 209 corridor (the area between the Catskill on the west and the Shawangunks on the east) are important in terms of employment and also establish the rural character of the Town.

The preservation of the physical characteristics (mountains and waterways) and the agricultural areas is an important objective of the plan both

in terms of maintaining the charm and character of the Town and also in terms of employment (resort and agricultural activities) and in terms of ratables (resort activities).

The existing residential development of the Town is primarily decentralized along the existing street system. However, recently new subdivisions have been developing particularly in the Route 209, Pataukunk Road area, along Queens Highway near Route 209 and at Stony Kill Road and Route 44 & 55. An existing concentration of development exists at Accord. Several developments of seasonal dwellings also exist at the intersection of Waterfalls Road and Samsonville Road, at the westerly end of Trails End Road, at the end of Rock Mountain Road and east of Clove Valley Road. The seasonal units presently are a source of income to the Town because the occupants of these seasonal units, of course, do not send their children to the local school system. However, because the seasonal units have access by means of narrow, unpaved streets the long range ratable asset of these seasonal units on unpaved streets is questionable. Should it be necessary for the Town to improve these streets either due to conversion of these seasonal units to year-round use or due to demand by the seasonal unit occupants, the cost to the Town would be substantial.

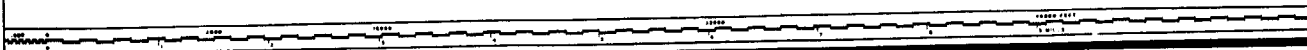
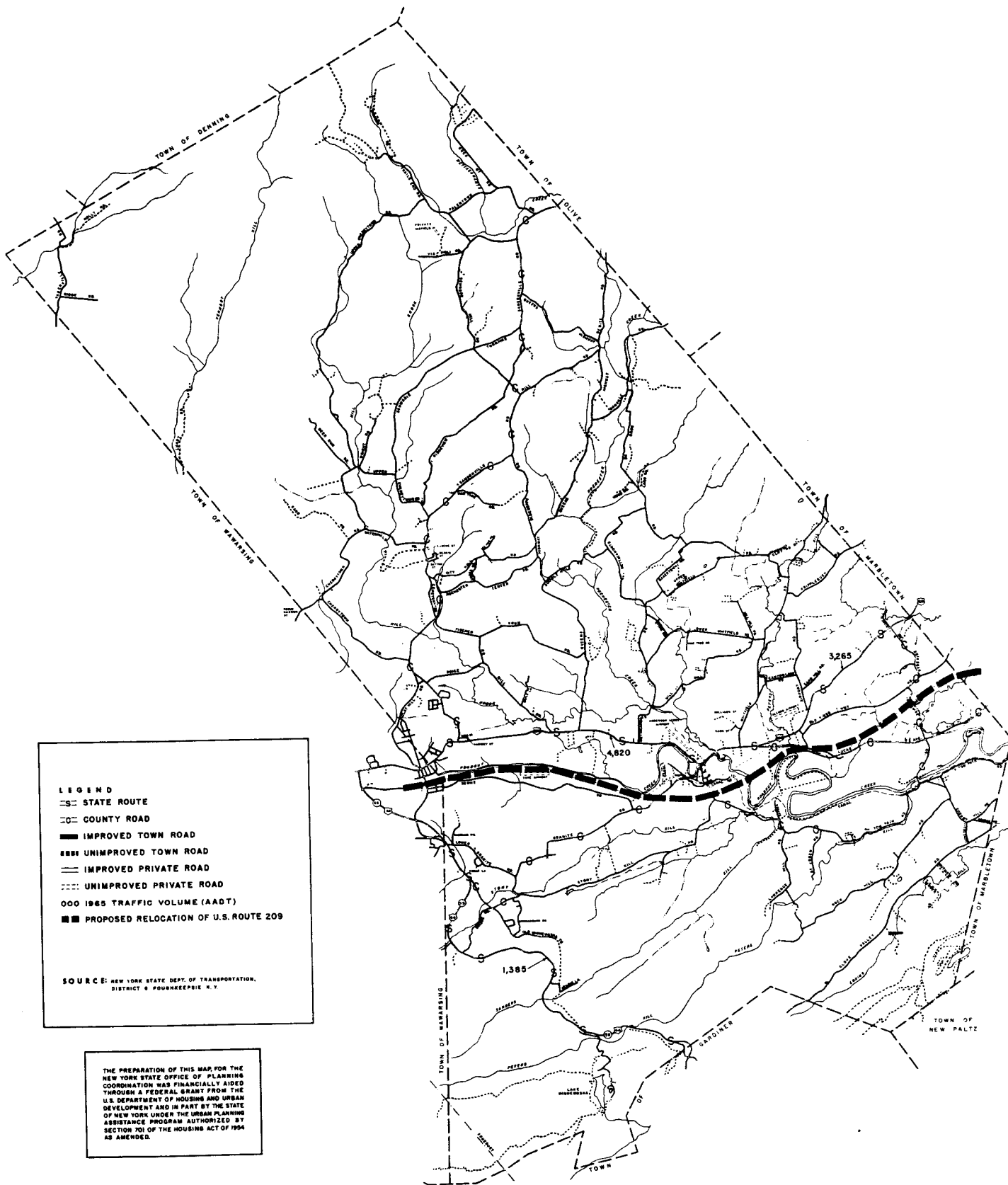
In terms of commercial uses a small neighborhood business center (serving the day-to-day needs of the residents) exists at the Accord and another larger center at Kerhonkson immediately south of the Town of Rochester. The business uses along Route 209 are primarily highway oriented which includes gasoline service stations, restaurants and motels.

At the present time very little industrial activity exists in the Town.

The resort activity in the Town is substantial. Hotels, motels, camps, bungalow colonies exist in both the Shawangunk and Catskill Mountain areas. In 1960 the U. S. Bureau of the Census classified 27% of housing units in the Town as deteriorating or dilapidated. The result of field investigation indicates that a major portion of these deteriorating and dilapidated units were units in bungalow colonies.

The major highways in the Town are Route 209 and Route 44 & 55. The relocation of Route 209 through the Town is being considered by the New York State Department of Transportation.

No sewage disposal system exists in the Town, however, several relatively small areas are supplied water by private water companies.



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TOWN OF ROCHESTER  
TOWN PLANNING BOARD

# TRAFFIC & TRANSPORTATION MAP

BROWN & ANTHONY CITY PLANNERS, INC.

OCTOBER 1967

In summary one of the objectives of the plan is to preserve the important physical characteristics of the Town. The slope and soil type problems of the Shawangunks and Catskills and the fact the portions of the Catskill Mountain area in the western portion of the Town are owned by New York State will tend to accomplish this objective. The physical attributes of these mountainous areas also lend themselves to resort use which is still in keeping with the objective.

The agricultural areas are also important to the Town in terms of employment, establishing the rural character of the Town and in providing agricultural products to the region. Undoubtedly some of this agricultural land because it is suitable for development both from a physical characteristic and locational point of view will be converted to developments. However, certainly not all will be needed. Thus, another consideration of the plan will be to encourage hamlets or concentrations of residential development in areas close to transportation, schools and shopping and also in areas with good topography and soil types and with good characteristics for future water supply and sewage disposal systems. These concentrations will then be economical in terms of existing and future services and will also help to preserve the rural character of the Town by absorbing the residential demand thus leaving most of the land for agricultural or large lot residential use. These concentrations of developments with agricultural, vacant, wooded or large lot residential use between the concentrations as opposed to strip development along the major highways and arterial streets present a more esthetic appearance to both resident and non-resident.

#### Social

In 1966 the population of the Town of Rochester was 3,452. Between 1950 and 1960 the under 15 age group was the only age group to increase as a percentage of the total population. The under 15 age group increase between 1950 and 1960 of 263 persons represented 55% of the total population increase between 1950 and 1960. A population forecast for the Town based upon County, regional, State and National factors and future planning and zoning policies and the availability of land suitable for future development indicates that the population of the Town is expected to increase 4,300 - 4,500 by 1975; 5,200 - 6,000 by 1985 and 7,000 - 8,700 by the year 2000. Although the present population is expected to double by the 1990's this population increase can be accommodated without seriously affecting the preservation of the important physical characteristics and rural atmosphere of the Town.

As a result of the significant increase in school age population previously noted the Rondout Valley Central School District which serves all but a very small portion of the Town of Rochester is presently in the process of expansion and further expansion through the 1970's and 1980's is contemplated. Recreation space in the Town needs to be expanded to serve the present and future population.

### Economics

In 1960, 14.2% of the employed persons residing in the Town of Rochester were employed in agricultural activities as compared with 5% for Ulster County and 1.8% of New York State. In 1960, 14.8% of the Town employed residents were employed in the industry group of personal services (which includes persons employed in hotels and lodging places, etc. and thus reflects the resort activity) compared to 6.1% for Ulster County and 5.4% for New York State. Fewer employed residents of the Town were engaged in manufacturing (23.1%) compared to Ulster County (33.8%) and New York State (28.6%). Thus the resort activity and agriculture are important sources of employment for Town residents. In 1960 these two activities combined employed a higher percentage of employed Town residents (29%) than manufacturing (23.1%).

Between 1950 and 1964 the number of farms and land area per farm decreased but the number of acre per farm increased indicating a trend of fewer but larger farms. The predominant types of agricultural activity in the Town of Rochester is the raising of hay, corn and livestock raising (particularly dairy farming and chicken farming).

An objective of the development plan will be to maintain and make provision for the growth of the resort activities as a source of employment and ratables and as a means of preserving the character of the Town and to encourage continued agricultural uses again as a source of employment and to maintain the character of the municipality. However, it is quite likely that the trend toward fewer but larger farms will result in more mechanization of farms. In order to strengthen employment and ratables another objective of the plan is to encourage new industry into Town. However, the predominant character will still be rural and residential.

## Town Planning Questionnaire

Opinion and suggestions from the property owners and residents of the Town were obtained by use of a questionnaire. The answers to the questions were an invaluable guide in formulating objectives and in preparing the Development Plan. The results of the answers to the questionnaire were tabulated by the Planning Board and are summarized below.

1) Are you in favor of zoning?

The purpose of zoning is to divide the Town into designated sections such as agricultural, residential, industrial, etc., so that the normal business and social activities of one group does not impose intolerable living conditions on another. Zoning does not change existing conditions.

353 or 78% answered yes

95 or 21% answered no

8 gave no opinion

2) Are you in favor of encouraging industrial development in our Town?

Some people think this will increase business and job opportunities and help carry the tax load. Some say it will destroy the Town's rural character.

350 answered in favor of industrial development - 78%

94 were opposed to industrial development - 22%

12 offered no opinion

3) Do you feel that house trailers should be:

a) permitted in any area of Town - 133 answered yes - 29.5%

b) restricted to certain locations - 300 answered yes - 66.5%

4) In what part of the Town do you live?

District No. 1 - 168

District No. 3 - 76

No answer - 15

District No. 2 - 160

Out of Town - 8

5) What is the occupation of the head of the household?

|              |    |                 |    |
|--------------|----|-----------------|----|
| Commercial   | 86 | Self employed   | 24 |
| Agricultural | 17 | Housewives      | 8  |
| Industrial   | 77 | Public servants | 36 |
| Professional | 68 | Retired         | 68 |
| Construction | 36 | No answers      | 36 |

6) Where is your place of employment?  
(answer for all those employed persons in the household except those engaged in housework at home)

|                 |    |             |     |
|-----------------|----|-------------|-----|
| at home         | 54 | outside the |     |
| within the Town | 57 | County      | 161 |
| within the      |    | retired     | 46  |
| County          | 94 | no answers  | 39  |

7) Where do you do most of the family shopping?

|          |     |                    |             |    |
|----------|-----|--------------------|-------------|----|
| Locally  | 150 | Kerhonkson &       | Out of Town | 72 |
| Kingston | 174 | Ellenville Centers | No answer   | 35 |

8) Are you in favor of attracting more stores and shops into Town?

|     |     |  |    |
|-----|-----|--|----|
| Yes | 344 | Yes, but only neighborhood shopping facilities | 56 |
| No  | 39  | No opinion                                     | 24 |

9) Are you in favor of additional parks and recreational areas

|     |       |    |       |            |       |
|-----|-------|----|-------|------------|-------|
| Yes | - 252 | No | - 107 | No opinion | - 107 |
|-----|-------|----|-------|------------|-------|

10) If yes, are you in favor of

|    |  |     |
|----|--|-----|
| a) | Several parks and recreational areas placed in different parts of the Town | 128 |
| b) | One large park and recreational area                                       | 141 |

|            |       |           |      |
|------------|-------|-----------|------|
| No opinion | - 165 | No answer | - 15 |
|------------|-------|-----------|------|

11) What recreational facilities do you feel the Town should provide?

|                  |     |                |     |
|------------------|-----|----------------|-----|
| Ballfields       | 165 | Swimming areas | 246 |
| Picnicking areas | 207 | Skating        | 161 |

There were 41 miscellaneous answers, 109 gave no opinion



12) Are you in favor of

- a) prohibiting billboards 271 or 60% yes - 102 or 25.6% no  
74 - no opinion
- b) Sidewalks on heavily travelled areas 234 or 52% yes - 101 or 22.3% no  
101 - no opinion
- Sidewalks on local streets 131 said yes 126 said no  
163 no opinion
- c) Wider streets 174 said yes 122 said no  
136 - no opinion
- d) Sewage disposal facilities 199 said yes 121 said no  
136 - no opinion
- e) Additional water supply facilities 180 said yes 114 said no  
161 - no opinion

13) Are you in favor of two story garden apartments in Town?

196 - Yes 142 - No 102 - No opinion

14) Realizing that the population of the Town is going to increase would you favor efforts

- a) to retain as much as possible the present character of the Town? 294 or 65.5% yes - 7 said no
- b) become more urbanized 133 or 29.5% yes - 3 said no  
No opinion was given by 36

15) Would you be in favor of attracting more resort activities such as hotels, lodges, camps, etc. to the Town?

215 or 47.5% said yes 174 or 38.5% said no  
No opinion - 62

16) Is there anything you particularly like about the Town?

There were many different answers on this. Some likes were

|                       |     |              |    |
|-----------------------|-----|--------------|----|
| rural characteristics | 197 | Friendliness | 44 |
| Clean air             | 5   | Nothing      | 46 |
| No answers            | 162 | Freedom      | 7  |

- 17) Is there anything which you particularly dislike about the Town?

Some of the opinions offered were high taxes, criticisms of local government, lack of recreational facilities, too much junk, litter, garbage, etc., neglected buildings and unfinished houses.

- 18) In your opinion what are the most important things which need to be done to make this a better Town?

Some of the answers here were better transportation, more community interests, houses on larger plots, control over water pollution, more teenage facilities, better road maintenance, wider streets, and roads, etc.

- 19) Do you own property or do you rent?

439 - owned property

1 family rented

11 did not answer

## GOALS AND OBJECTIVES

Based upon the survey and analysis of existing conditions and trends, Town, County, State and National population and economic trends previously discussed such as population growth, changes in the population age group relationships to the total population, natural increases and net in-migration, changes in number of farms and farm sizes and expected location and needs of industrial and business uses and discussions with the planning board of various developmental alternatives, discussions of concept plans with elected officials and citizenry and based upon the results of a questionnaire sent to residents (both year-round and seasonal) of the Town the following set of goals and objectives has been formulated. These goals and objectives establish the long range developmental policy of the Town and establish the framework for preparing the physical development plan.

### 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. This is proposed to be accomplished by the following:

By allocating 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;

By preserving as much as possible agricultural activity and wooded areas;

By providing a system of flexible zoning regulations (including cluster zoning) designed to encourage physically attractive and socially desirable developments;

By protecting and enhancing the natural waterways (Rondout Creek and its tributaries) and scenic areas (Shawangunk Mountains and Catskill Mountains):

By prohibiting billboards;

By providing a system of open spaces and park and recreation facilities.

## TO PRESERVE THE RESIDENTIAL CHARACTER

Another goal and objective of the plan is to preserve and improve the Town's residential character. This is proposed to be accomplished by the following:

By creating 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;

By regulating population densities to reflect the desired character of the Town;

By preventing 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;

By providing adequate public green spaces and recreation areas;

By encouraging cluster development;

By providing a variety of living environments to suit a range of tastes and needs.

## TO IMPROVE THE TOWN'S ECONOMIC BASE

It is the goal and objective of the development plan to improve the Town's economic base as follows:

By preserving as much as possible the Town's agricultural activities;

By providing sites for further resort activities;

By providing sites for compatible industries (but always keeping in mind that the predominant character of the Town is residential);

By providing sites for neighborhood business development and highway business development;

By preserving and enhancing the natural beauty and man-made environment, thus assuring the maintenance and increase of property values.

#### TO IMPROVE THE TRANSPORTATION AND CIRCULATION SYSTEM

It is proposed to improve the transportation and circulation system as follows:

By anticipating the relocation of Route 209 and its effect on the feeder road system;

By rearranging inconvenient intersections and reconstructing hazardous areas;

By requiring adequate amounts of off-street parking for both residential and non-residential uses;

By preventing strip business development along frontage access highways.