

APPENDIX A

APPENDIX A
SOIL TYPES (MAPPED UNITS) OF THE TOWN OF ROCHESTER
USDA SOIL SURVEY OF ULSTER COUNTY, 1979 ISSUE

AA--Alluvial land	Mr--Middlebury silt loam
ACB--Arnot channery silt loam, 0 to 8 percent slopes	MTB--Morris-Tuller complex, very bouldery, gently sloping
ARD--Arnot-Lordstown-Rock outcrop complex, moderately steep	NMC--Nassau-Manlius shaly silt loams, rolling
ARF--Arnot-Oquaga-Rock outcrop complex, very steep	NNF--Nassau-Manlius complex, very steep
At--Atherton silt loam	NOD--Nassau-Rock outcrop complex, very steep
BgC--Bath gravelly silt loam, 8 to 15 percent slopes	OdA--Odessa silt loam, 0 to 3 percent slopes
BgD--Bath gravelly silt loam, 15 to 25 percent slopes	OdB--Odessa silt loam, 3 to 8 percent slopes
BHE--Bath very stony soils, steep	OIC--Oquaga & Lordstown channery silt loams, 8 to 15 percent slopes
BnC--Bath-Nassau complex, 8 to 25 percent slopes	ORD--Oquaga-Arnot Rock outcrop complex, moderately steep
BOD--Bath Nassau Rock outcrop complex, hilly	Pa--Palms muck
Cc--Canandaigua silt loam	PIC--Plainfield loamy sand, 8 to 15 percent slopes
Cd--Canandaigua silt loam, till substratum	PmD--Plainfield Riverhead complex, moderately steep
CgA--Castile gravelly silt loam, 0 to 3 percent slopes	PmF--Plainfield Riverhead complex, very steep
CnB--Chenango gravelly silt loam, 3 to 8 percent slopes	Pt--Pompton fine sandy loam
Ha--Hamlin silt loam	Re--Red Hook gravelly silt loam
igA--Hoosic gravelly loam, 0 to 3 percent slopes	RvB--Riverhead fine sandy loam, 3 to 8 percent slopes
HgB--Hoosic gravelly loam, 3 to 8 percent slopes	RXC--Rock Outcrop-Arnot complex, sloping
HgC--Hoosic gravelly loam, rolling	RXE--Rock Outcrop-Arnot complex, steep
HgD--Hoosic gravelly loam, 15 to 25 percent slopes	RXF--Rock Outcrop-Arnot complex, very steep
HSF--Hoosic soils, very steep	SaB--Schoharie silt loam, 3 to 8 percent slopes
HwD--Hudson & Schoharie soils, 15 to 25 percent slopes	SdB--Scriba & Morris soils, 0 to 8 percent slopes
LCD--Lackawanna & Swartswood, very bouldery soils, moderately steep	SEB--Scriba & Morris
LCF--Lackawanna & Swartswood, very bouldery soils, very steep	SGB--Scriba & Morris extremely bouldery soils, gently sloping
LEE--Lackawanna & Swartswood, extremely bouldery soils, steep	SmB--Stockbridge-Farmington gravelly silt loams, 3 to 8 percent slopes
LnB--Lordstown channery silt loam, 3 to 8 percent slopes	SmC--Stockbridge-Farmington gravelly silt loams, 8 to 15 percent slopes
LOC--Lordstown-Arnot-Rock outcrop complex, sloping	Tg--Tioga fine sandy loam
LY--Lyons-Atherton complex, very stony	Un--Unadilla silt loam
Ma--Madalin silty clay loam	VAB--Valois very bouldery soils, gently sloping
MdB--Mardin gravelly silt loam, 3 to 8 percent slopes	VAD--Valois very bouldery soils, moderately steep
Mn--Menlo silt loam	VOB--Volusia gravelly silt loam, 3 to 8 percent slopes
MO--Menlo very bouldery soils	Wa--Walpole fine sandy loam
	Wb--Wayland silt loam
	WLB--Wellsboro & Wurtsboro very bouldery soils, gently sloping
	WOB--Wellsboro & Wurtsboro extremely bouldery soils, gently sloping

The following Soil Mapping Unit Symbols Do Not Have Corresponding Names in the Soil Survey:

ARE, Md, MgC

APPENDIX B-1

APPENDIX B-1

SUMMARY OF UNCONSOLIDATED WELL DATA High Yielding Well Logs Filed at Ulster County Department of Health Prior to June 1988

<u>TOWN</u>	<u>NO. OF WELLS</u>	<u>AVERAGE DEPTH (feet)</u>	<u>AVERAGE¹ DIAMETER (Inches)</u>	<u>AVERAGE YIELD (gpm)</u>	<u>AVERAGE DEPTH TO WATER (Feet)</u>
Denning	2	21	2	NR	14
Esopus	9	65	19	110	5
Gardiner	1	56	6	50	-1 ²
Hardenbergh	3	158	6	30	12
Hurley	5	36	28	70	9
Kingston	NR	NR	NR	NR	NR
Lloyd	1	21	36	NR	12
Marbletown	25	67	19	35	13
Marlborough	1	72	12	60	-1 ²
New Paltz	8	100	9	40	7
Olive	2	65	64	NR	4
Plattekill	NR	NR	NR	NR	NR
Rochester	27	47	35	47	14
Rosendale	10	14	54	54	17
Saugerties	7	67	21	12	18
Shandaken	9	100	12	28	2
Shawangunk	8	61	19	83	10
Ulster	26	71	11	163	13
Wawarsing	26	86	21	136	27
Woodstock	5	104	9	111	18

¹ Large diameters are from dug wells.

² Negative number indicates water naturally flows out of well at ground surface.

NR = Not reported.

Source: Ulster County Water Supply Study, 1989.

APPENDIX B-2

APPENDIX B-2

SUMMARY OF BEDROCK WELL DATA Selected High Yielding Wells Filed at Ulster County Department of Health Prior to June 1988

<u>TOWN</u>	<u>NO. OF WELLS</u>	<u>AVERAGE DEPTH (feet)</u>	<u>AVERAGE¹ DIAMETER (Inches)</u>	<u>AVERAGE YIELD (gpm)</u>	<u>AVERAGE DEPTH TO WATER (Feet)</u>
Denning	4	504	6	10	213
Esopus	7	191	6	43	35
Gardiner	6	121	6	16	6
Hardenbergh	1	423	NR	50	NR
Hurley	NA	NA	NA	NA	NA
Kingston	4	154	6	21	80
Lloyd	9	222	11	19	20
Marbletown	8	192	6	61	26
Marlborough	4	210	6	22	27
New Paltz	3	167	6	5	NR
Olive	4	223	6	66	42
Plattekill	3	175	6	16	20
Rochester	9	250	7	72	44
Rosendale	7	260	6	49	61
Saugerties	4	251	6	39	44
Shandaken	4	213	6	78	12
Shawangunk	6	210	6	33	19
Ulster	2	343	6	9	130
Wawarsing	8	154	6	31	25
Woodstock	7	371	6	28	112

NA = Not available.

NR - Not reported.

Source: Ulster County Water Supply Study, 1989.

ROCHESTER COMPREHENSIVE PLAN

GOALS AND OBJECTIVES

The Goals and Objectives have been developed largely from the results of the 1988 Master Plan Opinion Survey on community planning and zoning issues and from meeting with the Town's Master Plan Advisory Committee. The results of the survey show a high degree of concern for protecting groundwater supplies, for preserving the rural and scenic qualities of Rochester, and for preserving natural features (e.g. streams, woodland, wetlands, farmlands). Based on the survey's findings, the emphasis of the Comprehensive Plan's Goals and Objectives will be on accommodating residential and commercial growth while taking measures to protect the community's critical natural resources. The Goals and Objectives will provide the basis for many of the Plan's recommendations.

Principal Areas of Concern

The greatest challenge to face the Town of Rochester in the years ahead will likely be how to preserve the community's rural character as the Town continues to grow. The Town's continued growth needs to be carefully planned so that it does not degrade environmentally sensitive areas of importance and so that it does not cause a rapid increase in the local tax rate.

The Goals and Objectives have been organized into the following categories:

- Natural Environment
- Housing
- Land Use and Economic Development
- Transportation and Roads

Natural Environment

1. 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.
2. Preserve the scenic beauty of Rochester
 - Protect views of the Shawangunk Ridge, Catskill Mountains, Rondout Creek, etc.
 - Identify and target critical viewshed areas for protection
 - Provide for significant areas of open space including preserving wooded areas and agricultural lands to the extent possible
 - Encourage development that will be designed to be compatible with the natural and historical environment in the Town

3. Conserve groundwater supplies
 - 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
4. Develop standards to assure protection of surface waters
 - Establish standards for development to assure streambank protection
 - Protect the quality of wetlands and other water bodies so that current conditions are not degraded
5. Protect wildlife habitat and vegetation
 - Limit disturbance to wildlife and vegetation from the effects of new development

Housing

1. Allow higher density residential development in areas with adequate roads, utilities, schools and other facilities. 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.
2. Regulate population densities to reflect the nature of the Town's landscape. 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.
3. Encourage clustering of single family detached homes to help preserve open space and natural features.
4. 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.

Land Use and Economic Development

1. 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.
2. Permit home occupations while regulating their size and the type of use permitted.
3. In order to reduce future traffic congestion and traffic safety problems and protect scenic views, seek alternatives to strip commercial development along Route 209.

4. Recognize the continued importance of agriculture in the Town as a viable industry and for maintaining open space. Take measures to preserve productive farmlands.
5. Encourage the tourism and vacation industry in the Town through well-planned resort, recreation and second home development.
6. Provide for continued commercial growth opportunities compatible with the Goals and Objectives of the Master Plan including allowing limited commercial development in hamlet areas.
7. Protect and preserve the Town's historically significant buildings and sites.
8. Allow public water and sewer systems only in areas of the Town designated for concentrated residential and/or commercial development.

Transportation and Roads

1. Maintain and improve the safety of the Town's road system.
2. Promote concepts to reduce traffic congestion along State and County highways in the Town.
3. Require adequate setbacks and off-street parking for both residential and non-residential uses with public road frontage.
4. Discourage intensive residential and commercial development along inadequate local roads.

JB/fh
3/6/90
Revised 4/17/90

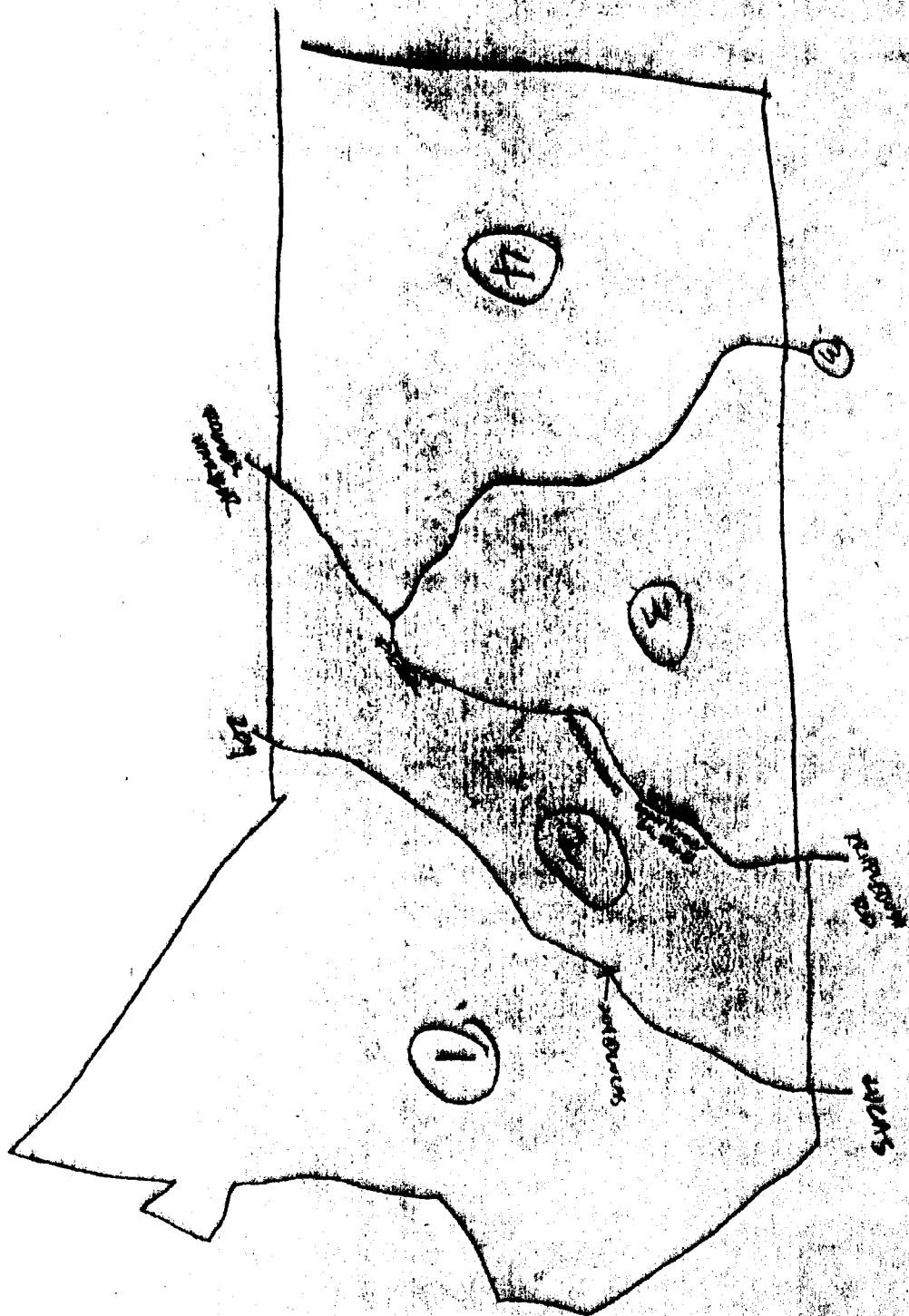
Question 1

	GROUP 1	2	3	4	5	TOTAL	%
YEAR ROUND RES.	154	127	24	68	58	431	56
PART TIME RES.	79	37	13	70	29	228	30
LAND OWNER ONLY	29	11	8	24	36	108	14
GROUP TOTALS	262	175	45	162	123	767	

Question 2

lived in town	Group 1	2	3	4	5	Total	%
1-5 YRS.	61 / 26%	30 / 19%	13 / 33%	47 / 39 %	14 / 15%	165	25%
5-10 YRS	51 / 21%	31 / 20%	8 / 20%	31 / 22%	13 / 14%	134	20%
10-20 YRS	47 / 20%	44 / 28%	7 / 18%	31 / 22%	28 / 30%	157	23%
More than 20 YR.	79 / 33%	53 / 33%	11 / 29%	31 / 22%	39 / 41%	213	32%
Group total	238	158	39	140	94		

Sub-Group Map



File 100-204000-100

Sub house 1 2 3 4 5 Total

a) ENCOURAGE HOUSING DEVELOPMENT

Most Important 1	30	7	18	13	23	93/13%
2	36	18	30	23	20	127/18%
Least Important 3	135	65	103	109	57	489/69%
Total						709

b) PRESERVE AGRICULTURAL LAND

1	180	70	103	103	68	524/71%
2	52	12	45	38	25	172/23%
3	12	3	10	8	7	40/6%
						736

c) ENCOURAGE NEW BUSINESS

1	73	35	46	46	38	238/33%
2	68	30	54	58	13	253/35%
3	78	24	54	44	27	227/32%
						713

Sub Group 1 2 3 4 5 Total

d) PROTECTION OF GROUNDWATER SUPPLIES

1	228	71	143	139	89	690 / 91%
2	14	2	13	13	5	47 / 6%
3	5	2	4	4	6	21 / 3%
						<hr/> 758

e) CREATE PARKS and RECREATION FACILITIES

1	60	18	38	33	30	179 / 26%
2	79	32	57	61	26	255 / 37%
3	89	30	32	52	30	233 / 37%
						<hr/> 687

f) PRESERVE RURAL CHARACTER + SCENIC VIEWS

1	194	76	128	136	78	612 / 75%
2	40	65	26	20	22	173 / 21%
3	9	6	10	3	8	36 / 4%
						<hr/> 821

g) IMPROVE ROADS

1	107	49	66	65	51	338 / 46%
2	71	45	66	64	29	275 / 38%
3	40	17	23	22	18	120 / 16%
						<hr/> 733

Sub Group 1 2 3 4 5 Total

h) PROVENT FLOODING & SOIL EROSION

1	140	47	90	101	57	435 / 60%
2	63	47	45	34	27	216 / 29%
3	29	11	18	16	10	<u>84 / 11%</u> 735

i) ENCOURAGE TOURISM

1	44	12	11	20	19	106 / 13%
2	125	13	46	43	36	263 / 33%
3	128	54	71	97	49	<u>419 / 54%</u> 788

j) ENCOURAGE AFFORDABLE HOUSING

1	55	20	40	20	28	163 / 23%
2	81	23	51	54	31	240 / 34%
3	93	43	65	71	38	<u>310 / 43%</u> 713

k) KEEPING TAXES LOW

1	173	80	109	105	75	542 / 65%
2	55	73	39	44	28	239 / 29%
3	13	5	15	6	7	<u>46 / 6%</u> 827

Sub Group

1

2

3

4

5

Total

l) PRESERVE HISTORICAL BUILDING SITES

1	129	50	87	95	51	412 / 55%
2	73	45	49	49	28	244 / 33%
3	29	14	19	16	13	91 / 12%
						<hr/> 747

m)

PRESERVE NATURAL FEATURES - STREAMS, WOODS
WETLANDS

1	198	73	136	143	86	636 / 80%
2	29	61	19	9	8	126 / 16%
3	13	4	6	4	10	37 / 4%
						<hr/> 799

n) RESTRICT DEVELOPMENT IN FLOOD PLAIN

1	157	60	88	92	56	453 / 61%
2	40	49	38	31	19	177 / 24%
3	33	12	28	20	18	111 / 15%
						<hr/> 741

Question 4a 66% Yes / 34% NO

	GROUP 1	2	3	4	5	Total
Yes business should be Permitted @ home in Residential Area	154	130	30	104	69	487
No Should Not	78	53	14	56	52	253
Group totals	232	183	44	160	121	740

Question 4b

Size/type Limited	217 / 92%	139 / 86%	36 / 97%	144 / 95%	103 / 90%	639	91
Size/type Not Limited	20 / 8%	22 / 14%	1 / 3%	8 / 5%	11 / 10%	62	9
Group total	237	161	37	152	114	701	

Question 5A

	Group 1	2	3	4	5	tot	%
Yes 209 Should be Allowed to Grow into a Commercial Strip	99/39%	80/47%	20/45%	80/51%	72/60%	351	47%
No 209 Should Not Be Permitted To Develop into a Commercial Strip	156	91	24	70	47	396	53%
Group Total	255	171	44	158	119	747	

Question 5b

	Group 1	2	3	4	5	tot	%
Yes business Districts Should be Created in HAMLETS	156/65%	108/64%	31/69%	90/60%	79/67%	464	64%
No Districts Should Not.	84	60	14	61	38	257	36%
Group Totals	240	168	45	151	117	721	

Question 6

	GROUP 1	2	3	4	5	tot	%
min. lot size less than 1 AC	43	23	2	26	19	113	36%
1 AC	75 / 26%	81 / 46%	13 / 27%	31	61 / 48%	261	33%
2 AC	61	37	12	43 / 27%	24	177	22%
3 AC	37	11	8	25	9	90	11%
4 or more AC	71	22	13 / 27%	35	13	154	18%
Group totals	287	174	48	160	126	795	

Question 8A

	Group 1	2	3	4	5	tot	%
Have Drilled well	186	119	31	80	67	483	68%
Dug Well	37	50	7	47	25	166	2.3%
Other	22	9	4	18	9	62	9%
Group totals	245	178	42	145	101	711	

Question 8b

Yes Well HAS GONE DRY	20	15	5	20	8	68	10%
No Well HAS NOT GONE DRY	202	150	31	120	86	589	90%
Group totals	222	165	36	140	94		

Question 8c

ARTESIAN	30	16	2	20	18	86	18%
NOT ARTESIAN	66	120	31	96	73	386	82%
Group totals	96	136	33	116	91		

TOWN OF ROCHESTER
Post Office Box 65 • Accord, NY 12404
Area Code 914



Town Clerk 626-7384
Supervisor 626-3043
Highway Dept. 626-7221
Assessor 626-0920
Landfill 626-5273

Code Enforcement 626-2433
Planning Board 626-2434
Zoning Board 626-2434
Justice Court 626-2522
Municipal Bldg. 626-9809

MASTER PLAN OPINION SURVEY - 1988

The Town of Rochester Master Plan Committee is in the process of updating information for the Master Plan of your Town. Your opinion on the issues in this questionnaire will be an important factor for future planning in your Town.

- 1.) You are a:
Year round resident _____
Part time resident _____
Land owner only _____
- 2.) How many years have you lived in the Town of Rochester? _____
- 3.) As the Town continues to grow, we are confronted with a variety of issues. In order of priority, 1 being the most important and 3 being the least important, place a 1, 2, or 3 next to each item below.

Encourage housing development.

Preserve agricultural land.

Encourage new businesses.

Protection of your groundwater supplies.

Create parks and recreation facilities.

Preserve the rural character and scenic views.

Improve the roads.

Prevent flooding and soil erosion.

Encourage tourism.

Encourage affordable housing.

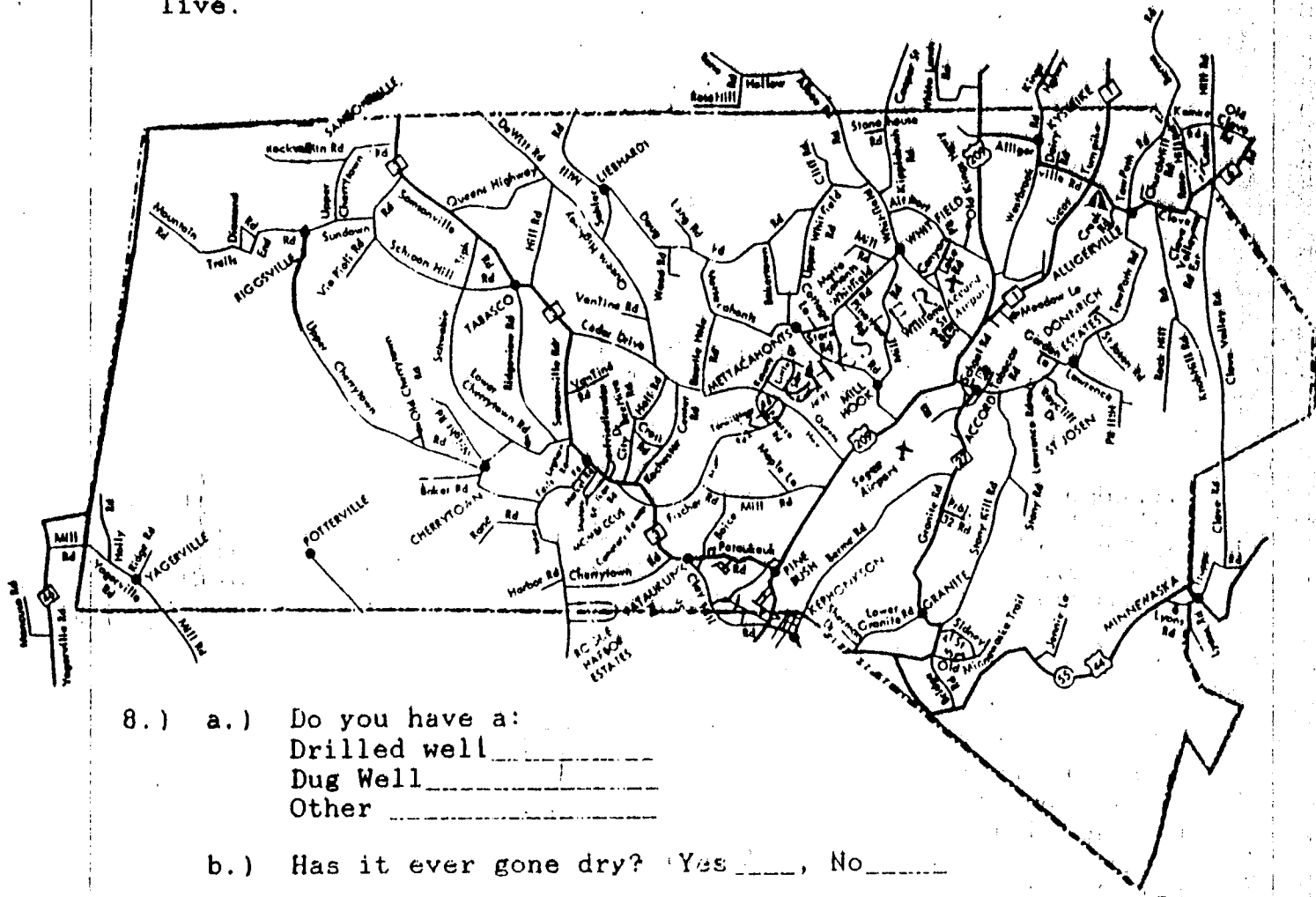
Keeping taxes low.

Preservation of Historic Building Sites.

Preservation of natural features such as streams, woods, and wetlands.

Restrict development within the flood plain.
- 4.) a.) In a residential area, should businesses be permitted to operate from a home? Yes _____ No _____
b.) Should the size and type of these businesses be limited? Yes _____ No _____
- 5.) a.) Should Route 209 be allowed to develop into a commercial strip? Yes _____ No _____
b.) Should business districts be created in the hamlets? Yes _____ No _____
- 6.) The minimum lot size in your area should be:
Less than one acre _____, 1 acre _____, 2 acre _____, 3 acre _____,
4 or more acres _____.

7.) Place an X on the map below in the area of Town in which you live.



8.) a.) Do you have a:
 Drilled well _____
 Dug Well _____
 Other _____

b.) Has it ever gone dry? Yes _____, No _____

c.) Is it an artesian well? Yes _____, No _____

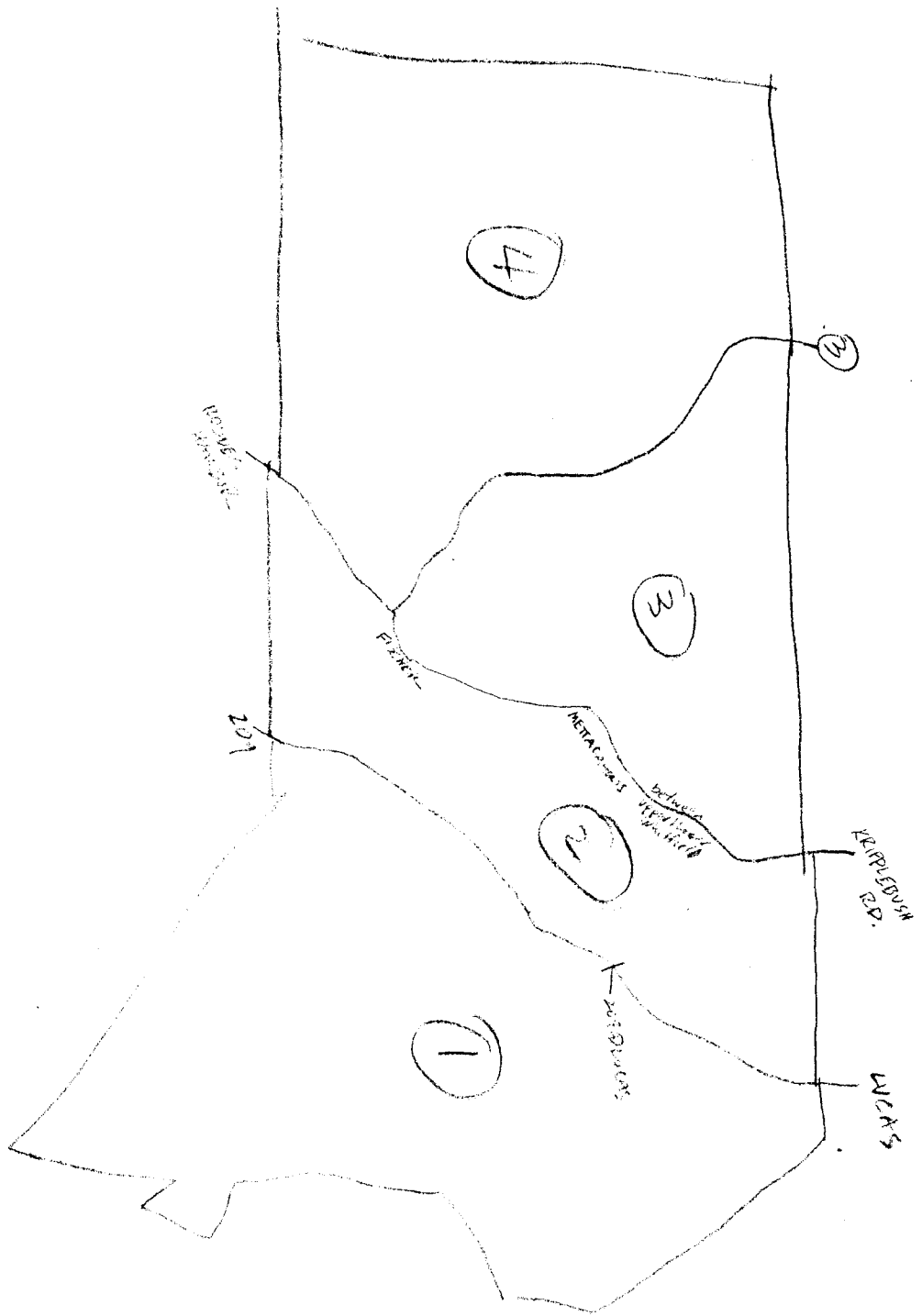
10.) If you wish to make other comments or give suggestions.
 please use this space.

OPTIONAL:

Name _____
 Address _____
 Phone # _____

Please return within 30 days to:

Sub Group Map



SHOULD BE 208 subd?