

## 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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- 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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### 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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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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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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### 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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