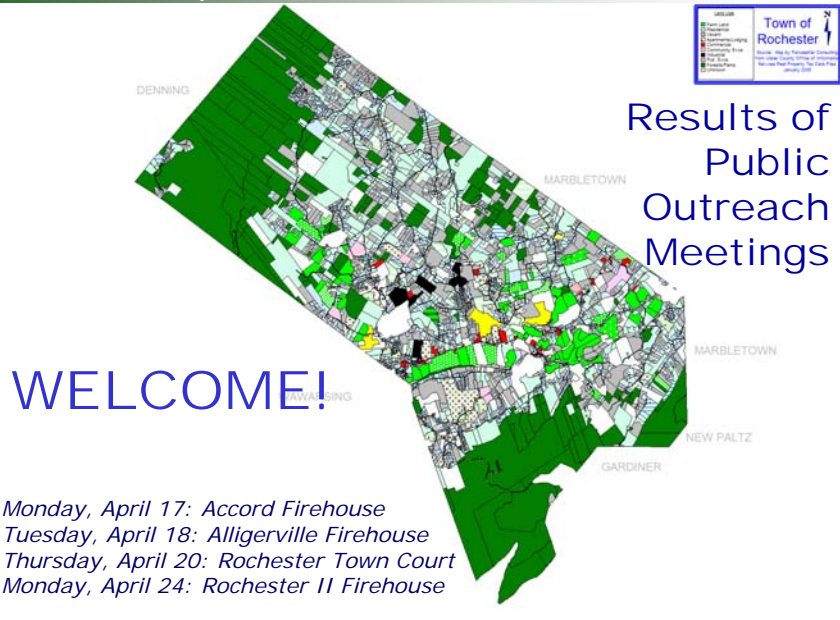


Rochester Comprehensive Plan



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Visualizing Rochester's Future

STEP 1. Using the Worksheet provided, participants were asked to rate each image on whether it is:

1. The very best type of development for Rochester.
2. good development for Rochester.
3. bad development for Rochester.
4. The worst type of development for Rochester.

STEP 2. Participants were asked to jot down in the space provided on the right what you see in the image that made you give it that rating.

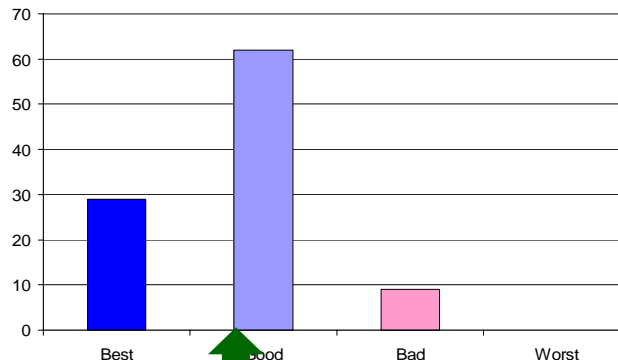
The results are presented here ranked in order from images with the highest to lowest average ratings. The first page shows the distribution of the ratings. The second page shows the comments for each category of response. (102 Responses were recorded.)

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Rochester's Future

Image 1



Avg. Response
1.80

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Image 1



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; [no comment]; character to the community; good shape, old character; Good-the past; had many great cultural experiences here-Accord train station; Historic; historic (?) to hamlet; Historic and very nice; Historic preservation and commercial; Historic value-sign of area; History; History is beautiful! Commercial in there would be best use; if a viable business in hamlet; interesting building, history; it's been here a long time; like connection to past adopted for commercial use; looks like an old train station/has character; nice historic but not used; old town; preservation; preserve the history; reuse of historical building in hamlet; Rural, historic, cultural; Rustic; rustic-like it; save it-good architecture-historic; save the old

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; acceptable; acceptable-but not our business; clean it up; creates an attractive focus for "hamlet"; cultural; existing station/part of community; fits character; fits in landscape; Good for small business, offices, etc.; Good historic preservation; Historic; historic; Historic; Historic; historic character; Historic development; Historic preservation; Historic, alluding to past culture; historic, cute; Historical; Historical; historical building; Historic-quaint; I don't know what it is but it looks nice; it fits the Town; it's original; just like old stuff; just OK; keep old historic buildings (train station); Keeps overall look great-part of town; looks natural; looks nice; love trains; more in-line with area; Natural wood; ok-but road set back is too small; old train station; pleasant; preserve historical areas; preserve old building; reminds of past; retains historic character while still using property; retains historical character; Reuse of building; rural character; setback, lawn, good aesthetics, trees; the rustic look is appealing; town history; traditional/classic/historic; unique building; what Rochester is

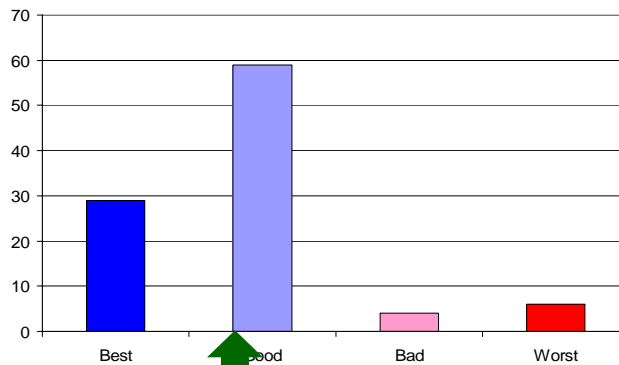
[no comment]; [no comment]; Bad; close to road-run down; empty building; Landscape; Looks snobby; out of place; Too close to road and neighbor

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Image 20



Avg. Response
1.87

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Image 20



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment];
[no comment]; [no comment];
beautiful housing with land;
Beautiful-Best; country look;
good looking-pleasing to eye;
good space, nice look; Great;
great-not up peoples' butts;
looks great/functional; looks
nice-is it affordable?; lots of
room, orderly; more like
Rochester; my home look;
neat, open, hopefully
affordable; nice ; nice houses;
nice houses-set back; nice
property-beautiful; nice
viewscope; nicely developed;
Open space-natural-beauty
prevails; open; spacious; open-
clean-rural; pretty road-
preserves rural character; rural
character; Utopia...home

(?); ? Developer's land; [no comment]; [no
comment]; [no comment]; [no comment]; [no
comment]; [no comment]; [no comment]; adequate
space; can't really see the houses; country setting;
does allow for living but retaining the beauty of area;
Good and Bad-maybe unaffordable for most; have
elbow room; have some space; houses not as close
as others; I like the smaller houses but it appears
like there is a large house in the left of the frame;
keep it rural-but affordable for locals!!!; keep the
country ; like openness; like the country appeal;
looks better than a subdivision; looks fine; looks
good; looks good; looks like nice house; looks more
rural with smaller houses than other more suburban
development; looks rural; lots of space around it;
Love small roads-green grass; lovely, but
impracticable; maybe, can't tell; needs more trees;
nice; nice and homey; nice homes; nice road; nice
rural development; nice rural living if you can afford
it; nicely fenced and good (?); ok sprawl-seems
country; OK-nothing special; open look; open space-
fencing nice touch; open space-room to move
around; open spaces; open space-well done;
pastoral, spacious, uniform, residential; Perfect;
residential; rural character; rural look; rural look;
rural, pleasant look (probably the BEST); set back
off road-lawn mowed; some 5 acre areas; very clean
uniform maintained road; what we are

community of
grass; hate
modern roof
lines; OK, but
still too close;
where does the
road lead?

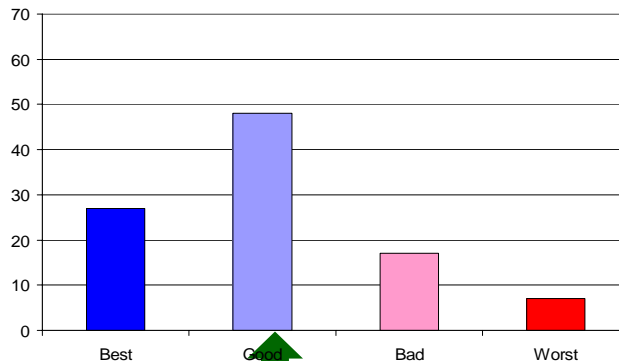
[no comment]; [no
comment]; don't need
3 or 5 acres to build;
house in field should
be in woods; the huge
house to the left is
ugly; too much "open
space"-will limit
residents on building

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Image 8



Avg. Response
2.04

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Image 8



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; big set back from road-spacing; country look; good room/space around houses; GREEN-HEALTHY-But need associated open space; has town character; in spaces; like the aesthetics-open space; looks appropriate for the town; looks like Rochester; looks ok; nice and quiet; nice houses-a lot of green; nice set backs...lots of lawns-looks nice (upper end housing); nice setbacks-high income housing; OK but needs more trees and natural look; open air-nice views; open housing; open space; open space feel; open space; large parcel; open/individual; rural character; rural with open space ; very charming, good spacing; very nice-room for family

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; ample room between homes; beautiful open space-needs more trees; better sense of space-too much lawn; but must be a part of a mix-lawns-no wild life; cookie cutter; country; creates community; Good balance with green space; has distance between homes; if as conserved in back, that's fine with me; if individual farm house; it is what we have; it sets back ok but it's sprawl; it's what I am used to; keeps it country; like spacing, open areas; like the lawns-open space but too many; like the open space; looks like country living; maintain rural character; McMansions; more natural; needs more trees on houses; nice rural homes; nice-open; OK if parcels don't have to be too large; ok spacing; ok-we need houses; open space; open space but a little pricey; pretty; provides the kind of positive setting; scenic; scenic; simple; space between; spacious; what we look like now

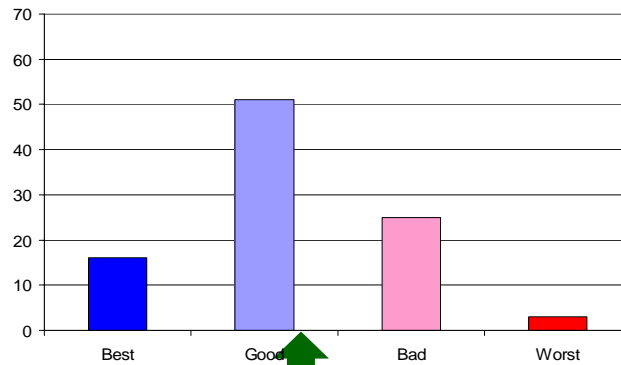
[no comment]; 5 acre zoning; big lawns do nothing for (?)-increased cost of sucs; depends where it is; don't need high-dollar homes in rural country; house too big; houses too big and ugly; houses too close; looks like McMansion subdivisions; McMansions should be banned; need landscaping design; no smaller houses; not affordable for the average resident; subdivision on old fields; too clustered; too open; uniform

don't fit in with surrounding rural character
got trees?
homes are too large-they don't fit in with rural character
Pennsylvania
this is what will force out the lower income families
too big, not rural in atmosphere/appearance
too clustered

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Image 13



Avg. Response
2.16

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Image 13



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; beautiful; beautiful-minimal intrusion; commercial zone-ok; good architecture; good-like the roof; great looking commercial property; I like this and feel that other franchises could be done the same way; just a little too close to the road-but good commercial taxes; just the right size; looks country-sewer needed; looks good; nice; nice architecture, ugly parking lot; was an abandoned building, now thriving

cluster' big; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; attractive business; better architecture; blends in and adds store; business; business development-signs do not overwhelm roadway; can still see mountains; commercial along major road; Decent style; doesn't hide view; eat there; exposure; fits into environment; good background; good commerce, nice look; good commercial growth; good looking; good use of (?) space; good way to incorporate commercial; it's ok with me; looks fine; looks like very nice; looks neat; need business; need business; nice; Nice design, but wish I could walk there-good small business; nice landscaping; nice new structure set off road; nice way of housing several good businesses together; not bad commercial property; not too objectionable; OK; OK strip mall; see mountains; set back from road-multi-use, small scale; set back off road; shops not too visible; stores-uniform structures; tasteful-parking available; well maintained, interesting design

(?); [no comment]; [no comment]; [no comment]; [no comment]; aggressive signage; cramping; dependent on highway; development on Rte 209 no nice area; do not like front parking; enough already; front parking, in a dip; good for hamlet-not so nice on 209; nice dormers; no character; no comment; no frontage area; no more commercial; not clear as to use; not enough frontage; obstructed view; signage too prominent-building in back done well-fits in; too dark; too much; ugly

got wet
lands?

hodge
podge

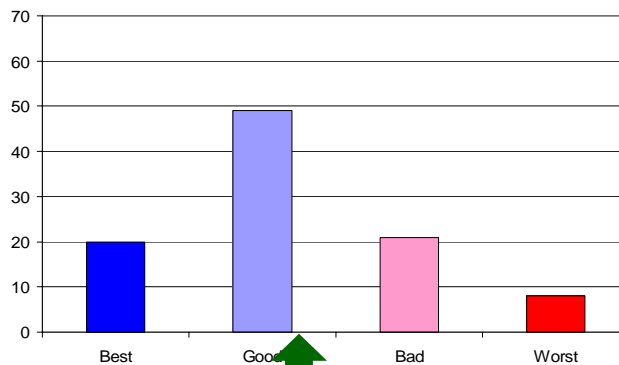
Marbletown

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Rochester's Future

Image 19



Avg. Response
2.17

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Image 19



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

[no comment]; [no comment]; [no comment];
[no comment]; [no comment]; [no comment];
allows personal use without interruption;
Business at the end of dirt roads are good;
clear work (?); country-(?); doesn't bother
anyone-small business; existing; fine if as
someone's property where it is not totally
visible; fine off-the-road; fits local area;
history; fits local history; good for
entrepreneur business; good for farm; good
for farms; great for storage; guess we need
them-but not nice looking; history; home
business; home occupation; home
occupation, we need; Industrial, clean kept;
just one-no more; local business operation;
local work area; looks good; looks good for
business; looks like home business-well
maintained, clean; neat; necessary for
community but hide it with trees; need places
for agriculture and small business-this looks
private use; nice spacing; OK business if it's
off the road; out of sight; part of this
community; rural character; rural character;
small business; small home-run business;
surroundings good-small scale business;
there is a need; this is what a country garage
should look like; what we are-farm in back

[no comment]; [no comment]; [no comment];
[no comment]; [no comment];
[no comment]; a needed
type of use, could use
better materials or design;
average rural place-ugly;
building needs work and
parking lot; could be OK,
depends on where it is
located; destroys rural
character; factory looks;
grand feel to this; in
disarray; just like it; maybe
commercial building on
residential; no architecture
(?); OK in some instances;
should be fenced-ok if
fenced; trashy; ugly;
warehouse style not
desirable; what is it?

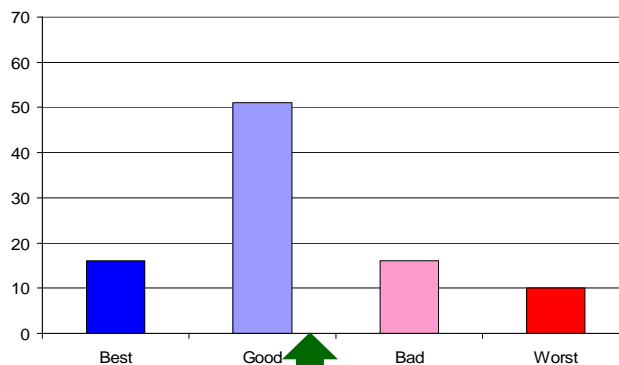
[no comment]; [no
comment]; cluttered;
country junk; no
landscaping-eye sore;
ugly ; ugly building
and easy to build; we
have enough of this

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Image 18



Avg. Response
2.22

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Image 18



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; [no comment];
[no comment]; build one
here; convenient; affordable;
employment; tax payer; good
for commercial-specialty
shops etc.; great; keeps with
community-good access;
Looks good; more choices in
the town-designed well;
needed; nice mall; nice set
backs and kept trees!; Ok in
Commercial Zone with
setbacks; provides jobs;
small business

[no comment]; [no comment]; [no comment];
ample pkg; better strip-mall design; character-not
obtrusive; close shopping to home; clustered
stores ; country appeal; design for building has
character-draws together; fades into landscape;
fits into surrounding area; good economic
growth; good example of small clustered
businesses; good food; good parking; good
planning; good stores-not too many-also Mom
&Pop businesses; has poor parking and routes;
has potential; have Emmanuel's. tasteful
business without strip mall "look"; if it works; it's
ok-looks like home; jobs for the locals; jobs-
services; looks fine!; looks good; looks like it is
set back off road-better than on road; more small
business; necessary function-fits into community;
need a food store, they are expensive; nice
businesses; nice landscaping, etc.; nice use
while keeping character; not bad looking; off
road, clustering; ok ; ok set back and style; ok-
not the worst-needs more green; quality mall;
rural-love Emmanuel's-nice landscaping; seems
developed well to tie in with area; set off road-
looks rural; small business; someone's small
business; sort of ok; store blend in; torn on this
one; needed for community but not on 209;
unified shopping mall look; unitized commercial;
well built

[no comment]; [no
comment]; [no
comment]; [no
comment]; [no
comment];
available
elsewhere; better
strip mall; don't
need it; possible
but not liked;
space ; too big for
Rochester; too
much parking lot-
don't need more
retail; too much
people; too Stone
Ridge; ugly;
unscreened

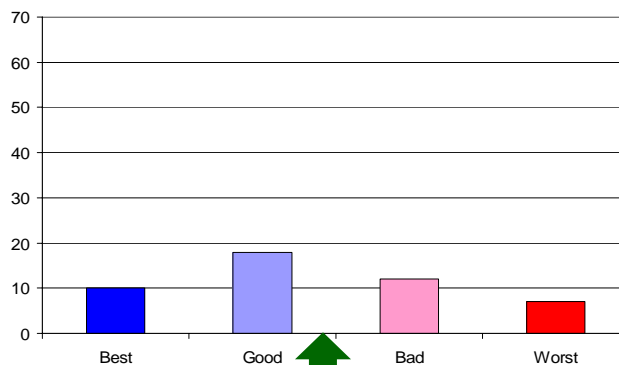
[no comment]; [no
comment]; don't
need; more
blacktop; no more
metal buildings;
no need-available
elsewhere; NO-
Keep the stores
out; strip mall;
strip malls; we
have enough
already

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Image 14-A



Avg. Response
2.34

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Image 14-A



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

affordable
affordable
affordable
affordable housing
all and any homes are great
good for our people
needed in Rochester
reminds me of where I grew up
single home-affordable
that looks just like my neighbor-I
enjoy the diversity

[no comment]
[no comment]
[no comment]
a little (?)
affordable for local people
affordable for some
affordable housing
his house, his right-looks
good
housing that is needed
inexpensive housing
it's livable for many
looks "affordable"
modest affordable, open
space
our past
part of this community
personal ownership
possible on small plots
private house; Okay if
clustered; someone's
home

[no comment]
[no comment]
[no comment]
[no comment]
[no comment]
mobile home
needs landscaping-not in
good shape
rather shabbily developed
run down mobile home
too many styles-run down
too many trailers
trash

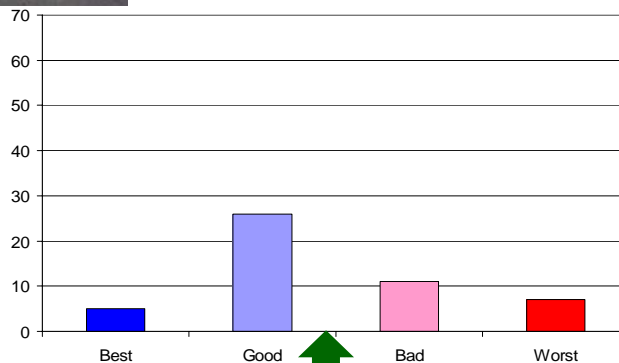
low quality
no more trailers
no resale value
no trailers
ugly
unkempt-no problem with
mobile home
very ugly

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Image 14



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Image 14



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

attractive
housing
like setbacks
needs trees
nice spacing,
good look
privacy

[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
Acre parcels; country setting;
enough open space; in
moderation; keep the country
look; looks fine; looks good;
nice development; nice rural
housing area-spaced; nice, rural
character-green grass of home;
not much character; ok ; ok-but
large house looks like a
mushroom; open spaces;
seems to be a lot of this; set
back but sprawl; spacious
appearance; spread out good;
too close homes; what we have
now

development waiting
for an idea; Houses
too big; houses too
big; indifferent; needs
fitting into landscape;
too big; too close; too
close to the road and
next house; too close-
PA; too large for site;
too suburban, taxes
too high

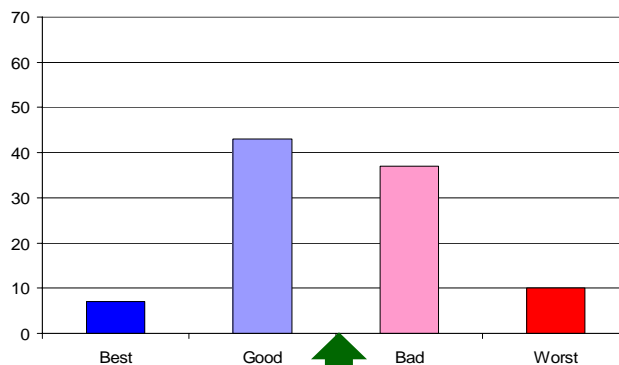
hate black top
houses are too close
large lot estates-high
town costs and use
up open space
set back is good-but
homes are too big
too large-we already
have this in town and
they do not fit in here
too ritzy
unaffordable houses
that sink up land

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Image 9



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Rochester's Future

Image 9



COMMENTS
BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

employment;
convenient
employment-
higher taxes
family owned
business
local business
memories of
growing up;
reminds me of
my parents'
business
natural
small
business-hair
dresser,
offices, etc.

"off road" and low; (?); [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; 60s history; Accord history; business location with parking; cleans clothes; country style; good example of small business; good place for a business; good to have locally owned small business and restaurants; good use-was good (?)-1st use of solar in town; historic structure; just like it; It has been there awhile; it's ok-don't bother me; looks ok; low impact commercial; more business; more business; need remodeling; needs shrubs; needs to be developed; nice business look; No problem; not bad; OK for office; OK if add other buildings around it; old Agway building?; part of Rochester; part of this community; should be used; slow starter; small scale, multi-use; that's what this town is about; typical village character; ugly, but let's work with what we've got

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Blah; CRAP; it's a dump and a disgrace to downtown Accord; looks vacant and old; motel? More set back needed; needs better landscaping; needs landscaping; needs more trees-inground wiring; needs work; no idea what it is!; not appealing-looks like strip mall; not being utilized to fullest extent; ok; out of character with town; poor use of comm. (?); real design problems; squat-ugly; strip mall is poor idea; tend to become abandoned and ugly; too mobile-homey; ugly; ugly; Ugly architecture; ugly house-no trees in front; un/used; unattractive building, wires; uninteresting, bad building design; unscreened parking lot; vacant; vacant; vacant old building-not in use; would like to see laundry mat fixed up

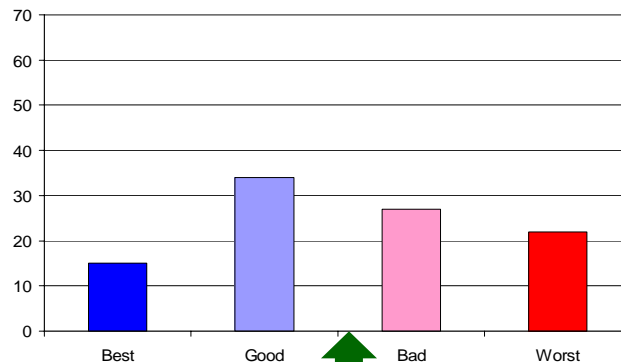
(?) character
[no comment]
avoid mini shop malls
bad architecture
functionally obsolete
HATE IT-shopping
dead
no more like this
poor quality
strip mall-unattractive
ugly commercial
architecture

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Image 11



Avg. Response
2.57

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Image 11



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]; Fits; has character; has character; historic structure-open the store!; historical building; Honestly-I love these buildings just as they are/they have character; I love that building; like it-drove by it as a kid everyday; love it-restore it; love the rustic look!; memories; original; should be renovated; this is what the Town of Rochester is all about!

(?); [no comment]; [no comment]; Accord; can't imagine new buildings looking like this-but this is part of our character; central water sewer needed-no parking ; character; could be fixed up, but nice part of town; could be nice if restored; fits but could use some fixing; get it restored-part of this community; good if refurbished; historic; historic site; historical; has character and sentimental value to residents; History; I just love it/Restore it; I like it; if cleaned up and fixed-ok; if fixed up; if improved and preserved; just needs to be fixed up; need to preserve history; needs new owner; needs rehab; needs to be saved; nice building to restore; OK; OK but Sally apart needs serious renewal; Okay to preserve it; restore it please; rural character; this town

?; [no comment]; [no comment]; [no comment]; [no comment]; allows abandoned buildings to mess up area; appearance of building; building is decrepit-eyesore; decrepit-eye sore; dilapidated; just old; looks like a dump; looks shabby, esp balcony porch; needs help; but could be nicely renovated; needs new owner; needs renovation; needs restoration; neglected-abandoned; not; out of place; poor planning; those buildings are an eye sore and code needs to be enforced; too run down-too big; ugly; ugly; underutilized-abandoned; waste of beautiful (?)

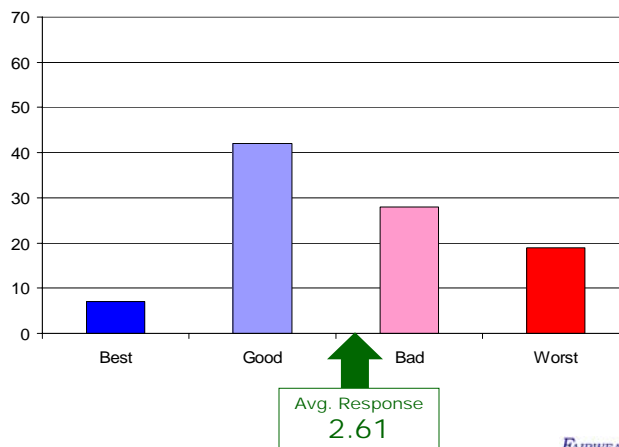
[no comment]; [no comment]; 1st building is (?); bury wires-dirty; decrepit!; Definitely not what Town of Rochester is about; derelict; deserted property is not good-run down houses are BAD; fix up the hamlets (Sonya's store); looks run down; needs (?); needs rehab-falling down; needs tremendous cleaning and work; ramshackled, trash around with electric wires; run down; run down; run down; not maintained; run down-not needed; rural blight-please bulldoze it; Time to remove it; vacant, unkempt; very run down and needs much work

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Image 10



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Image 10



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

design fits well with rural environment
good for tax dollars-but this one is too close to the road
good landscape
good tax payer-employment
more commercial taxes
provides jobs
this is acceptable-looks like what we have now

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; along 209; better than PX; better than we have; blends in-country setting; clean, inviting; clean-if needed, nice design; commerce; Consistent with what we have; convenience; don't need more gas, but good site work-make the PX pretty; for a gas station this one looks pretty nice-I wouldn't want to see too many; good commercial growth; good gas state of (?); good landscaping; is nicely kept and fits into landscape; it's better than what we have; landscaping nice; like the Px's (have enough); looks better than our PX; looks fine; lot of greenery around it-much potential; makes cars go; need gas stations; needed; new service; nice and clean; pleasant looking; provides service in relatively attractive setting; since a gas station is needed-tends to blend in; small biz; some will be needed; try to blend in; Ugly...but needed!; we all need gas; we need gas; we need gas-nice design and landscaping; why not?

[no comment]; [no comment]; [no comment]; available in nearby community; bad access on and off; bad company; bad position; big enough; CRAP; crowded; don't like it-not local; gaudy attempt to conform to rural character; have enough; have enough of these; hideous-but they try; landscaped ok, but not needed; no more gas stations!; ok; sign; Stone Ridge; too much like Stone Ridge; too much traffic; ugly-run down; we already have enough gas stations; we are not in Marbletown; we have enough; we have enough gas stations; where are you putting this?

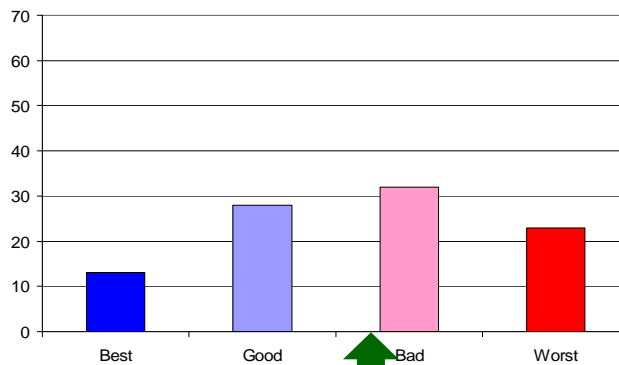
"rip-off"; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; enough already; HATE MOBIL; hate Stone Ridge; looks like Stone Ridge; no more family owned stores; no more gas stations; OK signage-No more convenience stores; Stone Ridge; too close to the road; ugly commercial ; we have enough gas stations; we have enough gas stations

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Rochester's Future

Image 12



Avg. Response
2.68

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Image 12



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

affordable; clean, neat, well kept-good for hamlet; fabulous old-town designs; good hamlet development; hometown feel; housing too close maybe-very clean; looks inviting; lovely for hamlet with sidewalks; nice architecture-bring housing to hamlet; nice house, trees; see #71; walkable community-nice looking houses, traditional design; well kept, lawns, garden, trees

clean, but too close to each other; community of neighbors; compact development; good for hamlet; good hamlet growth; historic hamlet; in certain districts-no tall districts; in high density hamlets only; looks good; neighborhoods in hamlets; nice; nice; nice houses-too close to road; nice use of space in hamlet; nicely constructed; nicely kept homes-good landscaping; nicely kept, traditional homes; not real-sewer needed; OK for area; ok for hamlet; nice area; OK in right place; possible clustering; possible hamlet building; sidewalks, renovated historic homes!; too close but very nice; very well-kept but too close together; well cared for historic houses; well-maintained village house

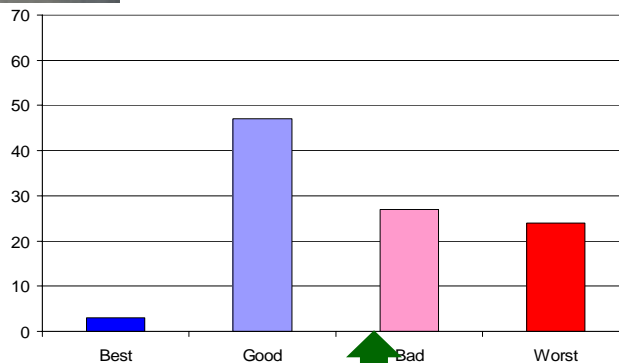
[no comment]; [no comment]; [no comment]; cluster; congested housing; houses too close; houses too close-too big; Kingston; much too close and too big; no rural, historical; out of place; same as #7; too (?) for Accord-too expensive and private; too city like; too close; too close and too big; too close to each other; too close to road; too close together; too close together; too close together; too clustered; lack of open space; too dense; too dense-(?); too dense-ok for Kingston; too expensive for clustered housing here; too suburban; too suburban; we are rural-this is for city; where does the road go; white picket fence

[no comment]; [no comment]; good for N.P.; houses too big and too close; Houses too close; looks like Kingston; looks like Kingston (city); looks like NYC/Kingston-too big and close; neighborhood; no elbow room; no no!!; no-don't like curbing; Not Rochester; too big; too big and too close; too big/too close/too city; too close; too close; too close together; too close-all the same; too close-no land; WAY TOO BIG! And too close

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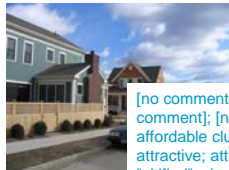
Image 7



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Image 7



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

- although prefer off-street parking
- great design, walkable-houses aren't too big
- lots of space-nice design-small store with historic feel

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; affordable cluster housing; affordable housing; attractive; attractive development; but too "cited"; clean and neat; clean, neat, orderly; clean, neat-a little close together; clean-affordable, need off street parking; cluster housing/no landscaping; could be good if compact and 10 times open space; good example of cluster housing; good if limited to only a few buildings, affordable; good look, affordable; if kept to a small number of buildings; in high development and zone only; like the truck; looks like apartments-acceptable affordable housing; looks ok; might work with off-street parking; neat, tidy; need central water sewer; need to provide lower income housing; neighborhoods in hamlets; nice; nice for inside a hamlet; nice hamlet development; nice layout-possible; nice neighborhood for towns; nice-clean and harmonious; not the town's job; OK but looks too new; OK for cluster development; ok for hamlet; ok-but should be limited number of buildings per cluster; possible housing; sidewalks, wide road, nice house, but no trees...; too sterile but could be affordable; very nice looking comm.; way to handle clustered housing with attractive surrounding; well done for a hamlet

[no comment]; belongs on beach; cluster housing; does not fit in with history or area; don't like design; in some zones ok-not overall; looks like house and apartments "clustered"; looks pre-fab type; no parking; no tress/large houses/small lots; No, too crowded-looks like suburbia; only for cluster/hamlet; out of place; personal dislike of so closely spaced residential density; too big; too city; too close to road; too close together; too cramped-need to spread out; too crowded; too dense housing; too much; too much city; too much fencing-need to be welcomed in the county; uninteresting, no trees, landscaping; walls off sidewalk-unfriendly; yuck

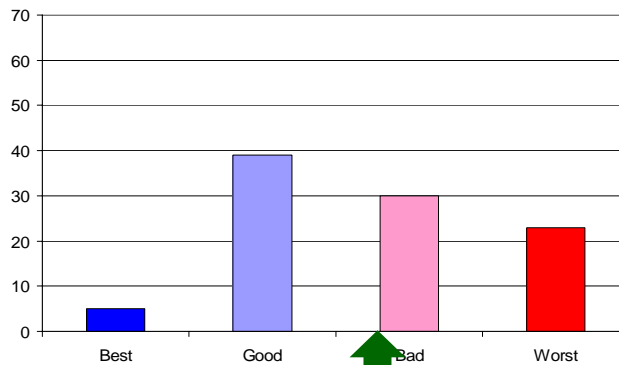
[no comment]; [no
comment]; [no
comment]; all look the
same; Awful-stacked
houses; Bad style-out of
place; boring design;
Condo-like; cookie
cutter look;
development; house too
close; houses too close;
no way; no way/ugly
fence; No! Not
Rochester; North
Carolina; not rural; too;
too city; too crowded;
too much-forget it; too
much-is the cluster
housing?; Twilight Zone;
unnatural landscaping

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Image 16



Avg. Response
2.73

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Image 16



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

affordable
affordable
housing
affordable
senior
housing
apartments
are
necessary
could be
smaller

[no comment]; [no comment]; [no comment]; [no comment]; [no comment];
affordable houses; affordable housing;
affordable housing in the right area;
affordable housing is a good thing-lots of
people living here in small space;
affordable; should not be on main
highway; apartments-we need them; apt
complexes; business; compact
residential; good hamlet cluster zoning;
good setbacks; has possibility; housing-
blended; in limited location; in some
areas near services; is that senior
housing! Probably don't need that many;
it's another development; looks good;
nice apartment; nice in right area; not bad
cluster housing; ok; ok clustering; OK in
right area; OK-buildings kind of tall; ok-
but number of buildings should be limited;
people can live; pleasant looking;
reasonable, affordable, good looking
housing; spaced out; there is a need; too
tall; uniform residential, open; university-
well spaced-low scale

[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; bleak house;
boring-suburban-ugly-not
rural; cluster!!; condo; CRAP;
do not like-condo add to (?);
do we need apts?; doesn't fit
in to town character; if in a
hamlet-OK; like prison; looks
like city property; multi-family;
no character; not really; ok, if
located properly; too big ;
Too close; too suburban;
where does (?) go

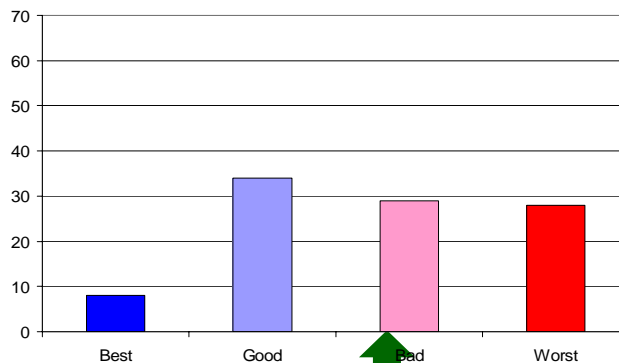
[no comment]; [no
comment]; appears to be
low-income; awful uniformity;
bad example of cluster
housing; cluster concrete;
cookie cutter look; impact on
schools; looks like New
Paltz; looks like Warsaw,
Poland-DRAB!; more
blacktop; no apartments-
don't belong; no low income
type apartments; no, looks
like Long Island; no, no, too
crowded; No, too suburban,
too much pavement; No.
Too dense-too much
pavement-too many units;
not fitting; out of place; same
as #7; too much city; ugliest
thing I've seen; UGLY

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Image 6



Avg. Response
2.78

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Image 6



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]
business
good for employment and convenience
high tax revenue
it's also needed
more commercial tax dollars, jobs, and a community need/service
provides jobs
set back

"off road" better for traffic; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; back off road; but hidden behind more trees; certain areas; convenient; easier for people/jobs; facilities available, some landscaping; good if in with couple others; if done with more taste; if needed could work; if they pay taxes and it's comm area, fine; in Accord; it's needed; jobs/commercial taxes; landscaping looks nice; more business and employment; more jobs; needed; nice landscaping; nice landscaping; not too bad-could be part of town; off-street parking, landscaping; Okay in right place; provides jobs and services; saves peoples' lives; set back is good; set back more...trees are nice touch; this is needed-best of worst; we need business

[no comment]; [no comment]; [no comment]; [no comment]; available in nearby community; do not want large stores, etc.; does not blend in; hate modern boxes; have enough close; increase traffic; looks like New Paltz, these projects can be done (if properly); looks sterile; money goes out of community; national chain (?) local owners; needed but ugly; not a structure needed here-found in Kingston; not needed, can go to Stone Ridge; not set back enough; not too bad?; ok, but not landscaped enough; out of place; Rite Aid's look-as of a big city; sidewalks; too "strip mall" like; too commercial; too commercial; unattractive-should be off a road; we do need convenient business, but it's hard to walk here; where are the people?

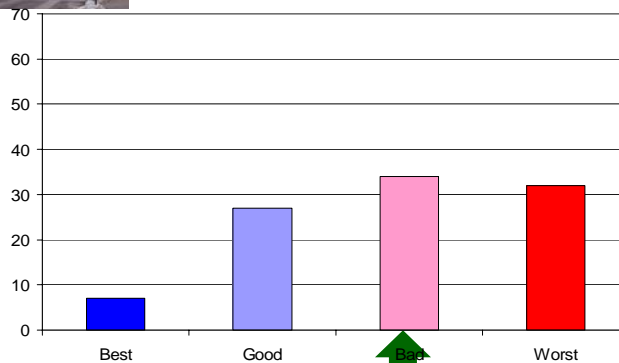
[no comment]; [no comment]; [no comment]; [no comment]; bad character; disgusting; enough north and south of us; franchise and barren landscape; have enough malls; horrible-no character; in hamlet part-not town; Kingston; lack of originality; looks like Kingston; looks like New Paltz; mass (?) signage-ugly-bad politics; mini-mallish; need more Mom and Pop; NO!; NO-Anywhere USA; not integrated in landscape; not rural; set back from street; Too city; too corporate-not local; too urban; no chains; too Westchester; Ugly commercial-could be much better; unattractive commercial

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Rochester's Future

Image 5



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Image 5



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

downtown
revitalization-reuse of
historic building
good for Hamlet
historical façade
Historical. Nice!
Commercial too
it's great-looks ok
looks good
nice for a city/not
Rochester

[no comment]; affordable housing in
town center; building looks historic;
commercial balance; could have
possibilities; crosswalks clearly
marked-street lights-apts up top are
good with small local business;
Governmental; historic; historic;
historic; Historic preservation; historic-
may provide affordable housing; if
done in a hamlet for shops; if they pay
taxes and it's comm area, fine; In-
town, it's perfect; looks historical;
multiple family affordable; nice style
for in town; OK for area; old style;
period architecture; preserves old
building, not new like this though; re-
use; see #2; small scale multi-use (?)
business; thriving business; use old
structures

[no comment]; [no comment];
[no comment]; [no comment];
[no comment]; [no comment];
Art or pottery; boring;
characteristic for small town;
depressing close quarters,
garbage on street; does not fit
in-no central water sewer;
does not look like out town-no
part of town would be
appropriate; double lane
highway; fair-too big yet
affordable; Industry of offices;
looks like it needs fixing- (?)
right up to the go; monolithic,
no landscape-massive; no
apts. In tall buildings; not a
good fit-belongs in a city; OK
historic development; old
commercial; out of (?)
architecture-(?); out of
character; prefer no more than
2 story-needs more
architectural enhancement;
some historical aspect; TOO
BIG; too big; Too big; too big
for us; too big-no character;
too large; too overbearing; too
urban; ugly

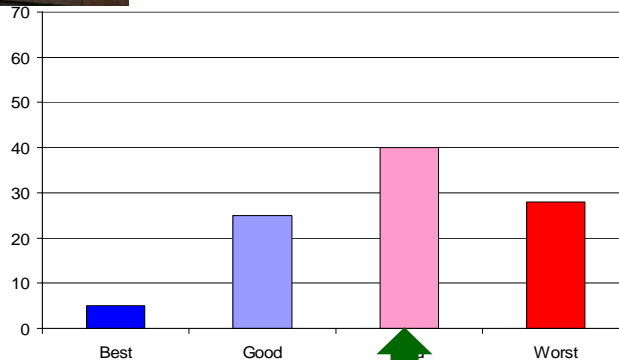
[no comment]; [no
comment]; [no comment];
Big city; city-looks stink;
doesn't fit here; doesn't fit in
with the town; looks like
Honesdale, PA-not rural
Rochester; looks to be city
structure; looks too much
like a city; more people-city
like; never ; not city look in
town; not needed-ugly; not
rural; Please Nol-too city;
Reminds me of Honesdale,
PA-too large; this is ok for
the "past"-way too large for
our future development; too
big; too big-apts are needed,
but not like this; too big-
doesn't blend in with
community; too big-doesn't
fit in to rural character; too
dd style; too hard, no
parking; too large; too many
cars; too much city; too
much of nature destroyed;
too tall; ugly; ugly; would not
fit in

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Image 3



Avg. Response
2.93

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Image 3



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

[no comment]
family home
good for 1st home-
buyers
looks congested
small town
development
attractively done-
promote business

[no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Arch. Mess/Good (?); better than strip malls; business with outdoor space (roof top); close development-might be lower-priced property which is good; cute shapes, encourage small local business; eclectic; good possibility; good storefront and attractive commercial; Hamlet only; if central sewer is available; interesting shapes; keeps with small store front; looks like shopping; might be ok for the hamlet area; nice clustering of business; not the town's job; OK-too intense big density but OK; quaint; Strip-saves gas!

[no comment]; [no comment]; [no comment]; [no comment]; aesthetically not pleasing; buildings too close; cluttered; cluttered; congested; congested store fronts; Corporate; crowded, confusing; eye sore; Good idea but UGLY; haphazard; crowded; hodge podge development; it could be better presented; it's a mess-too cramped; it's ugly; looks ugly; messy; different styles; no character; not integrated in landscape; not rural-too city; OK if in hamlet only; poorly designed; size; too big; too busy; too busy; too clustered; too cluttered; too cluttered, poor design, no open space; too cluttered-crowded; too congested; too dense; too jumbled; ugly; very scattered; very sectional area

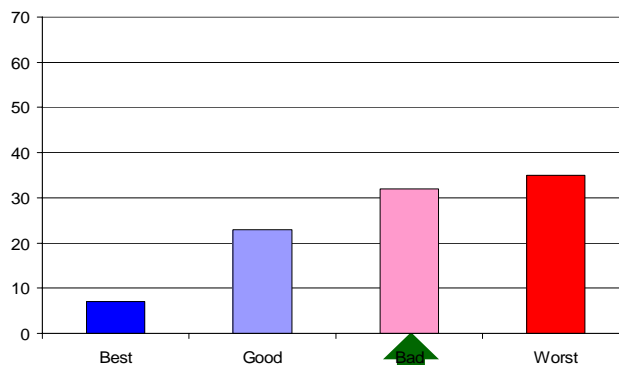
[no comment]; [no comment]; [no comment]; add-ons; Buildings should be single story; too many stairs; cannot determine what it's a picture of; destroys rural character; does not fit; Florida-Look, out of character; honky tonk; looks like city; looks like heck; looks to artsy; looks like character; no way; Not Rochester; Pottery or Art Shop; too close together; too cramped; too much in small space; too overwhelming; ugly; ugly; ugly; ugly-no good; very busy, overwhelming; what is it? Huh?

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Rochester's Future

Image 15



Avg. Response
2.98

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Image 15



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

convenient-employment
good in commercial zone
higher tax revenue
provides jobs
saves peoples' lives
this we really need
too much blacktop

[no comment]; [no comment]
[no comment]; [no comment]
[no comment]; again-this franchise business can be developed better; convenience
good and easy access; good commercial growth; good commercial use in zoned mall
in Accord; it is needed for area
Jobs; like brick; like building style; needed; needs drugstore
needs landscaping; off road-good road; OK if we need it
we could use the business

[no comment]; asphalt culture; building too big-parking lot too big; clean but no, TREES; Department stores=more people; don't want too many
enough around; hate strip malls; houses too close
looks bad; national chain instead of local business; needs set back; no green area; no landscaping
no landscaping; no strip malls; not in keeping with community; not necessary; not that far to Stone Ridge
one is good enough; out of place; Stone Ridge
too big; too big for Rochester; too city-like; too large
too large for area; too much blacktop-no character
too much for here; too sterile-needs trees; UGLY-not ok in a commercial cluster; uninteresting, massive, no landscaping

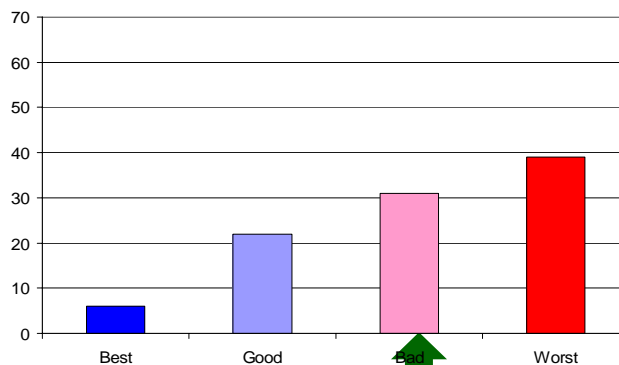
?; [no comment]; [no comment]; [no comment]; [no comment]; [no comment]; Accord would be a sad remnant attached to such a production; available north and south; concrete, concrete, concrete; corporate-not local; doesn't add anything to town; don't need it in Rochester; Eckerd sucks; ghastly; inappropriate; looks "catfish"; looks like "Everywhere USA"; looks like city (yuck); needs to be in shopping center; NO WAY; No. Too much pavement-too big; NO-Anywhere USA-don't need more drugs; poor landscaping for a commercial building; rigid commercial; too big; too big of a sign...too big overall; too busy; too large for Accord; ugly; ugly; ugly!! -doesn't fit rural character; unattractive; very ugly!!; village-small city

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Image 17



Avg. Response
3.05

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Image 17



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

convenient;
affordable;
employment; tax
payer

houses small
business

necessary

provides jobs

this would be perfect
on Rte 209/several
of these-less trips to
Kingston

wonderful for small
business-specialty
shops, etc.

[no comment]; [no comment];
[no comment]; along
209/business; appealing
shopping center; as far as
strip malls go this isn't so
bad; clean, small rural
character considered; food
supply; good development;
good for Kerhonkson; good
for the town of Kerhonkson;
jobs-services; looks
traditional; maybe I could get
a better job there; more small
business; needs better
design; nice strip mall-good
tax; ok on 209; on 209; real
nice looking shops; store
blend in; unitized commercial

(?); [no comment]; [no
comment]; [no comment];
[no comment]; area doesn't
need strip mall; autos on
site; better if off a highway;
Big development; City=bad;
cluster; don't like strip malls;
gaudy ; if in a hamlet-OK;
no good; not individual; road
culture-no people; strip mall
looking (?) placed nice land;
surroundings OK; terrible
strip-mall design; too big a
strip mall; too close ; too
congested; too congested-
pushed together; too
crowded; too crowded; too
developed; too many stores;
too many stores; too
repetitive; ugly

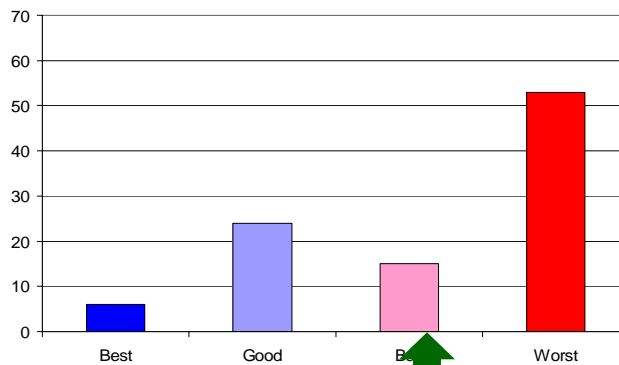
[no comment]; [no comment]; [no
comment]; [no comment]; [no
comment]; doesn't fit; strip
development on 209; don't like strip
malls; don't need ; don't need a
strip mall; junky; junky-go to
Kingston; keep on that side of the
mountain; Long Island; looks like
New Paltz; more ugly; no strip
malls. Road cannot support
business; no character; no need-
available elsewhere; no strip malls;
no strip malls; No strip malls!; no
strip malls!; NO WAY; No, looks
like Rockland County; No, spare us
please; No. Too "cute"-too dense;
no-strip mall (9W!); not!!!; out of
place; overwhelming; strip mall;
strip mall; strip malls; strip mall-
unattractive; strip rigidity-no set
back; too big for Rochester; too
busy!; too clustered; too dense-
unattractive

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Rochester's Future

Image 4



Avg. Response
3.17

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Image 4



COMMENTS

BEST DEV. GOOD DEV. BAD DEV. WORST DEV.

good for employment
and economy
higher tax revenue
more commercial tax
dollars and jobs
Need business
needed for jobs
provides jobs

[no comment]; [no comment];
[no comment]; be good to
have fast food; commercial
and economic development;
could be good, but; feeds
many people; franchise
business can be adapted to
match rural character; good
job opportunities; if in
Comm/Ind Zone; if they pay
taxes and it's comm area,
fine; job opportunity; Jobs;
jobs; means jobs; more
business; need a fast food;
need business; need fast
food; need one; need one for
kids' jobs; this could work in
the town, with better design;
well put together; workers
need fast food

[no comment]; [no
comment]; don't feel we
need McD's in Accord;
drives out other better
businesses; fast food (?);
fast food-NO!; like
McDonald's; no demand-
too high profile-McD's; no
need; no need for fast
food; not pretty; not the
types of jobs we need;
signage too high-no trees;
too commercial; too
contemporary, corporate

[no comment]; [no comment]; [no comment];
[no comment]; 209 too short! Bad character;
bad food; blacktop-too stark-ticky tacky; could
be designed better/stick out less; creates
garbage; do not want a McDonald's here;
doesn't belong; extreme corporate-not local;
fat kids-money goes out of the community;
God, no! no fast food; grease; grease; I don't
eat there; keep in Kingston/Ellenville; keep out
chain stores; leave this in Kingston; looks bad;
looks like homogenized landscape;
McDonalds=more people; NEVER-unhealthy,
gross, bad storm water; no Mc D's; no Mickey
D's pleez!; no rural character; no way; No
way!; No Way! We're rural town; NO!; No, poor
on every land-bad quality food and wages; not
in character with the community; not instep
with area-over commercial; not needed-fat
children; not rural; no-totally unappealing;
offensive poison; Please No!; poison; prefer
home grown business-badly landscaped and
too prominent; the fast food restaurant does
not add to area; too commercial; too large;
traffic duty; UGLY; unhealthy; unhealthy; want
smaller, locally-run food places; we have
enough of these-no more!; wrong for
Rochester; you're kidding, right?; Yuck

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Rochester Comprehensive Plan



Public
Outreach
Meetings

THANK YOU!

*Monday, April 17: Accord Firehouse
Tuesday, April 18: Alligerville Firehouse
Thursday, April 20: Rochester Town Court
Monday, April 24: Rochester II Firehouse*

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