

# ROCHESTER REPORTER



## News & Facts about our Town

*Published by the Rochester Town Board to keep residents informed and involved*

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Tax Assessor.....626-0920

Dog Control.....626-5979

Town Court.....626-2522

Youth Dept.....626-2115

### MEETINGS & EVENTS

5/8 (M) Hist. Pres. Comm. 4pm TH

5/9 (Tu) School Budget Pub.

Hearing, 6:00pm RV Dist. Off

5/9 (Tu) ZBA, 7:30pm TH

5/10 (W) Comp. Plan Update, 7pm TH

5/11 (Th) Env. Comm. 7pm TH

5/16 (Tu) School Budget Vote,

6am—9pm, RV High School

5/16 (Tu) Plan. Board, 7pm TH

5/17 (W) Youth Commission, 9:30am CC

5/17 (W) Fire Commission Board, 7:30pm AF

5/22 (M) Code Task Force, 5pm TH

5/23 (Tu) Tax Grievance Day, 9am—4pm TH

5/24 (W) Town Board (Audit), 4:30pm TH

5/24 (W) Comp. Plan Update, 7pm CC

6/1 (Th) Town Board, 7pm TH

TH=Town Hall  
AF=Accord Firehouse  
CC=Community Center

## Property Assessment

An assessment of all Town properties, originally scheduled by State mandate for 2003, was conducted by the Tax Assessor during late 2005 and early 2006. The results of the exercise were mailed to all property owners in March along with an explanation of how property taxes are likely to be affected. The new data will be used to determine school tax bills in September 2006, and Town and county tax bills in January 2007.

So that taxpayers could better understand the changes, the mailed notice indicated only the impact that the newly assessed value would have had on property owners' tax bills for the 2005-2006 School, Town and County tax payments if the new valuation data were in force at that time. These figures should not be confused with either the taxes actually paid in 2005-2006 or the taxes that will be levied for

*(Continued on page 2)*

## Thanks Firefighters!!!

and all others who assisted in the effort to put out the recent fire that consumed over 1000 acres of our woodlands.

### Burning Ban Now in Effect for All of Rochester

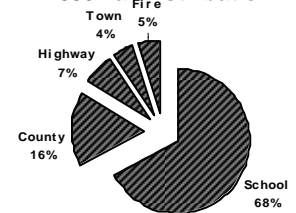
For details, call the Town Clerk or see Town website.

## Town Taxes - 2006

For the 2006 tax year, town taxes increased for the Fire District and Highway Department, but decreased for the Town General Tax. For a house with a taxable value of \$100,000, comparing all 2006 to 2005 taxes yields:

	2005	2006	%Chg
School	3,314	3,257	- 1.7
County	542	792	+46.3
Hi-way	329	341	+ 3.7
Fire	234	234	+41.8
Town	216	215	- 0.2

2006 Tax Distribution



## Comprehensive Plan Update

Steady progress is being made on the update of the Town's Comprehensive Plan that was kicked-off in January. Guiding the effort are the Town supervisor and councilmen, 17 volunteers and 3 external consultants. The twice monthly meetings are open to the public.

The town website contains (and links to) a wealth of information on the Comprehensive Plan update, schedule and minutes of the meetings, and summaries of the issues considered and progress made.

Currently, the group is seeking

consensus on the goals that will guide the Plan update. The proposed goals are organized in six broad areas: land use, environmental quality, community character, economic development, infrastructure and government services.

Based on the suggestions and feedback received in April Town Meetings, the goals will be finalized and scenarios developed to achieve the goals.

In a parallel but related effort, a six-member Code Task Force is looking at changes needed to

Town building and zoning codes.

### Comprehensive Plan Town Meetings Held

The first round of four Town meetings were held in April to share information about the Comprehensive Plan Update and to seek input on suggested goals. Over 200 residents participated. A report of the meetings is available at the Town Clerk's office and on the Town website. The big question is how to balance property rights with the needs attendant to sensible growth.

**Early Hours School Program:** The Youth Dept. is offering a before school program starting Sept. 2006, running from 6:45 am - 8:45 am, Monday thru Friday at the Kerhonkson Elementary School. Breakfast will be available. The cost is \$80 per month for the 1<sup>st</sup> child, less for each additional sibling. For information call the Youth Dept. at 626-2115; registration is due by June 5.

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the tax year 2006-2007.

The data compiled during the revaluation is available for inspection at the Assessor's Office. This information includes groupings of "comparable" properties for the purpose of assigning a market to each property that falls within a particular group.

Any property owner may contest the value assigned to the owner's property as a result of the revaluation. Details on the

appeal process are provided in the revaluation letter. Additional information is available at the Assessor's Office.

The time for informal hearings to air complaints about a particular assessment has passed. However, you still have the ability to file a complaint. To do this, you may:

1. Inspect the tentative assessment roll. Do this before Grievance Day on May 23.
2. Obtain complaint form RP-524 from the Town Assessor

or directly from <http://www.orps.state.ny.us/ref/forms/index.htm>. The publication RP-524-INS, "How to File a Complaint on Your Assessment," serves as a guide for completing the form, and is available at the Assessor's Office and <http://www.orps.state.ny.us/pamphlet/complain/howtofile/index.htm>. From RP-524 must be received by May 23.

3. Appear before the Board of Assessment Review (BOAR).

While mailing the complaint is sufficient, it may advantageous for you or your representative to appear before the BOAR to support your case. A BOAR decision notice is then issued.

4. Seek small claims or judicial review. If dissatisfied with the BOAR's decision, you have 30 days from the filing of the final assessment roll or 30 days from the last date set for such filing, whichever is later, to seek small claims or judicial review of the complaint.

## Highway Dept. Notifies of Brush-Clearing

Open letter to the owners of property that have frontage on Town of Rochester Highways.

As is stated in the Highway Town Law of the State of New York, the Highway Superintendent is responsible for the removal of obstructions including brush from the Highway.

Please except this letter as notification that the highway department will be complying with this law and doing brush cutting thru out the town on all of Rochester owned & maintained Highway.

Thank you,  
Wayne F. Kelder  
Highway Superintendent

## Building Moratorium Enacted *Criteria Set for Granting Exceptions*

Following two public hearings, the Town Board voted last February to approve a temporary building and sub-division moratorium with a duration of 12 months and provision for two 3-month extensions. The moratorium prohibits subdividing a parcel into more than four plots and prohibits issuing permits for any single building or combination of buildings greater than 20,000 square feet (other than single family residential construction).

At its March meeting, the Board adopted criteria for reviewing complaints from those facing hardship resulting from

the moratorium. In general, the applicant must show:

- the hardship results from unique circumstances and has not been self-created
- the hardship cannot be avoided by other means, and
- if granted a variance, there will be no undesirable physical or environmental changes in the character of the neighborhood or no detriment to nearby properties.

To date, two hardship cases have been heard and granted.

Hardship waiver applications and details of the criteria are available at the Town Clerk's office and the Town website.

## SUPERVISOR'S 2005 STATE OF THE TOWN REPORT AVAILABLE FROM TOWN CLERK & TOWN WEBSITE

## Draft Law on Historic Landmark Preservation *First Public Hearing Held*

After almost one year of work, the Historic Preservation Commission has presented to the Town Board a draft of a revision to Chapter 22 which, if enacted into law, will provide greater protections to Rochester's historic properties and landmarks.

A Public Hearing on the draft law was held at the Accord Fire House on May 4, with about 150 residents in attendance. Alice Cross introduced and explained the key features of the draft law. A 90-minute question and comment period followed. With few exceptions, participants expressed concerns with the revised law as currently drafted. Commission members were present to take notes of the concerns, which will become the basis for making revisions.

The aim of the new draft law

is to promote the economic, cultural, educational and general welfare of the public through the preservations and enhancement of historic properties and landmarks. If enacted, this law is intended to:

- protect and enhance the landmark and historic districts which represent distinctive elements of the Town's historic, architectural, and cultural heritage
- foster civic pride
- protect and enhance the Town's attractiveness to visitors and thereby provide a stimulus to the economy
- ensure orderly and efficient growth and development in harmony with the Town's Comprehensive Plan.

Copies of the draft revision to the Law are available from the Town Clerk or Town Website.

## EARTH DAY CLEANUP

**Thanks to all residents who participated in the Town's annual Earth Day Cleanup efforts. According to Transfer Station records, about 12,500 lbs of roadside litter and 74 tires were removed from town roads.**

## Disposal of Hazardous Waste & Electronics

Rochester residents can dispose of hazardous waste and electronics at the Wawarsing transfer station on June 10. The special collection, organized by Ulster County Resource Recovery Agency (UCRRA), will be from 8 a.m. to 1 p.m. Residents must call UCRRA for an appointment at (845) 336-3336. Get more information from the Town Clerk or Town website.

**List Your Business (It's Free!)** Place information about your local business on the Town's website. If you have your own website, a direct link to it will be offered. Go to [www.townofrochester.net](http://www.townofrochester.net) and click on the *Business Directory* link for more information and to sign up.