University Expansion is a Valid Public Purpose to Support the Exercise of Eminent Domain
By Patricia E. Salkin

The state’s highest court ruled, as expected, that economic development projects could be a valid public purpose for the use of eminent domain. The decision, in the eminent domain case of Columbia University, reconfirms that the judicial branch cannot substitute its judgment for that of government decisions makers, in this case, the New York State Empire State Development Corporation.

The Court of Appeals heard oral arguments in the Columbia University case, Kaur v New York State Urban Development Corporation, on June 1, 2010 and rendered its decision only three weeks later.

The ruling by the New York Court of Appeals unanimously reversed a decision by the Appellate Division, First Department and allowed the New York State Empire State Development Corporation (ESDC) to condemn land for the proposed expansion of Columbia University. The $6.3 billion project will add an additional 6.8 million square feet of space for classrooms, research facilities, administration, housing, and parking by redeveloping 17 acres in the West Harlem neighborhood of Manhattanville.

Columbia owned or controlled almost all of the parcels in the project area. However, the owners of a gas station and the owner of a self-storage business challenged the state’s use of eminent domain on behalf of a private university. The lower court had ruled in the owners’ favor, that the government’s use of eminent domain in this case was unconstitutional because Columbia was an “elite private university,” and said that the proposed expansion did not have the required “civic purpose.”

The Court of Appeals, in referring back to its recent decision in Matter of Goldstein (Atlantic Yards), reaffirmed the long standing doctrine of legislative deference in New York. This means that so long as the legislature makes rational, non-

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arbitrary determinations as to blight and public purpose, the judiciary will not substitute its judgment for that of the legislative body.

The high court found that the ESDC properly qualified the project as a public use or as “civic project” under the Urban Development Corporation Act. The justices found that the State Legislature did not limit “educational facilities” in the act to public universities. Further, the court explained that ESDC has a long history of involvement with civic projects that would also benefit private parties (e.g., the recent Atlantic Yards case), and that regardless, “the advancement of higher education is the quintessential example of a ‘civic purpose.’” The Court also focused on the other significant civic benefits to the public including the publically accessible park and the open-air market zone, upgrades to transit infrastructure, a financial commitment to another area park, and the projected 14,000 new construction jobs and 6,000 new permanent jobs that would be created.

Turning to the standard for blight contained in the Urban Development Corporation Act, the court noted that the term “substandard or insanitary area” is defined as “a slum, blighted or deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area.” The court explained that the blight studies conducted by the consultants did conclude that the area met the definition of blight. Relying on prior decisions, the Court of Appeals explained that a specific degree or a precise percentage of measurement of deterioration is not necessary to determine blight, since “blight is an elastic concept that does not call for an inflexible, one-size-fits-all definition.” The ruling said that the statute did provide an understandable definition of the term “substandard or insanitary.”

Further, the ruling pointed out that ESDC may exercise eminent domain even where there is no blight. The Court admonished the lower court for having overstepped its authority by conducting its own review of the project area’s status as blighted.

In the final analysis, this opinion is no surprise. The state constitutional law in New York had been the same as what the U.S. Supreme Court announced in the Kelo case – economic development projects can support a valid public purpose in New York. Many people across the country were watching this case, believing that the facts opened the door to a discussion about the question of whether a private university could qualify as a public purpose. However, the high court simply did not take the bait on these issues.

A number of bills have been introduced this session in the State Legislature designed to address the definition of blight, narrow the scope of what types of projects constitute a public purpose, and to enhance due process procedures, but as of this writing, none have been enacted.

Salkin is the Raymond & Ella Smith Distinguished Professor of Law and Director of the Government Law Center of Albany Law School.
Rethinking the Federal Government’s Role
By George Homsy

The feds are changing the way they work with state and local governments, according to the main speakers at this year’s APA National Conference in New Orleans. Each day of the three-day conference featured a major figure in the administration of President Barack Obama, and each spoke about ways the new their departments are seeking to better help localities.

“You need a federal partner that must not repeat the mistakes of the past,” proclaimed Shaun Donovan, Secretary of Housing and Urban Development, who was the conference’s opening keynote speaker. The federal government, which Donovan said had been in retreat, “must re-emerge, but it must be different. It must offer resources and tools to realize each community’s own vision.”

Donovan outlined federal rebuilding efforts in New Orleans. Then he described the Obama administration’s efforts to rebuild urban areas around the country, which include flexible funding programs that allow agencies to work across political and geographic boundaries and encourage the participation of a “third sector” of non-governmental organizations. He put forth the new Sustainable Communities Program, which is a collaboration between the EPA, Department of Transportation and HUD, as an example of federal spending on regional and local planning efforts.

EPA Administrator Lisa Jackson, who spoke on the second day, grew up in New Orleans’ Ninth Ward. Her seemingly off-the-cuff comments started with the observation that Hurricane Katrina “reconnected people with water. First in a bad sense, but there are so many people surrounded by water who never go out on it.” Jackson admitted that the EPA did not get the big development dollars that funnel through HUD and DOT, but her agency’s role was to quantify and help shape the projects they funded.

Adolfo Carrión, Jr, who was then White House Urban Affairs Director, gave the closing keynote address. (Carrión has since moved to HUD where he serves as director of Region II, which oversees federal housing operations in

Continued on page 4
New York and New Jersey.) Carrión said that Obama comprehends planning and, according to coverage on the APA website, the President “understands the important place planning plays in the national and global conversation.” He emphasized Donovan’s point that the administration seeks to break down institutional barriers within the federal government in support of smart planning, innovation and the creation of sustainable communities. He said that 17 federal agencies are collaborating around the major goals of economic competitiveness, environmental responsibility, and opportunity.

The conference coverage on the APA website also notes that Carrión said, for the first time, there is federal funding for planning in programs such as the Fresh Food Financing Initiative, the Sustainable Communities Initiative and the Livable Communities Act. He said the administration’s strategy focuses on building regional assets so that regions can compete globally.

Sessions, and mobile workshops will be offered beginning Wednesday afternoon and running through Friday. Here are a few examples of the variety of conference sessions:

- Planning for Rural Communities
- Does your Comprehensive Plan Cover it All? Asset-based and Sustainable Approaches
- All Things Great and Small: Practices in Right-Sizing Communities
- Getting it All Together: Theory and Practice in Municipal Consolidation

Our keynote speaker will be Ann Forsyth, a professor in the Department of City and Regional Planning at Cornell University. Forsyth will discuss what works for healthy planning in Upstate New York. All 18 classroom sessions and three mobile workshops will be approved for Certification Maintenance (CM) through the American Planning Association. Evening activities include a dine-around Wednesday evening, and a reception on Thursday with AICP President Elect, Anna Breinach.

The setting will be beautiful and the conference sessions will be engaging and exciting. APA Members save up to $75 by registering by August 25th at http://wnyapa.com/registration.aspx. We hope to see you there!

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**Vote for Chapter Officers**

There are two options for voting this year. You may either:


2. Check the appropriate box to vote for a candidate, clip the ballot, and mail/email by Tuesday, August 31, 2010 to:
   
   Jason Haremza
   
   NY Upstate APA Chapter Secretary
   
   c/o City Hall  30 Church Street, Room 125B
   
   Rochester, New York 14614
   
   harezmaj@CityofRochester.Gov

Terms run from October 1, 2010 through September 30, 2011.

**President**

☐ Ellen Parker, AICP

☐ Write in _____________________

**Vice-president**

☐ Mark Castiglione, AICP

☐ Write in _____________________

**Treasurer**

☐ Sandra Misiewicz, AICP

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**Secretary**

☐ Diane Carlton

☐ Write in _____________________

**Professional Development Officer**

☐ Arthur Buckley, AICP

☐ Write in _____________________

**Director of Legislative Affairs**

☐ Benjamin Syden, AICP

☐ Write in _____________________

**Membership officer**

☐ Richard Guarino, AICP

☐ Write in _____________________

**Education officer**

☐ Andrew Raus, AICP

☐ Write in _____________________

**Public Relations officer**

☐ Jason Haremza, AICP

☐ Write in _____________________

**Member-at-large**

☐ Eve Holberg, AICP

☐ Write in _____________________
Student Corner: Building Networks of New Planners
By David Kruse

As students, we have access to a plethora of knowledge from professors, guest speakers, and an association that focuses on advancing the planning industry and its relationships with professionals and student planners. The APA provides students with the latest planning and professional news as well as access to extensive job listings on its website. It is important to maintain and foster these networks with young professionals and practicing planners to help you earn the most out of your education and set yourselves on the right path to achieve the goals you have set forth.

One way to build relationships with fellow students and young professionals can be to get involved with Young Planners Groups. They have the advantage of bringing together working professionals who are similar in age to the students and can provide advice in breaking into the professional world, educational guidance, or act as a mentor. Between being proactive about establishing networks and utilizing the tools that the APA has to offer on its website, students can become successful young planners themselves.

One of these resources that can be of use on the website is the student section. Here, you can find out about the ways that the APA reaches out to student members. The New Planner is a fantastic publication that highlights the work done by students throughout the country, as well as related news of interest and a section on a working planner in the field and the advice that can be given.

Another way to become involved with your chapter is to attend the chapter conferences. They offer excellent opportunities to meet fellow students and potential employers in a setting that is student friendly. These conferences also showcase topics that may not be discussed in class while providing mobile workshops to get attendees out into the field and get hands-on experience.

Occasionally I will provide updated information that is pertinent to students and their affiliation with the APA. It is important for everyone to take an active role in their universities, communities, and local organizations. A strong partnership between students and their respective chapters can lead to incredibly rewarding opportunities. Now is the best time to become involved, for the benefits can last throughout your professional planning career.

David Kruse, the new Student Council Representative, serves as the liaison to the 16 universities in Region 1. Kruse received a bachelor’s degree in Environmental Design from UB’s School of Architecture and Planning and is currently in his second year of graduate studies at UB with a focus on environmental planning and GIS.

Washington Chapter Unveils Sustainability Website
By George Homsy

The Washington State APA chapter recently unveiled its sustainability website (www.washington-apa.org/sustainable_washington/). The site is a detailed document to give planners in the state “the education and tools they need,” according to Jill Sterrett, who coordinated the effort. The website features a discussion of local sustainability from numerous perspectives including climate change, ecosystems and water, waste management and social equity. The project, which involved 30 chapter members, created a document that will grow and change as new information is released and case studies are developed to illustrate the problems of unsustainable development and potential solutions. The guidebook is packed with information could be the starting point for other APA chapters to create state specific guidance for their planners.

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Chapter President’s Message
By Judith Breselor, AICP

Hello Chapter Members. It seems like only yesterday that I was packing my bags and getting ready to head for the national conference in New Orleans. I was amazed at how many of our members attended the conference and enjoyed all of the festivities that this wonderful city had to offer. Many of us had a great time at the Howlin’ Wolf where the northeast chapters had a chance to socialize and enjoy true NOLA hospitality. New Orleans is back on its feet and provided an atmosphere unique, warm and inviting.

As your Board President, I attended several meetings with other chapter presidents and I left determined that the board needs to roll up our sleeves and take a hard look at how we interact with our membership. At this time the board is planning to convene an intensive workshop over the summer and look at ways to better serve our members. As always, all of us on the Executive Committee welcome your ideas and suggestions. A survey will be sent to you over the summer asking for your input, and we will incorporate those into our plan. We anticipate having a new structure and will be looking to present it to you at our annual membership meeting at the chapter conference in September.

Our election process will be somewhat different this year. In the past our elections were held in November with our new board members taking office in January. As a board, we felt it was important that the newly elected board should be announced at the annual conference. Therefore, we will be sending out ballots for the elections over the summer and the newly elected board member will take office at our annual meeting. The nomination committee is comprised of the Chapter President (Judy Breselor), our Vice President (Gary Palumbo), and the Capital Section Director (Steve Iachetta). You will see that some of our board members will be remaining on the board, but will also be joined by some new board members.

Have a great summer. See you in September.

AICP Region 1 Commissioner
By Deborah Alaimo Lawlor, AICP/PP

Deborah Alaimo Lawlor, AICP/PP, has been elected to serve as a Commissioner for the American Planning Association’s professional institute, the American Institute of Certified Planners. Elected from Region I, Commissioner Lawlor serves members for four years on the eight-member commission guiding certification, ethics, professional development and accreditation policies. She represents more than 16,000 members of APA’s professional institute.

Debbie has 30 years of state, regional, and private sector planning experience. She is Chief of Sustainability for the New Jersey Meadowlands Commission (NJMC) and recently took on the additional role of Director of Administration for the Meadowlands Commission’s NJMC Business Accelerator, an incubator for emerging businesses related to renewable energy and sustainability.

An active association member, Lawlor has held a number of leadership roles within the APA New Jersey Chapter, including Northeast area representative, chapter vice president, as well as vice chair of state planning for the APA Regional and Intergovernmental Planning Division. She received the 2009 New Jersey Chapter Distinguished Service Award.

Lawlor volunteers her time in her state and local community, serving on the Rutgers University Center for Green Building Advisory Board and was a recipient of the 2010 Arline Simpson Leadership Award for her work with the Meadowlands Regional Chamber of Commerce. She is a past president of the Packanack Lake Community Association in Wayne, New Jersey.

Lawlor received her bachelor’s degree in environmental planning and design and her master’s degree in geography from Rutgers University. She is a certified planner and a licensed professional planner in the state of New Jersey.

Debbie resides in Wayne, New Jersey with her husband Marc, who is also a planner, and children Sean (a recent Quinnipiac University graduate) and Alexis (a Bentley University sophomore). You can contact Debbie by email at debbie.lawlor@njmeadowlands.gov. Her phone number is (862) 377-3668.
Cornell Masters Student Give Planning Lessons in Local High School
By Andrew Bielak

For many high school students, the concepts of urban planning, community engagement, and local economic development make few appearances in the classroom. School curriculums may include big picture issues surrounding history, law, economics, politics, or social studies, but rarely do students get an opportunity to see these issues play out at a local level and understand how they shape the communities they live in.

But this spring, a group of graduate students in Cornell’s Department of City and Regional Planning teamed up with educators at Ithaca’s New Roots Charter School to do just that. Working with a class of 10th graders at the school, the teachers and planning students helped kids examine forces and actors shaping their city, analyze their neighborhood and particular sites of interest, and come up with informed ideas for improving public spaces in Ithaca.

The collaborative effort was supported by GRASSHOPR (Graduate Student School Outreach Program), an organization at Cornell’s Public Service Center, which provides knowledge and resources for graduate students interested in working with elementary, middle, and high school students in the region. GRASSHOPR provided funding for materials and assistance in planning the classroom sessions technical assistance to six planning students from Cornell – Celia Benton, Andrew Bielak, Anna Brawley, Karla De Leon, Victoria Demchak, and Tom Knipe.

The graduate students collaborated with teachers at New Roots and incorporated their lesson plan into a month-long unit on planning and community participation in a 10th grade classroom. The participating teachers at the school included Mary Grover, Todd Ayoung, Alejandro Bernard-Pachryssanthou, Becca Rodomsky-Bish, and Jayson Rome.

Ann Forsyth, a professor in Cornell’s City and Regional Planning Department with previous experience in youth planning education, served as the advisor for the project and provided guidance as well as technical resources.

The Cornell students aimed to make the lessons tangible and accessible to the high school students. They drew upon local issues, structures, and ideas as much as possible. The New Roots School’s location in the heart of downtown Ithaca gave students knowledge and experience regarding the city and provided the graduate student instructors with ample opportunities for interactive learning.

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converted into public housing, and the famous
Ithaca Commons, a downtown pedestrian mall.
After learning some of the basic history of
these four spaces, students were given the op-
portunity to make on-site visits, take photos
and make drawings of the areas, and make
some initial quantitative and qualitative obser-
vations.

The third and final lesson plan helped students
imagine the potential for spaces – both in
Ithaca and beyond – to change or grow through
direct action or more subtle political, eco-
nomic, and social forces. Beginning the lesson
by looking into the past, instructors showed
students slides of urban spaces throughout dif-
ferent periods of time and asked students what
changes took place and why they might have
occurred. Next, the class returned to local is-
sses, and worked in groups to discuss their
likes, dislikes, and ideas for change in the previ-
ously examined Ithaca landmarks.

Initial recommendations for the sites ranged
from including more affordable options in the
downtown shopping area, to opening up the
pedestrian mall to bikers, to maintaining a
space in new Women’s Community Building for
the public to use.

To conclude their unit, the students worked
together to prepare recommendations on how
those sites could be improved for the future.
On May 13, they presented to the Downtown
Ithaca Alliance, a non-profit organization which
aims to promote, develop, and manage down-
town Ithaca’s business district.

While the students’ work this semester functioned as a
learning tool, it’s important to think of it as not simply an
academic exercise. The City of Ithaca is currently updating its
10-year comprehensive plan. If city officials hope to craft a
plan that represents the true interests of all members of the
community, they would do well to pay attention to the im-
passioned voices of young people – particularly those who
have done their research, thought through various municipal
problems, and made careful and specific recommendations.

The entire lesson plan fit in well with the mission of New
Roots School, which strives to promote sustainability and
social justice through interactive learning. As explained on
the school’s website, New Roots prepares students to “meet
the challenges of citizenship, work, and life-long learning the
21st century.” By working to examine their community, un-
derstand the forces that shape it, and look towards the
changes they would like to see, the students had an oppor-
tunity to see those challenges from a new perspective and
gain a new understanding of how to approach these issues.

This fall, Bielak and the other participants in this program
will be second year Masters students in the Department of
City and Regional Planning at Cornell University.
Planner Puzzle
By George Homsy

Across
1. Green neighborhood standard
7. New York's 21st representative
12. Building part not usually zoned
13. Poisonous bacteria
14. City part: urban ______
15. Ceremony for the dead
16. Enhanced Roaming Indicator (abbr.)
17. Regulated aspect of land
18. Principle
19. Inverse of “or”
20. Requirement for a front yard, a side yard, a backyard
25. Peter Gabriel album
26. Get ready
27. Former Italian currency
28. Replacement for 27 across
30. British special forces (abbr.)
32. Italian broadcasting agency (abbr.)
33. U.S. public pension program (abbr.)
34. Lands surrounding the structures
36. 144
40. Heap
41. AICP subject requirement
42. A kind of downtown creative district
45. Land subject of 2005 Florida property rights case
47. Cities with Suburbs regionalist
48. Public _____ ing

Down
1. City issued permissions
2. Extraordinarily large
3. GIS company
4. Single gambling cube
5. Fargo’s home (abbr.)
6. Brings calm to a public meeting
7. Principle
8. Ocean City, MD airport (abbr.)
9. Inverse of “or”
10. Kentucky Library Association (abbr.)
11. BP’s Gulf pollutant
16. Federal cleanup agency (abbr.)
20. President Clinton’s home state (abbr.)
21. Unit of measure for 11 down (abbr.)
22. Valuable space above Grand Central Station
23. ______ to grave analysis
24. German emperor
26. By mouth on a prescription
29. Subject of property disputes
31. Syria’s Internet address
35. Moving quickly
37. Parker Brothers war game
38. Mafia’s portfolio (abbr.)
39. Single Side Band (abbr.)
41. Auditory organ
42. Greater Detroit public transit group
43. Federal government term for person with job (abbr.)

Planner Puzzle Key on page 13.
A Message from APA Region 1 Director
By Angela Vincent

As some of you may know, I am the new APA Region 1 Director. Having officially taken office on May 25th, I was anxious to reach out to you to introduce myself and communicate what I’d like to accomplish over the next four years. My goals are to:

- Provide up-to-date information to you on APA Board affairs;
- Solicit input on various APA business and progress and be your voice on the APA Board;
- Increase communication within Region 1 to better serve the needs of the Chapters and the APA members; and
- Increase coordination between the APA Board, AICP Commission and Student Representatives Council (SRC) in Region 1.

I am the Northeast/Mid-Atlantic Regional Director for ICLEI - Local Governments for Sustainability (ICLEI), a membership association of local governments working collectively to reduce greenhouse gas emissions and achieve local sustainability. I’ve been involved with APA since I was a graduate student in 2001 at Antioch University New England. From 2002 to 2007 I was on the NNECAPA Executive Committee where I served as the Vice-President and the Chapter President. I took a short hiatus when I moved to Boston to work with ICLEI, but have never lost touch with the APA world (or my membership!).

I am jumping into this position with both feet! I met with your new AICP Region 1 Commissioner, Debbie Lawlor, and the SRC representative, David Kruse, so we could begin discussing ways to work as a team in Region 1 and provide relevant forums for you to express your voices and provide feedback to us. If you have ideas, I would love to hear them! We want to hear what works best, what doesn’t work, and how we can increase communication and coordination.

I will provide more information as I transition into being your APA Region 1 Director. The Board and Commission retreat is coming up in July and I will learn more about my job as your Region 1 Director. In the meantime, I’m available to talk, email, Skype, meet in person, Facebook you, LinkedIn with you, or even exchange smoke signals. Most basically, my email is: angela.aparegion1@gmail.com and my phone number is (603) 305-5385.

I look forward to working with each of you and am honored to be in this position.
Past Planning: Introduction to the New York State Development Plan from 1971

Editors’ note: In this space we will present excerpts from historical planning documents focused on New York State, particularly those regions upstate.

Here we offer an edited version of the Introduction to New York State Development Plan released in January 1971. In his cover letter, D. David Brandon, Director of the state Office of Planning Coordination, wrote that this was “a planning benchmark for New York State.” It had been more than 40 years since the first planning report and the interim had witnessed “wracking social changes and the shuddering of the American economy.”

Language in the document is dramatic. While there are some nods to bureaucratic correctness, it also contains vivid passages describing the automobile as an “environmental monster” or evoking the possibility of New York becoming a “treeless wasteland like much of present-day China.” Many of the problems described as plaguing New York over the previous 40 years sound familiar to planners in 2010. Still today planners recognize issues around billboards, strip malls, and regional planning.

As the document was written, planners were already starting to see in this preliminary 1970 Census evidence of the stall in New York’s growth. Still, Brandon optimistically wrote “the projected figure of 23.4 million would occur a few years later than 1990.” In reality, our state’s 1990 population was 17.9 million, in 2000, it was 18.9 million and in 2009 it was estimated to be 19.5 million.

Here is the edited Introduction to the plan. The location of the illustrations, which were part of the original, was governed by layout needs of the Upstate Planner.

AWARENESS OF THE NEED for planning to bring order into our physical surroundings is not new in New York State. The Report of the Commission of Housing and Regional Planning to Governor Alfred E. Smith in 1926 marked the first effort at a statewide view. But it was ahead of its time. The automobile was still a liberating force in an insular society, not the environmental monster it was to become. And space and air still seemed unlimited.

Nine years later a Division of State Planning submitted a summary report on State Planning for New York to Governor Herbert H. Lehman, with precise recommendations for a variety of actions: a 4.5 million acre reforestation program; adoption of pollution controls, protection of wildlife; regulation of service stations, billboards and roadside development; and, notably, creation of a permanent state planning office.

But again the world was not ready. Though significant pieces of this program – notably reforestation and wildlife protection – were put into action, it wasn’t until the 1960s that New York began meaningful pollution control (after the problem was compounded many fold). And after forty-odd years of public unhappiness on the subject, the billboards and the highway strip development are still with us...

In 1961, Governor Nelson A. Rockefeller formed a staff for central state planning in the Governor’s office itself. They produced the report Change/Challenge/Response which delineated a development policy for New York State attuned to the problems of the present.

Continued on page 12
government operation. State agency functions were examined according to this framework and new planning efforts initiated as fast as was practicable, to fill the gaps...

In regional planning, OPC has encouraged and supported formation of multi-county planning boards which now serve most of the counties of the state and 97 percent of its population. Concurrently, the Office has strengthened its support of local planning with increased staff services and the provision of four district offices.

Following several months of study by the state agencies, a document entitled *Planning for Development in New York State* was published. It identified key issues, presented potential goals, and examined the status of planning in each of the ten functional areas. The response by the agencies indicated both the need and support for an overall development plan to serve as a framework for their thinking. The rapid development of the regional agencies also calls for an overall state development plan.

Not only is it important for local planners to know the intentions of the state in its massive construction programs – highways, transit facilities, university campuses, hospitals – but the state itself must have a logical plan for what it does. This report, which focuses on the natural and man-made physical environment, is the first installment of that Plan. It is the immediate result of the past two years of work, but is based on many more years of study of the various aspects of the physical environment of New York State. Before reaching this printed stage, the Plan has been discussed with agencies’ personnel concerned with planning, and with regional and county planning bodies across the state...

And here another major reason for a plan: Aside from where and what we want to build, what do we want to keep? If there is unlimited population growth and a free rein to every pressure to build, New York State could eventually end up a treeless wasteland like much of present-day China.

Fortunately, some farsighted New Yorkers set aside our great forest preserves nearly a century ago, and the state has been adding to its holdings ever since.
But of more urgency are those lands close to our cities which are too often laid waste by fragmented development in the van of suburban expansion. The amenities of green fields, clean rivers, lake shores accessible to all, and of open space itself as a limit to the city may be more vital to more people even than unspoiled forest – because they are within reach.

And being within reach, they are most in danger of despoliation. The despoliation of much of our landscape, as a matter of harsh fact, is already far advanced. Our goal must be to arrest it and, in time, reverse it. We need to learn to use the land more in harmony with the yearnings of the human spirit. The spoiling was never necessary; it happened because of indifference, and haste, and private greed, and governmental inaction.

THIS PLAN DEALS with the uses of the land and with a pattern of settlement for the larger population which is on the way. It deals only in the broadest terms, because the infinitely detailed working out of the Plan’s objectives must be done at regional and local scales. Much detailed work has in fact been done by localities over many years; but vastly more remains. And until now no local, county or regional plan had much more than its own territorial horizons to relate to. This Plan provides for the first time a common structure, a framework of objectives from the Niagara Frontier to the Atlantic beaches...

While this discussion has focused on government, the private enterprise sector is as vitally involved, and in countless ways. Industry will be burdened far more than ever in the past with expense and accountability for environmental protection. But offsetting this are the vast opportunities, some immediate, some on the drawing board, some only hinted at and some not yet imagined, for business to turn today’s needs (housing – new ways of moving people and goods – renewal of the infrastructure) and today’s aggravated waste problems into profitable products and services in accord with, rather than counter to, society’s rising goals and expectations.

The Horizon Year for this Plan is 1990 – about one generation away. It should be easy for anyone who has reached middle life to perceive that this is much closer than it might sound. It is a short enough time span to make reasonable demographic and technological forecasts. And this very shortness of time makes it urgent that a Plan representing some common purpose be received by the many competing interests as a basis for constructive, evolutionary progress – and above all for early and vigorous action.

We in New York have talked planning now for over 40 years. It is time to turn plans into reality, on a bold and lofty scale, in the best tradition of the Empire State.