

The Upstate Planner

Making Great Communities Happen

Volume 22

July 2007

Issue 2

President's Message

By Mike Long, AICP, RLA

Greetings everyone.

Many of us traveled to Philadelphia this spring – the site of the National APA conference. I attended the Chapter Presidents Council Leadership Meetings. The most notable issue was the adoption by the AICP Board of Directors of new rules for Continuous Maintenance for AICP.

This issue has been debated for many years at various meetings, and there were minor changes up until the end. Overall, everyone agrees that continuing education is good for the profession; the debate has mostly been centered on how to develop the program, deliver it, the costs, the number of contact hours, etc. There was give and take on all sides and ...off we go.

With Ellen Parker (our Professional Education Officer - PDO) we will make a concerted effort to bring these issues to the membership. With increasing usage of the Internet, we will be in contact with the members about educational opportunities. Remember to check our APA Chapter website at: www.NYUpstateplanning.org. If you have changed your e-mail address or other information, remember to update your information through the National APA web site, as they are the official keeper of the membership information.

I look forward to seeing you all in Binghamton this year at our chapter conference.

Save the Date

September 19 to 21

**Chapter conference in
Binghamton**

Details on page 6.

AICP certification now requires maintenance

By Ellen L. Parker, AICP

The requirement for AICP continuing education is now a reality. On Friday, April 13th, at the National APA Conference in Philadelphia the AICP Commission unanimously approved a new plan for certification maintenance.

All AICP members must now earn 32 credits of continuing education in every two-year period. According to the policy statement released by APA/AICP, failure to meet these requirements within four years will result in the loss of AICP certification. The first two-year period starts on January 1, 2008. However, credits earned starting on April 14, 2007 will count.

In general, one hour of 'contact time' at a seminar, conference or training session is equivalent to one credit. For example, most sessions at the New York Up-

state conferences in Auburn last year were worth 1.5 credits each. Under certain circumstances, members may earn credits for unpaid planning instruction and tenure-track faculty can earn credits for articles in approved journals. Teaching courses for a salary or fee is not eligible. Activities such as APA leadership positions, mentoring or volunteer activities (other than approved lectures) also do not qualify.

For each two-year period, members must earn 1.5 credits on the topic of ethics and 1.5 credits on current planning law. The remaining 29 credits may be on any eligible topic. With a four-month grace period, you have until April 30, 2009 to earn your credits for the current two-year period. If you earn more than 32 credits during this two-year time period, you may carry up to

See AICP, continued on page 5

Regional planning in the Hudson River Corridor

By Tracey M. Clothier, AICP

Saratoga County is thinking regionally again.

Seven communities in Saratoga County recently joined forces to produce a collective vision for the Hudson River. Reclaiming the Hudson: The Saratoga County Riverscape Project is a new publication co-produced by the towns of Moreau, Northumberland, Saratoga, Stillwater, Mechanicville, Halfmoon, and Waterford that describes a future for the river corridor after the PCB dredging project.

It is the latest of several intermunicipal planning efforts underway in Saratoga County. One of these initiatives, the Saratoga County Green Infrastructure Plan completed in 2006, presented a broad view of the county's historic and recreational themes and provided an excellent foundation for open space planning at the local level. The County's Riverscape Project, which champions a series of compatible and interconnected projects along the river and the Champlain Canal, is consistent and supportive of the Green Infrastructure Plan.

The current Reclaiming the Hudson project recognizes that the river has been vastly underutilized and under-appreciated following years of environmental contamination

See Hudson River, continued on page 9



Mechanicville City Lock



The former train station will be restored, along with the historic HD tower as a railroad museum and cultural center.

Upstate planners to get connected

Upstate New York is a large place, and the opportunities for planners across the state to learn from each other are as few as the state is vast. A plan, hatched by a local planner, may go a long way towards making our community a little tighter.

The Upstate Chapter of APA and Cornell University's Department of City and Regional Planning have developed a free email list. The New York Upstate Planners List will "serve as a forum for idea development, information sharing and general communication," says J. Justin Woods, planning director in the Town of Big Flats and the list's manager. "I hope the list brings planners across upstate together to share common experiences and ideas in a simple, efficient, free and mutually beneficial way."

Woods approached the Chapter and Cornell University with the idea for the email forum after finding a similar tool valuable to his work in Massachusetts. "The list can be used to solicit sample verbiage for a by-law or to find out how other towns handle various situations like development processes or an RFP/RFQ."

To join, send an email message to lyris@cornell.edu with the body (not the subject line) consisting of the phrase: subscribe NY-UPSTATE-PLANNERS-L "john doe"

Do not put any words in the subject line. The message must be sent in plain text (that is, no formatting, font styles, or HTML code), and your name must appear in double quotes.

You will receive instructions on how to post messages to the list. For additional information about using the email list and adjusting various settings, see <http://www.cit.cornell.edu/computer/elist/lyris/index.html>. All questions can be sent to J. Justin Woods, at jw362@cornell.edu.

Great Streets / Great Neighborhoods theme for Planning Month

This October will mark the second annual National Community Planning Month, a celebration designed to highlight the planning profession. This year's theme, "Great Streets, Great Neighborhoods," encourages Americans to celebrate places of exceptional character, quality and planning.

Visit www.planning.org/ncpm for materials to help you plan and promote your National Community Planning Month event. Materials available through the website include:

- Sample proclamations
- Media Kit
- Graphics
- Suggestions for reaching key audiences

Watch "Interact", the APA member e-newsletter, for announcements about National Community Planning Month. Additional materials and resources that will be added to the website now through October, including:

- Radio public service announcements
- Topic of the next high school essay contest
- Information about the AICP Symposium in Washington.
- Designees of the Great Places in America program
- Planners Day on the Hill activities, part of the Federal Policy & Program Briefing

Include your local event on the APA National Community Planning Month website. E-mail information or any questions to ncpm@planning.org.

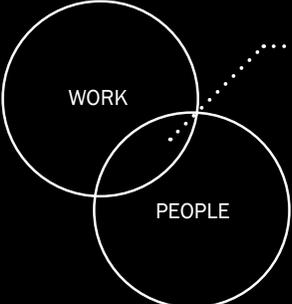


WENDEL DUCHSCHERER
ARCHITECTS & ENGINEERS

PLANNING
GRANTS WRITING
PARKS & RECREATION SERVICES
ARCHITECTURE
ENGINEERING
ENERGY SERVICES
GIS

Wendy E. Weber Salvati, AICP
716.688.0766

www.wd-ae.com



THE FRA WAY

WE THINK THERE'S A BETTER WAY, TOO.

FRA was founded on the notion that good people could do good work in a good environment. Today, that same vision inspires and guides the great planning and design services we provide clients throughout the Eastern United States.

Call our planning department today at (585) 359-0280 about the great opportunity we have for you.

FRA

Planning | Designing | Building

100 people in four offices www.FRAengineering.com

design

peter j. smith & company, inc.

Urban Design
Landscape Architecture
Economic Development
Planning

www.pjscompany.com
email: pjscompany@pjscompany.com
Buffalo, NY Office Phone 716.447.0505

based PLANNING, INC.

Rusk to state: Plan regionally to get ahead

“Cutthroat intermunicipal rivalry” cripples Upstate New York’s competitiveness and dramatically slows the region’s rate of economic growth, according to David Rusk. Rusk was the first witness of the first public hearing of Governor Eliot Spitzer’s new Commission on Local Government Efficiency and Competitiveness. The hearing was held on June 13, 2007 at the public library in Saratoga Springs. He is a former federal official, New Mexico legislator and mayor of Albuquerque. He wrote several books, most prominently, Cities Without Suburbs. Rusk is now an independent consultant. After his testimony to the commission, he sat down with the Upstate Planner to talk about his proposal for regionalism in New York State.

UP: How does that hurt New York State?

Rusk: Research done by David Miller at the University of Pittsburgh and Jerry Pace at Carnegie Mellon University finds that the more fragmented government is, the slower the rate of economic growth. You have cutthroat infighting amongst different municipalities. You have situations where every place is highly dependent upon property tax, so you have a tax ratables



chase. You have the high costs of new infrastructure. You have the cost of underutilizing or abandoning infrastructure in your cities and older suburbs. That all adds up to being costly and rendering communities non-competitive.

UP: Your proposal for New York is not to consolidate municipalities, but for the state to give more power to county governments.

Rusk: As a practical, political matter, the people in this state aren’t going to vote to merge governments. Even on a small scale, even merging a village with a surrounding town, is going

See Rusk, continued on page 8

Planning in a Page

UP: Is home rule bad for New York State?

Rusk: In every state, people are committed to home rule. But the scale of home rule varies greatly from state to state. For example, in Albuquerque, home rule is carried out by the citizens of a city that is 183 square miles in size and over 500,000 in population. The county government is the only other government and we are able to act in a unified, coherent fashion.

In New York, you’re unable to act in a unified, coherent fashion because the state legislature says to every municipality, you’ve all got pretty extensive planning and zoning powers inside your little box, but nobody has any leverage over what’s happening in other boxes. In fact, they’re not even saying that you even have to pay attention to what’s happening with your neighbors.

Traffic Engineering
& Planning Consultants

Using Transportation
to Help Build
Livable Communities

phone 585.272.4660 fax 585.272.4662

3495 Winton Place, Building E, Suite 110
Rochester, New York 14623

SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

Saratoga Springs, New York
T 518 587 2550

Creating Compelling Destinations
Enriching Communities
Safeguarding Special Places

New York, New York
T 212 260 0250

www.saratogaassociates.com

An independent community development resource
specializing in...

- Public Participation
- Zoning Assistance
- Community Planning
- Grant Preparation
- Downtown Revitalization
- Board Training

www.steinmetzplanninggroup.com • ph (585) 797-7634

www.ingallsplanning.com

56 West Church Street
Fairport, New York 14450
t 585.377.3350
f 585.377.3380

Matthew S. Ingalls, AICP
mingalls@ingallsplanning.com

Extreme Planning – Save our Cities

Matt, my ten-year-old nephew, told his parents he had to write an essay about what he wanted to be when he grew up. He wrote, his father reported, about becoming a professional skateboarder.

Then my sister-in-law chimed in. Matt's a smart boy and he realized that the shelf-life of such an extreme profession is pretty limited. He needed a backup. Maybe, Matt told them, "I could do what Uncle George does and create cities for people."

Editor's Notes

Matt's wisdom makes me even prouder when I realized that he has hit upon the prescription for saving upstate New York – creating cities for people.

If Governor Spitzer wants to turn upstate around, he must focus every bit of energy and funding towards fixing our cities and larger villages. It is the closest things we have to a silver bullet – make our urban areas vibrant again.

Research presented at a recent seminar found that Upstate New York is not really losing more young people than other states; the problem is that no young people from other states choose to come here. The reason is simple. This segment of the population finds suburban living boring and our cities lack the vibrancy and culture that would attract them.

The Manhattan Institute recently held a seminar in Albany titled "Can Upstate Cities Save Themselves?" There are many things that cities can do, but the answer pretty much is no. Cities need help.

Decades of disinvestment – aging infrastructure, minimal

tax bases and higher social service costs – have left cities without the resources to pull themselves up by their own bootstraps. In our home rule state, cities cannot tap into those areas that have grown around them. Over the long-term, we all suffer.

Making this work will require Governor Spitzer's people to think differently about economic development. We need to move away from just worrying about our business climate; we pretty much know what needs to get done. Quite frankly, traditional economic development is old school. After decades of effort, Upstate New York continues to fall behind the rest of the world.

We need to focus on the "people climate" in our cities. We need places where young people – our next generation of entrepreneurs – want to be. We need to copy Austin, Boston, Baltimore, Brooklyn and other successful places. Music, arts, culture, coffee shops, used record stores, gritty street musicians, rehabilitated historic architecture, pedestrian excitement at the street level – the recipe is straightforward, but it requires planners to rethink zoning and urban design and it requires economic development specialists to rethink their strategies.

New York State should focus every available resource on our urban areas. We have spent the last few decades watching our suburbs grow and our cities dry up. If you want to live in upstate New York, you have two choices – suburban or rural life. We are missing an important piece of the puzzle if we want to attract entrepreneurs. In Matt's words of wisdom, we need to "create cities for people."

These views are solely those of Upstate Planning Editor George Homsey. If you want to express your ideas on this or any planning topic, send a 300- to 500-word essay to ghomsey@saratogaassociates.com.

Experience the Difference of BL Companies



BL Companies is one of the fastest growing architecture, engineering and environmental services companies in the eastern United States, annually moving up the ranks among *Engineering News-Record* Top 500 Design Firms. Founded in 1986, the company has offices in seven cities throughout the Northeast and Mid-Atlantic regions.

Architecture
Civil Engineering
Structural Engineering
MEP Engineering
Transportation Engineering
Landscape Architecture
Planning
Land Surveying
Environmental Sciences
Subsurface Utility Engineering

An Employee Owned Company

Poughkeepsie Office
2678 South Road
Poughkeepsie, NY 12601
Tel. 845-471-0610
Toll Free 888-830-9272

Manhattan Office
50 West 17th Street, 3rd Floor
New York, NY 10011-5702
Tel. 212-529-6543
Toll free 866-882-1988
www.blcompanies.com



AICP Certification Maintenance Required

AICP, continued from page 1

16 credits into the next two-year period. Credits for ethics and planning law may not be carried over to fulfill those specific requirements, though they can be used as general credits.

All members must log their credits on-line at the APA website (www.planning.org). Each member should also maintain paper records of the courses taken, including the date, speaker, content and length of the training. The site is currently inaccessible during a transitional period, but is scheduled to be back on line sometime in August. At that point, you will need to create an account, if you do not have one, using your member number or email address and a password. After you have logged into your account on the APA website, you will see a link to the CM/ CDP Credits page, where you will be able to select your credits from the list of approved programs.

Previously, under the voluntary continuing education program, we were able to confer "local credits" for programs offered through local sections and training offered by providers other than APA (e.g. DOS training). This is no longer the case. All credits must be approved by representatives at national APA/AICP and placed by them on the APA website for the electronic log. I will work with the different sections in our chapter to get programs approved and listed, but remember to submit them for approval. Also, please forward information on programs you are attending that are offered through other

entities such as state and federal agencies or non-profits. It is my goal to try to get all eligible programs listed to make it as easy as possible for members to meet these requirements.

APA has a number of resources for earning credits, including some programs which can be downloaded for free as podcasts. For example, the "Tuesdays at APA" programs are available as podcasts, and each counts for 1.3 credits (look for the "Knowledge Exchange" button on the blue bar on the APA website). The New York Upstate APA Chapter Board is also exploring ways we can make it easier for members to earn credits, such as establishing a lending library of planning courses on CDs. We will keep you informed.

For members who maintain other professional credentials (ASLA, PE, etc.), you are allowed to "double count" eligible programs for both. Please note, as with all programs, it must be 'qualified', so information about the course or program needs to be forwarded to APA for approval and listing on the website.

For members where maintaining the continuing education is a hardship, there are provisions for exemptions and waivers. For example, members may be classified as "inactive" for a number of reasons (health, military service, family leave). If this applies to you, your case will need to be reviewed by the AICP Commission. Please contact me for more information and assistance in applying for waivers or exemptions.

Details of the program are still being determined. For example, I have received a number of questions from our Canadian members asking about how this affects their status. While it is likely that programs offered through the Canadian Institute of Planners will be allowed, this policy has not been finalized. We will continue to try to keep you informed as we work through this transitional period. Additional information about the new policy is available on the APA website, at www.planning.org/certification/maintenance.htm

Parker is a planner with Wendel Duchscherer Architects & Engineers in Amherst and the Upstate Chapter's professional development officer.

Certification maintenance subsidy available for rural planners

The Small Town and Rural (STaR) Planning Division of the APA plans to help defray the expenses involved in maintenance of the AICP certification for their members.

STaR had expressed a concern about the ability of small town and rural planners to maintain their certification because they often earn less salary, have no training budgets or cannot leave work during the day.

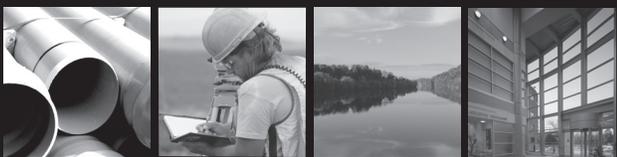
To be eligible for the subsidy, the planner must be a member in good standing of APA and STaR and earn less than \$50,000 a year. Only APA-approved coursework and/or study materials are eligible.

The applicant must submit the course for approval before registration. Payments are made after proof of attendance and the submission of an article for the STaR newsletter about the lessons learned. The maximum subsidy is \$500 per two-year maintenance period and \$100 per course. For information contact STaR Chair Dale Powers at drpowers@co.pine.mn.us or 320-245-6707.

E N H A N C I N G

THE FUTURE

OF OUR COMMUNITIES



POUGHKEEPSIE NEWBURGH GLENS FALLS TROY

THE
Chazen
COMPANIES

888.539.9073

www.chazencompanies.com

engineering • surveying • environmental • planning • landscape architecture

The Art of Planning - Chapter Annual Conference

By Frank Evangelisti

Explore the art and science of planning – as well as the resurging community of Binghamton – at the annual Upstate New York Chapter of the APA conference. And get your AICP certification credits done as well. The conference runs from September 19 – 21.

The theme is The Art of Planning and we have three tracks:

- * The Arts and Downtown Revitalization,
- * Heritage Areas, Heritage Corridors, Greenways, and
- * Brownfields and Environmental Planning Issues

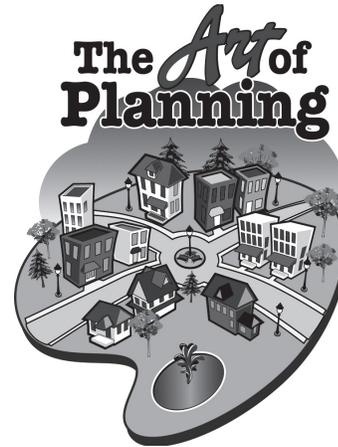
The co-sponsor for the 2007 conference is the New York State Heritage Areas program. It is the 25th anniversary of this initiative, and we are pleased to be part of their year-long celebration.

Downtown Binghamton has seen a renaissance in the last 10 years, and the arts have led the way. Artists and gallery owners have been pioneers in buying and rehabilitating commercial and residential space. Meet the gallery owners and developers and see how the arts can help reshape a community.

River trail development has also been part of Binghamton's rebirth. Walk the APA-award winning trail with those who made it happen.

We are also proud of the strides made in brownfield redevelopment. One of the most significant cleanups in Upstate New York, the Gannett site, will be featured at the conference.

Our dinner on Thursday September 20th will be in a historic mansion and art gallery. It promises to be a special night.



Conference keynote to address upstate competitiveness



Making Upstate New York Competitive in global marketplace will be the topic for the keynote speaker at this year's chapter conference in Binghamton. The speaker, Linda Dickerson Hartsock, is the executive director of the Cortland County Business Development Corporation and Industrial Development Agency.

The Cortland County BDC-IDA has won the Small Business Not-for-Profit Organization of the Year and Best in Class Marketing Award. Cortland has been ranked Top 10 Places in the East and Top 50 U.S. Small Towns for Corporate Facilities. Come hear how their successes can be applied to your community.

Executive Board

President

Michael H. Long, AICP, RLA
mlong@ci.auburn.ny.us

Vice-President

Judy Breselor, AICP
judy.breselor@troyny.gov

Treasurer

Rocco Ferraro, AICP
rocky@cdrpc.org

Secretary

Jason Haremza
jason.haremza@cityofrochester.gov

Prof. Development Officer

Ellen Parker, AICP
jbreselor@renesco.com

Director of Legis. Affairs

- vacant -

Membership Officer

Eve Holberg, AICP
eholberg@pjscompany.com

Education Officer

Kristen Hughes
kristen.hughes@co.ontario.ny.us

Public Relations Officer

Diane V. Carlton, AICP
dvcarlto@gw.dec.state.ny.us

Member At-Large

Gary Palumbo, AICP
gary_palumbo@urscorp.com

Past Pres. & Webmaster

Jean Waterbury
jean@tughill.org

Planning Official Development Officer

Jane Luce
jaluce@town-victor-ny.us

Assoc. of County Planning Directors Officer

Michael Kayes
MJKayes504@aol.com

Canadian Officer

George McKibbin, MCIP, RPP
gmckib@nas.net

Section Directors

Capital District

Sandra Misiewicz, AICP
smisiewicz@cdtcmpo.org

Central New York

Scott Shannon, AICP
sshannon@esf.edu

Genesee / Finger Lakes

Jason Haremza
jharemza@gflrpc.org

Southern Tier

Frank Evangelisti
fevangeli@co.broome.ny.us

Western New York

Jeffrey Lebsack, AICP, PE
jeff.lebsack@hatchmott.com

Newsletter Editor

George Homsy, AICP
ghomsy@saratogaassociates.com

Planning Jobs in Upstate

The following jobs are open in upstate New York:

- Planning and Economic Development Program Manager
City of Auburn
- Planner, Orange County Planning Department
- Community Planner, Rochester
Behan Planning Associates, LLC
- Deputy Director for Planning and Trails
Hudson River Valley Greenway
- Planner, Hudson River Valley Greenway
- Land Use Planner, Town of Queensbury
- Senior Planner, Town of Queensbury

For details check the chapter website. The website is constantly updated with new offerings so if you are looking for a new challenge then look to us at: www.nyupstateplanning.org/PlanningJobs.htm

Chapter Conference Schedule

Wednesday, September 19, 2007 Registration Opens 12PM - 5PM			
Concurrent Sessions			
Arts & Downtown Revitalization	Environmental	Heritage Area & Greenways	
SUCCESSFUL LOFT DEVELOPMENT AND ADAPTIVE REUSE: High end residential development has been taking place in downtowns. Meet the developers that are investing in urban spaces, and see how they are making adaptive reuse of historic properties economically viable.	GANNETT SITE REDEVELOPMENT: This is one of the largest and most exciting brownfield redevelopments in Upstate New York. A mothballed industrial facility was demolished to make way for a \$40 million regional printing facility.	ERIE CANALWAY CORRIDORS & LINKAGES: Public & private sector viewpoints and strategies regarding recent planning efforts, projects and linkages within the Erie Canalway National Heritage Corridor.	
Break			
ARTS FIELD TRIP: Binghamton has been a hotbed of development for artist's galleries. Tour these facilities and meet the gallery owners.	WATERSHED PLANNING: Foster improved water quality through the preparation and implementation of inter-municipal watershed plans.	NEW YORK'S GREENWAYS: Current efforts with greenway & trail development along the Niagara River, Hudson River Valley National Heritage Area & Erie Canalway Trail.	
Reception at Binghamton Regency, Award of Krasner Scholarship and then dinner at local restaurants with Bingo Bucks			
Thursday, September 20, 2007 Registration Open 8AM - 5PM			
Breakfast / Annual APA General Membership Meeting			
INTERMODAL TRANSIT TERMINAL AND DOWNTOWN UNIVERSITY CENTER: The City of Binghamton, Broome County, Binghamton University and the local Metropolitan Planning Organization have teamed up to bring major institutional investment to the urban core.	RIVER RESTORATION: The removal of the Fort Covington Dam restored the Salmon River and its ecosystem. The project overcame many obstacles including contaminated sediments near the dam.	PENNSYLVANIA HERITAGE AREAS & GREENWAYS: Representatives from Pennsylvania's Heritage Areas & Greenway programs will describe their various partnerships.	
Break			
DOWNTOWN PLANNING AND THE ARTS: This session will feature the Rouses Point downtown plan and how to integrate public art into a downtown revitalization plan.	HAZARD MITIGATION PLANNING AND PROJECT IMPLEMENTATION: Hazard Mitigation Planning is the process of reducing the impact of natural disasters on a community. The New York State Emergency Management Office will present a comprehensive approach to this important planning exercise.	NYS HERITAGE AREAS: 2007 marks the 25th Anniversary of the NYS Heritage Area System. This session will present an overview and "best practices" perspective on Heritage Area development and collaborative community projects.	
Lunch - APA Awards			
ART WALKS: Many communities are developing arts walks where patrons can visit a cluster of galleries. Hear how they are making this work in Brockport, Rochester, and Binghamton.	ENVIRONMENTAL LAW UPDATE: Recent case law such as the U.S. Supreme Court's Aviall Decision will have major impact on brownfield redevelopment projects. Learn the latest case law.	TASTE OF PLACE: The Concord Grape Belt Heritage Area has developed a unique perspective on agri-tourism. Learn how they have identified economic opportunities inherent from the landscape.	
Break			
LITTLE ITALY DEVELOPMENT: "Little Italy" districts have spawned neighborhood revitalization around the state. Learn how Endicott, Troy and Niagara have done it.	FLOOD MAP MODERIZATION: If the floods of 2006 showed anything, it was how out of date the flood maps are for many areas. Hear from NYSDEC about the nationwide flood map modernization program that is currently underway.	RIVER TRAIL WALKING TOUR: Take a walking tour of Downtown Binghamton's River Trail with staff from the City, NYS DOT and regional transportation organization.	Bonus Session: The Polycentric Region - Presentations on planning models that encourage development of regions built of networks of mixed-use core cities, surrounded by open space and connected by high-quality mass transit.
Wine Tasting, Art Auction, and Dinner at Roberson Museum - Keynote Speaker			
Friday, September 21, 2007 Registration Open 8 AM - 12 PM			
Breakfast			
PUBLIC ART & MONUMENTS: Learn how to define your community with public art and protect the art you already have.	URBAN WATERFRONT REVITALIZATION: Throughout the state, communities are bringing new life to under-utilized urban waterfronts, many of which have been affected by industrial contamination. Learn how these communities built partnerships to foster successful revitalization.	HERITAGE & RECREATION: Multi-jurisdictional planning efforts have coordinated with local Heritage Areas in Cohoes and Long Island to integrate cultural and natural landscape protection with interpretation, recreational development and public access.	
Break			
COUNTY MAIN STREET PROGRAMS: Throughout Upstate, many counties coordinate Main Street Programs. Presentations will cover how these programs are funded and what lessons have been learned.	HILLCREST DEPOT REUSE PLAN: What happens when the Federal government decommissions a site, but there are lingering environmental questions and community distrust. Learn how one town put together a plan for the reuse of a 120 acre site in the middle of a residential area.	CULTURAL AND NATURAL RESOURCE PROTECTION: Planning tools and techniques for protecting and preserving threatened cultural and natural assets.	
Conference Adjournment			

Governor's panel invites regional planner to talk about state ailments

Rusk, continued from page 3

to be a devil of a fight in most places. And the state legislature does not have the political stomach to do it.

So the path of opportunity is to require the many little boxes to act as one big box on issues that clearly transcend municipal boundaries: regional land use and transportation planning, regional housing policy on a fair share basis, unified regional economic development and regional tax base sharing so when development occurs everybody benefits.

UP: Why do we need the state? Why can't counties just act?

Rusk: My fourth book, which you wouldn't even find if you went to Amazon.com, is called *Creating a Greater Wheeling: A Citizens Guide to City-County Consolidation*. They are trying, from the grassroots up to unify Wheeling with the surrounding county. But unlike anything in New York State, West Virginia counties have a lot of unincorporated land, tax base, residents, that it can bring to the marriage with the city. Counties in New York State have no dowry to bring to the marriage.

UP: Another impact of the fragmentation you describe has to do with housing, could you explain that?

Rusk: Sure. Economically, you have two states in New York. In upstate, whether it's Buffalo region or the Rochester region or the Syracuse region, there is very, very slow growth in the number of households, but homebuilders keep building. I don't blame them. It's what homebuilders do; they build homes.

Over a 35-year period, Erie County gained about 38,000 households but homebuilders built 110,000 new homes. Three times as many new homes, as there were new households to fill them. Well, the new always sells. But, ultimately, somebody is Tail End Charlie; somebody pays the price. And that somebody is the person who owns an older home in the city or in one of the older suburbs.

In the city of Buffalo, 37,000 housing units were rendered economically obsolete. Architecturally, some of them might have been gems. They're probably built better than the things that are built today. But there is nobody there to buy or rent them. So they just disappear in effect. That's the characteristic of the upstate communities; they are building far too many homes, for far too little growth. They are just spreading the same number of households, over a larger and larger geography. But every time you spread more, you move into a different little box that is competing with the city for people and jobs.

Downstate there is growth, but the issue is they're building far too few homes for the region. And the homes are far too big. It's a reflection that so many of the little boxes downstate practice exclusionary zoning. They only want the highest end homes. They don't want multi-family; they don't want apartments; they don't want modest homes. As a result, Long Island is facing a severe workforce housing crisis that threatens to bottom out the Long Island economy.

UP: You wrote an essay about Buffalo that was picked up by a local paper describing the "real city" of Buffalo. What is the real city?

Rusk: The real city of Buffalo is the Buffalo that you see if you were looking down from an airplane. You would just see all this human activity on the ground. It would cover about 300

square miles with close to 800,000 people. It is one place.

But that real city is broken up into 28 or 29 little boxes, of which the city of Buffalo is only 52 square miles and less than 300,000 people. It's barely \$5 billion of the collective \$30 billion tax base. And there is nobody who can act for that real city, the entire urban areas, unless county government can take that role.

UP: What can planners do, while we're waiting for the state to give this power to counties?

Rusk: Your APA affiliate can take a strong stand on the point that the state has to change the rules so there is more regional responsibility. I think the planning profession has to say, the way things work now is crazy.



David Rusk tells new state commission that counties must have land use planning and economic development authority in order to turn the Upstate New York economy around.

New commission studies regionalism

Regional coordination, consolidation and shared services are among the topics under examination by a new state Commission on Local Government Efficiency and Competitiveness established by Governor Eliot Spitzer in April. The commission's one year assignment is to make recommendations on ways to advance partnerships to improve the effectiveness and efficiency of local governments. It will address the issues of local government merger, consolidation, regionalized government, shared services and smart growth. The 15-member commission is chaired by Stan Lundine, the former lieutenant governor, congressman, and mayor of Jamestown.

A letter from Spitzer asked the local leadership in each county to identify at least one major merger, consolidation, shared service or smart growth initiative that is either already underway or can be initiated in the year 2007. The commission will "select the proposals which they deem most substantial, innovative and hold the greatest promise for improving the efficiency and effectiveness of local government," wrote Spitzer. The Commission will then help find state resources to pay for selected initiatives.

The Commission held its first public hearing on June 13 in Saratoga Springs. The dates and locations of future meetings are:

July 24 and 25 – Long Island

October 24 – Buffalo

November 28 – Hudson Valley

A webcast of the first hearing is available on the Commission's website: www.nyslocalgov.org.

Some New York places are trying to act regionally

Hudson River, continued from page 1

and the flight of lucrative manufacturing industries that once lined the waterway. The brochure seeks to counter negative perceptions related to the cleanup of the Hudson by representing collaborative optimism and a remarkable spectrum of heritage and recreational tourism opportunities.

The publication calls for collaboration with all municipalities along the Hudson River and Champlain Canal to make the waterways more accessible. Together, the municipalities have designed a unified approach of creating connections to a network of sites that complement one another and provide a seamless experience for visitors. They believe that this will ultimately result in a regional economic development strategy providing opportunities leading to revitalization of the entire corridor.

Embracing Local and Regional Partnerships

Many historical and recreational sites anchor the corridor. These range from the Native American era through the American Revolution to the Industrial Revolution and the construction of the Champlain Barge Canal. Collectively, these sites will be enhanced by the proposed municipal projects, will make the waterways more accessible to the public, and help bring revitalization to the city, hamlets, and villages along the corridor.

The strategy will also utilize the existing wide and varied framework of federal, state and regional partnerships and planning initiatives including:

- The Erie Canalway National Heritage Corridor;
- Future extension of the Hudson River Greenway;
- New visitors center for the Saratoga National Historic Park;
- Historic Saratoga-Washington on the Hudson Partnership;
- Saratoga County Green Infrastructure Plan;
- Lakes to Locks Passage;
- Hudson Crossing Park; and
- Old Saratoga on the Hudson.

The Projects

Some of the more prominent projects are presented below.

Historic Projects

- Rebuild the historic Royal Block House in Moreau.
- Rehabilitate the Dix Bridge in Northumberland.
- Develop the Burgoyne Sword Surrender Pocket Park and access to early French and Indian War sites in Saratoga.

Park and Trail Projects

- Hudson Crossing Park on Lock 5 Island in Northumberland.
- Town park at the site of Admirals Marina in Stillwater.
- Greenway trail from Waterford to Moreau.

Boat Launch and Docking Facility Projects

- Expand the City Dock and Park in Mechanicville.
- Construct a new town boat launch in Saratoga.
- Provide waterfront access and a landing at Saratoga Park.

Downtown Revitalization Projects

- Implement planning initiatives in Schuylerville, Stillwater and Mechanicville.
- Create a New Town Center for Moreau.



Infrastructure Projects

- Build a Waterford water plant.
- Address sewer and water line infrastructure improvements related to PCB dredging in Halfmoon.

The Rewards of Thinking Regionally

The brochure presents projects that connect visitors and residents to a wide network of historic, cultural and recreational sites. It also provides a

clear strategy for a major tourism corridor along the Hudson River and Champlain Canal. Ultimately, this approach will result in a Regional Economic Development Strategy and Regional Waterfront Revitalization Plan. That plan will promote a sustainable economy, life qualities that meet the expectations of the residents, and a general economy that is sustainable for the benefit of future generations.

The brochure is targeted at both legislators and grant programs. By identifying key projects in the individual communities, the supervisors believe that grant assistance will be focused on providing seed funding to help make them a reality.

Saratoga County has the potential to develop a major tourism corridor along the Hudson River and Champlain Canal. Funding of future projects should be evaluated on the project's ability to make a significant contribution to the overall regional economic development strategy for the Hudson River corridor. The next logical step is to strategically position the Hudson River corridor for life after the dredging.

Regional planning, what a concept!

Clothier is the senior planner for The LA Group, P.C. She managed the Reclaiming the Hudson project.

Boston implements green zoning code

Boston is the first major city in the nation to require adherence to the US Green Building Council's LEED (Leadership in Energy and Environmental Design) Certified standard as part of the private development review process.

"High performance buildings are the future," Mayor Thomas Menino said. "As we continue to grow our city, we will do so in a way that is even more sustainable. Green buildings are good for the environment, public health, and the bottom line."

The new zoning code requires that projects over 50,000 square feet meet a basic level of certification, known "Certified," by earning 26 points using the LEED-New Construction Building rating system.

The rules resulted from the mayor's Green Building Task Force, which found that green buildings not only decrease negative effects on the environment; they can also generate substantial savings for building owners and tenants, reduce our dependency on imported energy, and enhance worker health and productivity. Also, by promoting new green buildings and development, as well as "greening" Boston's existing buildings, the city seeks to stimulate business growth and job creation for Boston.

Upstate Planner
George Homsy, Editor
c/o Saratoga Associates
443 Broadway
Saratoga Springs, NY 12866

Presorted
First Class Mail
US Postage
PAID
Albany, NY
Permit #79

In This Issue...

- State takes look at regional planning
- Regional guru says home rule hurts
- AICP maintenance
- Conference information

**If your mailing label contains
the word 'Expired,' then you've
let your APA membership lapse
- and you might miss a lot.
Re-enroll now.**

10

Upstate Planner

UAlbany students in New Orleans



Martin Daley and Jennifer Ceponis (not shown) brief Capital District planners about their spring break in New Orleans where UAlbany students and alumnae spent a week helping out in a devastated neighborhood. Expect a full report in the Upstate Planner.

Planners: Smile for your closeup

If your job seems so surreal you thought it would make a great television show – you were right.

The BBC has commissioned *The Planners*, a “fiery, funny and touching fly-on-the-wall documentary series that will give viewers a unique glimpse inside Britain’s local planning authorities.”

The producers have gained access to a number of planning departments. Each of the 30-minute shows will follow the trials and tribulations of the officers in planning, building control and planning enforcement.

Every day brings new challenges from cheeky extension plans, which would deprive a neighbor of their natural light, to the illegally-built granny flat at the end of someone’s garden, which the planning officers are going to have demolished.

“It’s full of character and, of course, conflict – just what we’re looking for,” said Emma Willis, executive producer. Hamish Barbour, creative director, said, “You wouldn’t believe what some people try and get away with. It’s funny, moving and very, very passionate.”

We’re gonna be stars.

Sections switch conference years

Next year’s annual conference has moved west and will be hosted by the Genesee-Finger Lakes section. The Capital District section was supposed to put together the 2008 event, but asked to postpone it for a year – so festivities would coincide with the festivities surrounding the Hudson-Fulton-Champlain Quadri-

centennial celebration in 2009.

So re-mark your calendars: we are out to the Genesee-Finger Lakes region in 2008 and to the Capital District in 2009. Of course, you will start to hear all about it at this fall’s conference in Binghamton.