



# The Upstate Planner

*Making Great Communities Happen*

Volume 21

March 2006

Issue 1

## President's Annual Report

By Mike Long, AICP, RLA

It is hard to believe that another year has passed. Last year Rocky Ferraro was president and I represented the New York Upstate Chapter at the National Chapter President's Council (CPC) meetings in San Francisco, California, just prior to the APA National Conference. I updated the CPC on the tremendous response to the Michael J. Krasner Memorial Scholarship. They were a major contributor together with many of you throughout the chapter.

Mike Krasner had organized the fall "National Leadership Meeting" with APA, AICP and CPC to coincide with our Buffalo conference. Mike wanted to bring people together to see upstate New York in general and Buffalo in particular. The downtown Buffalo walking tours, waterfront boat tour, and the Niagara Falls tour to the Olmsted Park were all great. Kras would have been proud.

Gary Palumbo, Eve Holberg and Gary Black formed the nucleus of the team that put on this great program. The American Society of Landscape Architects co-sponsored the conference with assistance from the University of Buffalo. Paul Farmer, executive director of APA, gave the keynote address in the lobby of the Shea's Theater.

Farmer and Dick Hails (past CPC chair) assisted in the presentation of the second Krasner Scholarship to Christopher Parezo. We are still accepting contributions to the scholarship fund.

Last year we also updated our bylaws. The adopted version is available at the chapter website [www.nyupstateplanning.org](http://www.nyupstateplanning.org). We are also updating our chapter work plan. We have a new newsletter

*See president's report, page 7*

**More chapter annual reports start on page 7**

## New Vision helps communities focus beyond borders

By Sandy Misiewicz, AICP

As we all know, the power to regulate land use in New York has been passed down to local governments by the state – the "home rule" form of governance. State law allows for the creation of regional planning commissions, but they have no authority over local land use. By the same token, federally-funded metropolitan planning organizations (MPOs), created by Congress to address transportation issues, do not have any authority over local land use decisions.

True regional planning, as seen in states such as Oregon and Maryland, is non-existent in New York and is not likely to occur without major changes to state statutes. As a result, regional planning entities, such as MPOs, rely on incentives to achieve regional goals.

In 1997, the MPO for the Capital Region, the Capital District Transportation Committee (CDTC), adopted a regional transportation plan known as New Vision.

*See New Visions, page 5*

## Factory-built homes aid affordable housing goals

By Miriam Latzer

In the wake of recent natural disasters, the tides may be turning for manufactured housing. Rising from the 'mobile home' stigma, factory-built houses with their low cost and rapid placement are celebrated for rescuing those in need. For communities that lack affordable housing, some planners believe that modern factory-built homes could be part of the solution.

The term "manufactured housing" refers to homes built entirely in the factory and designed with an integral chassis, allowing ease of placement and other cost

*Editor's Note: Last issue, we read about a planner's ethical obligation to affordable housing. Here, Latzer describes one way to accomplish that goal.*



CDTC's New Visions funded Canal Square Park and other streetscape improvements in Cohoes (top photo). The same corridor plan spurred focused development in downtown Cohoes (bottom photo).



advantages such as rapid construction with limited site work. Ostensibly, these savings extend to the homebuyer, which means many families own their home.

While the cost of manufactured homes is far less than site-built, regulations governing the safety of homes are just as demanding. Since the Manufactured Housing Construction and

*See factory homes, page 6*

## The passing of a planner: Larry Stid

### City mourns sudden death

Larry O. Stid, Deputy Commissioner of Community Development and well-known urban planner who served the City of Rochester for 27 years, died unexpectedly at his home on November 13, 2005.

Then mayor of Rochester, William A. Johnson, noted Stid's ability to balance the diverse perspectives of stakeholders and to find common ground among competing interests. The mayor said, "the strong working relationships that Larry helped knit together were crucial to establishing the public-private partnerships that make Rochester a model for civic entrepreneurship."

Stid, 66, earned a B.S. degree in landscape architecture and urban planning from Michigan State University. He did graduate work in natural resource development before joining the city of Jackson as Senior Planner in 1962.

In 1968, he moved to Rochester to become deputy director of the Genesee/Finger Lakes Regional Planning Board. He was director from 1975 to 1977, when he left to become vice president of Keenan Landscape Designs.

Rochester hired Stid as Chief of Comprehensive Planning in 1978. He became Director of the Planning Bureau in 1987 and Deputy Commissioner of Community Development in 2003.

Well-known among planners throughout New York State, Stid coordinated all city planning initiatives, including the City's Comprehensive Plan, Neighborhood Planning Process, Waterfront Development Plan and Center City Master Plan. In that capacity, he worked closely with citizens, neighborhood organizations and interest groups, other levels of government, private developers and such outside agencies as the regional planning board and Center for Governmental Research.

A member of the American Institute of Certified Planners, Stid was Senator Hillary Clinton's representative to the Erie Canalway National Heritage Corridor Commission.

*Editor's note: This obituary was adapted from a City of Rochester press release.*



### Good friend and quiet strength

By Kristen Mark Hughes

I first met Larry Stid in 1969. I was visiting the Regional Planning Board as a junior high school student. He was the staff guy who shared his time and humor in helping a small group of kids get their first taste of this world we call planning. His gentle humor and quiet strength made us all comfortable and curious. He shared a view of the current projects and issues facing the region and challenged us to find our own solutions and to never give up trying to make it better.

After working as a planner now for no small number of years, I recognize that my experience meeting this friendly planner helped shape my core decisions and lead me to planning.

Upon returning to the Rochester area a few years ago, it was Larry Stid who reached out his hand and reintroduced me to the issues and the place. He clearly painted for me the opportunities and the challenges. He helped re-fire the passions in me that all planners feel for their home and their work.

What better job is there than planner? And what better planner was there than Larry? He helped identify and define our communities' opportunities. He steadfastly tackled seemingly intractable problems, sought resources, brought people together and worked with our leaders to forge the partnerships that build our future.

Larry was the consummate planner. He leaves us with our memories of him. But more importantly, he reminds us that every one of us can make a difference.

*Hughes is Director of Planning for Ontario County.*

TRANSPORTATION  
COMMUNICATIONS  
UTILITIES  
INSTITUTIONAL / COMMERCIAL  
FEDERAL  
PLANNING / ENVIRONMENTAL

PLANNERS  
ARCHITECTS  
ENGINEERS  
CONSTRUCTORS

Offices Nationwide

75 Woodlawn Avenue  
Saratoga Springs, NY 12866  
Tel 518-584-9733  
Fax 518-584-9725  
Brian McMahon Faith

www.ekcorp.com



**Stuart I. Brown Associates, Inc.**

Planning and Management Consultants

- Grant Writing
- Comprehensive Planning
- Zoning Assistance
- Revitalization Strategies
- Environmental Analysis
- Economic Analysis

640 CrossKeys Office Park, Fairport, New York 14450  
Phone (585) 223-3430 Fax (585) 223-0468  
Email: sibrown@frontiernet.net

design

based  
planning

peter j. smith & company, inc.

Buffalo, NY • Fort Erie, ON  
pjscompany@pjscompany.com  
www.pjscompany.com  
716.447.0505

## Planning in a page: Town hires its own open space planner

*The Town of Clifton Park (about 20 miles north of Albany) is like many other fast-growing communities in New York State. For years, land has been rapidly consumed by shopping malls, big box stores and subdivision after subdivision of homes. Also like many communities, Clifton Park wrote an open space plan to protect the dwindling amount of rural character.*

*Then, unlike a lot of places, Clifton Park started aggressively implementing its open space plan. In its latest move, the town hired Jennifer Viggiani as its open space coordinator. Her hiring, according to Town Supervisor Phil Barrett, was "a natural progression based on the success we've had executing our open space plan."*

*Vigiani started work at the town in December following five years at Behan Associates, where she most recently headed up the creation of Saratoga County's open space plan. The Upstate Planner spoke with Viggiani about her new job.*

*UP: I have this romantic vision of you walking around staking claim to open space for the town.*

*Viggiani: Well, it isn't that romantic. I was out this week visiting land to see if the town wants to partner with the property owner to protect it. So I do get to walk the landscape and I'm out there to see what land it fits into the community's goals.*

*UP: What are those goals for Clifton Park?*

*Viggiani: The town has a five-year goal of preserving 1,350 acres. Our priorities are to protect drinking water, wildlife areas and working farmland. The waterfront along the Mohawk River is also a priority for active and passive recreation use.*

*Before I was hired, Clifton Park had already shown its commitment to open space. In the western part of town they did an extensive build-out analysis that showed 6,000 to 7,000 homes could be put up. Through a public process, the community decided to cap the number of new homes at about 2,500. The town changed the zoning to reflect that. It was a huge policy shift.*

*There is incentive zoning in the western part of town. Developers can get a density bonus by protecting land through a conservation easement or by paying \$30,000 per bonus unit into the open space fund, which is used to buy land in that part of town. There is a cap on the amount of density developers can apply for and it must be approved by the town board and the planning board to make sure the community benefit is there.*

*UP: Why do you focus on open space planning rather than, say, boosting the core areas of cities, villages or hamlets?*

*Viggiani: It's all one environment. In fact, one strategy to protect downtowns is to protect open space. They're two sides of the same coin.*

*UP: And why did you switch from the consulting to working in the public sector?*

*Viggiani: It's a whole new angle, being able to focus on one town. I loved helping communities create a vision through the public process. But at Behan Associates, we never knew who would implement it, who would get it done. It's nice to take it to the next level. Now I can help one town realize its vision.*

*UP: Do you have advice for other communities trying to save open space?*

*Viggiani: The first step is to have a community conversation. You need a dialog to decide what is important to the community. Clifton Park had an extensive two-year process with surveys and public meetings. It was a truly "bottoms-up" approach. It's not a revolutionary open space planning technique; it's critical for any planning process. People have to realize that you can't rely on the state or private developers to necessarily protect public interests. It's up to the community.*

*UP: Is your job unique in upstate New York? Are you the only town-level open space planner?*

*Viggiani: I don't know if I can quite make that claim. I don't think anyone has done the research yet. It will be interesting to see if other communities take this path of having open space coordinators.*

*Editor's Note: You can read Clifton Park's Open Space plan at <http://www.cliftonpark.org/townhall/openspaceplan.asp>.*



### SARATOGA ASSOCIATES

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

**Saratoga Springs, New York**  
T 518 587 2550

**New York, New York**  
T 212 260 0250

**Boston, Massachusetts**  
T 617 338 4170

[www.saratogaassociates.com](http://www.saratogaassociates.com)

**Creating Compelling Destinations  
Enriching Communities  
Safeguarding Special Places**

**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](http://www.wd-ae.com)

## Planners certified in 2005



Upstate planners passed the AICP exam at a higher rate than their colleagues across the nation. In November 2005, 75 percent of test takers in upstate New York passed the exam - beating the national average of only 64 percent. The following 17 upstate New York

planners joined the AICP ranks in 2005.

Michael Alexander, Syracuse	Catherine Leslie, Albany
Heather Ferrero, Geneseo	Christopher Lopez, Rochester
Amy Fisk, North Tonawanda	Sean Maguire, Albany
William Fritz, Syracuse	Charles Moore, Rensselaer
Jeffrey Gritsavage, Albany	Jane Rice, Fayetteville
Jason Haremza, Rochester	Matthew Rogers, Saratoga Sp.
Mary Howard, Catskill	Hilary Smith, Woodstock
Robert Leslie, Albany	Mark Tayrien, Rochester
Tanya Zwahlen, Rochester	

## Paper picks planning firm as top workplace

The Albany Business Journal named the LA Group as one of the "Great Places to Work" in New York's Capital District. The honor, bestowed last December, picked the Saratoga Springs planning firm based on a series of response on a questionnaire. The 47-employee firm trumpeted that its "diverse, talented and dedicated staff helped us to build a solid reputation."

## Test your planning knowledge

From the 2003 AICP Study Manual...

1.) Ebenezer Howard is best known for promoting self-sufficient towns with mixed economies known as:

- A - New towns.
- B - Planned unit developments.
- C - Garden cities.
- D - Suburbs.

2.) All of the following contribute to urban sprawl **except**:

- A - Extension of water and sewer lines.
- B - Construction of a new high school.
- C - Urban service limit lines.
- D - Building of a package sewer plan.

3.) In urban planning, a primary purpose of forecasting economic growth is to:

- A - Establish a base for estimating market demand for commercial/retail space.
- B - Determine tax structures.
- C - Provide a basis for land use and zoning decisions.
- D - Allocate current resources.

Answers on page 7

## Editor's Notes Repeat after me:

### I make great communities happen!

Recently, I heard an underwriting announcement that National Public Radio's *Morning Edition* was sponsored by the American Institute of Architects, "creating sustainable communities that enhance people's lives."

Hey, isn't that my job? Architects do buildings. Planners do communities, no?

I'm not the first planner to wrestle with professional identity. In the summer of 2003, the Journal of the American Planning Association ran an essay titled "A Bold Vision and a Brand Identity for the Planning Profession." Sadly, the vision focused solely on creating comprehensive plans - somewhat less than inspiring. I can imagine the public radio underwriting credit, "with funding from the American Planning Association, writing comprehensive plans, zoning and other policy documents."

In the same issue, other planners wrote on the topic. Unfortunately, none offered concrete suggestions for an identity. One even blamed society for our professional ills since the free market world in which we live views planners with suspicion.

However, one author did make an important point writing that "planners do not usually exhort; they report, they recommend, they compare, they cite and, occasionally, they plead. The imperative mode, strong in declarative urgency is not the verbal style for planning practitioners." It strikes me that such a shortcoming greatly hinders a profession trying to elbow itself into the marketplace with a bold identity.

The problem may be in our training. In school, architects learn to believe it is their destiny to become famous. On the other hand, we planners are trained to listen, to balance, to negotiate and to educate. We know that great and sustainable communities come from the bottom-up. But we keep it to ourselves.

I know planners who are helping to rebuild the Gulf Coast, just as others were involved in putting lower Manhattan back together. But you do not hear about it on the radio - not in news stories, not in the underwriting announcements. As a mature profession, we need to find our voice. If we don't, others will speak up and create communities around us.

*Upstate Planner editor George Homsy is a community planner with Saratoga Associates in Saratoga Springs. The opinions expressed are his own. You should express yours on this or any other planning topic. Send a 300 to 400 word essay to ghomsy@saratogaassociates.com.*

## Moving? Don't leave the APA behind



If you move, you need to change your address with the APA. Our upstate chapter relies on the national organization for our mailing list. If you forget to update your address, you'll miss

the next issue of the *Upstate Planner* - and that's not good.

Change your address at <https://www.planning.org/myapa/>

## MPO helps communities think regionally

*New Visions, continued from page 1*

sions. With no mandatory requirements at the local level, the plan's effectiveness comes from the consensus-based decision making of the CDTC Policy Board, which is comprised of four counties (Albany, Rensselaer, Saratoga and Schenectady) and all of the cities within them, as well as the town of Colonie (the second largest municipality in the region), an annual rotation of two additional towns or villages and the major regional agencies including the state Department of Transportation. It works because these entities want it to work.

The current plan, *New Visions 2021*, which is undergoing a major update, contains 25 principles in four categories.

- Preserving and managing the transportation system
- Developing the region's potential
- Linking transportation to land use
- Planning and building for all modes of transportation

In recognition of the relationship between transportation and land use, the *New Visions* program pro-actively plans communities through the Community and Transportation Linkage Planning Program, commonly known as the Linkage Program.

Since 2000, the Linkage Program has used \$1.5 million in federal planning funds for 41 studies in more than 20 municipalities. Studies have included sub-area master plans, corridor studies, streetscape and architectural design – all integrating land use and transportation. As a result, the Linkage Program is one of the most successful MPO planning efforts in the country.

Seven core strategies, consistent with the Quality Communities and Smart Growth initiatives, guide the program.

- Support urban revitalization
- Improve street connectivity
- Enhance activity centers and town centers
- Enhance transit corridors and supportive environments
- Encourage mixed uses
- Create an integrated multi-modal transportation network
- Support pedestrian connectivity

The program provides funding and expertise to communities that consider regional transportation goals in local plans. Each year, CDTC offers \$200,000 for consultants and \$100,000 in technical assistance to local initiatives. That commitment totals one-quarter of the CDTC federal planning fund budget.

Since CDTC staff actively participates in each study, integrating regional principles into the local plans is ensured. This is a key aspect of the program. CDTC collaborates with study sponsors and coordinates closely with regional entities.

Many Linkage Program studies are being adopted and implemented through zoning code updates, changes in site plan review guidelines and transportation initiatives. For an aging, industrial city like Cohoes, the program jump started revitalization efforts and led to spin-off initiatives including the development of a new City Square on Mohawk Street and residential housing at historic Harmony Mills. Cohoes stands out as a Linkage Program success story as it moves towards becoming a vibrant urban community in the Capital Region.

*Misiewicz is a Senior Transportation Planner with CDTC and manages the Linkage Program.*



The CDTC-funded corridor project in Cohoes helped spur private redevelopment, such as the conversion of Harmony Mills into a luxury loft complex.

*Editor's note: The CDTC Linkage Program won the 2005 Outstanding Planning Project Award from the New York Upstate Chapter of the APA in the category of Comprehensive Planning.*

## Practical Planning Solutions

Helping you create your vision, and then giving you the tools to make it a reality.



Recently awarded:

- Town of Geneva Comprehensive Plan Update
- Transportation Plan for the Towns of Geneva & Phelps/ Corridor Mgmt. Plan for Route 14 in Ontario County



Call 585.359.0280 or visit us on the Web at [www.FRAplanning.com](http://www.FRAplanning.com)

## Understanding manufactured home standards: “mobile homes” no longer

*Factory, continued from page 1*

Safety Standards Act of 1974, manufactured homes cannot leave the factory without meeting federal requirements regarding structural design, thermal and electrical systems, plumbing, and fire safety, known as HUD-Code. However, until recently, federal protections did not prevent on-site problems, like those caused by improper installation. The American Homeownership and Economic Opportunity Act of 2000 addressed some of the remaining problems including setting minimum standards for installation and giving states the option of developing stricter rules.

In New York, Governor Pataki signed the Manufactured Housing Advancement Act in the fall of 2005. Not only does the Act require certification of manufacturers, retailers, installers and mechanics involved in manufactured housing, it supports training and continuing education related to the industry. Homebuyers and municipalities are further protected through the establishment of standards for warranty seals and bonding requirements.

Coupled with increased accountability, the latest designs have made the manufactured home even more attractive to buyers. With ceiling heights up to 9 feet, roofs with 12:12 pitches, and even two-story units, many of the newest models look right at home on the same block with site-built structures.

However, manufactured housing is not a panacea to affordability challenges. Improvements to the houses and the layout of communities can cause prices to increase dramatically. Today, some manufactured homes in New York State come with sticker prices upwards of \$150,000. In addition, aggressive lending practices continue to lure unsuspecting first time homebuyers into mortgages they cannot afford.

Protecting the long-term affordability of manufactured housing is just as important for the surrounding community as it is for the individual homeowner. When homeowners cannot afford to make necessary repairs, meet mortgage payments or land-lease terms, the likelihood of abandoning the unit or allowing it to fall into disrepair increases. Although manufactured homes are capable of being relocated, transportation costs are high and community vacancies are limited. The vast majority, once sited, never move.

### Fixing Financing

For many communities in upstate New York, banning manufactured homes is like tossing the baby out with the bathwater. As a product, factory-built homes have improved considerably. The real issue relates to tenure and property title.

New York State classifies manufactured homes as personal property for titling purposes and real property for tax purposes. According to state law, manufactured homes are only eligible for conventional mortgages if the same person owns the house and the land underneath. High interest-rate loans and escalating land leases undermine the stability of manufactured housing communities more than a leaky faucet.

Although residents own their individual units, park owners make most of the decisions. Stripped of the typical rights and



A mature landscape makes this manufactured home community in Manchester (Ontario County) look like many other suburban subdivisions.

responsibilities that go with homeownership, this situation fosters a rental mentality.

When residents own communities themselves, the homeowners have more of a stake in the overall maintenance of the community and the potential to accrue long-term equity. The concept of resident-owned communities is increasing in popularity. A 2002 study recorded 55 cooperatively owned manufactured housing parks in New Hampshire; the number has since increased to 71. According to a 2001 publication in Housing Policy Debate, the State of Vermont has created tax incentives for park owners who sell to residents and gives tenants the right of first refusal to buy.

Here in New York, the State Housing Finance Agency has financed resident purchases of manufactured-home parks through its Manufactured Home Cooperative Fund Program (MHCFFP). The program creates opportunities for conversion to cooperatively owned manufactured home communities by providing funding and technical assistance to municipalities, residents, associations and not-for-profit corporations seeking to improve housing.

As planners we owe it to our communities to update our toolbox on workforce housing. Yesterday's mobile home parks are not the answer. But manufactured housing has changed. Now let's take a closer look at resident-owned communities. We might just find a solution we can all live with, together.

*Latzer is a community planner with Saratoga Associates in Saratoga Springs. In the next issue, Latzer profiles a new resident-owned community.*

## Chapter adopts new bylaws



NY Upstate Chapter members voted overwhelmingly to adopt new bylaws, according to chapter secretary Angela Ellis. On January 20, Ellis reported the election tally to the chapter executive board, which officially accepted the results. The bylaws were circulated in the December 2005 issue of the Upstate Planner and the voting deadline was the last day of the year.

## Executive Board

### President

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

### Vice-President

vacant

### Treasurer

Rocco Ferraro, AICP  
rocky@cdrpc.org

### Secretary

Angela Ellis  
angela.ellis@co.ontario.ny.us

### Professional Development Officer

Judy Breselor, AICP  
jbreselor@renesco.com

### Director of Legislative Affairs

Andrew Labruzzo, AICP  
alabruzzo@dos.state.ny.us

### Membership Officer

Eve Holberg, AICP  
eholberg@pjscompany.com

### Section Presidents

#### Capital District

Sandra Misiewicz, AICP  
smisiewicz@cdtcmpo.org

#### Central New York

Scott Shannon, AICP  
sshannon@esf.edu

#### Genesee / Finger Lakes

Jason Haremza  
jharemza@gfrrpc.org

#### Southern Tier

Frank Evangelisti  
fevangelisti@co.broome.ny.us

#### Western New York

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

### Education Officer

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

### Public Relations Officer

Gary Black, AICP  
gblack@amherst.ny.us

### Member At-Large

### Newsletter Board Editor

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

### Past President & Webmaster

Jean Waterbury  
jean@tughill.org

### Planning Official Development Officer

Jane Luce  
jaluca@town-victor-ny.us

### Assoc. of County Planning Directors Officer

Michael Kayes  
MJKayes504@aol.com

### Canadian Officer

George McKibbin, MCIP, RPP, AICP  
gmckib@nas.net

### Student Representatives

#### SUNY - Albany

Christine Wanek

#### SUNY - Buffalo

Ellen Talob

### College of Environmental Science and Forestry

Janet Marsden  
jamarsde@syr.edu

### Cornell University

Sudeshna Mitra  
sm432@cornell.edu

## Chapter Annual Reports

### Treasurer

#### Rocky Ferraro, AICP

The Chapter operated on a \$23,800 budget during 2005. Actual expenses totaled \$15,506.85 and revenue was \$18,128.59 excluding revenue from the chapter conference held in Buffalo. The major expenditures during 2005 included the rebates to the Sections (\$5,039.00), the newsletter publication (\$2,255.60), President expenses (\$1,672.39), the Mike Krasner Scholarship Award (\$1,500), expenses associated with attendance at the National APA Delegate assembly (\$1,000) and the submittal of the necessary Federal and State tax and audit forms (\$850).

The primary source of revenue was the AICP and APA rebates from national totaling \$15,881.32.

The primary difference between the 2005 budgeted amount and actual expenditures is because the newsletter was published only twice instead of the budgeted four times. With a new editor on board, we expect the newsletter will once again be published four times during 2006.

The section rebates, based on the number of members by type, were significantly higher than past years due to a funding adjustment by the chapter. Rebate checks in the following amounts were distributed to the Sections in November.

- Capital District: \$1,799
- Central NY: \$524
- Genesee/Finger Lakes: \$647
- Southern Tier: \$567
- Western NY: \$1,502.

In 2006, we anticipate making two payments, one at mid-year and the other at the end of the year.

Unaudited chapter assets at the end of 2005 included cash in the bank of \$32,432.92 and receivables of \$2,000. There are no outstanding payables. The fund balance is \$34,432.92, of which \$5,826 is the restricted money remaining in the Mike Krasner Scholarship Fund. (A \$1,500 scholarship is awarded annually to a graduate planning student at SUNY-Buffalo in Mike's memory.)

If anyone has any questions or would like a copy of the 2005 Budget and/or the 2005 Actual Revenues and Expenses, please contact me at rocky@cdrpc.org. or call (518) 453-0850.

### Past president and webmaster

#### Jean Waterbury

The Chapter provides up-to-date information through its website at [www.nyupstateplanning.org](http://www.nyupstateplanning.org). The Chapter's website has had over 20,000 hits since its inception in December 2003, with an average of 30 hits per day. The website is updated every week with new information on upcoming workshops / conferences across the state as well as around the nation. Over 60 different workshops / conferences were listed in 2005. Also updated on a regular basis is the list of job openings. Over 30 job openings were listed in 2005. Chapter members interested in adding information about a section activity, a planning related project, or an upcoming conference of general interest, should e-mail the webmaster at [jean@tughill.org](mailto:jean@tughill.org).

*President's report, continued from page 1*

editor, George Homsy. Diane Carlton agreed to assist him. If you have ideas for articles, contact George.

Next year, the chapter conference is set for Sept. 13-16 in Auburn, New York. The theme is "Tomorrow's Technology Today." We are exploring co-sponsorships with the Institute for Applied Geospatial Technology, New York State GIS, and the American Society of Landscape Architects. We are always looking for volunteers to help out.

Elections will be held later this year. If you are interested in running for office, please let me know.

*Planning Test Answers: 1) C 2) C 3) C*

## Planning Official Development Officer Jane Luce

The Planning Official Development Officer acts as a liaison to the New York Planning Federation (NYPF). The NYPF is a non-profit membership organization established in 1937. Its mission is to promote sound planning and zoning practice throughout New York State. Membership, which currently includes nearly 10,000 individuals, is open and welcome to anyone supporting this mission. Membership categories include municipalities, counties, public organizations private businesses, individuals, and libraries.

In 2005, New York Planning Federation (NYPF) completed the "Municipal Official's Guide to Forestry" in concert with the NYS Department of Environmental Conservation and Empire State Forest Products Association. NYPF also developed municipal guidance for communities on wind energy facility siting that is available on NYSEERDA's website (<http://www.powernaturally.org/Programs/Wind/toolkit.asp>). Also last year, the NYPF began an Empowering Communities Initiative together with the Community Foundation for the Capital Region. The project provides technical assistance and small grants to area communities interested in implementing planning with cutting edge, partnership approaches.

NYPF also provided training, local presentations, and technical assistance to its member communities throughout the state, with a well-attended October 2005 conference. At the conference, President David Tessier presented Paul Lytle, from the Town of Victor, with the David Allee Award, which recognizes an outstanding Zoning Board of Appeals chair. NYPF encourages municipalities to nominate members of their Planning Boards, Zoning Boards of Appeal, as well as professional staff and consultants, for recognition.

This year's NYPF conference will be held at the Saratoga Hotel and Conference Center in Saratoga Springs. It begins on October 8th, Columbus Day weekend. Participants will have an opportunity to earn AICP, CLE and code enforcement officer credits from a broad variety of presentations. Registration information will be posted on the NYPF website [www.nypf.org](http://www.nypf.org). NYPF also plans to participate in the Association of Towns' February and July conferences.



Paul Lytle (left) receives the *David Allee Award* from NYPF president David Tessier.

## Secretary Angela Ellis

The Chapter Secretary keeps the official records of the chapter. These records include the minutes and attendance records for executive board meetings and the annual meeting, a list of executive board members, and a list of section officers.

The executive board held five meetings in 2005. The meeting dates and locations were:

January 21, 2005	Town of DeWitt
March 11, 2005	Town of DeWitt
May 20, 2005	Town of DeWitt
September 21, 2005	City of Buffalo (Annual Conf.)
November 16, 2005	Student Reception at SUNY Buffalo

The Annual Board Meeting was held on September 23, 2005 at the Annual Conference at the Hyatt Regency in Buffalo.

## Canadian Officer George McKibbin, AICP

In 2005, I participated actively in board meetings and business and undertook the following specific activities:

- helped ensure both the Upstate New York Chapter APA Conference in Buffalo, New York, and the Ontario Provincial Planners Institute (OPPI) Conference in Hamilton, Ontario, were advertised in both Chapter and OPPI web sites;
- shared information on OPPI and State Chapter activities between the Chapter and the Institute;
- made enquiries as to membership opportunities in OPPI including the Ontario's designation "Registered Professional Planner"; and
- helped make arrangements with Judy Breselor for AICP members in Ontario and New York State to obtain continuing education credits at the Upwind Downwind Conference on air quality and planning to occur in February in Hamilton, Ontario, co-sponsored in part by OPPI.

In 2006, I hope to continue in these activities and conclude the discussions regarding membership opportunities in OPPI and seek other opportunities where OPPI events can be used as AICP continuing education credits and, hopefully, where APA events can be used for continuing education credits for Canadian Institute of Planners and OPPI members. I would also be pleased to answer any questions you may have.

## Member at Large Diane V. Carlton, AICP

The major duty of the member-at-large last year was to assist with the rejuvenation of the Chapter's newsletter. In that regard, I have provided editorial and layout assistance to the Chapter's new newsletter editor, George Homsey. This is the second edition of the newsletter that George has produced for the Chapter; the new layout, look and feel of the newsletter is something of which we can all be proud.

## **Professional Development Officer Judith Breselor, AICP**

My role as Chapter Professional Development Officer (PDO) is to improve, enhance, and recognize the skills and training of the chapter's members. The PDO promotes membership in the American Institute of Certified Planners. I also guide members in obtaining continuing education credit and serve as a reference on planning resources. The PDO helps coordinate the exchange of ideas between the chapter members and APA national.

Two AICP exam windows took place in 2005, the first was held in May and the second in November. Most test takers say they found the exam relevant, but tricky and difficult. In 2005, our chapter pass rate (75 percent) was much higher than the national rate of 64 percent. (*See related article on page 4.*)

In March 2005, I attended the PDO Exchange at the APA national conference in San Francisco. There I joined other chapter PDO's in several roundtable discussions about exam preparation, professional development training and community/academic relationships. I attended a full day of AICP exam training to better assist our members planning to take the AICP exam. We also discussed the revised AICP code of ethics.

A message was delivered that AICP members need to obtain continuing education credits and keep a detailed log on all courses for credit. I believe many planners keep up their training, but do not track continuing education hours. A minimum of 60 hours are needed within a three-year period - 50 percent of those must be nationally-designated credits and 50 percent can be obtained through local training. Everyone who attended the the conference in Buffalo can receive national credit for sessions they attended.

I also worked with the Director of Legislative Affairs Andy LaBruzzo on the 2005 AICP Chapter Grant. This year's program was presented by the Preservation League of New York State (*See Director of Legislative Affairs report on this page.*) Thanks to LaBruzzo as well as Daniel Mackay and Lorraine Weiss of the Preservation League for their dedication to this workshop.

The chapter sponsored two candidates for FACIP membership and are awaiting the results. Eligibility requires at least 15 years as an AICP planner and significant contributions to the planning profession and society. If you know of any Planner within the Chapter deserving of this recognition please do not hesitate to contact me.

## **Public Relations Officer Gary Black, AICP**

Public relations activities for 2005 centered on providing publicity for the Chapter's Annual Awards Program, one of the organization's most important and visible activities.

A press release was prepared for each award presented at the Chapter conference and distributed to media outlets in the project areas and in the winners' hometown. I sent out a total of 36 press releases. This provides exposure for both the Chapter and the planning profession in general by highlighting the best regional projects and the top upstate planners.

For 2006, our public relations efforts will promote chapter activities such as the awards program and annual conference. We will be working with chapter and section leaders to identify new methods to promote the APA and good planning.

## **Director of Legislative Affairs Andrew Labruzzo, AICP**

In 2005, our chapter remained a member of the Land Use Advisory Committee (LUAC) of the Legislative Commission on Rural Resources. The committee provides state lawmakers with expert advice on improving land use laws.

This past year, the committee recommended two bills, which became law: Penalty for Failure to File a Subdivision Map, (chapter 687 of the laws of 2005); and Notice to Adjacent Municipalities (now chapter 658). Several bills still under consideration are Mediation in Land Use Actions, and Training of Municipal Planning and Zoning Officials. New proposals before the committee include Promoting Housing Rehabilitation and Home Ownership in Communities; Authorizing Local Governments To Develop Employee Housing Sites; and Ability to Maintain Planning and Zoning Function in the Event of a Village Dissolution or Merger.

We were saddened by the April 2nd death of Senator Patricia K. McGee, long time chair of the Legislative Commission on Rural Resources and LUAC supporter. In 2004, Senator McGee received our chapter's Public Service Award for her support of planning.

The Upstate Chapter is also a member of the New York Planning Federation (NYPF) Executive Board and the NYPF's Education Committee. In July 2005, the Committee released a draft report entitled "Resources for Land Use Training in New York State". The report, prepared by Pace University School of Law Land Use Law Center, identifies and describes the organizations in New York State that offer land use education - intended to stimulate further discussion about training resources in the state.

In 2005, we received one of seven grants awarded nationally under the 2005 AICP Chapter Grant Program. The chapter used the grant to develop (along with the Preservation League of New York, a workshop entitled "Preservation Planning for New York Communities". Presented at the chapter conference, the workshop included discussion of ways historic resources contributes to a community's sense of place, provides economic benefits, contributes to affordable housing, and supports Smart Growth principles. The workshop described resource evaluation techniques, methods for achieving community consensus on preservation goals, and implementation strategies including funding historic preservation programs. We provided a workbook that included excerpts from land use plans and regulations.

## **Membership Officer Eve Holberg, AICP**

After a steep learning curve, I have a firm handle on the membership of our chapter. This year, we helped sections increase electronic communication and decrease postal costs.

Sections say that it is particularly helpful if they have current e-mail addresses for their members. If you haven't done so recently, log onto the APA's website at [planning.org](http://planning.org) and make certain that all of your membership information is up-to-date? Check the mailing label on your Planning magazine if you need to find your membership number to log on.

In 2006, I hope to work with the Chapter Board to add value to your membership in APA. This could include the development of an on-line chapter directory. If you have a membership question or problem email me at [eholberg@pjscompany.com](mailto:eholberg@pjscompany.com).

**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...**

- Annual reports, p. 1
- Helping communities think regionally, p. 1
- The passing of a planner, p. 2
- Town hires its own open space planner, p. 3
- Test your planning knowledge, p. 4
- Much, much more...

## **Upstate Planner**

### **Amateur planners design future cities**

Planners from Capital District middle schools designed the cities they may someday inhabit.

The national Future City Competition promotes the exploration of math, science and engineering by challenging middle school students to design, build and present a city of the future. The fifth annual Capital District Regional Competition was held on January 14th, 2006 at Rensselaer Polytechnic Institute in Troy.

Nineteen teams participated and the overall winner, Guilderland's Farnsworth Middle School, will represent the Capital District at the national competition in Washington, D.C. Other designers won a variety of specialty awards ranging from Best Transportation System Design to Best Green Architecture.

The Capital District Section sponsored two specialty awards for the competition. For Best Land Use Planning, the winner was Holy Spirit School for "Arquebia" (at right, top) and for Best City and Regional Planning the winner was Lansingburgh Central School District for "Tech Town" (at right, bottom).

*Sandy Misiewicz, AICP*



### **APA NY Upstate Executive Board Meeting Schedule for 2006**

Friday, March 17 – DeWitt Town Hall (10:30am)  
Friday, May 19 – DeWitt Town Hall (10:30am)  
Friday, July 21 – DeWitt Town Hall (10:30am)  
Tentative - Sept. 13 – Chapter Conference / Auburn  
Tentative Friday, November 17 – SUNY UB / Albany (10:30am)