

NY UPSTATE PLANNER



American Planning Association
New York Upstate Chapter

Making Great Communities Happen

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Northeast APA Planning Conference Issue

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Recreation Center, Saratoga Spa, N.Y.



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Planning in the News

A Highlight of Regional & National Planning News



CityLab.com Provides Innovative Ideas on Issues Facing Today's Cities and Neighborhoods

Atlantic Cities, an internet specialty publication of the Atlantic Monthly, was recently rebranded CityLab and offers some unique and cool perspectives on City issues. It provides multiple tabs including CityFixer, maps, commuting, housing and design. One recent article focused on why Parklets work in Philadelphia and found they work best in areas where there are large storefront windows and near restaurants that have limited seating.



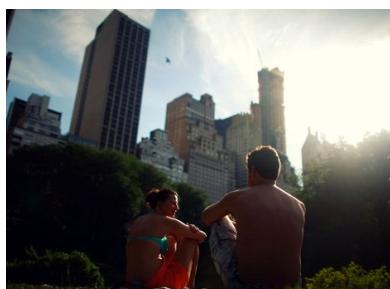
Is the American Mall Dead? *Washington Post*

A recent article in the Washington Post - The Fall and Overhaul of the American Mall - claims that half of the 1500 malls built between 1955 and 2005 will be torn down. This is partly due to the current preferences for American shoppers to be in open air, walkable shopping areas that emulate downtowns. However, it's also due to economics as many retailers are no longer willing to pay the premium rents and common area fees required at most malls to be near an Anchor.



New York is a Leader in LEED Projects *US Green Building Council*

New York certified 250 projects representing 33,691,209 square feet of real estate, or 1.74 square feet per resident, in 2014.



Do Young Americans Still Like the Suburbs?? *The Atlantic*

For the last few years planners have read, and written, about the trend of millennials moving into cities and helping to support the revitalization of cities. According to a recent article in the Atlantic Monthly however, most of those in the younger demographic plan to move to suburbs once they can afford it and/or are starting families.





Preservation Matters Honoring the Collaborative Spirit of Saratoga Spa State Park and its Partners

by Samantha Bosshart



This article includes the majority of an article Published April 27, 2014 in the Saratogian Newspaper written by Samantha Bosshart, Executive Director of the Saratoga Springs Preservation Foundation

I don't know anyone who doesn't enjoy at least one aspect of the Saratoga Spa State Park – whether it is to go for a run, take waters from the springs, enjoy a classic car show hosted by the Saratoga Automobile Museum, go to the farmers' market, see a performance at SPAC or the Spa Little Theater, check out the different exhibits at the National Museum of Dance, play a round of golf, attend an event at the Hall of Springs, take a mineral bath or, my favorite, spend a beautiful summer day at the Victoria Pool.

The Saratoga Spa State Park is considered one of the crown jewels of the New York State Park system, not only because it is a National Historic Landmark, but because of all it has to offer. What we have at the Saratoga Spa State Park is extra special. "Our park" is host to many different venues and activities not by chance, but because of our community.

The park was established in 1909, following the passage of legislation championed by Spencer Trask, Edgar Brackett and George Whitney to protect the springs that were being depleted by excessive pumping of carbonic acid gas and enable the state to purchase land in order to preserve Saratoga's spring waters. In 1911, the State Reservation at Saratoga Springs was established.

What followed was an ambitious plan to create a public health resort to rival those in Europe. In 1915, the Hudson Valley Railroad Station (today the Saratoga Springs Heritage Area Visitors Center) was built to deliver people by trolley to the original Lincoln Bath building, the first building opened to the public for baths. Mineral baths

About the Author

Samantha Bosshart is executive director of the Saratoga Springs Preservation Foundation, a not-for-profit membership-based organization founded in 1977 that promotes preservation and enhancement of the architectural, cultural, and landscaped heritage of Saratoga Springs.



www.saratogapreservation.org

proved to be so popular, the Washington Bath building was constructed five years later. Between the two buildings, 2,500 clients were served daily.

In 1929, a new Saratoga Springs Commission was appointed by Gov. Franklin D. Roosevelt and launched the second phase of development, the creation of a scientific spa that would focus on hydrotherapeutic treatments for a variety of ailments, including cardiac and circulatory disorders, rheumatic conditions, gastrointestinal ailments, nervous conditions, metabolic diseases and non-infectious skin diseases. With the start of construction taking place in 1932 during the Great Depression, the Spa was funded by a \$3.2 million grant from the Reconstruction Finance Corporation. By 1934, the two Roosevelt Bath buildings, the Simon Baruch Research Institute that included offices,



Saratoga Springs Conference Updates & Quick Facts

The Northeast APA Conference is a little over two months away in Saratoga Springs. Here are the latest updates:

Sponsorships Available

Sponsorships are still available – see the [website](#)

Registration Now Available

By the time this newsletter is published registration will be available on the conference website.

Conference Sessions

Conference Sessions have been selected and are on the website.

Mobile Workshops

Nine (9) mobile workshops are being offered providing a variety of options to explore the Saratoga Region and beyond. Visit Spa State Park, tour a local dairy farm, see green infrastructure in practice or bike through the streets of Saratoga Springs.

Book a Room

The Conference Committee has secured two hotels with special rates – the Saratoga Hilton and Courtyard by Marriott.

Volunteers Needed

Volunteers will be needed during the conference to be greeters, staff the registration table, assist presenters, etc. A Call for Volunteers will be out soon – stay tuned!

Welcome Reception at Historic Canfield Casino

On Thursday, June 25th, join fellow attendees for a welcome reception at a treasured Saratoga Springs landmark – the Canfield Casino in Congress Park. Dance to local music by Big Medicine, sample locally brewed beer and enjoy heavy hors d'oeuvres. Also, take time to mingle with emerging planners from around the region during the Student Poster Session occurring during the reception.

Pre-Conference Event

On Wednesday, June 24th come to the conference early to attend *In Blind Sight: An Evening with Claudia Folska* at the BowTie Cinema. This event at Bow Tie Cinemas in downtown Saratoga Springs will include a showing of *In Blind Sight*, a documentary film which explores the experiences of blind and visually impaired people, how they navigate our modern world, and how they rise above the obstacles of their condition to lead rich -and sometimes extraordinary- lives.

For those attending the Northeast APA Conference in Saratoga, here are some quick facts to keep you in the know:

Community Theme: Health, History and Horses

Health

The area is known for its mineral springs that were thought to have healing powers;

History

The Battle of Saratoga, the turning point in the Revolutionary War, was fought in the nearby Town of Stillwater;

Horses

The Saratoga Race Course, a thoroughbred horse race track established in 1863, is the oldest continually operating track in the United States.

Commission Form of Government

The City is governed and administered through a Commission form of government which is relatively unique for a City in New York State. Commissioners act both as Council Members and Department heads for Public Works, Public Safety, Finance and Accounts

Museums

There are more than 10 museums in and around Saratoga Springs including the National Museum of Dance and National Museum of Racing.

Saratoga Spa State Park

An incredible amenity for the region – see Preservation Matters article for more information.

100-Year Anniversary

While Saratoga was established as a Village in 1826, it became a City in 1915 and is currently celebrating its 100th anniversary with year-round events.

Great Place in America

Broadway, Saratoga's Main Street, was named an American Planning Association *Great Place in America* in 2012.

Demographics | 2010 5-Year ACS Estimates

Population | 26,586

Average Age | 39.8

Median Household Income | \$61,184

Median Home Value | \$293,200

Median Monthly Rent | \$845



Saratoga's Revitalization was a Marathon, not a Sprint

One man's thirst led to downtown Saratoga revival

by Justin Mason (August 21, 2014, reprinted with permission from the Daily Gazette located in Schenectady)

Among the dingy storefronts on Caroline Street, the lone illuminated beer sign seemed like a beacon to Davis Mead. It was the spring of 1970 and Saratoga Springs was in rough shape. The Kefauver Senate investigative committee hearings of the 1950s had shuttered the city's casinos, fire destroyed the city's Convention Hall and the grand hotels on Broadway had been torn down.

The city was pocked with vacant buildings and empty lots that collected refuse. A scattering of bars dotted downtown; most were on the main drag, and few catered to the younger crowd.

Mead was traveling from New York City with Tom Malone, Dale Easter and another friend when they stopped in Saratoga Springs to try their luck with the women from Skidmore College — then an all-female college with a knack for attracting young men. But after getting pitched from a Broadway bar for their motley appearance, the foursome decided to head back home to Burlington, Vermont.

That's when Mead saw the sign poking out from the corner of Caroline and Broadway. The bar known locally as The Bar With No Name was a black light-washed hole in the wall, but one that lured them in.

"We weren't there 10 minutes before he said his dad wanted to sell it, and did we know anyone in the bar business who might be interested?" Mead recalled.

Then-owner Bud Brophy was looking to get out of the bar business. He even closed up shop during August to sell tip sheets at Saratoga Race Course.

The result was a shabby bar that didn't appear to have much of a future. Brophy hadn't paid rent for the spot in over a year and was ready to take an offer — just about any offer.



About Saratoga Springs

Saratoga's incredible revitalization and redevelopment process has happened over four decades. Many planners visiting Saratoga for the first time will be thrilled with how the City has found a balance with preservation and economic development to create a leading example of redevelopment for Upstate New York municipalities.

However, back in 1970, there were many vacant, underutilized and remuddled buildings in Downtown Saratoga. While many of us know that it was planner Bob Bristol and others pioneers in the 1970's that took financial risks and provided leadership that led to the City's revival, the article below illustrates the atmosphere and condition of downtown before the revitalization. It also demonstrates that vision combined with risk and hands on implementation are keys to any revitalization efforts.

Two weeks later, Malone, Mead and Easter returned to the Spa City to deal. Brophy asked each man to write down what they thought to be a fair offer, put all three in a hat and pulled out one.

He drew Malone's offer of \$14,000, the highest of the three.



President's Report

Katie Evans



Special thank you to our NY Upstate [conference] Host Committee for all your hard work. This is going to be a fantastic event so register now to see what the committee has lined up for you!

Katie Evans is the Director of Development with the Town of Victor, New York..

Greetings NY Upstate Planners! I hope you all survived winter. Optimistically by the time you read this message the last of your snow piles will have melted!

Last month the Chapter Board gathered for a conference call meeting. Once the meeting minutes are approved at our next meeting on May 8th they will be placed on the Chapter's website. Board members are busy working on improving the Chapter Only Membership facilitation, Chapter bylaw revisions to bring our organization into compliance with the Not-For-Profit Revitalization Act, and a fall Planners Day in Syracuse just to name a few topics. The Legislative Affairs Committee is working on approaching the NYS Division of Labor to revise the requirements for Civil Service exams to permit those with planning degrees to sit for tests and possibly permit AICP to be exempt from having to sit for a test. This is an immense task but one we are trying to work on. Vice President Rich Guarino, AICP is working on the Chapter Awards program in which you can expect to see announcements for in the coming weeks.

Excitement is building for the APA Northeast Planning Conference in Saratoga Springs June 24-26th. The idea of pulling nine states together for a conference is pretty impressive! The conference committee has informative and inspirational sessions planned for you. Registration is now open! You know the drill...for the best hotel rates, book now. Please visit www.aparegion1.org or check facebook, twitter, and LinkedIn for updates. Special thank you to the sponsors that have stepped up to make this conference a reality. Please take a minute to visit the conference website to see how many NY Upstate (NYU) firms are on the sponsorship page. I'm really proud and grateful to all of our NYU firms. If you are interested in sponsoring, there is still time. Where else can you have access to advertise your

services to planners from nine states! Please reach out to Jim Levy, AICP at jlevy@planning4places.com if interested.

Behind every conference is a core committee that pulls all the logistics together. The core group for this event is referred to as the "Host Committee". The host committee is chaired by Jackie Hakes, AICP and Patricia Tatich, AICP both of NYU. Although we have representatives from all Region 1 Chapters working on this conference, the host committee is on the ground meeting after work and visiting the conference sites over their weekends. Think NYU

The NY Upstate Chapter Board is planning a one-day gathering in Syracuse in mid to late fall.

Chapter Conference planning magnified for an entire region! Special thank you to our NYU Host Committee for all your hard work. This is going to be a fantastic event so register now to see what the committee has lined up for you!

News from the National level of APA, on April 19th Ed Flynn, AICP, NYU APA Public Relations Officer and I will be representing NYU at the 2015 National Delegate Assembly in Seattle. The focus of the 2015 Delegate Assembly is a workshop on developing specific policy platform and set of policy statements for the newly drafted Planning for Sustainability Policy Guide. The workshop will serve as the basis for adoption of the policy guide in fall of 2015. Please watch for updates on this in your monthly National APA e-newsletter.



Getting Ahead of the Future

Upstate Planners Recognize Planning Excellence

LEARN

NETWORK

EXPERIENCE



TECHNICAL SESSIONS • NETWORKING EVENTS • MOBILE WORKSHOPS • TOURS

It's always fun for planners to go to Saratoga Springs as it's a leading example of the redevelopment of an historic city. It's even more fun when you get to visit the City with fellow planners.

This viewpoint is shared by the brilliant planner organizers that selected the City of Saratoga Springs to host the APA Northeast Planning Conference on June 24-26, 2015. *Getting Ahead of the Future* involves anticipating new planning trends, emerging issues, and preparing for what is next.

The conference website is live and full of information, including a description of the Northeast APA region, including the Mid-Atlantic and New England chapters. Sponsorship and exhibiting opportunities will soon be announced along with a series of special events and mobile workshops.

Please join us and hundreds of planners in Saratoga to celebrate the beginning of summer with opportunities to learn and network - it is guaranteed to be a great event!

Check out the conference website and Facebook page



Chris B. Leinberger

We are also pleased to announce that Chris B. Leinberger will be the keynote speaker. Mr. Leinberger is a land use strategist, teacher, developer, researcher and author, balancing business realities with social and environmental concerns. He is currently:

- The President of Locus; Responsible Real Estate Developers and Investors
- The Charles Bendit Distinguished Scholar and Research Professor, George Washington University School of Business
- A Nonresident Senior Fellow at Brookings Institution in Washington DC
- The Founding Partner of Arcadia Land Company, a New Urbanism and transit-oriented development firm

Mr. Leinberger was voted one of the "Top 100 Urban Thinkers" in a 2009 poll conducted by Planetizen and he was the 2010 William H. Whyte Urbanism Award winner by Partners for Livable Communities.



One man's thirst led to downtown Saratoga revival {continued from page 5}

The Tin & Lint quickly became an icon of the counterculture movement, but also a melting pot where locals blended with college students...

The new business partners put about \$8,000 down and were still pulling together the rest when Brophy offered a new deal about a month later: Come up with \$4,000 for him to buy a boat and the bar would be all theirs.

The group opened the bar in June 1970 and quickly watched the business flourish. Joined three months later by Easter — a friend of Malone from their college days at the University of Vermont — the group established a bar that became the place to be in Saratoga Springs.

“The Tin & Lint took off like a skyrocket,” Mead said. “As far as I know, not one day has it operated in the red.”

The Tin & Lint quickly became an icon of the counterculture movement, but also a melting pot where locals blended with college students; where a bizarre blend of bikers, college professors, writers and musicians mingled over beers and the latest acid rock on the jukebox.

“When I went in there when they first opened, it was an entirely different crowd than I saw anywhere in town,” said Hud Armstrong, who tended bar there for stints in the 1970s and late 1980s. “It was a very active place, one of those go-to places — the kind that happen only once in a while.”

What the group didn’t realize at the time was their business venture would transform Caroline Street’s makeup from a grungy side street into a bustling commercial corridor some consider the Spa City’s Bourbon Street. Today, the Tin & Lint is first among dozens of restaurants and bars that line either side of the thoroughfare.

“When we bought the place, there were three liquor licenses on Caroline Street from beginning to end,” Mead said. “Now, I can’t even count them.”

The impact created by the small corner bar in the basement of the Walbridge building also radiated to other areas of the

city. As Caroline Street flourished, so did the rest of the city’s nightlife.

The resurgence brought by the Tin & Lint spread down Caroline Street to another hulking building that became Gaffney’s Restaurant, a business Mead built after venturing out on his own. The two businesses’ successes helped rebuild confidence in downtown.

“They carried the rejuvenation,” said Joe Dalton, who headed the Saratoga County Chamber of Commerce for 40 years. “They were a start.”

In 1970, Caroline Street was an eclectic collection of small businesses: a print shop, a women’s clothing store, a paint shop, a Chinese restaurant and a corner grocer among them. Outside the Bar With No Name, the Turf bar was the only other saloon in operation, and it catered to an older crowd that didn’t identify with the Vietnam-era counterculture that had emerged nationally in the late 1960s.

Mead, Malone and Easter knew each other from the bar business in Burlington. Together, they saw an opportunity to fill a void left by aging downtown business owners who were leaving in droves.

“When we first came here, three out of five storefronts were empty,” Easter said.

The group made an astute decision to staff their new venture with locals, including Jim Stanley, a bearded bulldog of a man they found playing pool in the upstairs bar at the Rip Van Dam Hotel. A Saratoga Springs native, Stanley had deep connections in the city that helped smooth over some of the angst that arose from a group of outsiders looking to open a new bar. He also had a demeanor fit for keeping order — something that would come in handy as the bar grew in popularity.

{Continued on page 11}



Regional Roundup of Planning Projects

Each newsletter will feature an update of various planning and development projects happening in each region. The list will not be exhaustive and it may miss some projects. It will, however, provide planners with a taste of what is going on in Upstate New York.

Capital District Region

Historic Stillwater Plans for its Future

Just a short ride southeast of the 2015 APA Northeast Planning Conference are the Town and Village of Stillwater, NY. If you have the time we highly recommend taking a tour of the nearly 3,400 acre Saratoga National Historical Park, grabbing a bite to eat in the Village along the banks of the Hudson River, and going for a drive around beautiful Saratoga Lake. While you are there consider the history of Stillwater: the American Revolution's Battle of Saratoga (often referred to as the turning point of the war) took place in Stillwater back in 1777. Reflect on the influence of the Hudson River and Champlain Canal have on this community (note there are still two active locks). Fast forward, today the region is home to the 1,400 acre Luther Forest Technology Campus (LFTC) and GlobalFoundries, one the nation's largest chip manufacturing facilities. Stillwater truly provides a glimpse of the past and demonstrates the incredible promise for the future.

Because of its high quality of life and expanding economy, Stillwater continues to attract new residents and businesses. In response the town is proactively developing and implementing Smart Growth land use strategies in order to preserve its small-town character, open space resources, and working landscapes. Beginning with its 2006 Comprehensive Plan update and the Green Infrastructure & Farmland Protection Plan (along with a series of related planning initiatives) the town has encouraged new growth opportunities where there is existing development and supporting infrastructure. Simultaneously, as part of its town-wide environmental mitigation strategy, development impact fees are being collected and directed towards new recreational opportunities (including a new public beach on Saratoga Lake) and the preservation of farmland. Stillwater is now drafting a Transfer of Development Rights ordinance with funding support from the NYS Department of Agriculture

& Markets. Furthermore, the town is actively preserving open space and agricultural resources by partnering with willing landowners, local and national land trusts (Saratoga PLAN, Open Space Institute, etc.), and the National Park Service.

Stillwater has also been diligently planning and developing an extensive multiuse trail network. Recognizing that many of the area's new residents (particularly young professionals) want transportation alternatives and recreational amenities, the town has secured funding for new trails from the Hudson River Valley Greenway, NYS Office of Parks, Recreation & Historic Preservation, and NYS Canal Corp. This funding is helping to complete several segments of the historic Champlain Canalway Trail (a multiuse trail that extends from Waterford to Whitehall, connecting the Hudson River and Lake Champlain). This effort includes a series of linkage trails that will connect Stillwater's trail network with Saratoga National Historical Park, the Village of Stillwater, and the City of Mechanicville.

Stillwater is now returning its focus to the waterfront. With funding from NYS Department of State, the Chazen

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Planner Spotlight

Introducing Planners in Upstate New York



Introduction to Jackie

Jackie was a natural choice for this conference issue because of her dedicated involvement in the New York Upstate APA and her love of Saratoga Springs. She is currently serving on the Northeast Region APA Conference Committee, was the co-chair of the 2009 Chapter Conference in Albany, chair of the 2003 Chapter Conference in Saratoga Springs, volunteers on the Annual Chapter Awards committee, is a 2013 graduate of Leadership Saratoga, and serves on several boards in the Capital Region including Saratoga PLAN (Preserving Land And Nature – the Saratoga County Land Trust) and the University at Albany Graduate Planning Department Community Advisory Board.

Jackie has assisted communities for more than 15 years with land use, transportation, environmental and quality of life issues through consensus-based planning. She is a graduate of the Binghamton University Environmental Studies and Geography programs and the University at Albany Masters of Regional Planning program. She was presented with the 2013 Alumni Award by the University of Albany Department of Geography and Planning, which awards alumni that make outstanding and significant contributions to the Graduate Planning Student Association and the planning profession.

Jackie is a frequent and engaging guest speaker at conferences, local colleges and universities on planning related topics. She grew up on a dairy farm in South Otselic, New York which she notes is in the center of New York State in Chenango County.

As the Director of Planning at MJ Engineering and Land Surveying, Jackie and her group specialize in public outreach, comprehensive planning, brownfield redevelopment, urban design, environmental planning

This is the first “Planner Spotlight” which will provide a fun way to know fellow planners in Upstate New York.

Jaclyn S. Hakes, AICP
Director of Planning, MJ Engineering and Land Surveying

and resiliency planning. M.J. provides public and private-sector clients with a comprehensive range of professional services, including site/civil, structural and highway design, land surveying, GIS, bridge inspection, architecture, environmental engineering, construction inspection and 3D laser scanning. MJ is currently registered as a 8 (a) BD / SDB certified Minority / Disadvantaged Business Enterprise (M / DBE) firm headquartered in Clifton Park, NY.

Planner Q&A

Currently working on: NY Rising resiliency projects, BOA, Complete Streets and Wayfinding projects

Last movie I saw was: The Imitation Game

Book I would highly recommend: My latest book club book - Dead Wake by Erik Larson. He also authored one of my favs – Devil in the White City, which any planner would enjoy. It's centered around the 1893 Chicago World's Fair.

Preferred happy hour beverage: That depends on the day! Either a nice dry red wine, a Belgian-style beer or a green apple martini from 9 Maple in Saratoga.

Top 3 Great New York Places: Tough question. Saratoga Springs (of course); Lake Placid/Wilmington area; and my favorite fishing spot - the pond on my parents farm.

A good Plan is community based and action-oriented. If there isn't community support for the plan, there won't be community support for its implementation.

A good Planner is a good listener and communicator.



One man's thirst led to downtown Saratoga revival {continued from page 8}



"They needed someone from town," recalled Stanley, who went from being the bar's bouncer in 1970 to its owner 20 years later. "They needed someone who wasn't bashful."

The Tin & Lint became a gathering point for some of the focal characters of the 1970s. American political and social activist Abbie Hoffman and Pulitzer Prize-winning columnist Jimmy Breslin stopped in for drinks. Songwriter Don McLean was known to scroll notes on bar napkins while tipping beers, a habit that started an enduring legend that he penned his iconic song "American Pie" while in a stupor at the bar — a legend he has since denied. Gregg Allman of the Allman Brothers Band frequented the bar and on at least one occasion, was forcefully ejected by Stanley.

The Tin & Lint's identification with the counterculture movement was also initially viewed with distrust by some in the city — something that threatened to snuff the business out of existence early on. After less than two years in business, the bar landed in the cross hairs of a drug crackdown that swept through the city after a high-profile overdose.

Though the Tin & Lint was never raided, city police pinpointed the bar as the source of the problem. And based

on spurious allegations, the state Liquor Authority moved to revoke the bar's license permanently.

"They were going to make a big example of this den of inequity on Caroline Street," recalled Easter.

But the resilient owners refused to back down and took the battle to the state Court of Appeals, Easter said, where they ultimately got the revocation reduced to a six-month suspension. When the Tin & Lint reopened in January 1972, the business that had been steady came back in force.

"You couldn't move in there," he said. "It made us famous and jammed the place full of people."

By 1974, Mead decided to branch out on his own. Malone and Easter bought out his share of the business, and he used the proceeds to purchase the Gaffney building.

Mead initially planned to open a small bar and restaurant on Caroline Street named after the building. Then he discovered the owner of the adjacent Turf bar had essentially been operating out of the building under the misguided impression he owned the spot.

{Continued on page 17}



Preservation Matters

{continued from page 3}

laboratories and an auditorium, the Victoria Pool, the Bottling Plant, Hall of Springs, a nine-hole golf course, and a hotel were built.

For a time, the baths would remain popular. At their peak in 1946, the four bath houses in the park – Lincoln, Washington and Roosevelt 1 & 2 – gave 200,000 baths annually. The decline of passenger railroad use and the rising popularity of the car forever changed people's travel habits and destinations. Combined with the impact of medical advances, by the late 1950s the popularity of the baths declined significantly and the state gradually reduced its funding for the park. New York State was left with an extensive campus of buildings that no longer had a use that could underwrite their maintenance.

In 1961, the idea of bringing a first-class performing arts center was born. Prominent Saratoga natives collaborated with Harold G. Wilm, NYS Conservation Department Commissioner, to bring the idea to fruition. The state would commit \$600,000 for site preparation, parking and walkways, if the citizens of Saratoga accepted responsibility for the estimated \$1.8 million construction expenses. Members of the community took on the challenge and through a grass-roots effort were successful in creating a preeminent arts institution that is the envy of communities across the country. Not many parks can say that they are host to internationally acclaimed performers, much less serve as the summer home of the world-class New York City Ballet and Philadelphia Orchestra.

What followed in more recent years was a series of other creative collaborations that have allowed the beautiful park that we know today to be preserved and thrive. The park is now not only home to a dedicated staff; it is home to a diverse group of friends and partners that include a variety of nonprofits and private businesses. The park has adapted from its original single purpose, a health resort, to a diverse mix of attractions. According to Alane Ball-Chinian, regional director for state parks, "this extraordinary level of preservation would have not been possible without a vibrant community within such close proximity that has continually demonstrated its commitment to preserving its historic downtown, neighborhoods and parks."

The National Museum of Dance and the Saratoga Automobile Museum have each taken historic structures that were no longer serving their original purpose and have successfully adapted them as major cultural destinations.

{Continued on page 15}



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Downtown Revitalization

Economic Development Strategies

Brownfield Opportunity Areas



Environmental Reviews

Energy Project Review & Permitting

Energy Efficiency / Conservation
Plans & Grants





DESIGN CONNECT CORNELL

Congrats to Cornell's Design Connect! *Winner of the APA's 2015 Outstanding PSO Award*

Article taken from the APA National website

Planning Student Organizations (PSOs) throughout the country are involved in exciting and creative activities that enliven student life, contribute to their communities, and provide enhanced educational experiences for the students. This awards program provides a means for student groups to share their ideas, learn from one another, and receive recognition (and rewards!) for creative, successful activities.

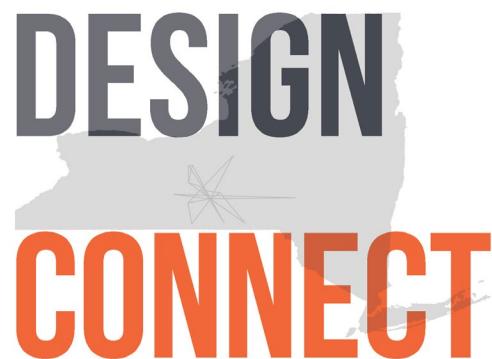
The APA Student Representatives Council (SRC) Executive Committee designed this awards program to:

- Promote students' volunteer involvement in their student organization, communities, and state chapters;
- Recognize the outstanding efforts of these student groups;
- Identify best practices in student organizations; and
- Strengthen the ties between student organizations and the American Planning Association

The student organization Design Connect at Cornell provides design and planning services to local upstate NY communities in need. The organization has worked on community service projects in several communities over the last five years. Each project involves public participation and community outreach where students organize and conduct meetings with community leaders and the general public. In addition to meeting with community leaders, students work on behalf of residents in producing professional quality reports

and design proposals. The deliverables and final designs that multi-disciplinary teams produce are of value to local communities who would otherwise lack the resources needed to work on these projects. The organization is managed by an administrative board of directors that is entirely comprised of students. Since 2009, Design Connect has worked in over 22 local communities and has involved hundreds of students from 16 different academic fields. Planning students help introduce students from other academic disciplines to community outreach methods and practices and put in to practice the skills they learn in the classroom.

The award will be presented during the annual APA National Planning Conference.



DESIGN CONNECT



[http://blogs.cornell.edu/
designconnectcornell/](http://blogs.cornell.edu/designconnectcornell/)



Presidents Report {continued from page 5}

Finally, as mentioned above the Chapter Board is planning a one day gathering in Syracuse in mid to late fall. For those not aware, when the Chapter Board decided to move forward with the planning for the APA Northeast Planning Conference we decided to skip the annual Chapter conference this year. Due to the logistics of gathering nine states together for a three day event, it would be very difficult to fit our Chapter Awards program into the schedule. Plus we would have to change the timelines, submissions, etc. of our awards program which didn't really make whole lot of sense. Instead we decided to plan a one day event in September to recognize our award winners and plan sessions to provide for CM credit opportunities. We are still working out the details for this but please note, the Board is working to make this event as affordable as possible. Watch for more news to come! If you have any suggestions on sessions you would like to see presented, please e-mail our Education Officer, Jane Nicholson-Dourdas, AICP at jdourdas@bergmannpc.com.

Wishing you all great success this spring! If you have any questions, comments, suggestions, or complaints, please don't hesitate to contact me. Hope to see you all in Saratoga Springs in June! ●

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APA Sustainability Division Champions *Advancing the understanding and practice of sustainability*

Sustainability Champions from ten states have been nominated to promote planning for sustainable communities in their state chapters and form a national network of planners through the Sustainable Communities Division (SCD). The idea for the program grew out of the [research and facilitated discussion](#) on mobilizing sustainability in state APA Chapters at the 2013 APA National Conference.

SCD's ultimate goal is to have one Sustainability Champion in each APA Chapter. Together, these Champions will form a national network with the credibility to influence the national discourse on sustainability. The Division's hopes for the program are that sustainability champions will:

- Advance the understanding and practice of sustainability planning and be a resource for planners.
- Draw on support from others in the network and the SCD leadership to build local chapter sustainability planning capacity in their local chapters.
- Be professionally recognized as experts who speak for sustainable planning in their community and chapter.

- Undertake a one- or two-year term as an SCD Sustainability Champion, supported by a co-champion who would take over after the initial term.

Joanna Nadeau, Director of Community Programs at Audubon International in Troy, New York has been elected by the APA Sustainable Communities Division to serve as a Sustainability Champion. She works with communities across the country to incorporate sustainability using the Audubon International Sustainable Communities Program framework. Joanna is particularly interested in connecting with others to identify best practices in community sustainability initiatives by sharing information and examples of real world applications.

Joanna will prepare a draft work plan and begin discussions with the Upstate NY Chapter Board to identify interests, issues, and priorities to be pursued in 2015. She also hopes to form a Sustainability Committee to be a key component of a statewide champion's network of interested members.

If you would like to know more, have suggestions, or be kept informed, please e-mail Joanna at:

joanna@auduboninternational.org



Preservation Matters

{continued from page 9}

The Friends of the Saratoga Spa State Park and the Save the Victoria Pool Society have been vocal advocates for specific park features and have raised funds to assist with projects. The Home Made Theater, Opera Saratoga, New York State Court System, Saratoga Performing Arts Center, and the Waldorf School all make use of buildings that would otherwise remain vacant or underutilized. Various private businesses have also played a critical role in preserving park amenities such as the Spa Golf Course, the Gideon Putnam Hotel, and the Roosevelt Bath House. ●

Fall Planners Day

Save the Date!

As the NY Upstate APA is hosting the Northeast Regional APA Conference this year in Saratoga there will be no opportunities to present annual NY Upstate planning awards at the event. Therefore, the NY Upstate APA Board has decided to hold a "Fall Planners Day" tentatively scheduled for September 18, 2015 in Syracuse in that will include a luncheon awards ceremony and potentially a plenary session. Stay tuned to the Newsletter and website for more information as details are developed. ●

Planner Spotlight

{continued from page 8}

The best thing about planning is assisting communities. I know that may sound incredibly naive, but why else did we all get into this profession?! I also enjoy the opportunity to work with amazing planning professionals, like my fellow Host Committee Co-chair Patricia Tatich and other Host Committee volunteers!

The best advice I ever received from a planning professor or colleague was to know where the light switch is when giving a presentation. That's a story for happy hour.

I like to volunteer because it's just a good thing to do. My parents taught my siblings and I that we all have a civic duty to contribute and give back to our communities in some positive way.

Saratoga Springs is a great City because it has some amazing amenities (restaurants, shopping, Saratoga Race Course, the Spa State Park) yet still has a small town feel.

Come to the Northeast APA Region Conference because it will be a fun way to meet planners from across the Northeast Region, learn from leaders in the field and earn your CM credits. And it should stop snowing by June...●

A collage of images illustrating various aspects of planning and architecture. It includes a hand holding a pencil over a map, architectural drawings of a bridge and building, a landscape rendering of a park with trees and a path, a map of a park area labeled 'Pine Woods Park', a close-up of a tree trunk with green nodes, a detailed architectural rendering of a waterfront city, a sailboat on water, and a map of a residential area with street names like 'Robinson' and 'Wright'.

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Regional Roundup of Planning Projects

{continued from page 7}

Companies and Planning4Places, LLC are helping to prepare a Local Waterfront Revitalization Plan (LWRP). Tying together all of the previous planning efforts, the plan is focusing on ways to advance more walkable, mixed-use land use patterns, improved connectivity and access to Saratoga National Historical Park and the waterfront, and improved sewer and water infrastructure. With funding from the Capital District Transportation Committee (the regions' MPO), the town is already prepared to revise its zoning ordinance to advance the LWRP land use recommendations.

Given all of Stillwater's hard work you can see why we think its future is bright and why we think it is worth a visit while you are in town. If you decide to go, you will enjoy visiting a community that recognizes that economic growth and preservation are not mutually exclusive. For more information on the Town, Village and Historic Park, please visit the following websites: www.nps.gov/sara/index.htm; www.stillwaterny.org; and www.villageofstillwaterny.org.

Fort Edward Utilizes New Technology for Safe Routes to School Project

The Village of Fort Edward received a Safe Routes to School (SRTS) grant to install handicap accessible sidewalks, crosswalk ramps, pedestrian warning signs, and pedestrian-scale lighting on five key streets (Case, Marion, McCrea, McIntyre and Wing Streets). These streets are primary walking routes for students in Grades 4 through 12 attending the Fort Edward Union Free School located on Route 4 in the Village.

The SRTS program involves conducting projects and activities that work to improve safety and accessibility, and reduce traffic and air pollution in the vicinity of schools. Additionally, this program is making bicycling and walking to school a safer and more appealing transportation choice, which encourages a healthier and more active lifestyle at an earlier age.

The Village is working with M.J. Engineering and Land Surveying, P.C. (MJ), to gather existing conditions data for the design of new sidewalks. MJ utilized their new mobile mapping technology to capture information from a moving vehicle with a high level of precision. This technology is an emerging and highly functioning engineering tool that can accurately capture 3D information at highway speeds, allowing for accurate, efficient, and safe data collection. This technology is an effective way to develop an inventory of community assets. The data collected integrates seamlessly with CAD and GIS for mapping and design purposes.

Village Trustee Darlene DeVoe states, "The Village has been working for 5 years to transform the community with an emphasis on People-Power. Several prior projects were engineered without this accuracy and ended up costing more – both in time and money. MJ has taken these concerns away with this amazing tool. We can also utilize the information gathered for other projects moving forward." ●



Urban Design and Streetscapes

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One man's thirst led to downtown Saratoga revival {continued from page 11}

"He had no lease, no nothing," Mead said.

By expanding into the Turf, he was able to expand the kitchen, grow the bar and build outdoor seating off to the side. The move was the first of many that would solidify Gaffney's as a popular nightlife destination for downtown.

Still, Caroline Street needed work, and city leaders seemed unwilling to help the growing bar industry spruce up its image without help from the businesses themselves. In May 1980, a group of businesses chipped in to throw a bash known as the Caroline Street Block Party, which became a fundraiser and beer-soaked annual rite of spring that helped spur cosmetic improvements.

Mead sold the business in 1982 to John Baker, a young entrepreneur who had watched the emergence of Caroline Street through his college years. Specifically, he watched how the three Tin & Lint owners had taken a simple business model and used it to transform a swath of the city into something vibrant.

"They were guys to look up to," he said. "They were mentors."

As the new owner, Baker's first order of business was to add outdoor seating, and in 1983, he transformed a piece of scrub land hemmed in by a snow fence into what is now called the Gaffney's garden — a space routinely packed with customers on weekends from spring until fall.

Among the original Tin & Lint owners, none still own restaurants or bars. Easter and Malone opened Professor Moriarty's above the Tin & Lint in 1984 and sold their share of the bar to Stanley in 1990.

Easter bought out Malone during the 1990s and eventually sold the restaurant in 2007. Now, he teaches flying lessons and works part-time at an area horse farm — a job he does to pass the time.

Malone left the city for a spell, but has since returned to the area. His former business partners say he mainly keeps to himself.

Mead was a part-owner of Siro's Restaurant near Saratoga Race Course for 25 years until the group sold the business to a collection of downstate investors in 2010. Now, he works a seasonal job in a small wine bar in Florida and mans a parimutuel window during the Saratoga meet — a

job that allows him to escape the oppressive heat down South.

Stanley, who still tends bar, continues to operate the Tin & Lint much like it did 44 years ago when he first started working the door. And to date, the bar is still a favorite among the college crowd that frequents Caroline Street.

"I was standing outside the bar having a cigarette a few years ago and this young couple comes bouncing down the street with a couple of kids," Armstrong said. "The little girl points to the Tin & Lint and asks 'What's that?' The mother, without skipping a beat, says 'That's where your father spent four years of college.'"