



Comprehensive Planning in New York State

New York State CMA Conference

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A Note on the History of Comprehensive Plans

New York State followed most other states until the mid 1990's

Legislature changed the power to adopt
from: the Planning Board
to: the Elected Officials

The George Raymond rationale

Comparison with Our Neighbors (CT & NJ)

Connecticut:

- P&Z's adopt the Plan
- Must be updated every 10 years

New Jersey:

- Planning Board adopts re-examination
- Every 6 years

New York State:

- No time requirement to revisit the Plan

The Role of Planning Boards in New York State

The Comprehensive Plan:

271 .14

- a) The Town Board may refer any action to the Planning Board before final action
- b) The Planning Board may make recommendations on a proposed comprehensive plan or, recommendations regarding the planning and development of the town

The Planning Board is seen as a referral and advisory body

Who Prepares the Comp Plan?

The Town Board, or by resolution of Town Board, or the Planning Board, or a Special Board

A Special Board means a board consisting of one or more members of the Planning Board and such other members as are appointed by the Town Board

Recommendation:

- Aim for 7-9 members:
 - 2 elected officials
 - 2 Planning Board members
 - 3-5 others:
 - CZM or conservation board
 - Business community (Chamber)
 - ZBA/BAR

Content of Plans

The town plan may include:

1. Goals & Objectives
2. Utilities/Infrastructure
3. Regional Needs & Plans
4. Housing
5. Land Use
6. Public/Cultural/Historic facilities
7. Environmental & Natural Features
8. Parks & Recreation
9. Population & Socioeconomic
10. Commercial & Industrial
11. Transportation
12. Policies to improve local economy

Final Chapter:
Implementation and
anything else you want

Forms of Outreach

The open house

The workshop

The New England Town Meeting

Surveys

- Universal or random sample
- Mailers or online
- Informal Polling
(Interactive straw poll or “dot-point survey”)

Presence at community events

Online documents as work progresses

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Public Outreach

"The participation of citizens in an open and responsible planning process is essential"

Hearings:

- One or more during preparation
- One or more prior to adoption
- Special Committee must hold hearings/workshops
- Town Board must hold hearing within 90 days of referral

Lessons from Other Places

Buy-in from elected: Port Chester Village

- CPAC (Comp Plan Advisory Committee with no Trustees)
- Plan was redone

Too many cooks: Mamaroneck Village

- Problem: 25 member advisory committee, long meetings
- Solution: Needs leadership and patience

Length of time/politics: *Nassau County vs. Rockland County*

- Problem: Change of administration
- Solution: Give Planning Board or committee a deadline

Lessons from Other Places

The encyclopedia: Rockland County

- *Solution: Executive Summary*

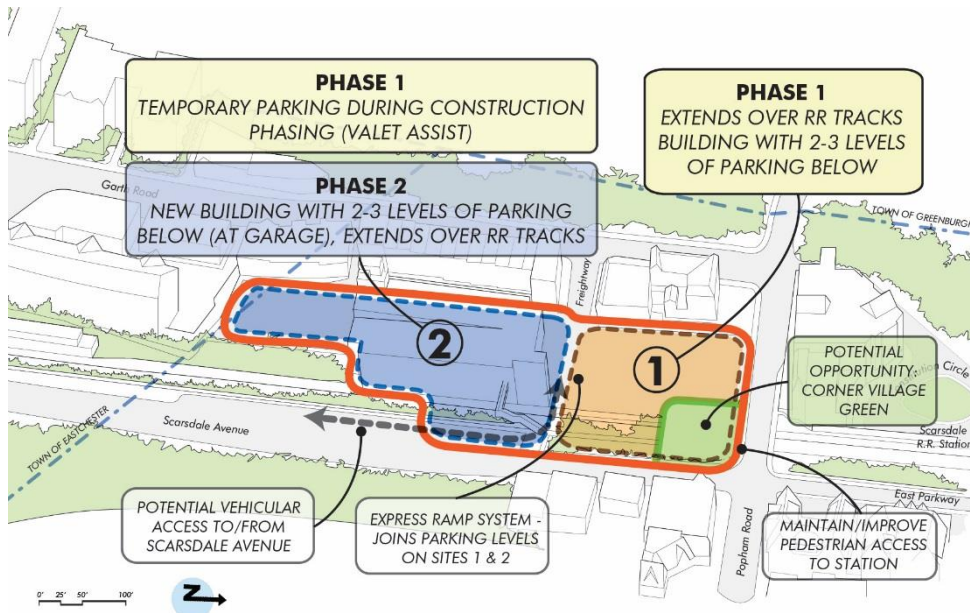
The non-physical plan: Newburgh

- *Solution: Incorporate a land-use plan.
“Zoning must be based on a well-reasoned plan”*

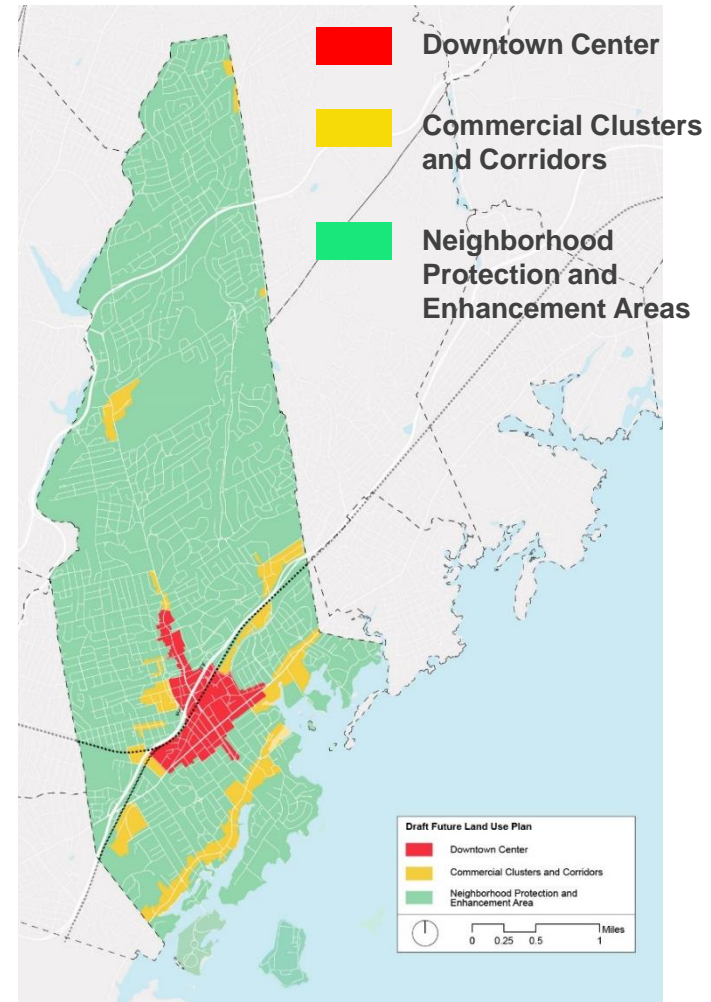
The strategic plan: Mount Vernon

- *Solution: Action Items*

New Focus Areas: Transit-Oriented Development



Scarsdale - Freightway Site



New Rochelle

Sustainability (New Focus Area)

Sustainability means something different for everyone

- Be clear about what it means for your community, and how you want it to be addressed.

How you incorporate sustainability depends on what outcome you envision

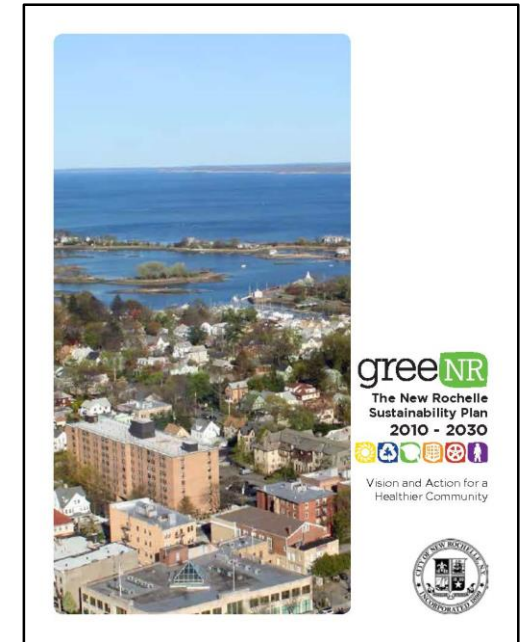
- Policy-oriented vs. action-oriented plan.

Sustainability planning can be most effective as one part of a comprehensive, interconnected picture

- Relationships to housing, economic development, transportation, resiliency, historic preservation.

Plan for how sustainability recommendations will be implemented, and by whom

- Planning Board, special committee, staff.

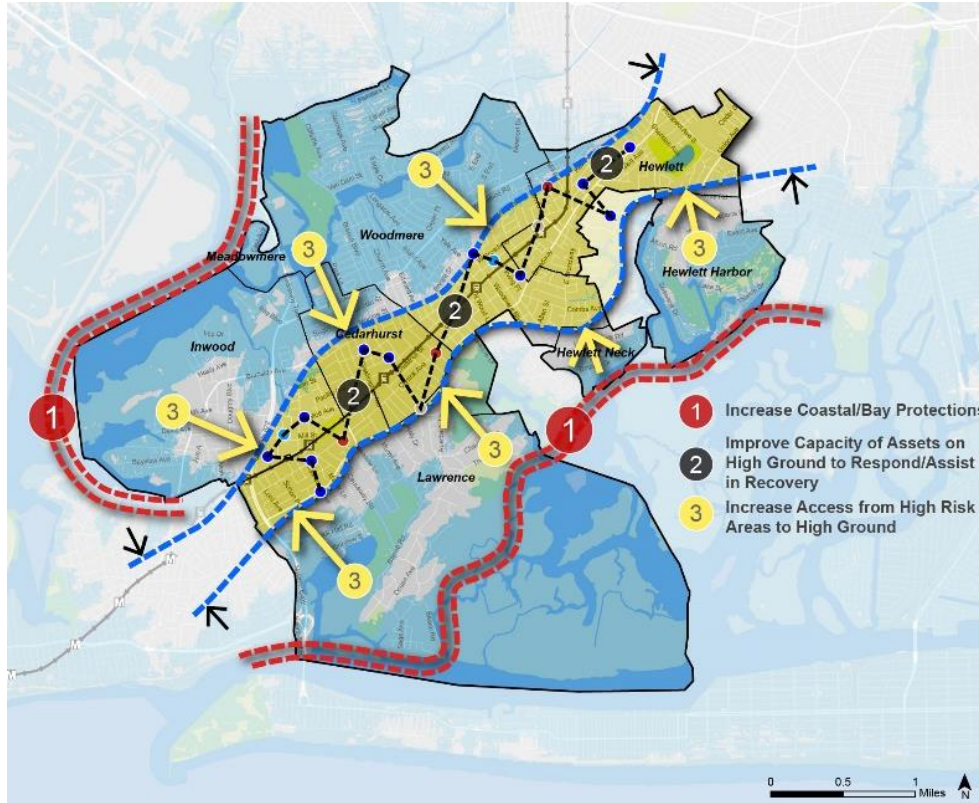


Resiliency (New Focus Area)



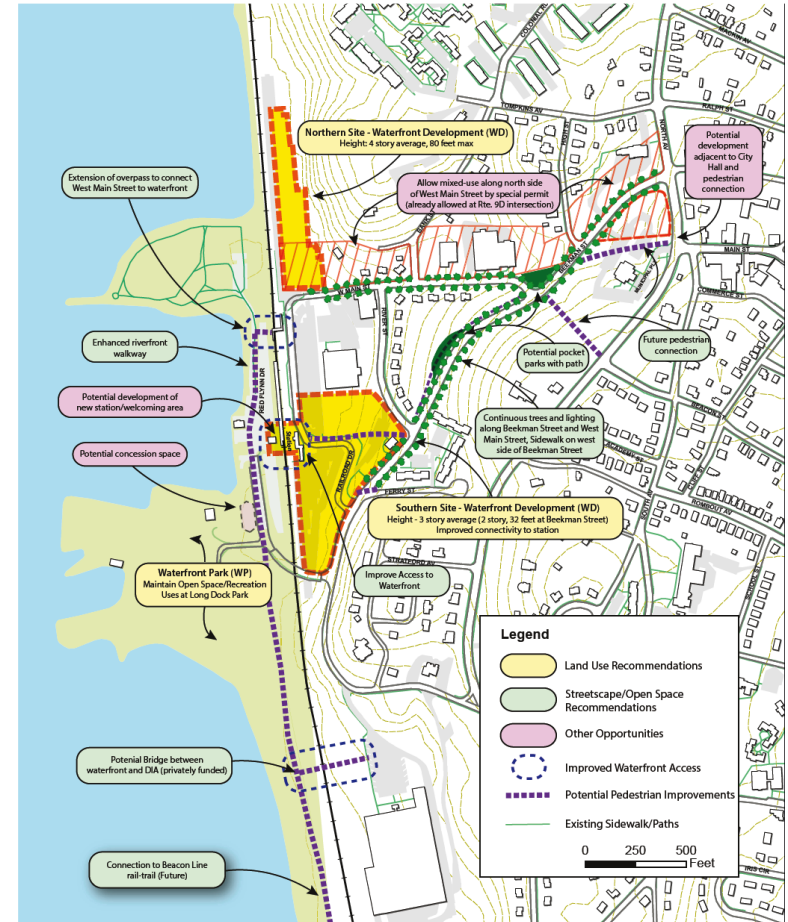
*New York Rising Community Reconstruction Plan
Gravesend/Bensonhurst*

Resiliency (New Focus Area)



*New York Rising
Community Reconstruction Plan
Five Towns, NY*

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*Beacon Comprehensive Plan
Waterfront Recommendations*

Accessibility (Complete Streets, Universal Design and ADA)



Complete Streets



Universal Design & ADA

New Issues

Emergence of Web Based Plan

- “Need for an adopted copy”

New Technology

- Uber and other ride share services
- AirBnB and other short term rentals
- Urgent Care Facilities

Adaptation to Limited/No Growth

Target realistic growth sectors

- Agriculture
- Forestry
- Vineyards
- Tourism
 - Erie Canal
 - Finger Lakes

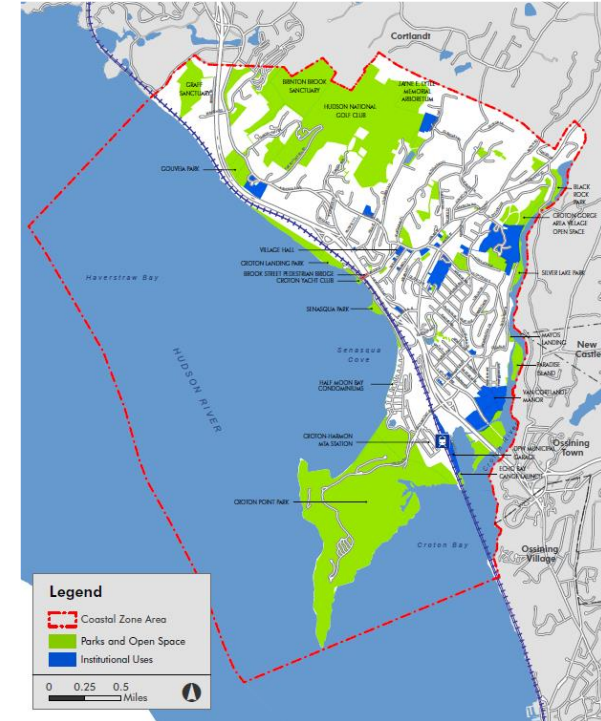
Overall Concepts



Centers



Clusters



Conservation

Adoption: Make SEQR Work

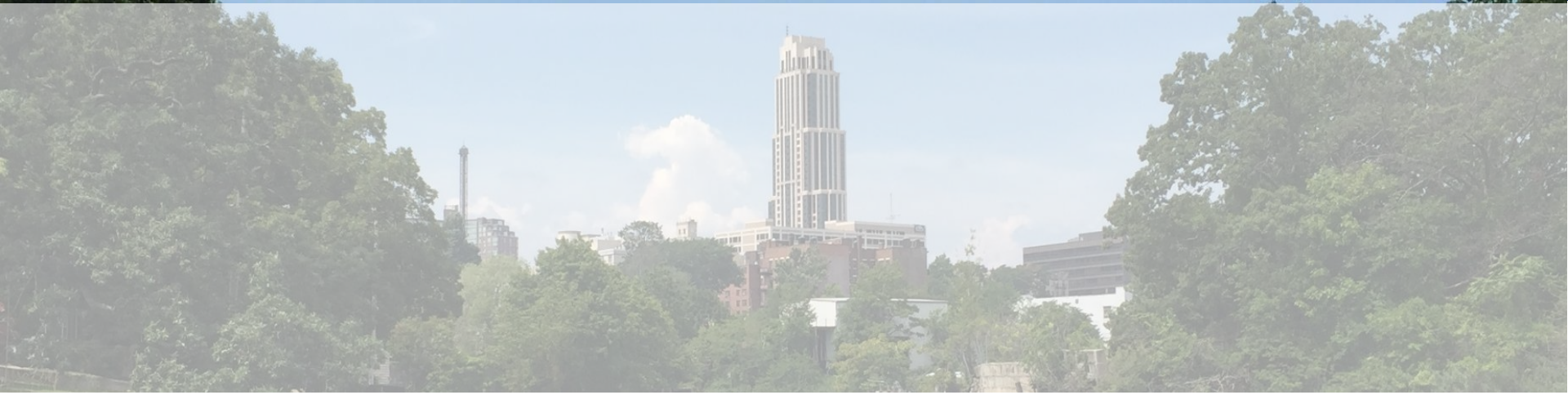
The Negative Declaration (Neg Dec)

"No significant adverse impact on the environment"

Comp Plan as GEIS

"No further compliance with SEQR is required for subsequent site specific actions that are in conformance with the conditions and thresholds established."

Questions



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20