

HOT TOPICS AND COMPREHENSIVE PLANS FOR SMALL TOWNS

Presented By

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AGENDA

- ▶ Refresher: Role of Comprehensive Plans
- ▶ Helpful Planning Techniques to Include
- ▶ What are Hot Topics in Many Towns?
 - ▶ Short Term Rentals
 - ▶ Solar Facilities
 - ▶ Affordable Housing
 - ▶ Climate Change
- ▶ How to Address Hot Topics in Plan?
- ▶ Q & A





COMPREHENSIVE PLANS ARE FOUNDATIONAL...

- ▶ Engage community
- ▶ Answer the three basic planning questions:
 - a. Where you are now? (Community characteristics and conditions)
 - b. Where do you want to be? (Vision and Goals for future)
 - c. How do you get there? (Actions and Strategies)
- ▶ Are needed for grant writing success
- ▶ **Establish policy that Provides foundation for land use regulations★**

THE 21ST CENTURY COMPREHENSIVE PLAN'S ARE...

Values driven: Address issues and reflects values expressed by the community.

Collaborative: Process meaningfully engages citizens, organizations, businesses, and other community stakeholders.

Thematic based: Organize into cross-cutting themes rather than discrete elements.

Connected: Connect community values to a clearly defined action agenda.

Regional in focus: Address issues that are regional in scope.

Beyond paper: Use digital technology, visualizations, etc. that overcome limitations of written documents.

Principles

**Livable Built
Environment**

Harmony with Nature

Resilient Economy

Interwoven Equity

Healthy Community

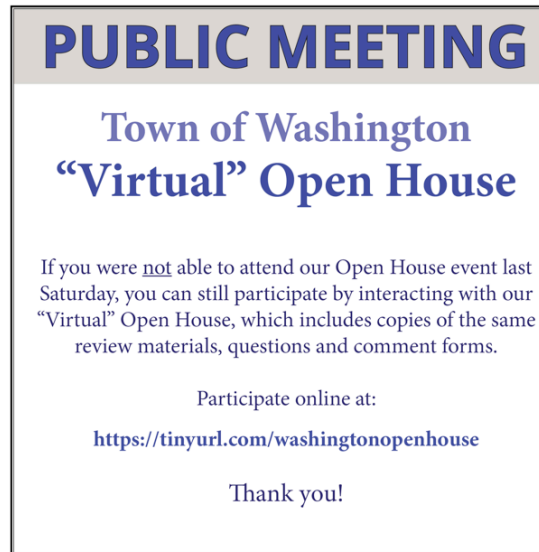
**Responsible
Regionalism**

Processes

- **Authentic Participation**
- **Accountable
Implementation**

Attributes

- **Consistent Content**
- **Coordinated
Characteristics**



USE APA’S SUSTAINING PLACES COMPONENTS

APPENDIX C: PLAN SCORING MATRIX

BEST PRACTICES FOR PLAN PRINCIPLES	N/A	0	1	2	3	Source
1. LIVABLE BUILT ENVIRONMENT—Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.						
1.1. Plan for multimodal transportation.						
1.2. Plan for transit-oriented development.						
1.3. Coordinate regional transportation investments with job clusters.						
1.4. Provide complete streets serving multiple functions.						
1.5. Plan for mixed land-use patterns that are walkable and bikeable.						
1.6. Plan for infill development.						
1.7. Encourage design standards appropriate to the community context.						
1.8. Provide accessible public facilities and spaces.						
1.9. Conserve and reuse historic resources.						
1.10. Implement green building design and energy conservation.						
1.11. Discourage development in hazard zones.						
TOTAL SCORE: 1. LIVABLE BUILT ENVIRONMENT						

Use the
APA
Sustaining
Places Plan
Scoring
Matrix as
Benchmark

Use Sustaining Places as a resource as you develop your own solutions.

Sustaining Places – Best Practices for Comprehensive Plans. Godschalk, D. and D. Rouse. American Planning Association. 2015. PAS 578

APPENDIX C: PLAN SCORING MATRIX

BEST PRACTICES FOR PLAN PROCESSES	N/A	0	1	2	3	Source
7. AUTHENTIC PARTICIPATION—Ensure that the planning process actively involves all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes.						
7.1. Engage stakeholders at all stages of the planning process.						
7.2. Seek diverse participation in the planning process.						
7.3. Promote leadership development in disadvantaged communities through the planning process.						
7.4. Develop alternative scenarios of the future.						
7.5. Provide ongoing and understandable information for all participants.						
7.6. Use a variety of communication channels to inform and involve the community.						
7.7. Continue to engage the public after the comprehensive plan is adopted.						
TOTAL SCORE: 7. AUTHENTIC PARTICIPATION						
8. ACCOUNTABLE IMPLEMENTATION—Ensure that responsibilities for carrying out the plan are clearly stated, along with metrics for evaluating progress in achieving desired outcomes.						
8.1. Indicate specific actions for implementation.						
8.2. Connect plan implementation to the capital planning process.						
8.3. Connect plan implementation to the annual budgeting process.						
8.4. Establish interagency and organizational cooperation.						

HELPFUL PLANNING TECHNIQUES

- ▶ **Community Engagement Techniques**
 - ▶ Surveys
 - ▶ In-person/online open houses/workshops
 - ▶ Focus groups and interviews
 - ▶ GIS Storymaps/Online Mapping/digital input
- ▶ **Mapping and map analysis**
- ▶ **SWOT Analysis**
- ▶ **Visioning –clear vision/goals/objectives**
- ▶ **Develop actions and strategies**
- ▶ **Develop implementation steps**

These are
also the
Steps You
Take to
Complete a
Plan!



New Paltz Natural Resources Inventory

Link to NRI Report



Introduction

Physical Resources

Water Resources

Wildlife and Habitat Resources

Climate Resiliency

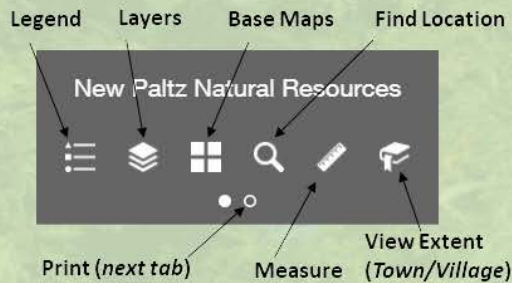
Cultural Resources

Land Uses

A Natural Resources Inventory, or NRI, is a conservation tool that identifies, maps, and describes important natural resources in a municipality. The term "natural resources" encompasses a variety of physical, biological, and ecological environmental features such as bedrock, soils, streams, groundwater, wetlands, habitats, plants, and animals. It also includes scenic, cultural, and recreational resources that are closely tied to natural resources.

This NRI StoryMap is an online resource that compiles all the data layers presented in the [written report](#) into a set of interactive maps. The user can zoom into an area of interest in New Paltz and view what resources are present (or may be present) at a given location. This tool can assist local boards in evaluating project proposals, allow landowners to learn more about their property and the area around them, and conservation organization can use the tool to assist in identifying areas for further protection. The StoryMap does not replace field surveys that would be necessary for many development or conservation activities but can be used as a starting point when evaluating a potential project, and a guide for determining which sections of the NRI document may be most relevant to review.

Resources are grouped, as they are in the NRI report, in tabs along the top. When you open a tab the map may take a minute to load and you will see an online map similar to the first map in the corresponding NRI chapter. Clicking the layers button (stacked squares) in the gray box in the lower right of each map will bring up the list of available layers that can be toggled on and off. For some, but not all layers clicking on the map will bring up an information box with more details of that individual feature.



61°F
Mostly sunny

Search



12:38 PM
4/11/2023

New Paltz Natural Resource Inventory; Upstate GIS and Community Planning & Environmental Associates



Habitat Restoration Area

This is the eastern-most portion of the site, approximately 66 acres, bordered by the Rail Trail to the northeast.

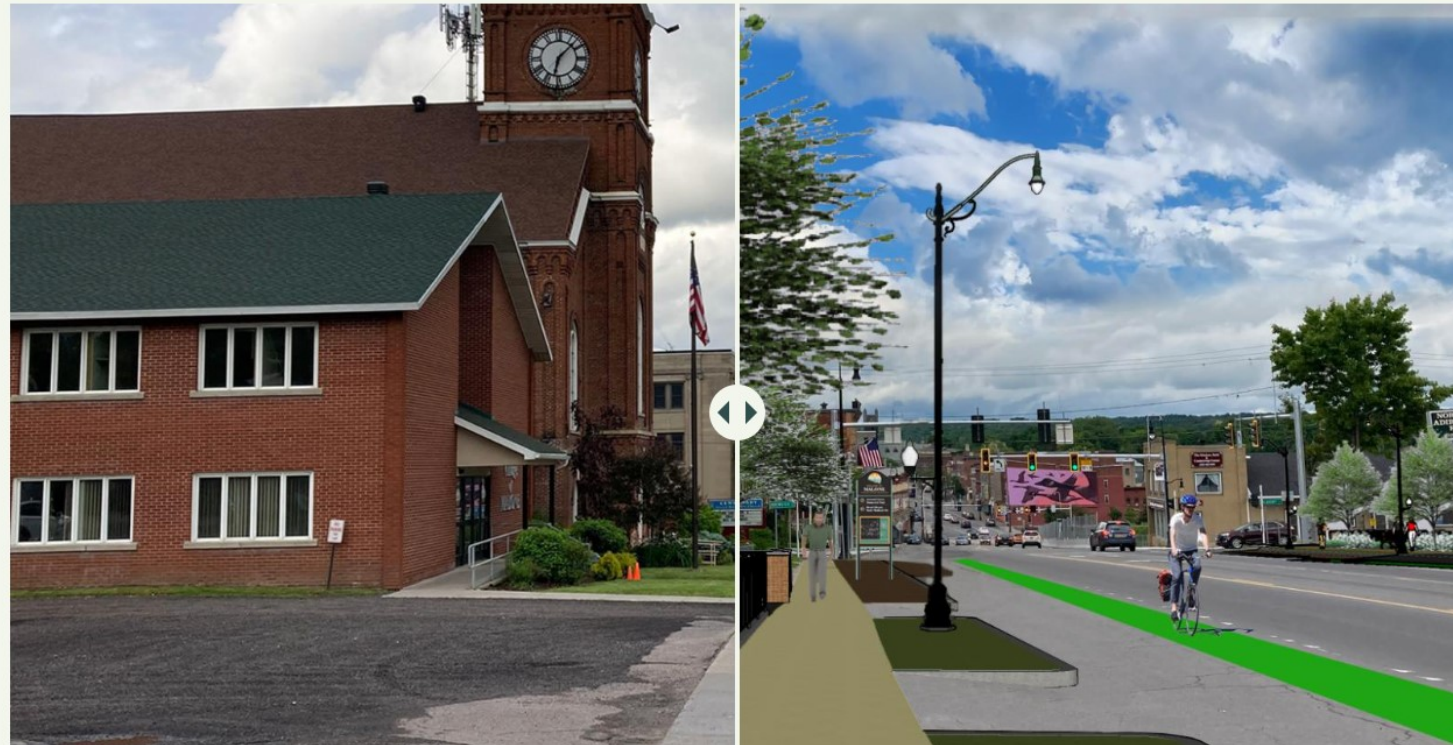




Screen Parking lots – Village Hall

The Village parking lot abuts the Main Street with no defined cues to drive entrances or the edge of the sidewalk. Enhancements include landscaping, ornamental fencing with brick piers to architecturally tie the lot to the Village Hall's architectural character while screening the parking lot and providing shade to vehicles.

Use the slider to change between the existing conditions and the conceptual design.



SHORT-TERM RENTALS AN ISSUE? ADDRESS IN THE COMPREHENSIVE PLAN!

- ▶ **Public Engagement:** Ask what STR uses are in your Town; What issues have arisen? Do they need to be regulated? How is it affecting community? Why?
- ▶ **Mapping and data:** Define STRs? Where are they? How many? Relate to housing data.
- ▶ **SWOT:** What are the Benefits, Challenges, Opportunities related to STR?
- ▶ **Goals/Objectives:** What is the policy direction you want for STR?



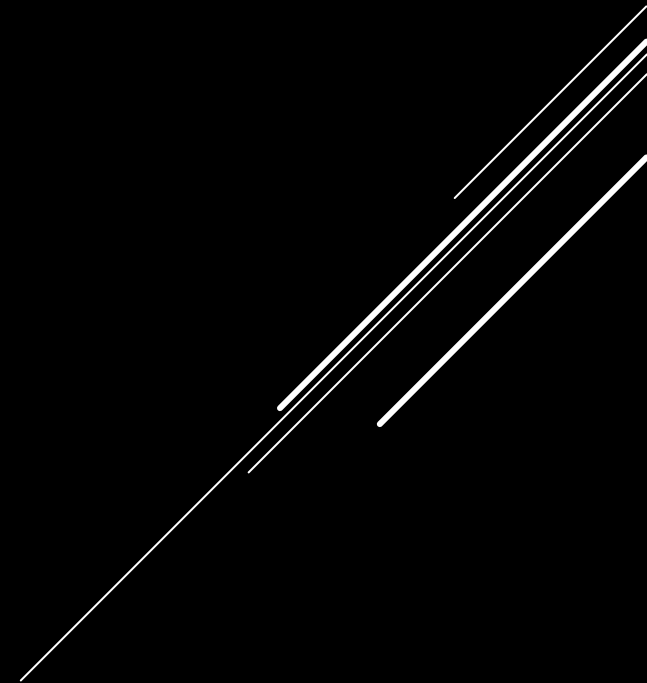
SHORT TERM RENTALS: ACTIONS & STRATEGIES

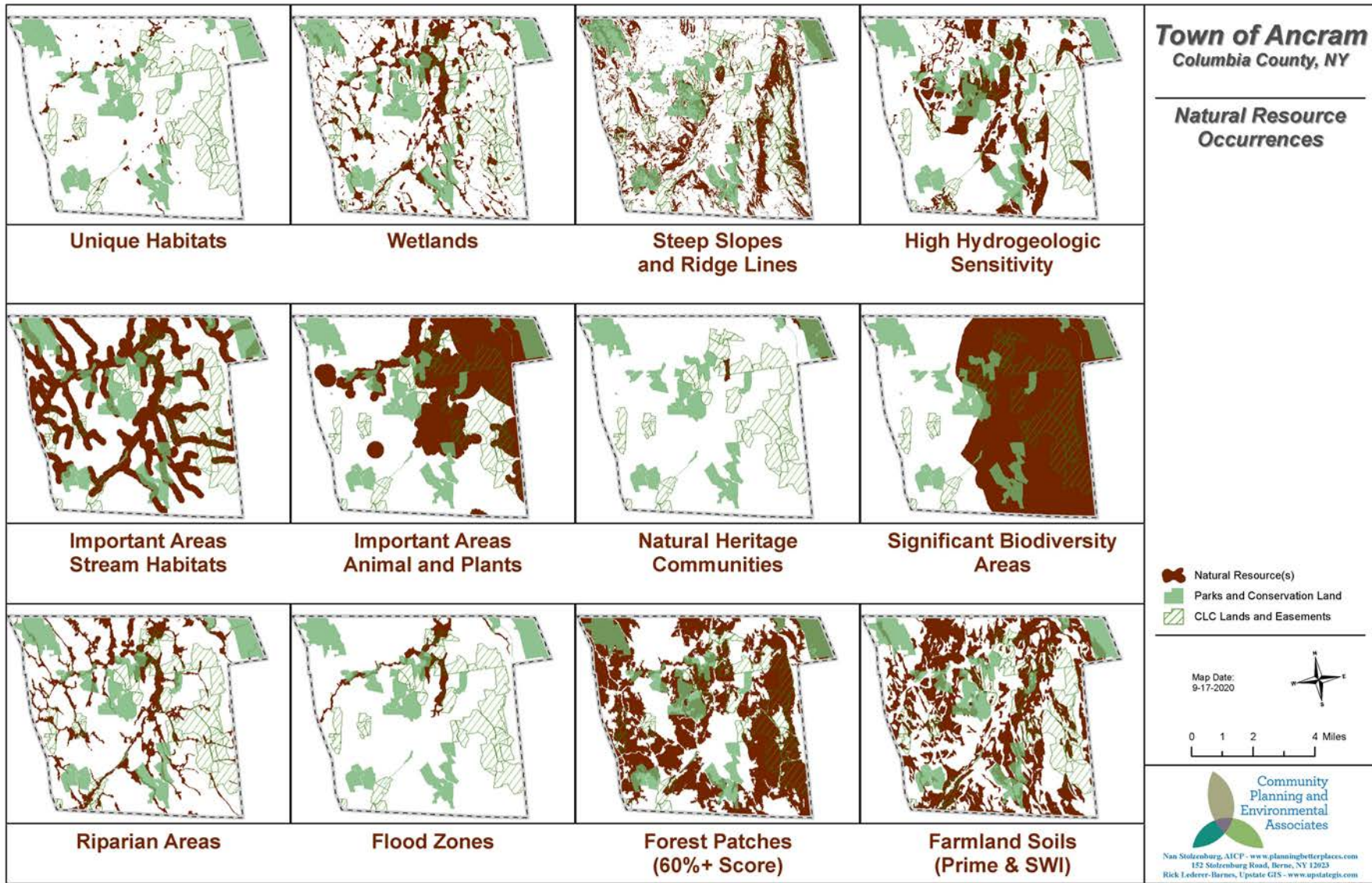
- ▶ Registration/Inspection/Fee system, with as of right STR use.
- ▶ Regulate in some districts or places in zoning.
- ▶ Require a Special Use Permit (could be renewable).
- ▶ Use Caps - Limit # in Town or in District
- ▶ Prohibit new Accessory Dwelling Units (ADUs) from being used for STR
- ▶ Limit use of STR for commercial events such as weddings, large parties.
- ▶ Add Penalties for violations.
- ▶ Have complaint process.

Be sure to investigate connection
between affordable housing and STR

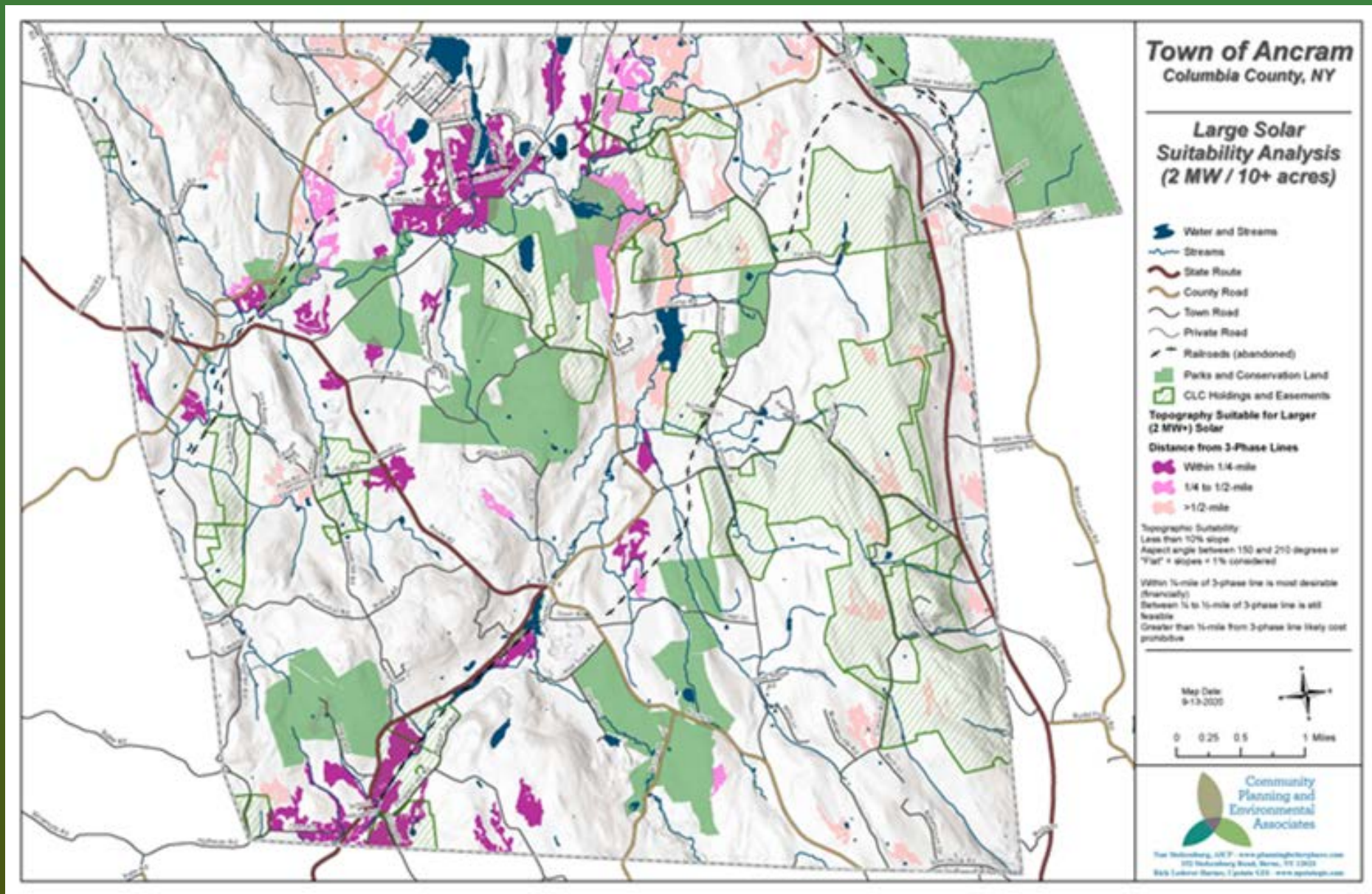
SOLAR FACILITIES & THE COMPREHENSIVE PLAN

- ▶ **Public Engagement:** Ask what the issues are. What policy is desired. Understand local vs State regulation of solar facilities.
- ▶ **Mapping and definition:** Where are they located? How big are they? What capacity is there in town for new facilities and where? What resources need to be protected when they are built?
- ▶ **SWOT:** What are the Benefits, Challenges, Opportunities?
- ▶ **Goals/Objectives:** What is the policy direction you want for facilities < 20 megawatt?

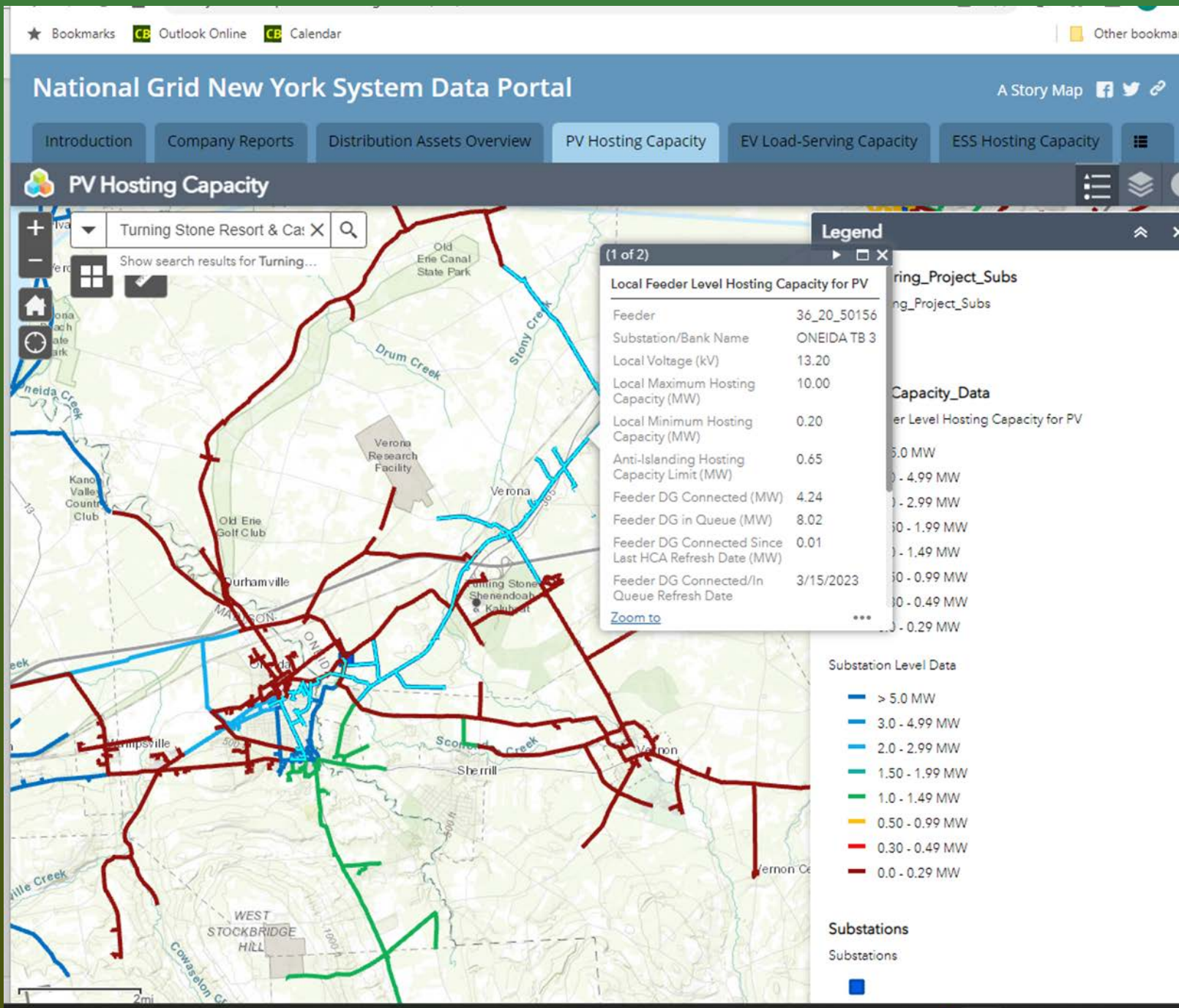




PLAN FOR SOLAR



PLAN FOR SOLAR



LOOK AT YOUR
UTILITY
HOSTING MAP

- ▶ As of Right: Building Mounted, Building Integrated, Small-scale
- ▶ For up to 20 megawatt, you can:
 - ▶ Prohibit
 - ▶ Limit by location (solar overlay district)
 - ▶ Limit by size (acreage or MW)
 - ▶ Have siting and design requirements
- ▶ Zoning/Local Law Should Detail:
 - ▶ Natural resources to be protected
 - ▶ Prohibit clear-cutting of forested areas
 - ▶ Protect active ag areas (or promote agrivoltaics)
 - ▶ Screening and fencing
 - ▶ Use Setbacks
 - ▶ Decommissioning

SOLAR FACILITIES: ACTIONS AND STRATEGIES



AFFORDABLE HOUSING & THE COMPREHENSIVE PLAN

- ▶ **Public Engagement:** ID issues and needs.
- ▶ **Mapping and data about housing conditions:** What types of housing are offered? Where? Vacancy Rate? Housing Affordability Calculations? What does your zoning allow for?
- ▶ **SWOT:** What are the Needs, Challenges, Opportunities
- ▶ **Goals/Objectives:** Policy direction?
 - ▶ What type of housing is needed?
 - ▶ Where?
 - ▶ Density?
 - ▶ Type of housing allowed?
 - ▶ Incentives offered?





- ▶ Zoning code updates
 - ▶ Improve development and approval process
 - ▶ ADU allowance
 - ▶ Inclusionary zoning rules
 - ▶ Offer Incentives (Density Bonuses)
 - ▶ Allow for increase density (in certain places) or use Housing Overlay District
 - ▶ Allow for Missing Middle – Three and Four Plex homes
- ▶ Short Term Rental Regulations

AFFORDABLE HOUSING: ACTIONS AND STRATEGIES



- ▶ **Public Engagement:** Is community aware of it? Is it important?
- ▶ **Mapping and data about housing conditions:** How might (or has) it affected your community? What is affected? Where? Other impacts?
- ▶ **SWOT:** What are the Needs, Challenges, Opportunities?
- ▶ **Goals/Objectives:** Policy direction?

CLIMATE CHANGE & THE COMPREHENSIVE PLAN

[To download the old (April 2021) versions of these two documents, click the following links: [PDF of the Old Action Checklist](#), [Excel File of the Old 2021 Action Checklist](#), [Old CEC/CSC Crosswalk](#)]

Search Actions

Type in a word(s) to identify all actions with that word(s) in the title

☐ Mandatory

☐ Priority

The Action Totals box at right will also reflect only those actions selected. Click on the Clear Search button to return to the full action listing.

SEARCH ACTIONS

CLEAR SEARCH

↑	BACK TO TOP	EXPAND ALL	▽	COLLAPSE ALL	⌵
●	1. Build a climate-smart community.				▽
●	2. Inventory emissions, set goals, and plan for climate action.				▽
●	3. Decrease energy use.				▽
●	4. Shift to clean, renewable energy.				▽
●	5. Use climate-smart materials management.				▽
●	6. Implement climate-smart land use.				▽
●	7. Enhance community resilience to climate change.				▽
●	8. Support a green innovation economy.				▽
●	9. Inform and inspire the public.				▽
●	10. Engage in an evolving process of climate action.				▽
●	11. ...				▽



Climate Smart Communities

Certification Criteria

	🏆
Mandatory	2
Priority	3
Points	120
Pledge Elements	4

Show requirements for:

☒ 🏆 BRONZE ☐ 🏆 SILVER

Planned Action Totals
(Planned)

Mandatory	0/2
Priority	0/13
Total Points	0/1097
Pledge Elements	0/12
Total Actions	0/115

Mark actions as planned to determine whether or not your application would meet certification criteria.

Become A Climate Smart Community



Community Planning and Environmental Associates

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QUESTIONS AND ANSWERS