

Sub-Urban Planning and Financing
Notes from the April 20, 2012 Meeting

Present: Guy Kempe, RUPCO, Gail Beverly, Fiddlehead Crosier Advisors, LLC and Laura Petit, Recycling Coordinator

Mr. Kempe opened up the discussion with questions about the goals of the committee and the history of New Paltz specifically planning, zoning, and the comprehensive plan. He suggested getting a “snap shot” of the zoning codes (subdivision, cluster developments, adaptive reuse, historic preservation, pocket planning, etc), open space inventory, laws (i.e. wetlands, floodplain), and blank or gray space for plan development. He also recommended at looking at the existing development pattern; is there a sustainable development policy. Is it cluster development or is it growing out from the hub so it doesn't waste infrastructure and preserves habitat and natural features. He asked if there were still summit meetings with EnCB, Town Board, Planning, Zoning, and Historic Preservation.

Mr. Kempe said to include changes in the snap shot as well: demographics, economics, and politics. An inventory of the infrastructure would be needed as well: sewer plants, recycling center, highway departments, police department, fire and rescue, community center, SUNY College, school system, etc.)

Recommendations for creation of a Zero Waste Action Plan have to be done in steps as a sensible approach to have community acceptance. He asked how waste was being defined by this committee. It was decided that waste should be defined as unused developed space (gray space and green roofs) and the committee would like to repair sprawl, review infilling, and address corridor development (transit oriented).

Mr. Kempe suggested three dimensional zoning (layers from the ground up) Advocating for mixed use to lesson stress on the infrastructure (Stores with rental space over them) He suggested:

- GIS map overlay: opportunity to target specific densities to improve their sustainability (i.e. cluster of 1960-70 homes that are all electric)
- Infill development overlay: especially in and around the urban core with a water and sewer infrastructure and transportation network including areas where it can be created with the largest community impact at a minimal financial cost.

The Town of Woodstock has an overlay map titled “Opportunities to improve diversity in the community”.

Ms. Beverly said there should be a synergy of use created. Think about non-traditional views of waste whether man-made or natural and look at it as a natural environment. Storm water and green rooftops should be included just like composting and graywater. For instance, Toronto law now requires that industrial buildings dedicate a certain portion of their roofs to be green.

This committee can review land use patterns and the way the community functions as a whole to create a sustainable plan.

HOMEWORK: Get a list of abandoned, burnt out, vacant, foreclosed properties from the Building Inspectors.

Other Discussion – Leave it on the lawn. Land owners managing each parcel rather than relying on outside resources.

Additional remarks from Gail Beverly:

Inputs needed for the work:

- The EPA's program parameters: Zero-Waste Pilot Partnership Program.
 - o Where can we find this? Is there someone who can meet with us about the Program?
- Existing Baseline (Thanks, Guy!) - New Paltz Village and Town Comprehensive Plans
 - o Original records of community input?
 - o Existing waste stream? Can Waste Mgmt help? The recycling center?
 - o Existing Zoning
 - o Historic Preservation Plan
 - o Food Waste Community Forum findings and plans
 - o Compliance and Recycling Community Forum findings and plans

Stakeholders/Partners:

- Town Board, Zoning Board, Historic Preservation Committee, Environmental Conservation Commission, Green Businesses Group, the Community
- This will need to be an integrated effort

Building Community Engagement and Support:

- Find out what Community thinks of as "waste". What is top of mind?
- What are Community's priorities in achieving "zero-waste"? Survey? Community forums?
- Where do we need to provide education to expand current thinking? Zero-Waste lecture series? Book clubs?

Conceptual Models for Zero-Waste Systems:

- Biomimicry – in natural ecosystems, nothing is ever wasted.
- Cradle-to-cradle : Technological/Industrial systems and biological systems
 - o Progressing from "being less bad" to "being 100% good"
- Waste≡Food systems thinking/design/manufacturing

Definition of "Waste":

We need to start here. We can put together a starter list but it should be augmented with community perspectives.

We will have to pick our first projects to build confidence in the community – they should resonate with community thinking.

Prepared By Laura Petit