The Way We Plan Today
Planning in Buffalo-Niagara

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Organizing and Planning for a More Sustainable Future
Local planning today will play an important role in achieving sustainable outcomes tomorrow.

Why do we plan?
- Interconnectedness and complexity.
Our land use pattern is unsustainable.
We’re adding more roads and maintenance costs per capita.

<table>
<thead>
<tr>
<th>County</th>
<th>Lane Miles Added Since 1990</th>
<th>Maintenance Cost Per Lane Mile</th>
<th>Total Cost of New Lane Miles of Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erie</td>
<td>1,013</td>
<td>$25,328</td>
<td>$25,667,550</td>
</tr>
<tr>
<td>Niagara</td>
<td>30</td>
<td>$16,166</td>
<td>$491,470</td>
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</tbody>
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Total Cost for Buffalo Niagara: $26,159,020

Vacancy is increasing and creeping into the suburbs.

The challenge... 64 cities, towns and villages.

- NYS Municipal Home Rule, and City (§20[25]), Town (§263), and Village (§7-704) laws grant local land use control.

Planning is politics and all politics is local!
How do we plan locally to achieve sustainable outcomes?

Comprehensive Plans

- Cover the entire municipality
- Long-term
- Guides development
- It’s the vision
Communities often have other, more geographically defined plans for neighborhoods, historic preservation districts, downtowns, waterfronts, and brownfields.
The zoning code, which determines the type and/or manner of land uses, is required by NYS law to be adopted by municipalities “in accordance with a comprehensive plan.”
Community comprehensive plans, area plans, and zoning and development ordinances are generally developed and adopted with significant public input via meetings, workshops, surveys, and other forms of outreach.

There are key leverage points that Citizen Planners can use to create a sustainable future.
The role of citizen planners was and continues to be a key element of the development of the Buffalo Green Code. More than 4,000 residents and stakeholders have participated to date.
Projects seeking permits and approvals typically require public input, offering citizens the ability to balance development proposals against the community’s vision as exemplified in comprehensive and/or area plans, as well as ordinances.

There are key leverage points Citizen Planners can use to create a sustainable future...
Citizens in East Aurora fought to save the home of Irving Price, a founder of Fisher-Price, on its historic Main Street and save it from demolition by an adjacent business owner who wanted to put in a parking lot.
There are some people who live in a dream world, and there are some who face reality; and then there are those who turn one into the other.

- Douglas H. Everett

Intro to NYS Laws regarding the Comprehensive Plan and Zoning-

Wrap Up

Materials available online
oneregionforward.org

Looking ahead to upcoming events

Special Seminar 9/6
Action Summit 10/4