



## Conference News

**B**elieve it or not, it's almost conference time again! The New York Planning Federation's 72nd Annual Planning & Zoning Conference will return to the beautiful High Peaks Resort in Lake Placid from September 26th to 28th, during peak foliage season. You'll find registration forms for both the conference and hotel elsewhere this newsletter, as well as the preliminary schedules for both Monday and Tuesday break-out sessions.

Our plenary session this year (at 9:00 Monday the 27th) will explore the increasingly-important issue of planning for an aging population. Speakers will include Will Stoner, the Associate State Director for AARP New York's "Livable Communities" agenda; Patricia Salkin, Esq., Associate Dean and Director of the Government Law Center of Albany Law School; and Rhonda Frederick, Executive Director of People, Inc.

Older adults comprise the fastest-growing segment of the U.S. population (according to the AARP, by the year 2040 the number of Americans over the age of 65 will more than double from 40 million to 81 million), and the phrase "home is where the heart is" captures the sentiments of a majority of seniors when it comes to making choices about where to live as they age.

In a 2005 survey, 89% of those 50 years and older who were questioned stated that they would prefer to remain indefinitely in their own homes. Failing that, almost 85% said they would like to remain in their own community. Repeated studies in New York State have confirmed these surveys: a majority of New Yorkers would like to age in place within their local community without having to leave behind neighbors, doctors and such familiar civic features as libraries, churches and theatres.

However, many local zoning codes make aging in place a difficult proposition by placing restrictions

on housing types and affordability levels that could accommodate those interested in multi-family housing, as well as discouraging mixed-use neighborhoods and safe pedestrian access.

Will Stoner, in his plenary talk, will discuss how to design walkable communities and utilize zoning regulations that facilitate walkability. Dean Salkin will focus her plenary discussion on planning for housing to meet the needs of an aging population; while Rhonda Frederick will address the federal complaint filed by People, Inc. and the Buffalo office of the Department of Housing and Urban Development (HUD) citing a housing bias in the Town of Orchard Park. All three viewpoints should make for a lively and informative session.

We believe this year's conference offers our usual diversity of topics and presenters suitable for all levels of attendees. Please contact Lael Locke at the NYPF office (llocke@nypf.org) or phone our 800 number 1-800-366-NYPF for more information.

*The Preliminary Conference Agenda is on page 8.*

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## PLANNING NEWS

Library of Congress No. 65-29356  
Volume 8, No. 2, Summer 2010  
Published by  
New York Planning Federation  
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*The New York Planning Federation also maintains a toll-free number for members at 800 366 NYPF.*

## NEW YORK PLANNING FEDERATION

is a non-profit membership organization established in 1937. Our mission is to promote sound planning and zoning practice throughout New York State. Membership, which currently includes nearly 10,000 individuals, is open and welcome to anyone supporting this mission. Membership categories include municipalities, counties, public organizations, private businesses, individuals and libraries.

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Lael M. Locke, *Community Planner*  
Stephanie Anderson, *Administrative Assistant*  
Paula Gilbert, *Planning Intern*

## PLANNING NEWS

welcomes comments from its readers. Manuscripts may be submitted for possible publication. Call the newsletter editor, Lael Locke, to discuss your ideas. If published, such articles may be edited to conform with format requirements and become the property of **Planning News**. The opinions and views expressed in **Planning News** are those of the authors and do not necessarily represent the views of the NYPF.

# From the Executive Director



Since our last newsletter, the New York Planning Federation has successfully completed its move to our new offices at One Columbia Place in downtown Albany. We are completely unpacked and have even set up an extensive library to help provide members with educational materials, model ordinances and research information. The list of topics will be published on our website ([www.nypf.org](http://www.nypf.org)); I highly encourage you to contact us to find materials that can be used by your municipality in its planning and/or zoning endeavors.

Throughout the summer we have been actively creating a database of email addresses so that we can begin sending monthly memos to our members, alerting them to training opportunities in their region. We also anticipate updating our website and creating a way of blogging with members. In order for these endeavors to be successful, we need you to contact us with any changes or additions to your contact information. We are indebted to Melanie Berger, our summer intern, for helping us get these two very important projects off the ground. Melanie is working under the guidance of Paula Gilbert, who has been working tirelessly for the NYPF since February.

Last year, we announced that the NYPF board of directors and staff was developing a strategic plan. The plan was created after a year-long effort by a committee comprised of NYPF Past President Ron Brand and board members Jim Martin and Jack Benjamin. Special thanks go to Jack for obtaining the consultant services of Susan Payne, who kept everyone on track while producing the draft plan for the entire board's review. The draft strategic plan -- which provides the Planning Federation with directions as to where we are now, where we want to go and how we will get there -- will be presented to our members at our annual conference on Tuesday September 28th.

The NYPF board of directors welcomes Leslie Karasin of Saranac Lake, as our newest board member. Leslie, who will be representing the North Country Region, replaces Paul Van Cott, a long-time board member and friend of the NYPF. Thanks to Paul for his years of dedication.

Please make a note that our annual conference is now at the end of September (from the 26th to the 28th). Last year, we received several phone calls from members who hadn't realized that the dates had changed from the Columbus Day weekend, due to numerous requests by attendees and presenters, and had missed the event. Registration forms for both the conference and hotel are on our website; they also appear in this newsletter, along with the preliminary conference agenda for both Monday and Tuesday.

The past year has seen NYPF staff and associates actively involved in a series of individualized training sessions. If you would like information on training for your municipality, please contact Stephanie Anderson in our office ([sanderson@nypf.org](mailto:sanderson@nypf.org)). Also, the NYS Department of State Division of Local Government has posted all land use trainings on their website.

I look forward to seeing all of you in Lake Placid this September.

**Judith Breselor, AICP**  
*Executive Director NYPF*

[www.nypf.org](http://www.nypf.org) Keeps You Informed

# Agricultural Protection Zoning: How well has it worked?

By Joel Russell

*This is part 2 of an article on agricultural protection zoning. Part 1 appeared in our spring newsletter.*

## Less Successful Example

**Dover:** Also in Dutchess County, the Town of Dover adopted a zoning law with substantial farmland protection in 1999. The town had had very loose land use regulations, with no farmland protection in its zoning. Under the auspices of a new town board, Dover adopted a master plan in 1993, with zoning following six years later (*NOTE: the author was the principal consultant who drafted the zoning law.*)

Dover has no unified culture of either farming or land preservation. Its geography and location make it less suitable for effective farmland preservation: geographically, the town consists of a valley floor with some good farmland that is enclosed by steep mountains on both sides. Dover is also in the economically-depressed Harlem Valley which has suffered from recent closure and staff reductions at two major institutions that had provided large numbers of jobs. As the first town north of the NYC watershed, it has caught the eye of developers as a location for the next wave of metro area suburbanization. Dover's two commuter railroad stations have helped create additional development pressure.

As a result of all these factors, the town's zoning has had only a spotty impact on preserving farmland. While a few cluster developments have preserved small plots of somewhat marginal farmland, the greatest opportunity for farmland preservation was at the defunct Harlem Valley Psychiatric Center, which contained a large farm formerly used by residents of the facility. In its 1999 zoning law, Dover included a special zoning district that required preservation of this farmland, concentrating high-density, mixed-use development in a "transit-oriented development" located on the previously-developed campus, which is anchored by a commuter rail station.

However, the property was purchased by a developer whose first priority appeared to be developing the

farmland. After a prolonged battle with town officials, the developer was able to mount a campaign to replace the town board with candidates willing to allow much of the farmland to be developed. Political instability, developer influence and a public polarized by development controversy resulted in the likely failure of the farmland protection zoning in this case.

## Conclusions

In addition to the three communities cited here, the author's findings were also informed by research on Rhinebeck, Stanford, Amenia, North East, Montgomery, Washington and Goshen. This survey of some contrasting community experiences bears witness to several key conclusions:

1. Agricultural protection zoning is not a significant cause of farmland preservation, but rather a manifestation of a community culture that values farming, farmland and farmland preservation;
2. Such zoning is useful as a complement and backstop to other programs, such as PDR and voluntary conservation easements, that together implement the shared vision of a farmland preservation culture. In order to strengthen this culture, it is necessary to have stable political leadership, communication and mutual understanding between farm and non-farm communities, as well as active participation, support and leadership from within the farm community;
3. The protection of farmland for future generations can best be achieved through programs and community processes that build connections and understanding, promote values represented by farming and land conservation and provide education in the available tools to maintain a healthy farm economy and protect the land base. One such program is Glynwood Center's "Keep Farming," which works with communities to strengthen the cultural foundation of the

*continued on page 4*

agricultural economy. (See [www.glynwood.org/Programs](http://www.glynwood.org/Programs));

4. Supportive zoning laws are needed but are not sufficient, and not even always necessary, to achieve successful outcomes. Community culture is more important.

There is a parallel between countryside preservation (which requires an awareness of a panoply of cultural factors that determine a rural community's future), and high-quality urbanism (which requires a culture that values urban design and historic preservation, and supports the creation and sustenance of communities with a sense of place). Excessive emphasis on passing "the right code" without the cultural underpinnings to ensure that the code is properly implemented, will not lead to success in either the rural or urban context.

Agricultural preservation zoning is only one of many tools needed to save agriculture. In order for

a community to succeed, it needs a strong agrarian culture that is sustained by weaving together shared values, good communication, mutual respect, a broad appreciation of the economics of agriculture, and understanding of the land and farming as an art, science, business and practice. Most of all, such a culture is needed to create the political will and leadership that can overcome powerful market forces threatening farms and the land that supports them. ■

*The author is a planning consultant and land use attorney based in Northampton, MA with a national practice focused on natural resource protection and smart growth. He is a fellow of the Glynwood Center in Cold Spring, NY and has writetn more than 50 zoning laws. For more information see [www.joelrussell.com](http://www.joelrussell.com). This article is adapted with permission from "Practicing Planner," the online publication of the American Institute of Certified Planners, the professional institute of the American Planning Association. Copyright 2010 by the American Planning Association.*



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## We've Moved!

In case any of you have been having problems contacting us, it's because we moved our office from Watervliet to Albany at the beginning of May. Please make a note of our new address, phone and fax numbers so that we can continue to keep the all-important lines of communication open. Also, note that our toll-free number (1-800-366-NYPF) and email ([nypf@nypf.org](mailto:nypf@nypf.org)) remain unchanged.

### The new address:

One Columbia Place, 4th Floor  
Albany, NY 12207

The phone number: 518 512 5270

The fax number: 518 512 5274

We are now located right in downtown Albany, just a short walk to all state offices, the Association of Towns and NYCOM. Please stop in for a visit when you're in town. ■

# Protecting Biodiversity

by Gretchen Stevens

The following information, prepared by the Biodiversity Resources Center of Hudsonia Ltd., was designed to help rural New York communities develop general conservation guidelines. These conservation measures are especially useful in conjunction with comprehensive plans to help both developers and local boards protect valuable wildlife.

**Wherever possible, protect large, contiguous, unaltered tracts of land**, including:

Large forests;

Large meadows and shrubland complexes (larger than 100 acres is best for high diversity of grassland breeding birds, while smaller meadows of 25+ acres are adequate for certain grassland breeding bird species);

Areas with a high diversity of habitats;

Rare or unusual habitats (e.g. cool ravines, fens, kettle shrub pools);

Areas containing habitat types known to support species of conservation concern (e.g. forests and intermittent woodland pools).

**Protect contiguous “patches of undeveloped land in large, circular or broadly-shaped configurations** in order to reduce contact between protected habitat and the adjacent environment or human pressures. By having a lower edge-to-interior ratio, circular patches minimize edge effects such as invasive species and concentrated mammalian predators, and are generally more favorable for native biodiversity than small or linear patches.

Whenever possible, **preserve links between natural habitats** on adjacent properties via broad connections, not narrow corridors. Many animal species need to move between habitats in order to fulfill their life history needs, and safe travelways between habitats are desirable. Connected habitats also foster genetic exchange, species dispersal and recolonization, and allow populations to persist in the landscape. Consider overall distribution of habitats on the landscape and avoid isolation of

habitats by sprawling development, road networks, clearing and other disturbances. When considering protection for a particular species or group of species, design connections according to the particular needs of the species of concern.

**Restore and maintain broad buffer zones of natural vegetation** along streams, shores and wetlands, and at the perimeter of other sensitive habitats. For example:

At least a 100m (~300 ft.) buffer on each side of perennial streams is recommended for maintaining minimum wildlife habitat function. This will also accomplish significant nutrient and pollutant removal, temperature and microclimate regulation, sediment removal, detrital output and bank stabilization;

At least 100m (~300 ft.) and preferably 300m (~900 ft.) radius of buffer around wetland habitats is recommended – possibly much larger if the wetland is providing habitat for a species of conservation concern with particular large-area habitat needs;

A 225m (~750 ft.) radius of buffer around intermittent woodland pools is recommended to protect critical non-breeding habitat and dispersal routes of pool-breeding amphibians.

**Maintain buffer zones between development and land intended for habitat.** Many species are sensitive to disturbance associated with human activities. A buffer of at least 100m (~300 ft.) and preferably 300m (~900 ft.) from the edge of development, roads, trails or other disturbance helps to protect the quality of interior habitat areas.

**Restore degraded habitats wherever possible**, but do not use restoration projects as a license to destroy existing high-quality habitats. Similarly, do not consider habitat creation as adequate mitigation for destruction of existing habitats. For example, constructed wetlands rarely, if ever, create conditions comparable to the original wetland which provided for particular biodiversity needs.

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# Seeking Nominations

Each year at its annual conference, the New York Planning Federation presents awards in a number of categories. In order to select the award recipients, we rely on nominations from community members wishing to honor notable individuals and/or achievements.

**These three awards are made to an individual:**

**David Allee Award** for an outstanding Zoning Board of Appeals Chair;

**John O. Cross Award** for an outstanding Planning Board Chair;

**Levine Community Service Award** for a volunteer member of a municipal board.

**These two awards may be given to an individual, municipality or agency:**

**Heissenbittel Award** for outstanding and innovative accomplishment in the field of planning;

**Pomeroy Award** for consistently high quality of work in zoning achievement.

The nomination process is simple and there is a form on the home page of our website ([www.nypf.org](http://www.nypf.org)) that can be downloaded and returned to us no later than August 31st. The 2010 awards will be presented during a luncheon at the annual conference on Tuesday September 28th. Please contact Lael Locke ([llocke@nypf.org](mailto:llocke@nypf.org)) with any questions. ■

# Protecting Biodiversity

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**Preserve natural disturbance processes** such as fires, floods, tidal flushing, seasonal drawdowns, landslides and wind exposures wherever possible.

**Minimize the extent of impervious surfaces** (roofs, roads, parking lots, etc.) and maximize onsite groundwater infiltration. This will help protect groundwater resources, as well as the water quality and quantity of nearby wetlands, streams and other water bodies. Design new development so that surface runoff from the site during and after construction does not exceed pre-construction runoff volume.

**Encourage and provide incentives for developers to consider environmental concerns early in the planning process**, and incorporate biodiversity conservation principles into their choice of development sites, site design and construction practices. In general, **encourage development of altered land** rather than unaltered, wherever possible. This includes promoting redevelopment of brownfields and other previously altered sites, infill development and adaptive re-use of existing structures, rather than breaking new ground in unaltered areas. Also, concentrate development along existing roads and promote clustered and pedestrian-centered development wherever possible, in order to maximize the extent of unaltered land and minimize vehicle use.

**Protect habitats associated with resources of special economic, public health or aesthetic importance to your municipality.** These include aquifers or other sources of drinking water, active farms and scenic views. ■

*Information for this article was prepared by Gretchen Stevens, Director of the Biodiversity Resources Center at Hudsonia, Ltd. For more information contact her at [stevens@bard.edu](mailto:stevens@bard.edu) or call 845 758 7024.*

# Accessory Dwelling Units

By Patricia E. Salkin

The so-called “sandwich generation” faces many challenges providing various supports for aging parents, as well as for children who may be struggling to achieve economic independence.

One critical basic need of all three generations is housing. The most appropriate solution may be to move away from the traditional notions of single-family housing that is so popular in suburban and exurban towns, towards recognition of, and welcome for, intergenerational housing options. It makes sense to allow the sandwich generation, who may be typical suburban homeowners, to add accessory dwelling units to their single-family homes for the purpose of providing support for family members.

An “accessory use” is defined as one that is incidental to, or related to, the primary permitted use of the

property. Accessory uses to residentially zoned lots might include a detached garage, storage shed or pool. Municipalities may list acceptable accessory uses in their zoning codes, or the zoning enforcement officer and/or ZBA might interpret whether a use is “accessory” to the principal use

of the property. Over the last decade, a number of municipalities across New York State have begun to specifically authorize accessory dwelling units for seniors.

As parents age, children may realize that mom and dad may no longer be as independent as they once were, yet they still demand a level of independence as a matter of dignity. An aging parent may begin to exhibit health issues, memory loss or decline of

strength to do the things that they once could. Yet, these conditions do not necessitate moves to assisted living or nursing homes, where the costs are great and the environment not necessarily welcoming to those who are not truly in need of such level of services.

Additionally, many seniors on fixed incomes who own their own homes struggle to find the funds to meet rising property tax bills and higher energy costs, as well as maintaining reserves for routine maintenance expenses. For those seniors who rent, annual increases over time can lead to an affordability problem. Studies have repeatedly shown that New Yorkers prefer to age in place – meaning that they prefer to remain in the community with which they are familiar, surrounded by friends and services that they know. Allowing single-family homes to contain accessory dwelling units for aging family members makes sense both from health and economic perspectives.

Likewise, the younger generation is finding its own housing crisis. Both those seeking affordable housing (now referred to as “workforce housing”) options, and young people just starting out with their careers and families, are faced with the reality of housing options and costs. Reports are rampant about college graduates moving back home, and of married children moving in with parents or in-laws in order to save money for their own homes someday.

The sandwich generation wants to help its children, but parents need their own space and privacy, while adult children need the opportunity of becoming more independent. Allowing the addition of accessory dwelling units to homes in districts zoned for single-family use, for the purpose of providing housing for adult children, offers one temporary solution to the workforce housing crisis.

There are legitimate concerns about changes in the character of a community, should every single-family home contain an accessory dwelling unit. However, to avoid single-family homes simply becoming

Reports are rampant about college graduates moving back home, and of married children moving in with parents or in-laws in order to save money for their own homes someday.

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# Preliminary Conference Agenda

## SUNDAY SEPTEMBER 26th

5:00

RECEPTION

ENJOY DINNER WITH FRIENDS IN BEAUTIFUL LAKE PLACID

## MONDAY SEPTEMBER 27th

9:00 to 10:15

Welcome and Plenary Session  
IS YOURS AN ELDER-FRIENDLY COMMUNITY?

COFFEE BREAK

10:30 to 11:50

Planning Board Basics

Case Law Updates

Community Design to  
Support Aging in Place

NOON: LUNCHEON

1:30 to 2:45

Zoning Board Basics

Ethics and Land Use

Shared Services

BREAK

3:00 to 4:30

Site Plan Review &  
Special Use Permits

Stormwater  
Permit Changes

Pro-Active Planning  
for Economic Development

Hot Button Issues:  
Moratoria &  
Communications Towers

ENJOY DINNER WITH FRIENDS IN BEAUTIFUL LAKE PLACID

## TUESDAY SEPTEMBER 28th

9:00 to 10:15

Design Standards &  
Community Character

Comprehensive Planning:  
Tackling the Tough Issues

How to Avoid  
an Article 78

COFFEE BREAK

10:30 to 11:50

SEQR

Gateway Corridors: Balancing  
Land Use & Transportation

Working with Developers

NOON: LUNCHEON & NYPF AWARDS

1:30 to 2:45

Issues Surrounding  
Village Dissolution  
& Consolidation

Habitat-Friendly  
Land Use Tools

Planning for  
Alternative Energy

How to Run Effective  
Meetings and Hearings

Please note that this is a *preliminary schedule* for the 2010 conference. While we do not anticipate any changes in the courses themselves, it is possible that some changes in presentation times may occur. Any major changes will be posted on our website, and the final schedule, with full descriptions of each session, will appear in the conference program.

Please contact Lael Locke (llocke@nypf.org) with any questions.



## NEW NYPF MEMBERS

The following municipalities and individuals have joined NYPF as members since our last newsletter. We thank them for their support and encourage any of our members to contact us with their questions or concerns.

If you are a municipality, firm, non-profit, library or individual interested in knowing more about New York Planning Federation membership, please contact Stephanie Anderson at our office ([sanderson@nypf.org](mailto:sanderson@nypf.org)) or call 1-800-366-NYPF.

### Villages

Village of Bemus Point (Chautauqua County)  
Village of Malone (Franklin County)

### Towns

Town of Richfield (Otsego County)

### Agencies

Rockland County Solid Waste Management Authority

### Individuals

Katherine Ember, AICP (Niskayuna)  
George M. Janes, AICP (New York City)  
Ellen Jouret-Epstein (Chatham)  
Phyllis Radke (Ithaca)  
Frederick W. Turner (Tarrytown)

## Accessory Dwelling Units

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multiple dwelling units, local governments have developed creative accessory dwelling unit programs. Often, these accessory units require special use permit review. For instance, “granny flats” (accessory dwelling units for seniors) might contain requirements that the occupant be a member of the immediate family, that one or more occupants are a certain age, and that the permit is renewed every three to five years with continuing offer of proof that all criteria are being satisfied. In some cases, local governments require that the accessory dwelling unit be removed if it is no longer occupied by individuals meeting the stated criteria. With respect to adult children occupying an accessory dwelling unit, other zoning considerations may be appropriate, including income level measured against the housing market in a particular municipality.

An intergenerational approach to housing through accessory dwelling units for family members may enable any one generation to “host” another, so that all can enjoy the independence of home ownership. ■

*Patricia E. Salkin, Esq. is the Raymond & Ella Smith Distinguished Professor of Law, as well as Associate Dean and Director of the Government Law Center of Albany Law School. Dean Salkin is a recognized scholar on land use law and zoning. She is author of a popular blog, Law of the Land (<http://lawoftheland.albanylaw.edu>), as well as numerous legal books, articles and papers. She will be discussing planning for housing to meet the needs of an aging population as part of the plenary session at the NYPF Annual Conference, September 26-28 in Lake Placid.*



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# NYPF CONFERENCE REGISTRATION

Please complete the form below and return it with your registration fee or voucher to  
New York Planning Federation, One Columbia Place, Suite 4B, Albany, NY 12207.

Please complete a separate form for each registrant.

**Registrations may also be faxed to 518 512 5274 after May 3rd.**

**NOTE:** This registration is for the conference **ONLY**. Please complete the hotel registration form (which is also online at [www.nypf.org](http://www.nypf.org)) to arrange for room and meals. Commuter meals may be ordered through the NYPF at an additional daily cost of \$17.00 breakfast, \$22.00 lunch and \$25.00 for Sunday's reception.

➔ **Early Full Registration** (received by September 7th)  
NYPF members \$100.00. Non-members: \$125.00  
I am not a hotel guest and would like to purchase (please check)  
Breakfast, \_\_\_ Lunch, \_\_\_ Reception \_\_\_ at the above rates.  
Days for which meals are requested: Sunday \_\_\_ Monday \_\_\_ Tuesday \_\_\_

➔ **Late / On-Site Full Registration**  
NYPF members \$130.00. Non-members \$155.00  
I am not a hotel guest and would like to purchase (please check)  
Breakfast \_\_\_, Lunch \_\_\_  
Days for which meals are requested: Monday \_\_\_ Tuesday \_\_\_

➔ **One-Day Registration**  
NYPF members \$85.00. Non-members \$115.00  
Circle day of attendance: Monday \_\_\_ Tuesday \_\_\_

✂ ✂

**Return this form with payment or voucher to:**  
**NYPF, One Columbia Place, Suite 4B, Albany, NY 12207 or fax to 518 512 5274.**  
**Please use a separate form for each person registering.**

Name \_\_\_\_\_

Title \_\_\_\_\_

Municipality / Organization \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Daytime Phone \_\_\_\_\_ Email \_\_\_\_\_

Please confirm my registration by email (we do not send written confirmation) \_\_\_\_\_

Payment is by (circle one) voucher \_\_\_ check \_\_\_ In the amount of \_\_\_\_\_

Registration fees are **NON-REFUNDABLE** unless cancellation is received by September 7<sup>th</sup>.



# HIGH PEAKS RESORT RESERVATION FORM

## NY Planning Federation

Sunday, September 26- Tuesday, September 28, 2010  
RESERVATION FORM

Mark (X) on line by package rate selection. **All package rates are quoted per person.**

**Two Night Package Rates- Arrival Sunday, September 26- Departure Tuesday, September 28**

\_\_\_\_\_ **Single Occupancy-** \$407.20 \_\_\_\_\_ **Double Occupancy-** \$273.20 \_\_\_\_\_ **Triple Occupancy-** \$235.20

Package Rates include overnight room for September 26 and 27 plus Sunday 9/26 Reception; Monday 9/27 breakfast, AM / PM Breaks and Lunch; Tuesday 9/28 Breakfast, AM/ PM Breaks and Lunch plus Service Charge. Excludes tax.

**One Night Package Rates- Arrival Sunday, September 26- Departure Monday, September 27**

\_\_\_\_\_ **Single Occupancy-** \$232.60 \_\_\_\_\_ **Double Occupancy-** \$157.10 \_\_\_\_\_ **Triple Occupancy-** \$135.27

Package Rates include overnight room for September 26 plus Sunday 9/26 Reception; Monday 9/27 breakfast, AM / PM Breaks and Lunch plus Service Charge. Excludes tax.

**One Night Package Rates- Arrival Monday, September 27- Departure Tuesday, September 28**

\_\_\_\_\_ **Single Occupancy-** \$247.00 \_\_\_\_\_ **Double Occupancy-** \$166.50 \_\_\_\_\_ **Triple Occupancy-** \$139.67

Package Rates include overnight room for September 27 plus Monday 9/27 AM/ PM Breaks and Lunch; Tuesday 9/28 Breakfast, AM/ PM Breaks and Lunch plus Service Charge. Excludes tax.

- The cut-off date for making reservations will be Thursday, August 19, 2010. A deposit of \$350.00 per room will be required along with reservation by credit card or check. Reservations received after the above date will be taken on the basis of availability. Tax exempt form must accompany the reservation.
- Cancellations must be received by Wednesday, September 8, 2010 to avoid forfeiture of deposit.
- Final payment arrangements for your stay will be required upon arrival in the form of cash, credit card or voucher.
- Check-in time is 4:00 PM and Checkout time is 11:00 AM.

Name \_\_\_\_\_ Roommate \_\_\_\_\_

Company/Affiliation \_\_\_\_\_

Email: \_\_\_\_\_

Street \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_

Email \_\_\_\_\_

Check \$ \_\_\_\_\_

CC# \_\_\_\_\_ Exp \_\_\_\_\_

**I have read and agree with the Reservation Policies.**

X \_\_\_\_\_

\_\_\_\_\_

**Send to:** High Peaks Resort  
2384 Saranac Avenue Lake Placid, NY 12946  
Telephone 518-523-4411 Fax 518-523-1120

**Confirmation of your Reservation will be faxed or mailed using the information provided on this form.**

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## New York Planning Federation Publications

Send request with a list of the books you want or call (800) 366-NYPF to order  
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■ **A Practical Guide to Comprehensive Planning** David Church and Cori Traub, 1996, updated 2002 (82 pages). An overview of the importance of planning and the steps involved in preparing a comprehensive plan. Includes case studies. \$18.00 (M), \$20.00 (NM) + \$3.00 s/h. Bulk rates available for 5+ copies.

■ **The Short Course: A Basic Guide for Planning Boards and Zoning Boards of Appeal in NYS** by Harry J. Willis, David Church and James W. Hotaling. Updated in 2007 (71 pages). A review of the full range of knowledge and skills needed by planning or zoning officials. Recipient of the Public Education Award by the American Planning Association Upstate New York Chapter. \$18.00 (M), \$20.00 (NM) + \$3.00 s/h. Bulk rates available for 5+ copies.

■ **Rural Development Guidelines, Hamlet Design Guidelines, Building Form Guidelines** 3-volume set by Joel Russell, Anne Tate w/ the Dutchess Co. Dept. of Planning, et. al, 1994. Helpful principles and numerous illustrations demonstrate better design for development. Entire set \$15.00 + \$3.00 s/h. Single volumes \$6.00 + \$1.50 s/h.

■ **Land Use Training and Certification School**. Hard copy version (with CD) of the nine on-line training courses developed by Pace University Land Use Law Center. Recommended to fulfill the annual four-hour training requirements. \$50.00 + \$5.00 s/h. May also be downloaded at no charge from [www.nypf.org](http://www.nypf.org).

■ **Municipal Official's Guide to Diesel Idling Reduction in NYS**. By Katherine H. Daniels, AICP, 2006 (45 pages). Published jointly by NYPF, US EPA and NYSERDA. Free with \$3.00 s/h.

■ **Municipal Official's Guide to Forestry in NYS** by Katherine H. Daniels, AICP. Published jointly by NYPF, NYS DEC and the Empire State Forest Products Assn. Free with \$3.00 s/h.

■ **Adult Entertainment Tech Memo** A 12-page brochure prepared by Lydia Marola, Esq. attorney for the Village of Scotia, and Rebecca Lubin, AICP. Free to member, \$5.00 NM. Free download at [www.nypf.org](http://www.nypf.org).

■ **Model Cell Tower Ordinance** by NYPF staff. A short article and model ordinance. Free to members, \$5.00 NM. Free download at [www.nypf.org](http://www.nypf.org).