

Genesee/Finger Lakes REGIONAL REVIEW

NEWSLETTER OF THE GENESEE/FINGER LAKES REGIONAL PLANNING COUNCIL

Volume 12, Number 1, Spring 2015

Upper Floor Reuse, A Guidebook for Revitalizing Downtown Buildings

By Tom Kicior, Senior Planner

G/FLRPC in partnership with the Preservation League of New York State (PLNYS) recently completed *Upper Floor Reuse: A Guidebook for Revitalizing Downtown Buildings*. The project was developed for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

The Guidebook targets the issue of upper floor vacancy in the higher density “downtown” areas of villages, towns, and cities in the Genesee-Finger Lakes Region. While these vacant and underutilized upper floors create a number of challenges for communities, they also present tremendous potential for redevelopment and downtown revitalization.

A wide range of topics are presented in the Guidebook associated with upper floor revitalization, including: opportunities for reuse and associated benefits; barriers to redevelopment; revitalization methods; community, downtown and waterfront development; plan-

ning processes; zoning and historic preservation law; New York State Building Code; design considerations; and funding. Case studies were also developed to highlight success stories and examples of revitalization techniques.



Upper Floor Reuse A Guidebook for Revitalizing Downtown Buildings

Created in partnership by the Preservation League of New York State and the Genesee/Finger Lakes Regional Planning Council



The intent of the Guidebook is to introduce and simplify a variety of complex issues and concepts related to upper floor revitalization to a wide audience of stakeholders. This audience could include: mayors; supervisors; municipal boards; code enforcement and zoning enforcement officers; other government officials; building owners; business owners; developers; investors; downtown stakeholders; community leaders; advocates; and other professionals.

The Upper Floor Reuse project also included two training sessions at G/FLRPC’s Local Government Workshop, which were held in order to explain upper floor issues and strategies and encourage the use of the Guidebook.

Upcoming Regional Events

G/FLRPC Spring Local Government Workshop, Thursday, May 14, 2015, Burgundy Basin Inn, Pittsford, NY. For more information see insert in this newsletter and visit <http://www.gflrpc.org/Spring2015.htm>

For further information call 585-454-0190, email gflrpc@gflrpc.org

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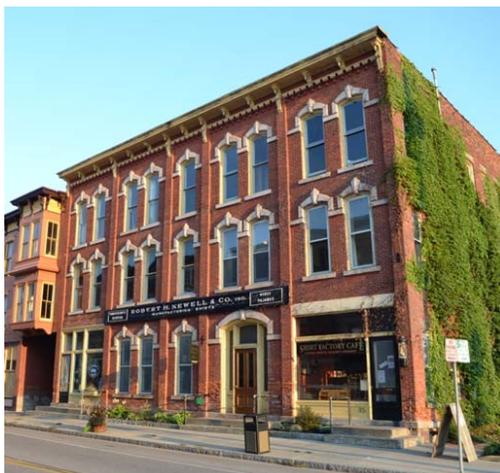
Upcoming Events

Spring 2015 Regional Local Government Workshop, May 14, 2015, Burgundy Basin Inn, Pittsford. For most municipalities the Local Government Workshop fulfills state law requiring training for local planning officials. A Certificate of Participation may be requested for the number of hours of attendance. For more information see insert and visit <http://www.gflrpc.org/Spring2015.htm>

Continued from Page 1—Upper Floor Reuse

Presentation topics included: *Sources and Strategies: Funding for Downtown Conversion Projects in Historic Buildings; Enhancing Main Street: Making Upper Floors Work Again; Preservation and the 2010 Code for Existing Buildings; The Guidebook for Regional Upper Floor Revitalization; NYS Model Local Preservation Law: Serving Your Community Development Goals; Historic Rehabilitation Tax Credits: What They Are and How and Where They Work; Look At The Building Codes Before You Leap Into Renovating An Upper Floor; Living on Main Street; Main Street LLC: Community Entrepre-*

neurism and the Case for Private Sector Rehab; and R.H. Newell Building Case Study, Medina, New York.



R.H. Newell Building. Adaptive reuse project in the Village of Medina. The renovation created a mix of uses including retail and a restaurant on the first floor as well as an office, boutique hotel, and apartments in the upper floors. Photo courtesy of Andrew Meier.

G/FLRPC and PLNYS would like that thank everyone who contributed to this project, including: the Village of Palmyra, who was the grant recipient, all of the presenters at the training sessions; as well as the Project Advisory Committee.

Upper Floor Reuse: A Guidebook for Revitalizing Downtown Buildings is available on the G/FLRPC website (<http://www.gflrpc.org/>).

For more information contact Tom Kicior at 585-454-0190X22 or Tkicior@gflrpc.org

G/FLRPC's Revolving Loan Fund

By David Zorn

G/FLRPC manages a revolving loan fund which serves gap financing needs of small and medium sized manufacturing and service businesses located in Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates Counties.

One issue that is frequently associated with small and medium sized businesses is the level of capital available to them through traditional lending channels. The revolving loan fund works to mitigate that issue and strengthen what we consider

our regional economy's backbone — small and medium-sized businesses.

The revolving loan fund provides \$20,000 to \$200,000 loans at a low fixed-interest rate for up to 8 years for those that qualify.

If you would like to learn more about the Revolving Loan Fund please visit: www.gflrpc.org/ProgramAreas/EconomicDevelopment/RLF.htm or contact David Zorn at (585) 454-0190 x14 or dave.zorn@gflrpc.org



Genesee/Finger Lakes

Spring 2015 Regional Local Government Workshop

Thursday, May 14, 2015

Burgundy Basin Inn, Pittsford, New York

Spring Local Government Workshop Co-sponsored By:

Genesee County Planning Board • Livingston County Planning Department • Monroe County Planning and Development Board
Ontario County Planning Department and Board • Orleans County Planning Board • Seneca County Planning Board
Wayne County Planning Board • Wyoming County Planning Board • Yates County Planning Department • NY Upstate Chapter APA



For most municipalities the Local Government Workshop fulfills state law requiring training for local planning officials. A Certificate of Participation may be requested for the number of hours of attendance.

Workshop Registration

Individual: \$75 (\$80 after May 5, 2015)
Vendor/Exhibitor (includes 2 registrations): \$450
All registrations include continental breakfast & buffet lunch

PLEASE PRE-REGISTER BY May 5, 2015
SORRY NO REFUNDS AFTER MAY 5

Who Should Attend

Municipal Board Members and Elected Officials • Planning Board Members • Zoning Board of Appeals Members • County and Municipal Employees • Enforcement Officers • Planners • Land Use Professionals • Attorneys • Consultants • Public Works and Highway Departments • Engineers and Architects • Municipal Commissions • Municipal Review and Advisory Boards and Committees • Concerned Citizens

Burgundy Basin Inn

1361 Marsh Road
Pittsford, New York 14534
585-248-2660

From I-490 East to Route 31 Exit #26, Route 31 West for approximately 1/2 mile. Turn left onto Marsh Road. Approximately 1 1/2 miles on right.

From I-490 West to Bushnell Basin Exit #27. Right onto Route 96. Approximately 1/3 mile, right onto Marsh Road. Approximately 1/4 mile on left.

For additional directions visit: <http://www.burgundybasin.com/images/Map.pdf>

For more information and Workshop updates visit www.gflrpc.org/Spring2015.htm

Workshop Guide advertisements are available in full, 1/2, and 1/4 page sizes. Please contact David Zorn at G/FLRPC for details.

Questions and Information: David Zorn, 585-454-0190 x14, dave.zorn@gflrpc.org

*Registration for CEO credit is done at the Workshop itself within the session.

Registration Form - Spring 2015 Local Government Workshop

PLEASE PRINT CLEARLY

Name: _____

Municipality/Company/Organization _____

Address: _____ City: _____ County: _____ State: _____ Zip: _____

Please Circle the sessions you will be attending:

| | | | | |
|----|----|----|----|----|
| A1 | A2 | A3 | A4 | |
| B1 | B2 | B3 | B4 | B5 |
| C1 | C2 | C3 | C4 | C5 |

Registration Fee:
\$75 per person, \$80 per person after May 5,
\$450 per vendor/exhibitor

Please include voucher or payment with all registrations. Checks payable to: G/FLRPC

Mail Registration form and payment to:

Genesee/Finger Lakes Regional Planning Council
50 West Main St, Suite 8107
Rochester, NY 14614

| | | | |
|-------------|--|--|--|
| 8:00-9:00 | Registration, Continental Breakfast, and Vendor Exhibits | | |
| 9:00-10:00 | A1 Planning Board Overview , Patricia Burke, Linda King, NYSDOS This basic course addresses the powers and duties of town, village, and city planning boards and commissions. The administrative and regulatory roles of the planning board, including its review of site plans, special use permits, and subdivision plats are discussed, along with the planning board's role in the municipal comprehensive plan. The importance of board procedures, referral to the county planning agency, and making findings are also covered. (2 hours CEO credit) | B1 Defining the Community Rating System: What Your Community is Doing Today and How Those Actions Can Be the Start of a Successful CRS Program , Jacob Tysz, CFM, Atkins and Jayme Breschard Thomann, AICP, CFM, G/FLRPC The National Flood Insurance Program (NFIP) Community Rating System (CRS) is a voluntary program that recognizes community floodplain management activities that exceed the minimum NFIP requirements. This presentation will provide an overview of the program, discuss applying to the CRS, and the creditable activities that a community may participate in or begin to do in order to join or improve its CRS Class rating. Examples will be given of creditable CRS activities already being performed in the Genesee-Finger Lakes Region to meet the goals of the CRS. (2 AICP credits pending) | C1 Millennial Generation's Impact on Land Use , Felipe Oltramari, Derik Kane, Genesee County Planning Department By the year 2030, Millennials will outnumber Baby Boomers by 22 million, and will change the nation and its economy in ways different from previous generations. The presentation profiles this generation and explains how zoning reform can help your municipality compete for the largest population cohort in U.S. history. (1 AICP credit pending) |
| 10:00-11:00 | | | C2 Better Living Through Zoning! , Jason Haremza, Public Square Good design is within reach! New development can be welcomed AND communities can maintain their character by making sure their zoning code is working for them. This session will look at ways to revise and utilize their zoning code to ensure better development. The focus will be on hamlet and village Main Streets, edge-of-town "strip" development, new mixed use districts, and city avenues. (2 AICP credits pending) |
| 11:00-12:00 | A2 Public Meetings & Hearings , Erin Thomas, Patricia Burke, NYSDOS This session addresses the goals and requirements associated with holding meetings, in contrast to the purposes and legal requirements surrounding a public hearing. It explores the role of the chairperson in conducting effective meetings and hearings, and includes a discussion of how to manage the public and the media in the context of a hearing or meeting. Also addressed are aspects of the Open Meetings Law, including executive sessions, quorums, minutes, and public notices. (1 hour CEO credit) | B2 Streamlining Solar Permitting , Adam Schnell, NYS Solar Ombudsman This session is designed to provide local policy makers information on the benefits of adopting a streamlined solar permitting process. Attendees will gain knowledge of how to expedite and improve local solar permitting by adopting the NYS Unified Solar Permit and what the necessary steps are to receive incentive funding for adopting a streamlined permitting process. This session is intended for planners, building department employees and other local government officials involved in the permitting process. (1 AICP credit pending) | |
| 12:00-1:00 | Lunch & Vendor Exhibits | | |
| 1:00-2:00 | A3 Enforcement of Zoning and other Local Laws , Erin Thomas, Patricia Burke, NYSDOS Municipalities have various regulations that are an extension of their police power that aren't necessarily enforced by the police—zoning, property maintenance, and noise regulations, for example. This session reviews how these regulations are enforced, with discussion of the relationship between the enforcement officer and the review boards, the effect of an appeal of an enforcement action to the zoning board of appeals, and judicial enforcement of violations. (1 hour CEO credit) | B3 Green Infrastructure 101 , Suzanna Randall, EFC Communities across the country are using green infrastructure as a cost effective method for improving water quality, complying with the Clean Water Act, and leveraging financial incentives. This session will cover implementing green infrastructure techniques for stormwater management in urban, suburban and rural settings and will show real-life examples of projects constructed by the EFC's Green Innovation Grant Program, including municipal parking lot retrofits using bioretention and porous pavements, as well as successful "green streets" programs and regional wetland creation. (1 AICP credit pending) | C3 The 'Devil in the Details' or Better Site Plan Review , Jason Haremza, Public Square Often it is the small details that make the difference between a site plan that's "just okay" and a great site plan. Learn how municipal review of site plans, and careful attention to details such as building siting, entrance location, parking layout, and pedestrian circulation, can result in better development. |
| 2:00-2:45 | | B4 Introduction to Solarize: Stimulating Local Solar Market Growth , Justin Strachan, NYS Solar Ombudsman Solarize programs simplify solar processes, educate the public, reduce costs by up to 30%, and promote a strong sense of community. In this session, experts in the field will guide regions through the process of creating a Solarize campaign; and will discuss key elements of campaigns, lessons learned, and planning templates. (1 AICP credit pending) | C4 Funding Opportunities for Water and Wastewater Infrastructure , J.C. Smith, EFC The EFC administers the nation's largest and most-successful loan funds for municipal drinking water and wastewater infrastructure, providing more than \$17 billion in low-cost financing to thousands of infrastructure projects across the state. This session will provide an overview of the State Revolving Fund programs and the financing available for sewer, stormwater, and drinking water infrastructure and detail new SRF requirements for the 2015 federal fiscal year, along with application rules and guidelines that are helping more municipalities than ever before to receive infrastructure loans at subsidized interest rates as low as zero percent. (1.75 AICP credits pending) |
| 2:45-3:00 | Break | | |
| 3:00-4:00 | A4 Zoning Board of Appeals Overview , Linda King, Erin Thomas, NYSDOS This introductory course to the ZBA focuses on the statutory tests boards must follow to grant use and area variances and proper handling of zoning interpretations. Meeting procedures and notice requirements will also be discussed, along with the ZBA's relationship with enforcement officials and the planning board, and the importance of making good findings. (2 hours CEO credit) | B5 Accessing and Working with US Census Data and The Life Cycle of a Piece of Census Data , David Kraiker, U.S. Census Bureau Accessing and Working with US Census Data describes in detail how the process of downloading and working with the Census on-line interface and Census data works. The Life Cycle of a Piece of Census Data traces an American Community Survey question from its inception, through the respondent, to the National Processing Center, to Census Bureau HQ (where the data is turned into statistics), and finally to its end use. (2 AICP credits pending) | C5 Demystifying Viewsheds: How to Apply the Latest Tools and Research to Development Projects , CJ Randall, Razy Kased, G/FLRPC This session will explain the purpose of viewshed analysis as applied to local land use controls. We explain the process of identifying sites, characterization and evaluation of the sites, how to work with data and mapping tools, and how G/FLRPC applied this methodology in the region. Our objective is to present tools for municipal viewshed analysis that may be used in SEQRA review and site plan review criteria. (2 AICP credits pending) |
| 4:00-5:00 | | | |

Member Counties: Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming & Yates

Workshop Guide advertisements are available in full, 1/2, and 1/4 page sizes

Vendor/Exhibitor Registrations Available

Please contact David Zorn at G/FLRPC for details—585-454-0190 x14, dave.zorn@gflrpc.org

Please include voucher or payment with all registrations

Thank you

Watershed Management Plans: Black Creek, Oatka Creek, and Seneca Lake Watersheds

By David Zorn, Executive Director

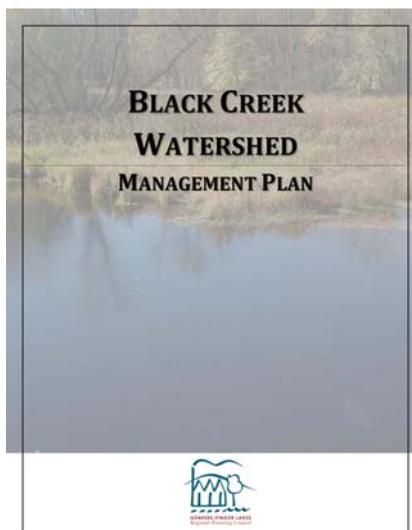
The Black Creek, Oatka Creek, and Seneca Lake Watershed Management Plans were recently completed. The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) worked with two watershed Project Advisory Committees (PACs) to complete the Black Creek and Oatka Creek Watershed Management Plans. G/FLRPC, Southern Tier Central Regional Planning & Development Board, and Hobart & William Smith Colleges worked with the Seneca Lake Watershed PAC to complete the Seneca Lake Watershed Management Plan. The purpose of these planning efforts was the formation of a long-term strategy to ensure the protection and restoration of Black Creek, Oatka Creek, and Seneca Lake water quality and compatible land use and development. The result is watershed management plans for the protection and enhancement of Black Creek, Oatka Creek, and Seneca Lake Watersheds.

The Black Creek Watershed lies within the Lower Genesee River Basin – part of the larger Lake Ontario Drainage Basin – and occupies 129,422 acres (202 sq. mi.) across portions of Wyoming, Genesee, Orleans, and Monroe Counties of New York State. The watershed overlaps portions of 19 municipalities. The Lower Genesee River Basin has an area of 2,500 square miles and drains the hills and valleys over a wide swath of western New York and part of northern Pennsylvania into the Genesee River, which flows north into Lake Ontario. Of the 17 watersheds that comprise the Genesee River Basin, the Black Creek watershed has the third largest drainage area, constituting approximately 8% of the entire Genesee River Basin.

The Oatka Creek watershed lies within the Lower Genesee River Basin – part of the larger Lake Ontario Drainage Basin – and occupies 138,092 acres (216.8 sq. mi.) across portions of Wyoming, Genesee, Livingston and Monroe Counties of New York State. The watershed overlaps portions

of 26 municipalities. Of the 17 watersheds that comprise the Genesee River Basin, the Oatka Creek watershed has the second largest drainage area, constituting approximately 9% of the entire Genesee River Basin.

Seneca Lake is the largest of the 11 Finger Lakes. The lake's surface area is just over 66 square miles, and its watershed is 457 square miles. The watershed overlaps portions of 40 municipalities, located within five counties: Chemung, Ontario, Schuyler, Seneca and Yates. Seneca Lake is part of a larger, complex system of lakes and rivers in central New York State known as the Oswego River Basin. The Oswego River Basin has an area of 5,100 square miles and drains the hills and valleys of the Finger Lakes into the Oswego River, which flows north into Lake Ontario.



The Black Creek and Oatka Creek Watershed Management Plans were developed through a grant by the New York State Department of State (DOS) with funds provided to the Town of Wheatland under Title 11 of the Environmental Protection Fund. The Seneca Lake Watershed Management Plan was developed through a grant by the New York State DOS with funds provided to the City of Geneva under Title 11 of the Environmental Protection Fund.

The Black Creek Watershed Management Plan can be found at <http://www.gflrpc.org/Publications/BlackOatka/WMP/Black/index.htm>. The Oatka Creek Watershed Management Plan can be found at <http://www.gflrpc.org/Publications/BlackOatka/WMP/Oatka/index.htm>. The Seneca Lake Watershed Management Plan can be found at <http://www.gflrpc.org/Publications/SenecaLakeWMP/WMP/index.htm>.

For more information please contact David Zorn at 585-454-0190 x14 or dave.zorn@gflrpc.org

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A Sense of Place
"Main Street LLC"

Some residents in the G/FLRPC region are taking a different approach to revitalizing their Villages and Main Streets by pooling money and resources together to invest in local redevelopment opportunities. Residents in the Village of Perry have embraced this concept with the creation of Perry New York LLC. The LLC currently has 32 investors who give either money or in-kind services to help complete rehabilitation projects on Main Street in Perry. Perry New York LLC has been a catalyst for revitalization downtown resulting in millions of dollars of reinvestment and renovations along with significant job growth in the local economy.

Source: Rick Hauser, AIA, LEED AP, founding partner of In. Site: Architecture.

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Genesee/Finger Lakes Regional Planning Council is a public entity that serves its nine member counties* with planning, economic development, data resources, and other program areas.

**Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates*

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