

Hudson Valley Smart Growth Alliance: Introductory Remarks  
by *Manna Jo Greene*, Environmental Director, Hudson River Sloop Clearwater, Inc.  
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For a project to be truly sustainable it must be **resource-based** and **utilize a stakeholder-inclusive planning process**.

All too often developers are well into an application, having invested thousands—sometimes tens, or hundreds of thousands—of dollars into designing and engineering a project, carefully avoiding steep slopes and mapped wetlands, only to learn about important habitat consideration very late in the process. Tonight's event will help developers, engineers, planners, municipal officials, and community residents and businesses to identify and appreciate biodiversity issues well before they become a problem for a proposed project.

**Resource Based Planning**, sometimes also called **Ecosystem-Based Management (EBM)**, is the focus of tonight's presentations. Resources to meet human needs also include clean air and water, healthy soil, which produces wholesome food, and energy efficient shelters and transportation.

In this brief introduction, I want to give you **two quick definitions of Sustainability** and one quick **pneumonic device** to help you to understand how to practice the principles of Sustainability in your daily affairs, planning decisions and project development. I also want to touch on a planning practice that leads to a truly collaborative process, the way all projects can and should be done to assure the best possible outcome. What I learned from the *Pace Land Use Leadership Alliance Training* is that **the earlier the public is included in the planning process** (even before an application is filed and the SEQRA clock starts ticking), **the better the outcome**.

So, here are the definitions:

Slide 1)

**Brundtland  
Commission  
& 4 E's**

## Definitions of Sustainability

**Sustainable development meets the needs of the present without compromising the ability of future generations to meet their needs.** ~ UN's Brundtland Commission on Environment & Development, *Our Common Future*, 1987

**In every deliberation, we must consider the impact of our decision on the next seven generations.** ~ Great Law of the Haudenosaunee (Iroquois Nation)

**4E's: Sustainable development is the balancing (or integration) of Environmental Protection with Economic Prosperity (based on Quality of Life indicators) and Social Equity, achieved by using Effective Communication.** ~ League of Women Voters, *Mid-Ulster*

Slide 2)

## The Natural Step:

What we take,  
what we make,  
what we break  
and what we fake.



Dr. Karl Henrik Robert

## The Natural Step

### Four Conditions of Sustainability



- **What we TAKE from the Earth:** Minerals and fossil fuels - Substances from the Earth's crust must not systematically increase in the biosphere. This means fossil fuels, metals and other minerals must not be extracted at a faster rate than their redeposit and reintegration into the Earth's crust.
- **What we MAKE:** Pesticides and toxic materials - Substances produced by society must not systematically increase in nature. This means substances must not be produced faster than they can be broken down and reintegrated into natural cycles.
- **What we do to the Earth (BREAK):** Protecting intact ecosystems and species biodiversity - The physical basis for the productivity and diversity of nature must not be systematically deteriorated. This means the productive surfaces of nature must not be diminished in quality or quantity, and we must not harvest more from nature than can be recreated and renewed.
- **How we use resources and meet basic needs (FAKE):** Fairness and Efficiency Principle. There must be just and efficient use of resources with respect to meeting the needs of all people. This means that basic human needs should be met with the most resource efficient methods possible.

Alliance for Sustainability [www.mtn.org/iasa](http://www.mtn.org/iasa) The Natural Step [www.naturalstep.org](http://www.naturalstep.org)  
Weds., April 30, 6:30 p.m. at the LaGrange Library

Slide 3)

**Collaborative Land Use Planning** is a very effective way to involve members of the surrounding community, who will be most impacted by the project, in its planning and design.

It also speeds the approval process if neighbors and the developer can get on to the same page before an application is filed with the Planning Board.

## Collaborative Land Use Planning

CLUP has these benefits:

- **Community led** and designed to enhance surrounding neighborhoods and region.
- **Includes community-enhancing features** (recreation, green space, walkability, traffic reduction, emergency services), which improve proposed projects.
- Valuable **ecologically sensitive areas** are protected and preserved.
- Neighborhoods gain an improved sense of **safety and community**.
- **No outside facilitator** is necessary.
- The **permitting process** becomes **less conflicted** or oppositional, **more efficient**, and **result in less litigation**.
- **CLUP** information is available **free**, specifically designed to help a neighborhood group set up and run the collaborative planning process.



**Founder: Karl Kehde, Smarter Land Use Project** [www.landuse.org](http://www.landuse.org)

Before we get started I would like to thank our sponsors and endorsing organizations, and the staff of each who worked so diligently (fitting this into their full-time jobs and otherwise busy lives) to assure tonight's program was a success.