**Conference Schedule**

***Sunday, April 22nd***

**2:00 – 5:00: Registration Desk Opens –**

**3:00-4:00pm**

***Nirvana Room***

**Planning and Zoning Board Basics:** This session will explore what the basic concepts of procedure and best practices for new planning and zoning board members. **(Frank Fish, FAICP, BFJ Planning)**

**4:00-5:00 pm**

***Nirvana Room*  
Mock Planning / Zoning Board Session:** This popular, audience-participatory session, which features worst-case scenarios that can occur at either planning board or ZBA meetings, promises to be a fun learning experience for all levels*.* **(NYPF Board of Directors) (CM)**

**5:00-6:00 pm: Welcome Reception** –

***Monday, April 23rd***

**7:30 am: Registration Desk Opens and Continental Breakfast – *Gallery Area***

**8:15- 9:15 am: Welcome and Keynote Address - *Ballroom*How Things Change: The Evolution of Planning Over the Past 80 Years:** This session will focus on how planning and land use law has changed over the last 80 years. Specifically, significant legal advances regarding the regulation of land use throughout New York State. **(Patricia Salkin, Esq., Touro College School of Law; John Nolan, Esq., Pace University School of Law) (CLE, CM)**

***9:25-9:30am - Break***

**9:30– 11:00 am:   
*Triuna Room***

**Ethical Considerations for Municipal Boards and Planners:** This course explores concepts relating to ethics and conflicts of interest for local elected officials and planners, including defining conflicts, identifying possible pitfalls and offering solutions to difficult to navigate situations. We will examine the relevant rules, including those dealing with local ethics codes and boards of ethics, and will discuss several actual cases that demonstrate the application of the rules. **(Donald Young, Esq., Boylan Code) (CLE, CM)**

***Nirvana Room***

**Avoiding and/or Prevailing in Article 78 Cases:** This session will explore how Planning Board and ZBA Decisions are subject to legal challenge through Article 78 proceedings. This presentation will focus on what they are and, more importantly, best decision-making practices to avoid them or at least successfully defend them if challenged. **(Mark Schachner, Esq., Miller, Mannix, Schachner and Hafner, LLC) (CLE, CM)**

***Wapanak Room*  
Zoning for Alternative Energy:** Useful for professional planners and planning and zoning boards alike, this session will take a comprehensive look at the benefits of solar and how solar energy can affect a community. Visual, environmental, safety and economic impacts will be covered as well as mitigation methods. Development Standards examples will include those appropriate for accessory uses and principal uses. **(Mark Sweeney, Esq., Hodgson Russ, LLC) (CLE, CM)**

**11:00 am - 12:00 pm:**

***Triuna Room*Planning and Zoning Roundtable:** This session will provide a forum for attendees to ask questions of a panel of professional planners and attorneys. The goal is to have an organic, informative conversation about what is happening in municipalities across the state and to see how other municipalities handle various planning and zoning hurdles. **(Charles Voss, AICP, Barton & Loguidice; Crystal Peck, Esq., Bailey Johnson, DeLeonardis, & Peck, PC) (CM)  
  
*Nirvana Room***

**Understanding and Applying SEQRA:** This course will examine the State Environmental Quality Review Act (“SEQRA”) by breaking down both its procedure and substance. We will take a look at the EAF Parts 1, 2 and 3 and will discuss key SEQRA topics such as lead agency, negative and positive declarations, significant adverse environmental impacts, and mitigation. We will make use of our new SEQRA knowledge by applying portions of SEQRA to an actual project. **(Donald Young, Esq., Boylan Code) (CLE, CM)**

***Wapanak Room*FOIL & Open Meetings Law:** This interactive discussion will include the scope of the Open Meetings Law (OML), the procedure for entering into an executive session, the “personnel exception” in the OML, public participation and recorded meetings, the meaning of “confidential,” and many other hot button and often misunderstood applications of FOIL and OML. **(Robert Freeman, Esq., NYS Committee on Open Government) (CLE, CM)**

***12:00 – 1:15 pm: Annual New York Planning Federation Luncheon – Ballroom***

**1:30 – 3:00 pm:**

***Nirvana Room*How to Regulate Air BnBs:** The advent of the share economy and its concomitant innovation has presented numerous regulatory challenges for all levels of government.  Legislation and regulation typically lag far behind technological and societal development, often resulting in reactionary policies to address new challenges and opportunities.  Short-term rentals are a prime example.  We have seen the explosion in popularity of individual homeowners or investors utilizing popular websites to rent out rooms, single-family homes, and apartment units for short periods of time, often resulting in significant income to the property owners.  This change often results in impacts to neighboring property owners and the community at large.  Many local codes have not kept pace with these developments.  We will discuss these short-term rentals, the efforts to regulate them, case law interpreting such efforts, and tips on fashioning regulation.  **(Charles Malcomb, Esq., Hodgson Russ, LLP) (CLE, CM)**

***Wapanak Room*  
Agriculture and Land Use Law:** This session includes an overview of the NYS Department of Agriculture and Markets' Agricultural Districts Program, including the State policy that forms the foundation of the Agricultural Districts Law. The presentation will include coordination of local planning and land use decision making with the Agricultural Districts Program; land use opinions under AML §308(4); and application of SEQRA. The speakers will discuss many “real world” examples of the application of the State’s agricultural protection laws to help farmers and farm operations start-up and remain viable; and thereby serve the intent of Article 25-AA – to “conserve, protect and encourage the development and improvement of [the State’s] agricultural land.” The speakers, together, have almost 50 years of experience administering the Agricultural Districts Law and several more years of experience in the administration of natural resources laws. **(Bob Somers and John Rusnica, Esq., NYS Department of Agriculture and Markets) (CLE,CM)  
  
*Triuna Room*Elevating Erie—How the Town of DeWitt is Building a World Class Park:** The Town of DeWitt, working in partnership with the City of Syracuse utilized funding from the LWRP to address a portion of the 14 mile gap in the Erie Canal way Trail System within Central New York. While the original Erie Canal through DeWitt and Syracuse has been paved over for 100 years, the corridor has remained significant to the region by transporting people and goods. In order to stimulate community discussion leading up to the Bicentennial Celebration of the Canal the City of Syracuse and Town of DeWitt launched Elevating Erie by issuing an open call for ideas through a competition to identify innovative ways to stimulate and guide the future development of the Canal way corridor. **(Samuel Gordon, Town of Dewitt; Joe Sisko, LOCUS Design) (CM)**

**3:15 - 4:45 pm:**

***Triuna Room*  
Urban Agriculture and Land Use:** Together, urban agriculture organizations and zoning boards can shape the destiny of their communities. Working collaboratively can yield food production spaces, from urban beekeeping to community gardens, as long term assets with a myriad of benefits from enhanced public safety to a new outlet for tourism. There are several paths that zoning boards can take to sustain the positive impact of urban growing and also, reverse the negative impacts of urban blight. Whether the solution is the authorization of a land bank or agreeing on a land use agreement, this panel will discuss land use strategies for small spaces to support community growing and its long-term rewards***.* (Ehle Shachter, NYS Department of Agriculture and Markets; Paul Beyer, Esq., NYS Department of State)** **(CLE,CM)**

***Nirvana Room*  
Case Law Updates:** This session will focus on permitting and enforcement proceedings that come before state and federal agencies, and will inform professional planners and municipal board members alike on where the courts stood in 2017 on key issues relevant to land use and planning. **(Terresa Bakner, Esq., Whiteman Osterman & Hanna, LLP)** **(CLE, CM)**

***Wapanak Room and Walking Tour / Q&A*  
Growth Analysis and Mitigation in the Lake George Watershed:** Partnerships between local governments, environmental groups, and state agencies have resulted in innovative approaches to managing development pressures while protecting the water quality of the “Queen of American Lakes.” Come learn about the Lake George Association’s (LGA) Watershed Data Atlas; a detailed breakdown of population and housing growth of 12 communities, and an estimate of buildout within the watershed, which is now informing future land use decisions. A collaboration between the Town of Lake George and the FUND for Lake George where Geographic Information Systems (GIS) is being use to inventory on site wastewater systems, evaluate potential impacts on water quality and set priority actions to remedy failed or underperforming systems. Finally, a series of novel green infrastructure projects which are helping to address stormwater impacts. This includes the West Brook Conservation Park, a system of engineered wetlands designed to improve the quality of water of West Brook, prior to entering Lake George. Reconstruction of NYS Route 9; converting a vast strip of pavement to a complete street with robust green infrastructure features. As well as stormwater retrofits within the Lakeview Circle neighborhood and other areas to address stormwater impacts. **(Paul Cummings, AICP, LEED AP, The Chazen Companies)(CM)**

***Tuesday, April 24th***

**8:00 am: Registration Desk Opens and Continental Breakfast – *Gallery Area***

**8:30 – 10:00 am:**

***Nirvana Room*Case Law Updates:** This session will provide a comprehensive overview of cases decided by New York State and Federal Courts over the past year. Topics such as area and use variances, site plan, subdivision, eminent domain, the State Environmental Quality Review Act, voting procedures, Open Meetings Law, and other aspects of the law concerning zoning and planning will be discussed. **(Jennifer Gray, Esq., Keane and Beane, PC) (CLE, CM)  
  
*Triuna Room*Planning, Zoning, and Redeveloping for Obsolete Sites:** Over time, land use evolves and leaves communities with vacant or underutilized obsolete buildings. These buildings and sites that may range from public institutional structures like jails and public schools, to grandiose estates, to large-scale office parks or shopping malls can present blighting challenges to communities as they deteriorate and remain vacant. This session will present a process for assessing obsolete sites, and analyzing whether existing improvements are an asset or impediment to future uses. Three case studies of how three New York communities are dealing with obsolete sites. Case studies will include the Warwick Valley Office & Technology Park at the former Mid-Hudson Correctional Facility; the Miracle Mile redevelopment of several former large office parks in Harrison; and the Orchard Brownfield Opportunity Area in Glen Cove. Speakers will address the process of citizen involvement, defining market demands, drafting zoning and taking advantage of redevelopment tools such as Local Development Corporations and Brownfield Opportunity Areas. Particular obstacles to redevelopment and how they were overcome will be discussed. **(Max Stach, AICP, Nelson Pope Voorhis; Patrick Cleary, AICP, Clearly Consulting; Michael Sweeton, Town of Warwick) (CM)**

***Wapanak Room*  
Everything You Need to Know About Siting Solar:** With the State’s goal of 50% of renewable energy generation by 2030, as well as an increased interest in generating renewable energy to address issues of climate change, coupled with incentives, there has been a rush of large-scale solar projects in communities across New York. The development requirements for large-scale solar photovoltaic (PV) installations are unique. Communities can benefit from a comprehensive understanding of the siting and design requirements for community and commercial scale solar projects before establishing zoning regulations for solar or before reviewing a project under current zoning. In communities throughout New York and New England, there are lessons learned from existing commercial scale solar projects, and these lessons, along with an understanding of solar siting requirements can provide important insights that inform the development of zoning process. Our panel discussion provides a range of solar development stakeholders together to discuss several case studies of solar zoning siting challenges and provide important lessons and insights to guide future solar development. **(Briony Angus, AICP, Tighe and Bond; Jeffrey Anzevino, AICP, Scenic Hudson; Amanda Bearcroft, Montgomery County; Houtan Moaveni, NYSERDA; Brandee Nelson, LEED AP, Tighe and Bond) (CM)**

**10:00 – 10:15 am: Break  
  
10:15 – 11:15 am:**

***Triuna Room*Planning and Zoning Roundtable:** This session will provide a forum for attendees to ask questions of a panel of professional planners and attorneys. The goal is to have an organic, informative conversation about what is happening in municipalities across the state and to see how other municipalities handle various planning and zoning hurdles. ***Introductory Level*** **(Paul Cummings, AICP, The Chazen Companies; Libby Coreno, Esq., Carter Conboy) (CM)**

***Nirvana Room*  
Regulating Food Trucks:** Food trucks, in particular gourmet or specialty food trucks, have been growing in popularity in recent years. While some communities have encouraged them as a way to promote new businesses, others have identified concerns relating to competition with existing businesses, traffic, parking, waste disposal, and hours of operation. This session will focus on the different zoning strategies for promoting the good, controlling the bad, and enjoying all that food trucks have to offer. **(Ashley Ley, AICP, AKRF) (CM)**

***Wapanak Room***

**New SEQRA Amendments:** This session will provide a brief refresher in SEQRA essentials, and feature a review of recent case law and the proposed amendments to the SEQRA regulations, the first such major update in over 20 years. **(Robert Stout, Esq., Whiteman, Osterman, and Hanna, LLP) (CLE, CM)**

**11:30 am – 12:30 pm:**

***Triuna Room*Mixed Use Projects: New Opportunities for Reducing Traffic:** This session will explain the internal traffic capture of mixed-use projects and the benefits that can be achieved through shared parking. Specifically, increased density; vibrancy; and walkability. **(George Jacquemart, AICP, P.E., BFJ Planning) (CM)**

***Nirvana Room*Code Audits for Water Quality / Green Infrastructure:** The **Green Infrastructure Code Audit**, created by the [Stormwater Coalition of Albany County](http://www.stormwateralbanycounty.org/) and modified by CDRPC, was designed to engage communities in an in‐depth review of how local laws, development review, design standards and natural resource protection influence stormwater management. The audit identifies barriers and gaps in the adoption of Green Infrastructure practices and low impact development. It also leads to the creation of a prescriptive set of model local laws and guidelines can be adopted to encourage and require increased employment of GI as a stormwater management technique – thereby reducing stormwater runoff and improving water quality.  **(Martin Daley, Capital District Regional Planning Commission) (CM)**

***Wapanak Room*The Relationship Between the Comp Plan and Zoning Code:** This session will explore the value of the comprehensive plan process as it relates to the zoning code. The session will look at what municipalities have done to shape their communities through the comprehensive planning process and how the zoning code complements those efforts. **(Robert Murphy, AICP, Barton & Loguidice) (CM)**

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