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PROFESSIONAL EXPERIENCE:

Touro College

Provost, Graduate and Professional Divisions, August 1, 2016 - present
Interim Provost, Graduate and Professional Divisions, August 2015 – July 2016
Dean and Professor of Law, Jacob D. Fuchsberg Law Center, July 2012 – August 2016

Albany Law School of Union University, April 1990-July 2012

Raymond & Ella Smith Distinguished Professor of Law, July 2008-July 2012
Professor of Law, February 2004-July 2008
Professor of Government Law, Feb. 2000-Feb. 2004
Interim Director, Science & Technology Law Center, Oct. 2003-Dec. 2004
Associate Dean, April 1998-July 2012
Director, Government Law Center, June 1992-July 2012
Acting Director, Government Law Center, Jan. 1992-June 1992
Assistant Director, Government Law Center, April 1990-Dec. 1991

Teaching Experience

Touro Law Center, January 2014 – present
(Honors Seminar – Current Legal Issues in Government; Land Use Law)

Albany Law School, June 1992-July 2012
(Government Ethics [on-line course], Land Use Law, Current Legal Issues in Government, Introduction to Chinese Law, Housing Law & Policy, NYS Administrative Law, Public Policy Field Placement Program, Semester in Government)

Rutgers University, Edward J. Bloustein School of Planning and Public Policy, Faculty, Jan. 2009-2010
On-Line Courses for Professionals (Land Use Law, Planning Ethics)

University of Pennsylvania, School of Design, Lecturer, Spring 2007
(Land Use Law)

University at Albany, Department of Geography & Planning, Sept. 1993-2012
(Planning Law, Planning Ethics)

Rensselaer Polytechnic Institute, Center for Urban & Environmental Studies,
Sept. 1990-1992 (Urban Law, Housing Policy)

Sage-Junior College of Albany, Spring 1989 (Legal Survey and Contracts II)

Government Employment

NYS Office of Rural Affairs, Assistant Counsel, Albany, NY, Aug. 1988-April
1990

NYS Department of State, Office of Local Government Services and Coastal
Zone Management Program, Legal Aide, Albany, NY, May 1986-Feb. 1987

NYS Senate, Session Assistant, Senator Charles D. Cook, Albany, NY, 1984

U.S. House of Representatives, Congressional Intern, Representative
Benjamin A. Gilman, Washington, D.C., June 1983-Aug. 1983

PROFESSIONAL ACTIVITIES:

Academic Appointments

Board Member, Association of Chief Academic Officers, 2019 - present

Advisory Board Member, Rockefeller College, University at Albany, 2015 - 2019

Co-Chair, ABA (formerly ALI) Land Use Institute, 2014-present

Trustee, Long Island Regional Advisory Council on Higher Education, 2012-2016

Fellow, Center for Governmental Research, 2010 - 2012

Member, Advisory Board, Land Use Law Center, Vermont Law School, 2008

Member, University Council, Empire State College, 2008-Present

Faculty Advisor, Albany Government Law Review, 2007-2012

Executive Committee, American Association of Law Schools, State & Local Government
Law Section, 2006-2012 (served in all offices including Chair)

Editorial Board, The Urban Lawyer, University of Missouri-Kansas City School of Law,
1996-98, 2002-Present

Faculty Associate, Lincoln Institute of Land Policy, Cambridge, MA, 1997

Community/Business Appointments

Co-Chair, Women's Collaborative, Long Island Association, 2014-2016

Long Island Index, Rausch Foundation, Advisory Board Member, 2014-2016

Government Appointments/Consultant

Member, Transition Advisory Committee, Tish James, Attorney General, 2018-2019 (Public Integrity Advisory Committee)
Member, JCOPE Review Commission, May 2015 – November 2015
Co-Chair, Town of Bethlehem Governance Options Study Committee, 2012
Consultant, National Park Service, Fire Island Land Use and Development Work Session, 2011
Member, Transition Team, Attorney General-Elect Eric Schneiderman, 2010
Member, University Council, Empire State College, 2008-Present
Member, National Environmental Justice Advisory Council, U.S. Environmental Protection Agency, 2007-2010 (appointed by White House)
Member, Local Government Study Group, NYS Commission on Local Government Efficiency and Competitiveness, 2007
Member, Transition Team, Governor-Elect Eliot Spitzer, 2006-2007 (Procurement Team)
Member, Transition Team, Attorney General-Elect Andrew Cuomo, 2006-2007 (Public Integrity Committee)
Member, Transition Team, Eliot Spitzer, New York State Attorney General, 1998
Consultant, NYS Governor's Office of Regulatory Reform, Build NY Now, model Zoning ordinances for shovel-ready sites, 1999 and 2003
Consultant, City of Schenectady, Police Review Task Force, Summer 2001
Staff Director (via the Government Law Center), City of Albany Citizen's Police Review Board, 2000-2002; ongoing oversight through July 2012
Consultant, City of Oneonta, zoning update, 2011; City of Ithaca, zoning update; Village of Geneseo, NY, zoning update, 2007; Town of Hopewell, NY, zoning update, 2006; Town of Amherst, NY, zoning ordinance update, 2005; City of Cohoes, NY, zoning update, 2005; Town of Fleming, NY, zoning update, 2004; Town of Paris, NY, zoning update, 2001-2002; City of Peekskill, NY, watershed legislative project; City of Rochester, NY, zoning update, 1999-2001
State Commission on the Capital Region, Land Use Committee, Consultant, 1995

Grant Reviewer

International Research and Exchanges Board, 2001
U.S. HUD, Office of University Partnerships and Community Development Work Study Program, 1995-1997
U.S. Department of Education, FIPSE, 1995, 1997
U.S. Administration on Aging, Discretionary Grant Program, 1994

Service to the Profession

Observer, Uniform Law Commission, Committee on State Governance During Public Health Emergencies, 2020 - present
Member, City Bar Task Force on New Lawyers in a Changing Professions, 2012-2013
Elected Member, American Law Institute, March 2010
*Appointed as Adviser for drafting of Principles of the Law on Government Ethics (2013-present)
Elected Fellow, American College of Real Estate Lawyers, March 2009
Member, Standing Panel on Social Equity in Governance, National Academy of Public Administration, 2007-2012
Vice Chair, Commission to Promote Public Confidence in Judicial Elections (appointed by Chief Judge Kaye), 2003-2005
Senior Consultant, National Academy of Public Administration, 2003
Consultant, American Institute of Certified Planners, Ethics Assessment, 2001-2002
Consultant, American Planning Association, Smart Growth State Assessment, 1991 and 2001-02
Amicus Curiae Committee, Chair, American Planning Association, 1999-2015
Steering Committee Member, Council on Government Ethics Laws, 1997-2000
Fellow, State Academy for Public Administration, 1997-present

American Association of Law Schools

Chair, State and Local Government Law Section, 2010
Member, Committee on Libraries and Technology 2013- 2015
Chair, Committee on Sections, 2016 – 2018
Member, Deans' Forum Steering Committee, 2016

American Bar Association

Nominating Committee, 2016-2019
Standing Committee on the Law Library of Congress, 2016 - present
Commission on Sexual Orientation and Gender Identity, 2015 - 2016
House Committee on Resolution and Impact Review, 2014-2016
Liaison, Commission on Women in the Profession, 2014-present
Section on Legal Education, Site Evaluation Team Member
-Charlotte School of Law, 2014
-Charleston School of Law, 2014
Task Force to Examine Association Policies Impacting Recruitment and Retention of Law Students and Young Lawyers, 2014 - present
BOG Pricing Strategy Advisory Group, 2013
Standing Committee on Governmental Affairs, 2012 - 2015
Commission on Women in the Profession, Member

House of Delegates, State and Local Government Law Section Delegate,
2005-Present

Nominating Committee, House of Delegates, 2005-2007

Standing Committee on Membership, 2006-2009

Fellow, American Bar Association, 2003-Present

State and Local Government Law Section

Delegate, 2005 - present

Immediate-Past Chair, 2004

Chair, 2003

Chair-Elect, 2002-03

Vice Chair, 2001-02

Secretary, 2000-01

Officer, Executive Committee Member, 1999-Present

Publications Director, 1996-Aug. 1999

The Urban Lawyer Editorial Advisory Board, 2002-Present

Communications Director, 1999-2000

Government Operations Committee Chair, 1992-1994

Housing Law Subcommittee Chair, 1992-1998

Ethics Committee Co-Chair, 1998-2000, 2011-present

Liaison to the National Conference of State Legislatures, 1992-1993

Liaison to the National Association of County Officers, 2001-2004

Liaison to the ABA Journal, 1996-2000

Liaison to the Standing Committee on Professionalism, 1996-1999

Liaison to the Standing Committee on Ethics and Professional
Responsibility, 1999-2000

Ethics & Land Use Planning Subcommittee Chair, 2001-present

Membership Task Force, Vice-Chair, 2002-2003

Task Force on Publishing, Vice-Chair, 2001-2003

Government & Public Sector Lawyers Division

Ethics Committee Chair, 1996-1998

Administrative Law Section

Co-Chair, State Administrative Law Committee, 1993-1998

Task Force to Create Center(s) on State Administrative Law

Center for Eastern European Law Initiatives (ABA), reviewer

Draft charter of the Sverdlovsk Oblast

Draft charter of the Gagauz Region of Moldova

Draft law on local self-government for the Republic of Macedonia

Draft law on the principles of local self-government for the Republic
of Georgia

New York State Bar Association

Executive Committee, Municipal Law Section, 1993-Present

Secretary, 2003-2005

Second Vice Chair, 2005-2007
Vice Chair, 2007-2009
Chair, 2009-2011
Special Committee on Pro Bono for Government Lawyers, 1996-1997
Standing Committee on Attorneys in Public Service
 Founding Member, 1999
 Vice Chair, 2004
 Chair, 2006-2008
Fellow, New York Bar Foundation, Elected November 2005
Chair, Task Force on Eminent Domain, 2005-2007
Member, Special Committee on Court Structure and Judicial Selection, 2004-2014
Committee on Legislative Policy, 2005-2016
Chair, Task Force on Town and Village Justice Courts, 2007-2008
Member and/or Alternate, House of Delegates, 2007-Present
Member, Committee to Review Judicial Nominations, 2008
Member, Task Force on Climate Change, 2008
Co-Chair, Task Force on Government Ethics, 2010-2011
Committee on Legal Education and Admission to the Bar, 2012-present
 Member, 2012-2014
 Co-chair, 2014-present
Member, Standing Committee on Membership, 2012- 2017

Capital District Women's Bar Association, Member 2005-2012
 Co-Chair, Task Force/Committee on Women in Government, 2005-2010
 Nominations Committee, 2005-2006

Suffolk County Women's Bar Association, Member 2012-2016; 2019-present

Suffolk County Bar Association, Member 2012-2016

Nassau County Bar Association, Member, 2012-2016

Federal Bar Association, Member, 2015-2016

Albany Law School Kate Stoneman Committee, Founding Member, through 2012

Planning & Environmental Law, American Planning Association, Reporter, 1992-2014 (formerly called Land Use Law & Zoning Digest)

New York Planning Federation
 Legislative Committee Chair (1991-1993)
 Board of Directors 1996-2006
 Member, Amicus Curiae Committee, 1996-2012

NYS Land Use Advisory Committee, Legislative Commission on Rural Resources, 1990-2003

Select Presentations to national, state and local professional associations, governmental entities and other groups, 1991-Present, including:

- American Planning Association Annual Meetings, Special Programs, and Chapter Programs
- American Bar Association (ABA) Annual Meetings and Special Programs
- ALI-ABA Annual Land Use Institute, Core Faculty Member
- ALI-ABA Ethics and Land Use Teleconferences
- NYS Bar Association Annual Meetings and Special Programs
- NYS Association of Architects Annual Meeting
- NY Planning Federation Annual Meetings
- Association of Towns of the State of New York Annual Meetings
- NY Conference of Mayors and Other Municipal Officials, Special Meetings
- NYS Assoc. of Counties and County Attorneys Assoc. of the State of NY
- NYS Government Finance Officers Association
- International Municipal Lawyers Association
- NYS Legislature, Testimony before various Committees
- State of Hawaii Planning Department, Consultant and Lecture
- Southern Nevada Regional Planning Council, Consultant
- Lincoln Institute of Land Policy, Annual David Fulmer Lecture
- New York State Agencies, Various Courses on Government Ethics
- Tennessee Bar Association
- New Jersey Bar Association
- Center for American and International Law
- University of Connecticut School of Law, Gallivan Lecture
- Widener University School of Law, Law & Government Institute
- Denver Law School, Rocky Mountain Land Use Institute
- Pace University School of Law, Land Use Law Center, Pace Environmental Law Review, Kheel Center
- University of Missouri-Kansas City School of Law, Urban Lawyer Symposium
- St. John's University School of Law, Law Review Symposium
- Temple Law School, Environmental Law Journal Symposium
- Vermont Law School, Environmental Law Journal Symposium
- William & Mary School of Law, Environmental Law Review Symposium
- Indiana University School of Law, Indianapolis, Government Law Program
- Howard University School of Law, National EJ Conference
- Rutgers Law School, Annual Land Use Institute
- Brandeis School of Law, University of Louisville, Law, Ethics and Life Sciences Conference
- Princeton University, Public Policy Research Institute
- Case Western Reserve School of Law, Law Review Symposium
- Brooklyn Law School, Sparer Symposium; Trager Symposium
- Hofstra Law School, Law Review Symposium
- University of Colorado School of Law, Elevate '09 Symposium

- University of Houston School of Law, Environmental & Energy Law Symposium
- University of Florida, Levin School of Law
- Georgetown Law School, Faculty Workshop
- Georgia State College of Law, Juergensmeyer Symposium
- Florida Atlantic University, Annual Government Ethics Conference
- Florida State University College of Law
- Fordham Law School, Environmental Law Review Symposium; Cooper-Walsh Colloquium
- George Washington School of Law, Maurice C. Shapiro Environmental Law Symposium
- University of New Mexico School of Law, RLUIPA Lecture
- Albany Law School, Faculty Workshop
- Connecticut Bar Association
- Hawaii Bar Association

HONORS/AWARDS:

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| 2019 | ICMA Honorary Member Award |
| 2019 | Kate Stoneman Award, Albany Law School |
| 2017 | National Social Work Distinguished Leadership Award, Graduate School of Social Work, Touro College |
| 2017 | Builders Award, Touro Law Center |
| 2017 | Patriot Award for Support of Veterans and Service Members, Touro College |
| 2016 | Brava Award, SmartCEO |
| 2016 | Women of Influence Award, Urban League of Long Island, NY |
| 2015 | Ruth G. Shapiro Award, Women in the Law, New York State Bar Association |
| 2015 | Judge George C. Pratt Award Moot Court Board Alumni Association Award in Appellate Advocacy |
| 2014 | Women in the Courts Honoree, Suffolk County Courts |
| 2013 | Educational Leader, Long Island Women's Agenda |
| 2011 | Innovative Educator Award, Center for Excellence in Law Teaching, Albany Law School |
| 2008 | Distinguished Educator for Excellence in Scholarship, Albany Law School |
| 2007 | Distinguished Member Award, Capital District Women's Bar Association |
| 2006 | Citizen of the Year, Town of Bethlehem Chamber of Commerce |
| 2004 | Distinguished Alumna Award, Rockefeller College, University at Albany |
| 2004 | Excellence in Alumni Service, University at Albany Alumni Association |
| 2003 | Community Service Award, Hudson-Mohawk Association of Colleges and Universities |
| 2002 | Award for Excellence in Public Service, New York State Bar Association, Committee on Attorneys in Public Service |
| 2001 | Leadership Award, Multiple Sclerosis Society, Northeastern New York Chapter |
| 2000 | Bernard E. Harvith Award for Environmental Law, Albany Law School |

2000	Environmental Alumni Forty Under Forty, Capital District Business Review
1999	Lawrence F. Klepper Community Builder Award, NYS Council of Community Services
1998	Jefferson B. Fordham Award for "Up & Comers" in State and Local Government Law, American Bar Association
1997	Hugh R. Pomeroy Award for Zoning Law Achievement, New York Planning Federation
1996	Outstanding Young Alumna Award, Albany Law School
1995	Tribute to Women Award, YWCA of Albany

Author of two FIPSE grants received from the U.S. Department of Education (highly competitive grants awarded to Government Law Center of Albany Law School in 1994 and 1998)

COMMUNITY ACTIVITIES:

- Board of Directors, Jewish Federation of NENY, 2011-2102
- Board of Directors, Daughters of Sarah Foundation, 2009-2012
- Member, Bethlehem 20/20 Committee, 2008-2009
- Member, Comprehensive Plan Oversight Committee, Town of Bethlehem, 2007
- Advisory Board Member, State Court Watch Program, Russell Sage College, 2004-2006
- Chapel House Interfaith Center, University at Albany, Board Member, 2006-2008
- Member, Comprehensive Plan Review Committee, Town of Bethlehem, March 2004-September 2005
- Board of Directors, Empire State Venture Group, 2004-2005
- Board of Directors, Senior Services of Albany, 2004-2005
- Board of Directors, State Academy for Public Administration, 2001-2007
- Board of Directors, Temple Israel, 2002-2006
- Member, North Albany Community Task Force, 1999-2002
- Board of Directors, Albany Jewish Community Center, 1999-2001
- 1996 Capital Leadership, Albany-Colonie Chamber of Commerce
- 1998, 1999 Capital Leadership, Steering Committee Member
- Board of Directors, Capital Area Consortium on Aging and Disability
- Board of Directors, New York Planning Federation, 1998-2006
- Board of Directors, Homeless & Travelers Aid Society (former)
- Member, Albany Civic Forum (former)
- Member, Community Development Council, CEG (former)
- Past-President, Board of Directors, SUNYA Alumni Association
- Alumni Representative, University Council, University at Albany

EDUCATION & PROFESSIONAL CREDENTIALS

University of the Arts, PhD (expected May 2022)
Albany Law School of Union University, JD, *cum laude*
University at Albany, BA, *cum laude*

Member of the Bars of: New York and New Jersey
Admitted: U.S. Supreme Court

PUBLICATIONS:

Textbooks:

LAND USE AND SUSTAINABLE DEVELOPMENT LAW: CASES AND MATERIALS, 9TH ED. (w/ J. Nolon, S. Miller and J. Rosenbloom) (West Academic, 2017)

LAND USE AND SUSTAINABLE DEVELOPMENT: CASES AND MATERIALS, 8TH ED. (w/ J. Nolon) (Thomson-West, 2012)

BORDERING ON MADNESS: AN AMERICAN LAND USE TALE, COMPANION READER
(w/ A. Popper and D. Avitabile) (Carolina Academic Press, 2008)

LAND USE AND COMMUNITY DEVELOPMENT: CASES AND MATERIALS, 7TH ED.
(w/ J. Nolon and M. Gitelman) (Thomson West, January 2008)

LAND USE: CASES, MATERIALS AND PROBLEMS, 6TH ED. (w/ M. Gitelman, J. Nolon and R. Wright) (Thomson West, January 2004)

Treatises:

AMERICAN LAW OF ZONING, 5TH ED., 5 vols. (Thomson West, 2008 and updated semi-annually)

NEW YORK ZONING LAW & PRACTICE, 4TH ED., 4 vols. (West Group, 1999 and updated annually)

**New York Zoning Law & Practice Report*, editor, bi-monthly newsletter primarily intended as a regular supplement for treatise subscribers (West Group, 2000-Present)

HOW TO TRY A LAND USE CASE, 2 vols., co-author with Schnidman, Tappendorf, Delaney And Abrams (West 2019)

HOW TO TRY A LAND USE CASE, 2 vols., co-author with Schnidman, Tappendorf, Delaney And Abrams (West 2017)

HOW TO TRY A LAND USE CASE, 2 vols. co-author with Schnidman, Tappendorf, Delaney And Abrams (West 2016)

HORNBOOK ON LAND USE PLANNING AND DEVELOPMENT REGULATION LAW, 4th ed., co-author with Juergensmeyer, Roberts and Roxberry (West Academic, 2018)

LAND USE PLANNING AND DEVELOPMENT REGULATION LAW, 3rd ed. *Practitioner Treatise Series*, Jurgensmeyer and Roberts (2015-2016 update co-author) (West 2016, with annual updates)

ANDERSON'S AMERICAN LAW OF ZONING, 4TH ED., assumed responsibility for semi-annual update of the treatise (Thomson West, 2006-2008)

Books:

LAND USE LAW IN A NUTSHELL, 3RD ED. (w/ Nolon) (Thomson-West, forthcoming 2020)

LAND USE LAW IN A NUTSHELL, 2ND ED. (w/ Nolon) (Thomson-West, 2017)

ZONING AND PLANNING LAW HANDBOOK, Editor (ThomsonReuters, annual editions, 2001 - 2020)

TOWN AND GOWN: HOST COMMUNITIES AND HIGHER EDUCATION, Co-editor (w/C.Baker) (American Bar Association Press, 2013)

Navigating the New Public Square: Social Media and Local Governments, (w/J.Tappendorf) (American Bar Association Press, 2013)

THE GREENING OF LOCAL GOVERNMENT, Co-Editor (w/K.Hirokawa) (American Bar Association Press, 2012)

ACTING AS IF TOMORROW MATTERS, Contributing Author (J. Dernbach, ed.)(Environmental Law Institute, 2012)

CLIMATE CHANGE AND SUSTAINABLE DEVELOPMENT LAW IN A NUTSHELL (with Nolon) (Thomson-West, 2011)

PIONEERING WOMEN LAWYERS: FROM KATE STONEMAN TO PRESENT, Editor (American Bar Association Press, 2008)

ETHICAL STANDARDS IN THE PUBLIC SECTOR, SECOND EDITION, Editor (American Bar Association Press, 2008)

LAND USE LAW IN A NUTSHELL (w/ Nolon) (Thomson-West, 2006)

CURRENT TRENDS AND PRACTICAL STRATEGIES IN LAND USE LAW AND ZONING, Editor (American Bar Association, December 2004)

THE PUBLIC TRUST: A TWO WAY STREET, Co-Editor (New York State Bar Association, December 2002)

TRENDS IN LAND USE LAW FROM A TO Z: ADULT USES TO ZONING, Editor (American Bar Association, ABA Press, June 2001)

HOT TOPICS IN LAND USE LAW, Co-Editor (w/ R. Freilich) (American Bar Association, ABA Press, January 2000)

ETHICAL STANDARDS IN THE PUBLIC SECTOR, Editor (American Bar Association, ABA Press, June 1999)

LEGAL CAREERS IN NEW YORK STATE GOVERNMENT (w/ M. Monforte) (New York State Bar Association, 8th Edition 1999 & 7th Edition 1996); (w/ A. Lavine & M. Monforte) (New York State Bar Association, 9th Edition 2008); (10th ed. 2012 w/D. Gross and D. Koelling)

EVERYTHING YOU WANTED TO KNOW ABOUT ZONING, 2d ed., Editor (authors Coon & Damsky) (New York Planning Federation, 1993); contributor to 3rd ed. (1998)

Law Review Articles:

[“Diploma Privilege and the Constitution,”](#) (Collaboratory on Legal Education and Licensing for Practice), 73 SMU L. Rev. F. 168 (2020).

“Billy Joel as the Chronicler of Suburbanization in New York,” 32 Touro L. Rev. 111 (2015)

“Further Developments in Land Use Ethics,” (w/Stakey) 47 The Urb. Lawyer 739 (Fall 2015)

“Law School Based Incubators and Access to Justice– Perspectives from Deans,” (w/Suni, Schaumann and Bilek) 2 J. of Experiential Learning 202 (Fall 2015)

“The Role of the Dean in Ensuring a Sustainable Law School: Everything Comes Down to What I Learned in Land Use Planning and Sustainable Development Law,” 46 Toledo L. Rev. 375 (Winter 2015)

“Learning from Experience: An Introduction to the Journal of Experiential Learning,” 1 J. of Experiential Learning vii (Winter 2014/2015)

“2014 Ethics in Land Use: Annual Survey of the Law,” 46 The Urb. Lawyer

815 (2014)

“The Executive and the Environment: A Look at the Last Five Governors in New York,” 31 Pace Envtl. L. Rev. 703 (2014)

“It’s a “Criming Shame:” Moving from Ethics in Land Use to Criminalization of Activities Leading to Permits and Other Zoning Related Activities,” (w/Ince) 46 The Urb. Lawyer 249 (Spring 2014)

“Introduction: Still an Issue: The Taking Issue at 40,” 30 Touro L. Rev 245 (2014)

“Sustainability as a Means of Improving Environmental Justice,” (w/J. Dernbach and D. Brown) 19 J. of Sustainability and Envtl. Law.1 (2012)

“International Comparative Property Rights: A Cross-Cultural Discipline Comes of Age,”(w/ D. Gross) 1 The Brigham-Kanner Property Rights Conference J. 41(2012)

Foreward, 5 Alb. Gov. L. Rev. vii (2012)

“Engaging Deliberative Democracy at the Grassroots: Prioritizing the Effects of the Fiscal Crisis at the Local Government Level,”(w/C. Gottlieb) 39 Fordham Urb. L.J.727 (2012)

“The Quiet Revolution and Federalism: Into the Future,” 45 John Marshall L. Rev.253 (2012) reprinted in 2013-2014 Land Use and Environmental Law Review (Thomson Reuters)

“The Key to Unlocking the Power of Small Scale Renewable Energy: Local Land Use Regulation,” 27 Univ. Fla. J. Land Use & Envt’l Law 339 (2012)

“Honey, It’s All the Buzz: Regulating Neighborhood Bee Hives,” 39 Boston College Environmental Affairs L. Rev. 55 (2012).

“Ensuring the Public Trust at the Municipal Level: Inspectors General Enter the Mix,”(w/ Z. Kansler) 75 Alb. L. Rev.95 (2011/2012)

“Medical Marijuana Zoned Out: Local Regulation Meets State Acceptance and Federal Quiet Acquiescence,” (w/ Z. Kansler) 16 Drake J. Agri. L 295 (2011)

“Failure to Articulate Clear Ethics Rules and Standards and the Local Level Continues to Haunt Local Land Use Decision Makers,” 43 The Urban Lawyer 757 (Summer 2011) reprinted in Merriam, ed., **AT THE CUTTING EDGE 2011** (American Bar Association Press 2011)

“Regional Foodsheds: Are Our Local Land Use and Zoning Regulations Healthy?,” (w/ A. Lavine) 22 Fordham Envtl L. Rev. 599 (2011)

“They Do Teach That in Law School: Incorporating Best Practices in Land Use Law,” 2 Pace Envtl L. Rev. On-Line Companion 102 (2011)

“From Bricks and Mortar to Mega-Bytes and Mega-Pixels: The Changing Landscape of The Impact of Technology and Innovation on Urban Development,” 42/43 The Urban Lawyer 11 (Fall 2010/Winter 2011)

“Practically Grounded: Convergence of Land Use Law Pedagogy and Best Practices,” (w/ J. Nolon) 60 J. of Legal Educ. 519 (2011)

“Social Networking and Land Use Planning and Regulation: Practical Benefits, Pitfalls and Ethical Considerations,” 31 Pace L. Rev. 54 (2011); reprinted as Chapter 3 in **PLANNING, ZONING & EMINENT DOMAIN** (LexisNexis 2011)

“No Protectable Property Interest in Making Land Use Decisions and Other 2010 Ethics in Land Use Issues,” 42 The Urban Lawyer 649 (2010)

“Urban University Expansion and Sustainable Development: Can the Two Co-Exist? : A Case Study in Progress on Columbia University,” (w/ K. Hirokawa) 37 Fordham Urb. L. J.637 (2010)

“Community Benefits Agreements and Comprehensive Planning: Balancing Community Empowerment and the Police Power,” (w/ A. Lavine) 18 Brooklyn L. Rev. 157 (2009)

“Cooperative Federalism and Wind: A New Framework for Achieving Sustainability,” (w/ A. Ostrow) 37 Hofstra L. Rev.1049 (2009); excerpts reprinted in **ENERGY LAW AND POLICY** (West Academic Publishing 2014)

“New York Climate Change Report Card: Improvement Needed for More Effective Leadership and Overall Coordination with Local Government,” 80 Univ. of Colorado L. Rev. 921 (2009)

“Can You Hear Me Up There? Giving Voice to Local Communities Imperative for Achieving Sustainability,” 4 Houston Envtl Energy Law & Policy J 256 (2009)

“Sustainability and Land Use Planning: Greening State and Local Land Use Plans and Regulations to Address Climate Change Challenges and Preserve Resources for Future Generations,” 34 William and Mary Environmental Law and Policy Review 121 (2009) reprinted in Tarlock and Callies, **LAND USE & ENVIRONMENTAL LAW REVIEW**, vol. 42 (forthcoming 2011)

“2009 Ethical Considerations in Land Use,”⁴¹ The Urban Lawyer 527 (Summer 2009) reprinted in Merriam, ed., **AT THE CUTTING EDGE 2009** (American Bar Association 2010)

- “God and the Land: A Holy War Between Religious Exercise and Community Planning and Development,”** (w/ A. Lavine) 2 Albany Gov’t L. Rev. 355 (2009)
- “A Quiet Crisis in America: Meeting the Affordable Housing Needs of the Invisible Low-Income Seniors,”** 16 Georgetown J. on Poverty L. & Pol’y 285 (2009)
- “Modernization of New York’s Land Use Laws Continues to Meet Growing Challenges of Sustainability,”** (w/ J. Bacher) 29 Pace L. Rev. 563 (Spring 2009)
- “Municipal Regulation of Formula Businesses: Creating and Protecting Communities,”** 58 Case Western L. Rev. 1251 (2008)
- “Crime Doesn’t Pay and Neither Do Conflicts of Interest in Land Use Decisionmaking,”** 40 The Urb. Lawyer 561(Summer 2008); reprinted in Merriam, ed., **AT THE CUTTING EDGE 2008** (American Bar Association 2008)
- “Negotiating for Social Justice and the Promise of Community Benefit Agreements: Case Studies of Current and Developing Agreements,”** (w/ A. Lavine) 17 J. Affordable Housing & Community Dev. L.113 (Fall 2007/Winter 2008)
- “The Genesis of RLUIPA and Federalism: Evaluating the Creation of a Federal Statutory Right and its Impact on Local Government,”** (w/ A. Lavine) 40 The Urb. Lawyer 195 (Spring 2008)
- “Land Use Law and Active Living: Opportunities for States to Assume a Leadership Role in Promoting and Incentivizing Local Options,”** (w/ A. Lavine) 5 Rutgers J. of Law & Policy 317 (Spring 2008)
- “Understanding Community Benefit Agreements: Equitable Development, Social Justice and Other Considerations for Developers, Municipalities and Community Organizations,”** (w/ A. Lavine) 26 UCLA J. of Env’tl L & Pol’y 291 (2008)
- “Squaring the Circle on Sprawl: What More Can We Do? Progress Toward Sustainable Land Use in Other States,”** 16 Widener L.J. 787(2007)
- “Measure 37 and a Spoonful of Kelo,”** (w/ A. Lavine) 38 The Urban Lawyer 1065 (Fall 2006)
- “Ethical Considerations in Land Use Decisionmaking: 2006 Annual Review of Cases and Opinions,”** 38 The Urban Lawyer 669 (Summer 2006)
- “Eminent Domain Legislation Post Kelo: A State of the States,”** 36 Env’tl. L. Rep. 10864 (November 2006)
- “New York at a Crossroads: Sustaining a Government Reform Agenda on the Frontlines with Executive, Legislative and Judicial Reform Initiatives,”** (short

Introduction to Symposium) 69 Alb. L. Rev. 827 (2006)

“Eliminating Political Maneuvering: A Light in the Tunnel for the Government Attorney-Client Privilege,” (w/ A. Phillips) 39 Indiana L. Rev. 561 (2006)

“Integrating Local Waterfront Revitalization Planning into Local Comprehensive Planning and Zoning,” 22 Pace Envtl. L. Rev. 207 (2005)

“GIS in an Age of Homeland Security: Accessing [Public] Information to Ensure a Sustainable Environment,” 30 Wm & Mary Envtl L. Rev. 55 (2005)

“Supersizing Small Town America: Using Regionalism to Right-Size Big Box Retail,” Vt. J. Envtl. L. 48 (Symposium 2005)

“Community Redevelopment, Public Use, and Eminent Domain,” 37 The Urban Lawyer 201 (w/ L. Lucero) (Spring 2005)

“Smart Ethics: Ethical Considerations in Promoting Smart Growth Principles,” 23 Temple Envtl L. & Tech. J 63 (Fall 2004)

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