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**PROFESSIONAL EXPERIENCE:**

**Touro College**, July 2012 – present

Senior Vice President for Academic Affairs and Provost, Graduate and Professional Divisions and Professor of Law, December 2020 - present  
Provost, Graduate and Professional Divisions and Professor of Law, August 2016 – December 2020  
Interim Provost, Graduate and Professional Divisions, and Professor of Law, 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

(Land Use Law; Honors Seminar – Current Legal Issues in Government)

**Albany Law School**, June 1992-July 2012

(Government Ethics, Land Use Law, Current Legal Issues in Government, Introduction to Chinese Law, Housing Law & Policy, New York State 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**

**New York State Office of Rural Affairs**, Assistant Counsel, Albany, NY, Aug.1988-  
April 1990

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

**New York State 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 ladder 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**

- University Council, Empire State College, 2008-Present
- New York State Joint Commission on Public Ethics (JCOPE), 2015

- Member, Transition Team:
  - New York Attorney General-elect Tish James, 2018-2019 (Public Integrity Advisory Committee)
  - New York Attorney General-Elect Eric Schneiderman, 2010
  - New York Governor-Elect Eliot Spitzer, 2006-2007 (Procurement Team)
  - New York Attorney General-Elect Andrew Cuomo, 2006-2007 (Public Integrity Committee)
  - New York Attorney General-Elect Eliot Spitzer, 1998
- Co-Chair, Town of Bethlehem Governance Options Study Committee, 2012
- Staff Director (via the Government Law Center), City of Albany Citizen's Police Review Board, 2000-2002; ongoing oversight through 2012
- Consultant, National Park Service, Fire Island Land Use and Development Work Session, 2011
- Consultant, zoning update:
  - City of Oneonta, 2011
  - City of Ithaca, 2007
  - Village of Geneseo, 2007
  - Town of Hopewell, 2006
  - Town of Amherst, 2005
  - City of Cohoes 2005
  - Town of Fleming, 2004
  - Town of Paris, 2001-2002
  - City of Rochester, 1999-2001
- Member, National Environmental Justice Advisory Council, U.S. Environmental Protection Agency (White House appointment), 2007-2010
- Local Government Study Group, New York State Commission on Local Government Efficiency and Competitiveness, 2007
- 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
- Consultant, City of Peekskill, NY, watershed legislative project, 1999
- New York State Commission on the Capital Region, Land Use Committee, Consultant, 1995

#### **Grant Reviewer**

- International Research and Exchanges Board, 2001
- U.S. Department of Housing and Urban Development (HUD), Office of University Partnerships and Community Development Work Study Program, 1995-1997
- U.S. Department of Education, Fund for the Improvement of Postsecondary Education (FIPSE), 1995, 1997
- U.S. Administration on Aging, Discretionary Grant Program, 1994

#### **Service to the Profession**

- Uniform Law Commission Study Committee on State Governance during Public Health Emergencies, Observer, 2020 – present
- Association of the Bar of the City of New York Task Force on New Lawyers in a Changing Professions, 2012-2013
- American Law Institute drafting project - Principles of the Law, Government Ethics,

- Advisor (2013-2020)
- National Academy of Public Administration Standing Panel on Social Equity in Governance, 2007-2012
- Commission to Promote Public Confidence in Judicial Elections, Vice Chair; appointment by Chief Judge Kaye, 2003-2005
- National Academy of Public Administration Senior Consultant, 2003
- American Institute of Certified Planners Ethics Assessment Consultant 2001-2002
- American Planning Association Smart Growth State Assessment, Consultant 1991 and 2001-02
- American Planning Association
  - Amicus Curiae Committee, Chair, 1999-2015
  - Council on Government Ethics Laws Steering Committee, 1997-2000
- Capital District Women's Bar Association, Task Force/Committee on Women in Government, Co-Chair, 2005-2010
- American Planning Association
  - Planning & Environmental Law, Reporter, 1992-2014 (formerly called Land Use Law & Zoning Digest)
- New York Planning Federation
  - Amicus Curiae Committee, 1996-2012
  - Board of Directors 1996-2006
  - Legislative Committee, Chair (1991-1993)
- New York State Land Use Advisory Committee, Legislative Commission on Rural Resources, 1990-2003

#### **American Association of Law Schools**

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

#### **American Bar Association**

- House of Delegates, Delegate from Section of State and Local Government Law, 2005-Present
- Commission on Women in the Profession
  - Liaison, 2014-present
- Nominating Committee, 2016-2019; 2005-2007
- Standing Committee on the Law Library of Congress, 2016–2019
- Section on Legal Education, Site Evaluation Team Member
  - University of South Dakota School of Law, 2019
  - Charlotte School of Law, 2014
  - Charleston School of Law, 2014
- Commission on Sexual Orientation and Gender Identity, 2015-2016
- House of Delegates Committee on Resolution and Impact Review, 2014-2016
- Standing Committee on Governmental Affairs, 2012 - 2015
- Task Force to Examine Association Policies Impacting Recruitment and Retention of Law Students and Young Lawyers, 2014
- Board of Governors Pricing Strategy Advisory Group, 2013
- Standing Committee on Membership, 2006-2009

### **State and Local Government Law Section**

- Officer, Executive Committee Member, 1999-Present
    - Section Delegate to the House of Delegates, 2005 – present
    - Chair, 2003; other officer ladder positions previously
  - The Urban Lawyer Editorial Advisory Board, 2002-Present
  - Communications Director, 1999-2000
  - Publications Director, 1996-1999
  - Various Committee and Task Force positions, including
    - Ethics Committee Co-Chair, 1998-2000, 2011-present
    - Government Operations Committee Chair, 1992-1994
  - Section Liaison to ABA:
    - Commission on Women, 2014-present
    - ABA Journal, 1996-2000
    - Standing Committee on Professionalism, 1996-1999
    - Standing Committee on Ethics and Professional Responsibility, 1999
- Other Entities:
- National Conference of State Legislatures, 1992-1993
  - National Association of County Officers, 2001-2004

### **Center for Eastern European Law Initiatives (CEELI)**

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**

- House of Delegates, various capacities 2007-Present
- Municipal Law Section
  - Executive Committee, 1993-Present
  - Chair, 2009-2011; other officer ladder positions previously
- Various Committees and Task Forces, including
  - Committee on Legal Education and Admission to the Bar, since 2012; Co-Chair 2014-present
  - Committee on Legislative Policy, 2005-2016
  - Special Committee on Court Structure and Judicial Selection, 2004-2014
  - Co-Chair, Task Force on Government Ethics, 2010-2011
  - Task Force on Town and Village Justice Courts, Chair 2007-2008
  - Standing Committee on Attorneys in Public Service, Founding Member, 1999; Chair 2006-2008
  - Committee to Review Judicial Nominations, 2008
  - Task Force on Climate Change, 2008
  - Task Force on Eminent Domain, Chair 2005-2007
  - Special Committee on Pro Bono for Government Lawyers, 1996-1997

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

- Bar Associations
  - Tennessee Bar Association
  - New Jersey Bar Association
  - New York State Bar Association
  - New York City Bar Association
  - Nassau County Bar Association
  - Suffolk County Bar Association
  - Connecticut Bar Association
  - Hawaii Bar Association
- Academia
  - Albany Law School, Faculty Workshop
  - Brooklyn Law School, Sparer Symposium; Trager Symposium
  - Case Western Reserve School of Law, Law Review Symposium
  - Denver Law School, Rocky Mountain Land Use Institute
  - 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
  - Georgetown Law School, Faculty Workshop
  - Georgia State College of Law, Juergensmeyer Symposium
  - Hofstra Law School, Law Review Symposium
  - Howard University School of Law, National Environmental Justice Conference
  - Indiana University School of Law, Indianapolis, Government Law Program
  - Pace University School of Law, Land Use Law Center, Pace Environmental Law Review, Kheel Center
  - Princeton University, Public Policy Research Institute
  - St. John's University School of Law, Law Review Symposium
  - Temple Law School, Environmental Law Journal Symposium
  - Rutgers Law School, Annual Land Use Institute
  - University of Colorado School of Law, Elevate '09 Symposium
  - University of Connecticut School of Law, Gallivan Lecture
  - University of Florida, Levin School of Law
  - University of Houston School of Law, Environmental & Energy Law Symposium
  - University of Louisville, Brandeis School of Law, Ethics and Life Sciences Conference
  - University of Missouri-Kansas City School of Law, Urban Lawyer Symposium
  - University of New Mexico School of Law, RLUIPA Lecture
  - Vermont Law School, Environmental Law Journal Symposium
  - Widener University School of Law, Law & Government Institute
  - William & Mary School of Law, Environmental Law Review Symposium
- In New York
  - New York State Legislature, testimony before various Committees
  - New York State Agencies, various courses on Government Ethics
  - New York State Association of Architects Annual Meetings

- New York Planning Federation Annual Meetings
- Association of Towns of the State of New York Annual Meetings
- New York Conference of Mayors and Other Municipal Officials, Special Meetings
- New York State Association of Counties and County Attorneys
- New York State Government Finance Officers Association
- ALI-ABA
  - Annual Land Use Institute, Core Faculty Member
  - Ethics and Land Use Teleconferences
- Additional
  - American Planning Association Annual Meetings, Special and Chapter Programs,
  - International Municipal Lawyers Association
  - State of Hawaii Planning Department, Consultant and Lecture
  - Southern Nevada Regional Planning Council, Consultant
  - Lincoln Institute of Land Policy, Annual David Fulmer Lecture
  - Center for American and International Law

**HONORS/AWARDS:**

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, New York
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 Environmental Alumni
2000	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

and

*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)*

**Fellow/Elected Member**

- American Law Institute since 2010
- American College of Real Estate Lawyers since 2009
- New York Bar Foundation since 2005
- American Bar Foundation since 2003
- State Academy for Public Administration since 1997

**COMMUNITY ACTIVITIES:**

Includes former Service on Various Boards of Directors:

- Albany Jewish Community Center
- Capital Area Consortium on Aging and Disability
- Chapel House Interfaith Center, University at Albany
- Daughters of Sarah Foundation
- Empire State Venture Group
- Homeless & Travelers Aid Society
- Jewish Federation of Northeast New York
- New York Planning Federation
- Senior Services of Albany
- State Academy for Public Administration,
- State Court Watch Program, Russell Sage College
- State University of New York at Albany Alumni Association (Past President)
- Temple Israel

**EDUCATION**

- University of the Arts, PhD, expected May 2022
- Albany Law School of Union University, JD, *cum laude*, 1988
- University at Albany, BA, *cum laude*, 1985
- Certificate: Institute for Educational Management, Harvard University Graduate School of Education, 2017

**ADMISSIONS**

- 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, 10<sup>TH</sup> ED.** (w/ J. Nolon, S. Miller and J. Rosenbloom) (forthcoming West Academic, 2022)

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

**LAND USE AND SUSTAINABLE DEVELOPMENT: CASES AND MATERIALS, 8<sup>TH</sup> 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, 7<sup>TH</sup> ED.** (w/ J. Nolon and M. Gitelman) (Thomson West, January 2008)

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

### **Treatises:**

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

**NEW YORK ZONING LAW & PRACTICE, 4<sup>TH</sup> 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 2016 and annual updates - 2021)

**HORNBOOK ON LAND USE PLANNING AND DEVELOPMENT REGULATION LAW, 4<sup>th</sup> 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 (West 2016, with annual updates through 2021)

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

### **Books:**

**LAND USE LAW IN A NUTSHELL, 3<sup>RD</sup> ED.** (w/ Nolon) (Thomson-West, 2021)

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

**ZONING AND PLANNING LAW HANDBOOK**, Editor (ThomsonReuters, annual editions, 2001 – 2021)

**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, 8<sup>th</sup> Edition 1999 & 7<sup>th</sup> Edition 1996); (w/ A. Lavine & M. Monforte) (New York State Bar Association, 9<sup>th</sup> Edition 2008); (10<sup>th</sup> 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:

**“Should I Stay or Should I Go?” Student Housing, Remote Instruction, Campus Policies and COVID-19,** (w/Ko) 50 The Urb. Lawyer 371 (February 2021).

**“[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 Env'tl. 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 Env'tl. 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)

**Forward,** 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 & Env’tl 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 Env’tl L. Rev. 599 (2011)

**“They Do Teach That in Law School: Incorporating Best Practices in Land Use Law,”** 2 Pace Env’tl 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,”**<sup>41</sup> 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 Env'tl. L. Rev. 207 (2005)
- “GIS in an Age of Homeland Security: Accessing [Public] Information to Ensure a Sustainable Environment,”** 30 Wm & Mary Env'tl L. Rev. 55 (2005)
- “Supersizing Small Town America: Using Regionalism to Right-Size Big Box Retail,”** Vt. J. Env'tl. L. 48 (Symposium 2005)
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