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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**

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**

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**

Section on Legal Education, Committee on Conferences and Programming, 2015-present  
Standing Committee on the Law Library of Congress, 2016 - 2019  
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  
-South Dakota School of Law, 2019  
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, 2016-present  
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, 2014-2019  
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

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

**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

## HONORS/AWARDS:

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| 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 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         |



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| 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 (anticipated spring 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, 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 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, 4<sup>th</sup> ed.**, co-author with Juergensmeyer, Roberts and Roxberry (West Academic, 2018)

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

**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, 2<sup>ND</sup> ED.** (w/ Nolon) (Thomson-West, 2017)

**ZONING AND PLANNING LAW HANDBOOK**, Editor (Thomson-West, annual editions, 2001 - 2019)

**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:**

**“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)

**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 & 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,”**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 Urban 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't'l 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)
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