



**REGISTRATION FORM**

**SEND THIS COPY IN WITH PAYMENT OR MUNICIPAL VOUCHER**

**FEBRUARY 6, 2019**  
SARATOGA SPRINGS CITY CENTER



Name: \_\_\_\_\_ Municipality:  Village  Town  City (Check One) \_\_\_\_\_ County \_\_\_\_\_

Mailing Address: \_\_\_\_\_ (Street) \_\_\_\_\_ (Town/City)

Phone #: \_\_\_\_\_ (H) or \_\_\_\_\_ (W) E-mail (REQUIRED): \_\_\_\_\_

Board Member of:  Planning  Zoning or  Other Board or Committee \_\_\_\_\_

I will most likely attend the following four course offerings (check only one choice per time slot):  
**Course topics and time offerings may be subject to change.** Suggested course level is noted in parentheses.

**\*\*\* SEE NEW COURSE OFFERINGS FULL COURSE DESCRIPTIONS ON BACK \*\*\***

| 8:30-10:00 AM  | 10:30 AM – 12:00 PM   | 1:30 PM – 2:30 PM   | 3:00 PM – 4:30 PM   |
|--|---|---|---|
| <input type="checkbox"/> ZBA Overview (1,2) <i>Z</i><br><input type="checkbox"/> Planning Board 101 (1,2) <i>P</i><br><input type="checkbox"/> Case Law <b>CLE</b> (2,3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Traffic Improvement Agreements: A Public/Private Path to Traffic Relief (2,3,4) <i>P</i> | <input type="checkbox"/> A Review of the Amended SEQRA Regulations <b>CLE</b> (3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Agriculture and Land Use: Coordinating State and Local Policies To Protect Farmland (2,3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Traffic 101: I Drive, Therefore I am a Traffic Expert (2,3,4) <i>P</i><br><input type="checkbox"/> <b>NEW!</b> The Challenge of Sustainable Urbanism (3,4) <i>P,Z</i> | <input type="checkbox"/> <b>NEW!</b> Asking for What You Want: Small Scale Site Design Improvements (2,3) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Maintaining, Promoting and Enhancing Civility in the Planning and Zoning Process <b>CLE</b> (3,4) <i>P,Z</i><br><input type="checkbox"/> From the Developer's Point of View (3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Preparing for Successful Planning Board and ZBA Meetings (3,4) <i>P,Z</i> | <input type="checkbox"/> <b>NEW!</b> Climate Change, Green Infrastructure and Resiliency (3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Managing Clean Energy in Your Community (2,3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> Motions: Criteria and Decision-Making Guidelines <b>CLE</b> (3,4) <i>P,Z</i><br><input type="checkbox"/> <b>NEW!</b> When Zoning Needs Adjustment: Use Variance or Zoning Amendment? <b>CLE</b> (2,3,4) <i>Z</i> |

**P-PLANNING Z-ZONING 1-LEVEL ONE 2-LEVEL TWO 3-LEVEL THREE 4-LEVEL FOUR CLE-CONTINUING LEGAL EDUCATION CREDITS**

**RETURN THIS REGISTRATION FORM WITH PAYMENT OR VOUCHER BY WEDNESDAY, JANUARY 23, 2019**

**Advanced Registration is \$60.00 for Saratoga County Attendees**  
**Advanced Registration for Attendees from Outside Saratoga County is \$70.00**  
**All Registrations Received after January 23rd are \$80.00**

**REGISTRATION IS NOT RESERVED UNTIL PAYMENT OR MUNICIPAL VOUCHER IS RECEIVED**

Questions can be directed to the planning office at 518-884-4705 Registrations sent by email, postal mail or fax at: 518-884-4780  
 E-MAIL: mvalentine@saratogacountyny.gov

Payment enclosed  Municipal voucher to be sent (No credit card payments accepted)

Checks should be made payable to **Saratoga County Treasurer** but mailed to the Planning Department at address noted.

**To register by mail, send registration form with payment to:**  
 Saratoga County Planning Board, Attention: Michael Valentine,  
 50 West High Street, Ballston Spa, NY 12020

**REGISTRATION FEE IS DUE UPON EARLY REGISTRATION.** Fee includes mid morning and afternoon breaks, lunch and all training sessions.

**CANCELLATIONS MUST BE RECEIVED BEFORE FRIDAY, FEBRUARY 1ST**  
 This allows us to adjust our food order, or to offer your place to someone else if we have a waiting list. Of course, someone may substitute for you at any time.

**CLE CREDIT** CARTER CONBOY is the CLE sponsor of the 2019 Saratoga County Planning and Zoning Conference. The firm is an accredited New York State Continuing Legal Education provider and will provide and administer continuing legal education credit to attendees. CARTER CONBOY certifies that the program has been approved for up to approximately **7.0 hours** of CLE credit in the State of New York. CARTER CONBOY is a Martindale-Hubbell AV® Preeminent™ peer rated full-service law firm committed to providing the highest quality legal representation to its clients. Founded in 1920, Carter Conboy has offices in Albany and Saratoga Springs, serving clients throughout New York, Massachusetts, New Jersey and New Hampshire. For additional information about the firm, visit [www.carterconboy.com](http://www.carterconboy.com) or contact the firm's Director of Marketing, Stacy A. Smith, at 518-810-0516 or [ssmith@carterconboy.com](mailto:ssmith@carterconboy.com).

MV \_\_\_\_\_ CN \_\_\_\_\_ DATE REC'D \_\_\_\_\_ CHECK \_\_\_\_\_ VOUCHER \_\_\_\_\_

# 2019 PB & ZONING CONFERENCE COURSE DESCRIPTIONS

**Planning Board 101** Molly Gaudio and John Steinmetz, two planners from the Rochester office of Barton & Loguidice, will be presenting to local planning board members and municipal staff based upon their years of experience. In that time they have developed what might be characterized as a continually evolving tag team presentation called Zany Zoning Codes which finds its origins in a growing collection of oddities, illegal practices, and just crazy code provisions encountered over the years. The presentation will cover a wide range of case studies, from land use regulations to sign standards and serve as a good approach to introduce best practices to decision makers. Hopefully, planning board members, staff and lay people will find something a little different and fun to accentuate what they expected to learn about the basics of Planning Board 101.

*John Steinmetz and Molly Gaudio*

**ZBA Overview** This introductory course to the zoning board of appeals focuses on the statutory tests boards must follow to grant use and area variances and proper handling of zoning interpretations. Meeting procedures and notice requirements will also be discussed, along with the ZBA's relationship with enforcement officials and the planning board, and the importance of making good findings.

*Patricia Burke and Christopher Eastman*

**Case Law CLE** As she has successfully done so in previous Conference presentations, Ms. Coreno will provide information on another dynamic year for New York courts as they reviewed and issued decisions on a wide variety of land use approvals and denials. If you are looking for insight into how courts thought about and assessed local planning and zoning decisions in 2018, this session will provide you a close look at the laws and standards that are applied to both approvals and denials issued by your board. The class will highlight teachable cases from across the state which aim to provide a framework of land use law that can become useable by a planning or zoning board member in the coming year.

*Libby Coreno, Esq.*

**A Review of the Amended SEQRA Regulations CLE** Ms. Bakner will provide a quick review of the new Type II categories and how they can help streamline the process of a municipal board's SEQRA review. She will also address how to determine which projects are covered under the old rather than the new regulations. And, the session will provide attendees with an overview of all of the new provisions of the SEQRA Regulations.

*Teresa Bakner*

**NEW! Traffic 101: I Drive, Therefore I am a Traffic Expert** Planning Board meetings typically generate comments regarding how traffic will impact a proposed project and what can be done to mitigate the negative impacts. Unfortunately, some of the comments made by the public and/or individual Planning Board members concerning traffic are not always based on facts or sound engineering principles. The panel members will look at some of the more common traffic-related misconceptions that are heard at these meetings and discuss why some of these well-intended solutions may not necessarily be practical or legal. The panel will also provide advice on how to best deal with the pseudo-expert whether he or she is somebody from the public or your own board.

*David Woodin, Alanna Moran, Guy Tedesco*

**NEW! Climate Change, Green Infrastructure and Resiliency** Two practitioners involved in water quality and the review and implementation of Green Infrastructure techniques (Martin Daley, CDRPC's Water Quality Director and Blue Neils, the Stormwater Management Coordinator for Saratoga County), will discuss how communities across New York are experiencing an ever-increasing variability of weather conditions that adversely impact upon local flooding, infrastructure, and water quality. One of the key elements for adapting landscapes to climate change is resiliency. The Capital District Regional Planning Commission is now offering municipalities a new online diagnostic tool that provides communities with a self-guided land-use law assessment of Green Infrastructure (GI) gaps, barriers and opportunities. A companion document, the Green Infrastructure Toolbox, details a wide variety of GI practices, design tips, maintenance how-to's, cost assessment information, and sizing guidance specially tailored for small sites and urban environments.

*Martin Daley and Blue Neils*

**NEW! Managing Clean Energy in Your Community** Across New York State, there is increased interest being shown for the use of renewable energy, particularly that of solar energy. As factors such as cost and the general availability make the prospects for solar more accessible for residential and commercial uses, communities can benefit from a comprehensive understanding of siting and design requirements for solar projects. This session will identify the various tools a community can utilize to deal with residential and commercial solar projects and present how a Board can use these tools to both help shape these projects while protecting the community's character and its interests.

*Richard Colazza and Houtan Moaveni*

**NEW! Agriculture and Land Use: Coordinating State and Local Policies To Protect Farmland** This two-part session will provide insight into protections provided by Agriculture and Markets Law (AML) as well as the effects that the Agricultural Districts Law (AML Article 25-AA) can have on local laws. Speakers will outline the New York State Department of Agriculture and Markets' Agricultural Districts Program and breakdown what

it means to have a county-adopted, State-certified agricultural district in your municipality. They will discuss many "real world" examples of the applications of the State's agricultural protection laws meant to help farmers and farm operations remain viable. The session will also outline the tools that municipalities can use to establish and implement effective public policies to protect farmland including the adoption of plans, local laws, resolutions and parcel-specific activities.

*David Behm, Jeff Kehoe, Bob Sommers and John Rusnica*

**NEW! Asking for What You Want: Small Scale Site Design Improvements** Many smaller communities, who often experience limited growth, are seeing an increase in new or renovated commercial businesses (often franchises). This includes businesses that are redeveloping facades, modifying their drive-throughs, or constructing new buildings. Some of these developments have been met with opposition from local residents due to their designs. This session explores the various characteristics that often define franchise architecture and site designs and identifies alternatives that can be used by communities in an effort to maintain local character. This includes zoning, site plan, and special use permit provisions, as well as environmental review (SEQR) strategies.

*Paul Cummings, Lindsey Zepko, Sean Doty*

**NEW! Maintaining, Promoting and Enhancing Civility in the Planning and Zoning Process CLE** Meetings of Planning and Zoning Boards sometimes devolve in a manner that seems to involve animosity and hostility. This interactive discussion will helpfully consider tips and guidelines for conducting meetings efficiently while at the same time promoting civility and maintaining a "user-friendly" approach.

*Mark Schachner, Esq.*

**From the Developer's Point of View** There appears to be a connotation among some observers of the land use review process that developers - and as part of their process of development - have a "self-serving" mindset. Our speakers, however, will present their belief based on practice that the reality is developers enter a municipal application process with a certain tolerance for risk and an understanding that both SEQRA and the zoning regulations are the framework by which they must proceed.

*Chuck Marshall, Matt Jones, John Scavo*

**NEW! Traffic Improvement Agreements: A Public/Private Path to Traffic Relief** This session will discuss a case study of a the Upper Newtown Road Memorandum of Agreement, a traffic mitigation/improvement agreement executed between three builders and the Town of Halfmoon, with input from NYSDOT, for an area of town experiencing intense residential development. The agreement will help fund and execute traffic improvements in the NYS Route 146, NYS Route 236 and Upper Newtown Road corridor, establishing a long-range plan for addressing future traffic needs in one of the most heavily developed and traveled corridors in Saratoga County.

*Kevin Tollisen, Richard Harris, Teresa Bakner, Wendy Holsberger*

**NEW! Preparing for Successful Planning Board and ZBA Meetings** A number of measures can be undertaken prior to a board meeting to ensure that all parties involved in the process have an understanding of the project itself, of the regulations in place that govern review of the project, and of the review/ approval process. This interactive session will focus on those measures that planning boards and ZBAs can undertake to ensure that their review and approval process and procedures run more efficiently and effectively. Panelists will provide insight to help attendees understand just what is a board's purpose, authority, function, and the how/why of their board's interaction with outside agencies. Come prepared to share your experiences with fellow board members.

*Jackie Hakes, Laura Moore, Jim Martin, Allison Hargrave Gaddy*

**NEW! The Challenge of Sustainable Urbanism** Land use patterns strongly influence mobility, energy consumption, stormwater runoff, public health, the cost of infrastructure, and community quality. Todd Fabozzi will discuss Capital District development patterns and the planning technics that can be used to develop high quality townscapes; create attractive and accessible civic spaces, parks and green spaces; design streets that are walkable and bikable; foster transit supportive development patterns and preserve rural character.

*Todd Fabozzi*

**NEW! Motions: Criteria and Decision-Making Guidelines CLE** Board members sometimes know where they want to go, but not exactly how to get there. This discussion will focus on ensuring that Planning Boards and ZBAs follow proper procedures in making their important land use decisions.

*Mark Schachner, Esq.*

**NEW! When Zoning Needs Adjustment: Use Variance or Zoning Amendment? CLE** Local officials are often presented with proposals that don't comply with the zoning regulations but that wouldn't adversely affect surrounding neighborhood and might actually be an asset to the larger community. But local governing boards don't want to be accused of spot zoning, and the properties in question might not pass the strict four-part test to receive a use variance. This course explores how such situations might best be handled, with a review of the use variance test, the definition of spot zoning, and a few cases that will help local officials make sure their zoning works for their community.

*Matt Jones, Esq. and Christopher Eastman*