

**LAND USE LAW CENTER**  
**PACE UNIVERSITY SCHOOL OF LAW**  
WHITE PLAINS  NEW YORK

**AGENDA**

---

**Monday, June 24, 2019**

- 5:00 – 5:10**                    **Welcome & Introductions**
- 5:10 – 6:50**                    **Case Law Update: Variances, Sign Regulations and Conditional Approvals**  
*Jessica Bacher and Tiffany Zezula Esq., Land Use Law Center*  
*Victoria Polidoro Esq., Rodenhausen Chale & Polidoro, LLP*  
The session will review the legal challenges and case law regarding variances, and address issues of when variances can or should be denied. Recent case law relating to regulation of signage will also be reviewed, including Reed v. Town of Gilbert -- a case in which the United States Supreme Court clarified when municipalities may impose content-based restrictions on signage. Finally, the session will also address why, when and how to place conditions on applications to ensure development supports local planning goals.
- 6:50 – 7:00**                    **Break**
- 7:00 – 7:50**                    **SEQRA and Community Character**  
*Jennifer Gray Esq., Member, Keane & Beane, PC*  
New regulations to the State Environmental Quality Review Act (SEQRA) went into effect January 1, 2019. This session will review changes to the Act and address how SEQRA compliance can be used to improve development outcomes.
- 7:50 – 8:00**                    **Closing Remarks and Next Steps**

## **AGENDA**

---

**Wednesday, June 26, 2019**

**5:00 – 5:15**                    **Welcome and Introductions/Review from Monday night program**

**5:15 – 7:20**                    **Workshop in Applying Planning & Design Guidelines**

*Rob Lane, Plan & Process, LLP*

*Tiffany Zezula and Jessica Bacher Esq., Land Use Law Center*

Building on Monday's session, this presentation will engage participants in small groups to apply site-planning and zoning strategies on a range of sites and conditions typically found in Sullivan County. Groups will work collectively to discuss design issues, zoning requirements, and the opportunities and challenges each site presents. The session will conclude by identifying procedural options for working with applicants to obtain the desired project features such as drafting conditional approvals, and monitoring and enforcing compliance.

**7:20 – 8:00**                    **Best Practice Showcase**

Sullivan County municipalities will share some recent updates and innovations in their local planning, zoning and development review practices. Featured will be the Town of Thompson's recent illustrated design guideline booklet for commercial signage.