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*Chazen Engineering, Land Surveying & Landscape Architecture Co., P.C.*

*Chazen Environmental Services, Inc.*

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## NEWS RELEASE

### For Immediate Release

**Contact:** Lisa Morris, The Chazen Companies 845-486-1481  
Sr. Director of Marketing & Business Development [lmorris@chazencompanies.com](mailto:lmorris@chazencompanies.com)

### Continuing Education Event on Zoning, Subdivision and Land Development Law

**POUGHKEEPSIE, NY (October 17, 2008)** – The Chazen Companies (TCC), a leading multi-disciplinary professional services firm, invites you to attend Lorman's "Zoning, Subdivision and Land Development Law" seminar on October 21, 2008 at the Best Western Albany Airport Inn in Albany, NY.

The event features TCC's [Stuart F. Mesinger, AICP](#), Senior Director of Municipal Services in the Glens Falls, NY office. Mr. Mesinger will speak on the topic of "Environmental Issues in Land Development" and cover specific issues such as Regulatory Framework, Infrastructure and Transportation, Storm Water Management, and Socio-Economic Impacts.

Attendees will learn techniques to get through the red tape of regulatory processes and discretionary decision-making while still attempting to fulfill objectives, including economic goals. [Register today](#) and discover new and established strategies for handling land use requirements, disputes and the potential for subsequent enforcement concerns. Updates will also be given on the latest legal issues affecting practices - including relevant issues on ethics.

Benefits of attending include:

- Comply with the myriad of state, county and local government regulations
- Learn about a new approach to zoning - including performance-based and form-based zoning
- Handle environmental issues while attempting to minimize controversy and adversarial potentialities
- Strategies for proper - and ethical - planning and zoning decision making
- Get up to speed on recent case law and new legislation

#### *About Stuart Mesinger*

Mr. Mesinger began his career as a county planner in St. Lawrence County and also served as the planning director for the Town of Queensbury. He has been consulting to developers and municipalities for 23 years. Mr. Mesinger is a magna cum laude graduate of St. Lawrence University and is a member of the American Institute of Certified Planners.

#### *About The Chazen Companies*

For more than 60 years, TCC has provided professional services to a wide variety of municipal and private development clients throughout the Northeast. The firm's engineers, landscape architects, land surveyors, planners and environmental scientists serve clients from five offices — Poughkeepsie, Newburgh, Troy, and Glens Falls, New York, as well as Waterford, Connecticut.

###



# Zoning, Subdivision and Land Development Law in New York

**Moderator:**

**Stuart F. Mesinger, AICP**

*Chazen Companies*

**Mark Schachner, Esq.**

*Miller, Mannix, Schachner & Hafner, LLC*

**Nicholas J. Schwartz, RLA, LEED® AP**

*Clough Harbour & Associates LLP*

**Thomas A. Ulasewicz, Esq.**

*The Ulasewicz Law Firm, LLP*

**Craig Van Dussen Sr., RLA, ASLA**

*Clough Harbour & Associates LLP*

This seminar is designed for attorneys, presidents, vice presidents, owners, project managers, engineers, architects, developers, planners, principals, real estate agents and brokers, lenders, surveyors, title officers and land use officials.

**ALBANY, NY**

**OCTOBER 21, 2008**

**CONTINUING EDUCATION CREDIT**

NY Architects 6.0

AICP

CC 1.0

NY ENG 6.0

NY CLE 7.0/Ethics and Professionalism 1.0

IACET 0.60

NY Surveyors 6.0

NY Landscape Architect 6.0

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# Critical Issues on the Agenda

**Best Western Albany Airport Inn • 200 Wolf Road  
518-458-1000  
Albany, NY • October 21, 2008**

8:30 AM – 9:00 AM

## **Registration**

9:00 AM – 10:25 AM

## **Tree Ordinances – A Primer**

— *Nicholas J. Schwartz, RLA, LEED® AP, and Craig Van Dussen Sr., RLA, ASLA*

- What Are They?
- Where Are They?
- What's Important?
- Case Studies

10:25 AM – 10:40 AM

## **Break**

10:40 AM – 11:50 AM

## **Ethical Considerations and Proper Planning and Zoning Decision Making**

— *Mark Schachner, Esq.*

- Preserving Integrity of Decision-Making Process
- *Ex-Parte* Communications
- Conflicts of Interest and Bias
- Recusal
- Code of Ethics and Local Board of Ethics
- Alternate Members and Compatibility of Positions
- Site Inspections
- Participation in Planning and Zoning Process by Public Officials as Individual Citizens

11:50 AM – 12:10 PM

## **Questions and Answers**

— *Mark Schachner, Esq., Nicholas J. Schwartz, RLA, LEED® AP, and Craig Van Dussen Sr., RLA, ASLA*

12:10 PM – 1:10 PM

## **Lunch (On Your Own)**

1:10 PM – 2:40 PM

## **Environmental Issues in Land Development**

— *Stuart F. Mesinger, AICP*

- Regulatory Framework
  - State Environmental Quality Review Act and National Environmental Policy Act
- Specific Issues
  - Wetlands
  - Storm Water Management
  - Lakes, Streams and Floodplains, and Rare, Threatened and Endangered Species
  - Cultural Resources, Noise, Air Quality and Visual Impacts
  - Environmental Contamination
  - Infrastructure and Transportation
  - Socio-Economic Impacts

2:40 PM – 2:55 PM

## **Break**

2:55 PM – 4:10 PM

## **Recent Issues in State, County and Local Government Regulation**

— *Thomas A. Ulasewicz, Esq.*

- New Legislation
- Dispute Resolution or Mediation as Precursor or Substitute to Adjudicatory Hearings
- Open Space Considerations as a “Carrot”
  - Options – Clustering of Small Lots or Parcels With Significant Acreage (Building Envelopes)?
  - Participants and Financing, and Easements or Fee?
  - What Are Wildlife Fragmentation, Sustainable Land Development and Conservation Design?
- Where Village and Town Are in the Same Political Boundary
  - Use of Infrastructure (Physical and Fiscal Issues)
  - State Regulatory Oversight and the Joint Planning Review Board
- The Sudden Plethora of Land Use Regulatory Activities Regarding Climate Change
- Examples of Special Components to County and Local Government Ordinances
  - Water Conservation and Offset Ordinances
- The Need to Stay Focused on Potential Violation and Enforcement Concerns After Project Approval
- Case Law Update (2007-2008)

4:10 PM – 4:30 PM

## **Questions and Answers**

— *Stuart F. Mesinger, AICP, and Thomas A. Ulasewicz, Esq.*

**Register Now! [www.lorman.com](http://www.lorman.com)**

# Registration

## Zoning, Subdivision and Land Development Law Albany, NY - October 21, 2008



Email: [customerservice@lorman.com](mailto:customerservice@lorman.com)

Website: [www.lorman.com](http://www.lorman.com)



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### Names of Attendees (Please print clearly) Priority Code \_\_\_\_\_

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Check enclosed payable to **Lorman Education Services**

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### General Information:

- This seminar may be recorded.
- If you need special accommodations, please contact us two weeks in advance of the program.
- Lorman Education Services is not approved to offer self-study CPE credit for accountants; therefore, no CPE will be given for this program if ordered as a self-study package.

**Cancellations:** Substitute registrants can be named at any time. A full refund, less a \$20 service charge, will be given if notification is given six or more business days in advance. Notification of less than six business days will result in a credit that can be applied to any Lorman products or services. If you do not cancel or attend, you are responsible for the entire payment.

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**Seminar ID: 380457**

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**Understanding Land and Title Surveys** – ALTA/ACSM Land Title Survey; Boundary Survey Map – NYSAPLS and Other Land Boundary Surveys; Positional Accuracy and Mapping Standards; Topographic Survey and Utility Survey.

**Item: 380957** CD and Manual \_\_\_@ \$199 Manual \_\_\_@ \$99 E-Manual \_\_\_@ \$99

**Law of Easements: Legal Issues and Practical Considerations** – Extinguishment/Termination of Easements; Enforcement and Litigation of Easements; Conservation of Easements; Environmental Easements; Relocation of Easements; Easements v. Other Property Rights.

**Item: 333173** Manual \_\_\_@ \$99 E-Manual \_\_\_@ \$99

**The Fundamentals of Construction Contracts: Understanding the Issues** – Taking Action When You Have a Defective Bid; The Payment Process; New York State Mechanic's Liens; Foreclosing Mechanic's Liens and Public Improvement Liens; Additional Payment Tools; Trusts Fund Strategies Under Lien Law Article 3-A.

**Item: 378743** CD and Manual \_\_\_@ \$169 Manual \_\_\_@ \$79 E-Manual \_\_\_@ \$79

<b>Subtotal From Above</b>	\$ _____
<b>Shipping &amp; Handling (excludes e-manuals)</b>	\$ _____
(\$7.00 first item, \$1.00 each additional)	
<b>Sales Tax</b>	\$ _____
<b>TOTAL</b>	\$ _____

# Our Distinguished Faculty

**Stuart F. Mesinger, AICP**, is a vice president and the director of the Glens Falls office of the Poughkeepsie-based Chazen Companies. Chazen concentrates on civil and environmental engineering, land use and environmental planning, landscape architecture, surveying and geographic information systems, and the firm has recently diversified into highway and transportation planning and design. Mr. Mesinger began his career as a county planner in St. Lawrence County and also served as the planning director for the Town of Queensbury. He has been consulting to developers and municipalities for 23 years. Mr. Mesinger is a magna cum laude graduate of St. Lawrence University and is a member of the American Institute of Certified Planners.

**Mark Schachner, Esq.**, is a principal in the law firm of Miller, Mannix, Schachner & Hafner, LLC, in Glens Falls. While the firm maintains a general practice of law, Mr. Schachner's efforts are concentrated in the areas of municipal, environmental, land use, and planning and zoning law. He is special environmental counsel to Clinton, Fulton and Saratoga counties on various matters and also represents numerous private clients as applicants or intervenors before various federal and state agencies and local boards. Mr. Schachner's practice includes extensive participation in regulatory proceedings before the New York State Department of Environmental Conservation, the Adirondack Park Agency and the Lake George Park Commission. He is a graduate of Brown University and Boston University School of Law. Mr. Schachner is author of the chapter titled "Environmental Law – New York State Environmental Quality Review Act ("SEQRA")" in the book *Pitfalls of Practice* published by the New York State Bar Association in 1993 and 2002. He has lectured about municipal, environmental, planning and zoning law matters at numerous seminars throughout the state and is an adjunct faculty member of Skidmore College.

**Nicholas J. Schwartz, RLA, LEED® AP**, is with Clough Harbour & Associates LLP. He has 15 years of experience in the planning and landscape architecture fields. His background includes strengths in site planning and design, landscape planting and construction, visual impact assessment and municipal engineering. He currently serves as project manager and lead designer for landscape architecture and planning projects, focusing on sustainable design and green design applications, urban design, streetscape enhancements, pedestrian circulation improvements and aesthetic resource management. He has significant experience in reducing project impacts on land disturbance, transportation infrastructure, water quality, and air and light pollution by utilizing the latest sustainable

design techniques. Mr. Schwartz is a LEED® accredited registered landscape architect in the state of New York. He earned his associates degree from SUNY Cobleskill and his bachelor's degree from SUNY College of Environmental Science and Forestry at Syracuse, both in landscape architecture. He is a member of the American Society of Landscape Architects, Congress for New Urbanism and the U.S. Green Building Council.

**Thomas A. Ulasewicz, Esq.**, is a private practitioner with The Ulasewicz Law Firm, LLP. His practice areas include environmental law, land use planning, real property and zoning. Mr. Ulasewicz is a member of the Executive Committee of the Environmental Law Section of the New York State Bar Association since 1988 and is a co-chair of that section's Committee on the Adirondacks, Catskill, Forest Preserve and Natural Resources. Mr. Ulasewicz served in numerous executive legal positions with the New York State Department of Environmental Conservation from 1979 to 1984, including acting general counsel. He was the executive director of the New York State Adirondack Park Agency from 1984 to 1988. Mr. Ulasewicz has been in private practice since that time.

**Craig Van Dussen Sr., RLA, ASLA**, is with Clough Harbour & Associates LLP. Mr. Van Dussen is a licensed landscape architect in five states and a 30-year veteran of land planning in all areas of residential, commercial, municipal and resort design. He is active in local land planning issues such as development, comprehensive plans, traffic impact fees and clustering. In his career, Mr. Van Dussen has seen the art of residential land planning change dramatically from one of environmental sensitivity to one now being economically driven; from developer goals to the local approval and permitting processes, they are all different. He earned an A.A.S. degree from Alfred State College and a B.L.A. degree from the University of Georgia in Athens.

Free Manual  
With Attendance

**Zoning, Subdivision and  
Land Development Law**



# Seminar Highlights

## Use inventive techniques to get through the zoning and land development process in one piece.

Adhering to land use and environmental regulatory laws, zoning and their companion regulations, policies and guidelines can be a delicate and often complex process. At this seminar, you'll go beyond the basics and learn what you need to know to succeed. You'll learn techniques to get through all the red tape of regulatory processes and discretionary decision-making while still attempting to fulfill your objectives, including your economic goals. Register today and discover new and established strategies for handling land use requirements, disputes and the potential for subsequent enforcement concerns. You'll also get the latest on legal issues that affect your practices – including relevant issues on ethics. Don't miss this opportunity to get your most important zoning concerns addressed.

### Benefits for You

- Comply with the myriad of state, county and local government regulations
- Learn about a new approach to zoning – including performance-based and form-based zoning
- Handle environmental issues while attempting to minimize controversy and adversarial potentialities
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## Continuing Education Credit

*Please remember to bring your license number, ID or other necessary information to the seminar. This will ensure timely reporting of continuing education credit. Please visit our website at [www.lorman.com](http://www.lorman.com) for continuing education credit details as well as updates on any pending credits.*

Lorman Business Center, Inc. has been approved as an Authorized Provider by the International Association for Continuing Education and Training (IACET), 8405 Greensboro Drive, Suite 800, McLean, VA 22102. In obtaining this approval, the Lorman Business Center, Inc. has demonstrated that it complies with the ANSI/IACET Standards which are widely recognized as standards of good practice internationally. As a result of their Authorized Provider membership status, Lorman Business Center, Inc. is authorized to offer IACET CEUs for its programs that qualify under the ANSI/IACET Standards. Lorman Business Center, Inc. will award 0.60 CEUs to participants who successfully complete this program. Participants must complete an evaluation in order to receive CEUs. Please verify applicability with your professional board before attending.

### IACET Learning Objectives

You will be able to:

- review ethical considerations
- identify repeated and emerging environmental issues in land development
- discuss recent issues in state, county and local government regulation

Lorman Business Center, Inc. is registered with the AIA Continuing Education System (AIA/CES). This 6.00 hour program offers 6.00 Learning Unit hours, which will be reported directly to the AIA/CES for AIA members. This program qualifies for 6.00 hours of Health, Safety, Welfare (HSW).

**This seminar has been approved by the New York State Board for Architecture and qualifies for 6.0 hours for architects. If you have attended a "Zoning, Subdivision and Land Development Law" course previously, you cannot acquire continuing education credit for this program within your registration period.**

Lorman is a registered CM provider. CM credits may be available for this seminar. If you are an AICP member who is interested in earning CM credits through your participation in this activity, please contact Lorman at 1-866-352-9540 prior to your registration.

This course has been approved in accordance with the requirements of the New York Continuing Legal Education Board for up to a maximum of 7.0 credit hours, of which 6.0 credit hours may be applied toward the Areas of Professional Practice requirement and 1.0 credit hour may be applied toward the Ethics and Professionalism requirement. Each hour may be counted only as satisfying one category of credit; duplicate credit for the same hour of instruction is not permitted. This course qualifies for both established and newly admitted attorneys. Lorman Business Center, Inc. has a financial hardship guideline.



This course has been reviewed and approved for inclusion in the Construction Compliance™ Certification Program and qualifies for 1.0 credit. Please visit [www.lorman.com/certification/cc](http://www.lorman.com/certification/cc) for more information.

**Lorman Business Center, Inc. is an approved provider with the New York State Board for Engineering and Land Surveyors. This course qualifies for 6.0 hours for engineers. If you have attended a "Zoning, Subdivision and Land Development Law" course previously, you cannot acquire continuing education credit for this program within your registration period.**

**Lorman Business Center, Inc. is an approved provider with the New York State Board for Engineering and Land Surveyors. This course qualifies for 6.0 hours for land surveyors. If you have attended a "Zoning, Subdivision and Land Development Law" course previously, you cannot acquire continuing education credit for this program within your registration period.**

**This seminar has been approved by the New York State Board for Landscape Architecture and qualifies for 6.0 hours for architects. If you have attended a "Zoning, Subdivision and Land Development Law" course previously, you cannot acquire continuing education credit for this program within your registration period.**



# Zoning, Subdivision and Land Development Law in New York

## ALBANY, NY      OCTOBER 21, 2008

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