



2024 Planning and Zoning School Agenda

Monday, September 23, 2024

Doubletree Syracuse

6301 State Route 298, East Syracuse, NY 13057

7:00 a.m. – 8:00 a.m.	Registration & Hot Breakfast
8:00 a.m. – 8:10 a.m.	Welcome and Introductions
8:10 a.m. – 9:00 a.m.	<p>Planning and Zoning Ethics <i>Speaker: Sarah Brancatella, Deputy Director, Association of Towns</i></p> <p>Your neighbor needs a variance and you're on the ZBA, can you review their application? Can a planning board member also act as the bookkeeper? This course will review what planning and zoning boards need to know about ethics, discuss tools towns can use to address ethics issues, and explain how to analyze situations to ensure compliance with the law.</p>
9:00 a.m. – 9:10 a.m.	10 Minute Break
9:10 a.m. – 10:00 a.m.	<p>Whose Role Is It Anyway? Interplay Between the Town Board, ZBA, and Planning Board <i>Speaker: Sarah Brancatella, Deputy Director and Katie Hodgdon, Association Counsel, Association of Towns</i></p> <p>Who names the chair of the planning board? Can a town board overturn a ZBA determination? Understanding how different boards interact with each other and the role each board plays is essential for government to function smoothly. This class will go over the authority the town board, planning board, and ZBA have in relation to one another and where boards can work together to provide the best services for their residents.</p>
10:00 a.m. – 10:10 a.m.	10 Minute Break
10:10 a.m. – 11:00 a.m.	<p>Litigation Lessons: Strategies to Avoid Article 78 Proceedings <i>Speaker: Corey A. Auerbach and Ari M. Goldberg, Esq., Barclay Damon LLP</i></p> <p>Explore the fundamentals of land use and zoning litigation delivered in a clear, easy-to-understand manner. Gain practical insights and strategies to navigate potential legal challenges and effectively mitigate costly Article 78 proceedings.</p>
11:00 a.m. – 11:10 a.m.	10 Minute Break
11:10 a.m. – Noon	<p>Constitutional Issues and Regulating Short-term Rentals – A Federal Circuit Court Round-up <i>Speaker: Katie Hodgdon, Association Counsel, Association of Towns</i></p> <p>By now, most local governments have encountered short-term rentals within their borders. Municipalities are empowered to regulate short-term rentals in a variety of ways, resulting in no shortage of courts filled with property owners asserting a violation of their Constitutional rights. This class will cover the constitutional issues associated with regulating short-term rentals, including unreasonable search and seizures under the Fourth Amendment through inspection and record-keeping requirements, discriminating against interstate commerce through the dormant Commerce Clause, engaging in a regulatory taking through the Takings Clause, inhibiting contracts through the Contracts Clause, and violating Due Process and Equal Protection under the laws, among others.</p>



2024 Planning and Zoning School Agenda

Monday, October 7, 2024
 Radisson Hotel Corning
 125 Denison Parkway East, Corning, NY 14830

7:00 a.m. – 8:00 a.m.	Registration & Hot Breakfast
8:00 a.m. – 8:10 a.m.	Welcome and Introductions
8:10 a.m. – 9:00 a.m.	<p>Planning and Zoning Ethics <i>Speaker: Sarah Brancatella, Deputy Director, Association of Towns</i></p> <p>Your neighbor needs a variance and you're on the ZBA, can you review their application? Can a planning board member also act as the bookkeeper? This course will review what planning and zoning boards need to know about ethics, discuss tools towns can use to address ethics issues, and explain how to analyze situations to ensure compliance with the law.</p>
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10:00 a.m. – 10:10 a.m.	10 Minute Break
10:10 a.m. – 11:00 a.m.	<p>Litigation Lessons: Strategies to Avoid Article 78 Proceedings <i>Speaker: Corey A. Auerbach and Ari M. Goldberg, Esq., Barclay Damon LLP</i></p> <p>Explore the fundamentals of land use and zoning litigation delivered in a clear, easy-to-understand manner. Gain practical insights and strategies to navigate potential legal challenges and effectively mitigate costly Article 78 proceedings.</p>
11:00 a.m. – 11:10 a.m.	10 Minute Break
11:10 a.m. – Noon	<p>Special Use Permits (Corning Only) <i>Speaker: NYS DOS Paula Gilbert and Monica Ryan, Land Use Specialists</i></p> <p>Some uses require additional review and should be granted permission only if the application meets certain conditions. These special uses include gas stations, dog kennels, and uses with drive-through windows. The special use permit is also used for development in environmentally sensitive zones with overlays such as for wetlands, steep slopes, and along scenic ridgelines. Scenarios in which the special use permit tool is most helpful will be discussed, along with rules local boards must follow for reviewing and approving applications for special use permits.</p>



2024 Planning and Zoning School Agenda

Monday, October 28, 2024

Amherst Marriott Niagara

1340 Millersport Hwy, Amherst, NY 14221

7:00 a.m. – 8:00 a.m.	Registration & Hot Breakfast
8:00 a.m. – 8:10 a.m.	Welcome and Introductions
8:10 a.m. – 9:00 a.m.	<p>Planning and Zoning Ethics <i>Speaker: Sarah Brancatella, Deputy Director, Association of Towns</i></p> <p>Your neighbor needs a variance and you're on the ZBA, can you review their application? Can a planning board member also act as the bookkeeper? This course will review what planning and zoning boards need to know about ethics, discuss tools towns can use to address ethics issues, and explain how to analyze situations to ensure compliance with the law.</p>
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