

The Land Use Law Center's
24th Annual Alfred B. DelBello
Land Use & Sustainable Development Conference

**Fostering the Development
of Sustainable Communities
through Innovative Strategies**

December 4 – 5, 2025



Elisabeth Haub School of Law



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Welcome

On behalf of the Land Use Law Center, we welcome you to the 24th Annual Alfred B. DelBello Land Use & Sustainable Development Conference. The Annual Conference is a significant educational event in the region, with more than 200 attorneys, business professionals, and local leaders learning about national, regional, and local innovations, challenges, and best practices. At the Annual Conference this year, we will look at how we foster the development of sustainable communities through innovative strategies.

Panelists will explore how we can use planning and regulatory tools to achieve sustainable communities through resilient development, affordable housing, clean energy, natural resource protection, and community engagement efforts. At the conference we bestow the Groundbreaker's Award to a graduate or a group of graduates of the Center's Land Use Leadership Alliance (LULA) Training Program who have done exemplary work in a community or a region using the types of land use and decision-making tools and techniques taught in the LULA program.

The Founder's Award Reception, hosted the evening before the conference, honors an individual each year in the name of Theodore W. Kheel, the great American attorney and labor mediator, renowned for his ability to build consensus and resolve conflicts. The Center also bestows its Distinguished Young Attorney Award and the John R. Nolon Student Achievement Award at this event.

We are thrilled to conclude the conference with a reception to celebrate the good work of all local leaders in the region.

Thank you for joining us for this exciting event!

PRE-CONFERENCE FOUNDER'S AWARD RECEPTION

Thursday, December 4, 2025 at 6:00 p.m.

Tudor Room at Elisabeth Haub School of Law

ALFRED B. DELBELLO LAND USE & SUSTAINABLE DEVELOPMENT CONFERENCE

Fostering the Development of Sustainable Communities through Innovative Strategies

Friday, December 5, 2025 at 8:00 p.m.

NYS Judicial Institute at Elisabeth Haub School of Law

ABOUT THE LAND USE LAW CENTER

Established in 1993, the Land Use Law Center at Pace University is dedicated to fostering the development of sustainable communities through the promotion of innovative land use strategies and collaborative decision-making techniques, as well as leadership training, research, education, and technical assistance.

Through its many programs, the Center offers municipalities, land use leaders, citizens, advocates, planners, attorneys, real estate industry leaders, and other land use professionals assistance that enables them to achieve their development and conservation goals at the local and regional levels. Its activities provide opportunities for Pace students to gain in depth, practical experience that allows them to become practice-ready attorneys serving private, public, and non-governmental clients.

The Land Use Law Center offers extensive research and consulting services; conferences, seminars, and clinics; law school courses; practitioner and citizen-leader training programs; continuing legal education programs; multimedia resources; and frequent publications on sustainable land use and community development.



Pre-Conference Founder's Award Reception

Thursday, December 4, 2025

Tudor Room at Elisabeth Haub School of Law

Honoring

Thomas M. Roach

Mayor, City of White Plains, New York

Founder's Award Recipient



Maximillian R. Mahalek, Esq.

Associate, Cuddy & Feder LLP

**Distinguished Young Attorney
Award Recipient**



Emily A. Petermann

JD candidate, Elisabeth Haub School of Law

**Professor John R. Nolon Student
Achievement Award Recipient**



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6:00 p.m.–6:30 p.m. Registration and Networking

6:30 p.m.–7:30 p.m. Awards Presentation

Welcome

Jessica A. Bacher, Esq., *Executive Director, Land Use Law Center*

Awards Presentation

Shelby D. Green, Esq., *Professor of Law and Co-counsel, Land Use Law Center*

Jessica A. Bacher, Esq., *Executive Director, Land Use Law Center*

Christopher N. Gomez, AICP, *Commissioner of Planning, City of White Plains*

Tiffany B. Zezula, Esq., *Deputy Director, Land Use Law Center*

Acceptance of Awards

Prof. John R. Nolon Student Achievement Award

Emily A. Petermann, JD Candidate, Elisabeth Haub School of Law, Pace University

The Student Achievement Award was created in the name of Professor John R. Nolon and is presented to a Pace Law graduating student who has excelled in contributing to the mission of the Land Use Law Center.

We are pleased to add Emily to our list of recipients:

2024 — Sophie Coassin

2023 — Gabriella Mickel

2022 — Bailey Andree

Distinguished Young Attorney Award

Maximillian R. Mahalek, Esq., Associate, Cuddy & Feder LLP

The Distinguished Young Attorney Award is presented to a Pace Law graduate who worked closely with the Land Use Law Center and has, since graduation, demonstrated excellent service and commitment to land use and real estate law. The award was created on the Center's 25th anniversary in 2018.

We are pleased to add Max to our list of recipients:

2024 — Anne E. Kline, *DelBello Donnellan Weingarten Wise & Wiederkehr LLP*

2023 — Michael J. Goonan, *Greenberg Traurig, LLP*

2022 — Taylor M. Palmer, *Cuddy & Feder LLP*

2019 — Victoria L. Polidoro, *Rodenhausen Chale & Polidoro LLP*

2018 — Noelle C. Wolfson, *Hocherman Tortorella & Wekstein, LLP*

Founder's Award

Thomas M. Roach, Mayor, City of White Plains, New York

The Founder's Award was created in the name of Theodore W. Kheel, the great American attorney and labor mediator—renowned for his ability to build consensus and resolve conflicts—who was a major supporter of the Land Use Law Center. The Center bestows this annual award upon an individual or municipality that has worked collaboratively with a community and reinvented democracy to make change happen.

We are pleased to add Tom to our list of recipients:

2024 — Geraldine N. Tortorella, *Hocherman Tortorella & Wekstein, LLP*

2023 — Michael D. Zarin, *Zarin & Steinmetz, LLP*

2022 — John R. Nolon, *Land Use Law Center, Elisabeth Haub School of Law*

2019 — Lester D. Steinman, *McCarthy Fingar, LLP*

2018 — Richard L. O'Rourke, *Keane & Beane P.C.*

2017 — Frank S. McCullough, Jr., *McCullough, Goldberger & Staudt, LLP*

2016 — Robert Feder, *Cuddy & Feder, LLP*

2015 — Alfred B. DelBello, *DelBello Donnellan Weingarten Wise & Wiederkehr, LLP*

2014 — John Saccardi, *VHB*

2013 — Rose Noonan, *Housing Action Council*

2012 — City of Newburgh – *Land Bank/Revitalization Effort Team*

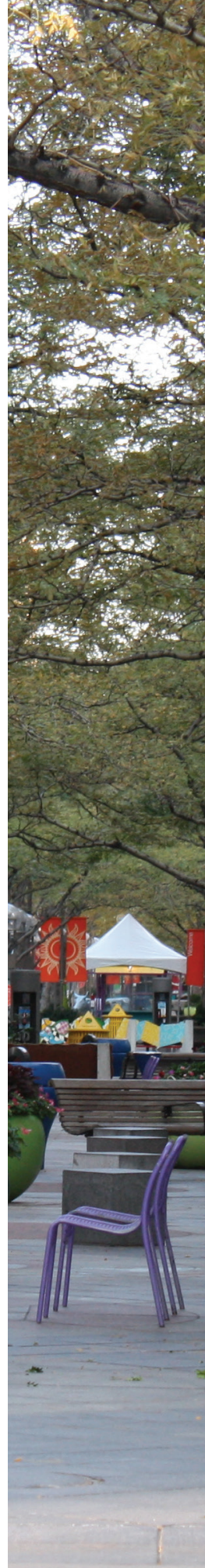
2011 — Town of Clarkstown – *Comprehensive Plan team*

2010 — Andy Revkin, *NY Times*

2009 — Pamela R. Esterman, *Sive, Paget & Riesel P.C.* and Rachel E. Deming, *Barry University School of Law*

7:30 p.m.–9:00 p.m. Reception and Networking

Continue the celebration with Savory Stations and Dessert



Founder's Award 2025 Recipient



The Land Use Law Center is pleased to honor Thomas Roach with the 2025 Founder's Award to recognize him for his exemplary leadership in the City of White Plains. This award is bestowed each year in the name of Theodore W. Kheel, the great American attorney and labor mediator, renowned for his ability

to build consensus and resolve conflicts, and who was a major supporter of the Land Use Law Center.

Mayor Thomas Roach is the 18th Mayor of the City of White Plains.

In February 2011, while serving as Council President, Tom was elected Mayor in a special election. Tom won election to his first full term in 2013; he then won reelection to a second term in 2017, and third term in 2021.

Mayor Roach remains committed to his values, which guides his leadership of the City of White Plains. His overarching goals during his tenure as Mayor ensures quality, equity and sustainability in the City of White Plains. Mayor Roach seeks to do the following:

- Maintain a diverse city where everyone experiences a high quality of life;
- Invest in and improve the City's downtown to ensure that the city's municipal services and retail and service industries meet the needs of the City's diverse and dynamic community;
- Ensure sustainable practices are top of mind when municipal infrastructure are upgraded and development plans are contemplated;
- Remain financially stable when delivering high-quality municipal services to residents of the City of White Plains.

Maintain and Grow a Diverse City: Mayor Roach has prioritized growing the number of affordable housing units in the city to ensure that White Plains remains a city that people of all income levels can call home and he has revamped the City's Affordable Rental Housing Program to ensure that more people will be eligible to participate in it.

Build a Downtown for the Future: Mayor Roach continues to work to develop a city that will meet the needs of the 21st century. In 2024, the City was the recipient of the New York State Downtown Revitalization Initiative of 10 million dollars, which will fund innovative projects that will enhance the experience of the downtown. Additionally, in 2025, the City of White Plains adopted the White Plains Vision Zero Action plan that will enhance the safety of the City's roadways regardless of mode of transportation and will prioritize climate resilience, sustainability and economic vitality.

Tom has brought a number of new events to the downtown. Under Tom's initiative, the City received grant funding to enhance Court Street, where a number of these events occur, as a premier event space. The enhancements make it easier and less expensive to hold events there. In 2023, opened the Veterans Memorial Garden, which is located in the publicly accessible green space behind White Plains City Hall.

Ensure Sustainable and Resilient Practices: Tom is well known for spearheading important environmental and sustainability initiatives including:

- creating the first dedicated bike lanes (including the first protected bike lane) in the county; establishing a network of electric vehicle charging stations in municipally owned parking structures;
- replacing streetlights and lighting in several city-owned garages, with LEDs;
- initiating a textile-recycling program; and,
- designing and constructing an on-site food scrap composting facility at the Gedney Recycling Yard.
- installing fast chargers for electric vehicles at the Chester – Maple Garage in downtown White Plains.

Under his leadership, the project to cap the city's landfill, which closed more than 30 years ago, was successfully completed.

The City adopted a much-needed recreation and parks impact fee on new multi-family residential developments. The fee is used to enhance existing city parks and playgrounds and to create new ones. He opened a new city park, the Bryant – Mamaroneck Park, which has a passive walking trail and features a popular *StoryWalk*. In 2023, the City transformed an idle, desolate 1.47-acre former parking lot, across from the Metro- North Train Station into an active, sustainable naturalized area, through rewilding. The Battle Hill Pollinator Habitat serves as a critical shelter and habitat for moths, butterflies, native bees, fireflies, beetles and hummingbirds and provides a place of respite for our residents.

The City partnered with the New York Power Authority on a large-scale community solar project using a portfolio of city-owned sites. The 6.8-megawatt (MW) community solar portfolio triples the amount of solar energy produced in Westchester County. The City of White Plains total solar generation capacity is 13.5 MW which amounts to approximately 220 watts per capita, placing White Plains among the top ten cities in the nation for solar generation. The city has also streamlined the residential solar permitting process so the proliferation of solar is seamless and efficient.

The City of White Plains has been designated a Clean Energy Community since 2017 and in 2024 became a New York State Silver Climate Smart Community.

Remain Financially Stable while Delivering High-Quality Municipal Services: During his time as Mayor, Tom has worked to provide high-quality city services while maintaining an AA1 credit rating, keeping the financial outlook of the City stable.

Distinguished Young Attorney Award 2025 Recipient



Maximillian R. Mahalek is an Associate at Cuddy and Feder. He counsels clients in a wide range of local and state permitting and environmental review matters and regularly represents applicants before public bodies.

While at the Elisabeth Haub School of Law,

Maximillian worked in various capacities for the Land Use Law Center and received the Distinguished Service Award from the Land Use Law Center. Maximillian served as a Judicial Intern for the Chief Judge for the Eastern District of New York, and interned for the Village of Ossining, NY Corporation Counsel, as well as for Johnson, Haslun & Hogeman, a boutique land use law firm in Greenwich, Connecticut. Maximillian has a Master's and Bachelor's of Urban Planning from the

University of Illinois at Urbana-Champaign, and while in graduate school, he interned for the City of Urbana, Illinois Planning Department. Maximillian is also the Chair of the Planning and Law Division of the American Planning Association, and on the Board of White Plains Bar Association.

Cuddy & Feder LLP proudly serves clients in the areas of real estate; public and private finance (including tax-exempt and taxable bond financing); litigation & appellate practice; land use, zoning & development; cannabis law; telecommunications; energy & environmental; non-profit organizations; and trusts, estates & elder law. Over 50 years, we have established ourselves as the leading law firm serving a vast region that includes Westchester, New York City, Connecticut and the Hudson River Valley. Our foundation is local, and we enjoy enduring relationships with leaders, institutions and decision-makers in the communities we serve.



Prof. John R. Nolon Student Achievement Award 2025 Recipient



Emily Petermann has produced exceptional work and engaged fully with all aspects of the Land Use Law Center. She is pursuing a Juris Doctor degree at Pace with an advanced degree in Environmental Law, where she is ranked sixth in her class.

In her 1L year, she participated in the Land Use Law Center as a 1L Scholar, conducting research and presenting on the topic of vegetated urbanism. She also served as a research assistant to Professor Robinson, conducting comparative legal research on international rights-of-nature cases and their alignment with global treaties. During her 1L summer, she interned in the chambers of the Honorable Joseph Marutollo, United States Magistrate Judge for the Eastern District of New York, where she conducted legal research and writing on a wide range of civil and criminal litigation matters.

During her 2L year, Emily led a team of first- and second-year law students researching and presenting on sea level rise. Her research was featured in Professor Nolon and Maureen Hartwell's Mysterious Power of Land Use Law: Constructing a Framework for Climate Resilient

Development article, and she presented her findings to Kansas Law School as part of Professor Nolon's CRD presentation. She also created the CRD outline to compile all student work and, in her current year as a management board member of the Land Use Law Center, is helping promote the CRD project to ensure it reaches those who can benefit from it most.

She showcased the power of land use law at Green Ossining's 15th Annual Earth Day, where she led a focus group with community members.

Additionally, she served as a vice chair of the board for the 2025 National Environmental Law Moot Court Competition.

During her 2L summer, Emily was a summer associate at Hodgson Russ, working in the Environmental and Energy Practice Group on land use issues involving municipalities and industry groups.

Emily is the Managing Editor of the Pace Environmental Law Review, where she serves as second-in-command and oversees the review's operations. She is also a student in the Food and Farm Business Law Clinic at Pace Law School.

She looks forward to completing her law degree and pursuing a career in environmental law and policy, with a focus on climate-resilient development in land use.

The Land Use Law Center's 24th Annual Alfred B. DelBello

Land Use & Sustainable Development Conference

Friday, December 5, 2025

NYS Judicial Institute at Elisabeth Haub School of Law, 78 North Broadway, White Plains, NY

7:45 a.m.–10:00 a.m. Registration and Continental Breakfast



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8:00 a.m.–9:50 a.m. Ethics Sessions

Session 1 – JI-Omni Room

Ethics in Planning: Guiding Principles for Professional Planners

Join in this session and learn about the AICP Code of Ethics and how it affects planners and the planning profession. Participate in an engaging discussion as the speakers address the implications of the Code through the use of sample ethical scenarios. Examine underlying questions of ethics that frequently pose dilemmas for practicing planners in the political context in which they operate and the impacts that may have on the “public interest”.

Peter Feroe, AICP, *Vice President, Planning and Land Development, AKRF, Inc.*

Gina Martini, AICP, ENV SP, *Senior Project Manager, VHB*

Valerie Monastra, AICP, *Principal Planner, Nelson, Pope & Voorhis, LLC*

Abigail Rudow, AICP, *Senior Environmental Planner, VHB*

Session 2 – JI-Lecture Hall

Ethics in Land Use Practice: Guiding Principles for Attorneys and Land Use Board Members

This session will focus on how to recognize and resolve ethical issues and avoid conflicts of interest in the land use context.

Wade Beltramo, Esq., *General Counsel, New York Conference of Mayors*

Steven G. Leventhal, Esq., *Partner, Leventhal, Mullaney & Blinkoff, LLP*

Rhea N. Mallett, Esq., *Partner, McCarthy Fingar LLP*

Victoria L. Polidoro, Esq., *Partner, Rodenhausen Chale & Polidoro LLP*

Patricia E. Salkin, Esq., PhD, *Senior Vice President, Academic Affairs and Provost, Graduate and Professional Divisions, Touro University*

10:00 a.m.–10:15 a.m. Welcome

JI-Omni Room

Horace E. Anderson, Jr., Esq., *Dean and Professor of Law, Elisabeth Haub School of Law*

Jessica A. Bacher, Esq., *Executive Director, Land Use Law Center*

Tiffany B. Zezula, Esq., *Deputy Director, Land Use Law Center*

The End is Near

After decades of go-go housing demand, the frenzied pace is about to end. During the 1970s, the nation added nearly 1.7 million new households annually. The pace fell to about 1.4 million annually during the 1990s. To about 2010, post-war housing demand was driven by the Baby Boom. Post-baby boom household formations will fall to fewer than 1.3 million annually during the 2020s, but then the bottom falls out. Over the 20 years from 2030 to 2050, new household formations are projected to run about 700,000 per year or about half the current pace. The reason is demographics. While many states and metropolitan areas will continue to grow, their pace will slow. Worse, in more than a thousand US counties, there will be more seniors trying to unload their homes than there will be anyone who wants to live in them. Professor Nelson will present these trends and their implications for policy to mid-century.

Arthur C. Nelson, Ph.D., FAcSS, FAICP, Emeritus Professor of Urban Planning and Real Estate Development, and Geography, University of Arizona

**10:45 a.m.–11:00 a.m. Morning Break**

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ENGINEERING, D.P.C.**Law Offices of
RODENHAUSEN CHALE & POLIDORO LLP**LANGAN****Kimley»Horn****11:00 a.m.–12:20 p.m. Breakout Sessions****Session 1 – JI-Lecture Hall****U.S. Supreme Court Adopts More Scrutiny for Exactions: What It Means for Developers and Planners**

The Supreme Court's decision in *Sheetz v. El Dorado County CA* changed the rulebook for local government legislative exactions nationwide. George Sheetz challenged a \$23,420 road impact fee, arguing in part that it was not specifically attributable to his new home's impact on county roads, and claimed it was a taking. The county asserted that its impact fees enjoyed constitutional immunity from taking claims. The Supreme Court ruled unanimously that legislative immunity does not exist for impact fees and remanded the case back to California courts. The court has arguably heightened constitutional scrutiny of all locally legislated exactions, from routine in-kind exactions, such as traditional on-site and off-site infrastructure improvements, to the most expansive impact fees enabled in 29 states.

Local governments everywhere now need to back up their legislative exaction programs with more rigorous proportionate-share mitigation analysis. Many questions must be addressed: Are all exactions embedded in zoning, subdivision, and development ordinances now fair game for taking claims? When are such claims ripe for adjudication? What escape hatches might be built in to avoid litigation? From the narrow applications of *Sheetz* to the broadest, this panel will engage the collective experience of the audience to explore the implications of this case and to provide takeaway guidance.

Maximillian R. Mahalek, Esq., Associate, Cuddy & Feder LLP

Dwight H. Merriam, Esq., FAICP, Attorney at Law

Adalene Minelli, Policy Coordinator, Wildlife Inclusive Local Development (WILD) Lab and Senior Fellow, Department of Environmental Studies, New York University

Arthur C. Nelson, Ph.D., FAcSS, FAICP, Emeritus Professor of Urban Planning and Real Estate Development, and Geography, University of Arizona

Session 2 – JI-Omni Room**AI for Land Use Professionals: Opportunities and Pitfalls**

This session will explore the practical use of artificial intelligence in land use and zoning for lawyers, planners and board members. Participants will gain an understanding of various AI platforms, how to craft prompts, and what to do with responses from AI queries.

Patricia E. Salkin, Esq., PhD, Senior Vice President, Academic Affairs and Provost, Graduate and Professional Divisions, Touro University

Britini Guthy, J.D. Candidate & Research Assistant for Office of the Provost, Touro University Jacob D. Fuchsberg Law Center

Julie Chang, CEO and Founder, JCA Strategic Solutions

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Award Presentation

Tiffany B. Zezula, Esq., *Deputy Director, Land Use Law Center*
Jaine Elkind Eney, *Supervisor, Town of Mamaroneck*

Groundbreaker's Award Recipient

Catherine F. Parker, Westchester County Board of Legislators, 7th District



Legislator Catherine Parker has dedicated her career to strengthening Westchester County's environmental resilience and fostering sustainable, community-driven growth. Representing District 7 on the Westchester

County Board of Legislators since 2014 and previously serving six years on the Rye City Council, she has been a steadfast advocate for smart land-use planning, flood mitigation, and climate-conscious legislation. Her approach to leadership embodies collaboration, evidence-based decision-making, and a long-term vision for healthier, more resilient communities.

Throughout her public service, Catherine has championed landmark initiatives that reflect the principles taught by the Land Use Law Center's Land Use Leadership Alliance (LULA) program. She has advanced watershed protection projects and innovative flood mitigation efforts, including comprehensive stormwater planning and living shoreline restoration along Long Island Sound. As Chair of the Environment & Energy Committee, she led legislation phasing out heavy heating oils, created the county's first Office of Sustainability, and pushed forward clean energy policies to reduce carbon emissions and prepare infrastructure for future climate challenges.

For the past several years, Catherine has also partnered with the Westchester County

Association and the Land Use Law Center to expand access to the LULA program. Through this collaboration, she has helped secure funding and support to ensure that more municipal leaders across Westchester can receive training in best practices for land use, sustainability, and community planning.

As Majority Leader from 2018 to 2020, Catherine also helped restore fiscal stability to the county budget while prioritizing environmental stewardship, demonstrating that sustainable solutions can go hand in hand with strong financial management. She has built a reputation as someone who brings municipalities, agencies, and residents together to tackle shared challenges with creativity, persistence, and vision.

Catherine's decades of public service reflect her unwavering commitment to protecting natural resources, improving community resilience, and ensuring that future generations inherit a safer, healthier Westchester. Her leadership has left a lasting mark on the region's environmental policies and the collaborative spirit of its local governments. Through her tireless efforts, she has shaped a legacy defined by action, progress, and a deep belief in the power of community-driven solutions. Due to term limits Catherine Parker will be stepping off of the Board of Legislators this year, but she looks forward to her next chapter of service to Westchester County residents where she can take her commitment to environmental stewardship and sustainability to the next level.

1:00 p.m.–1:45 p.m. **Keynote**

JI Lecture Hall

Taking Ambitious Action Now: Lessons from the American Sustainable Cities Initiative



Affordable housing, jobs and economic development, infrastructure investments, and preparation for extreme weather events are top of mind for the public these days. The public expects government to "make life better now!" In response, local leaders across the country are flexing their muscles, experimenting with ambitious solutions, and working in new ways to make their communities more livable and sustainable. Hear about the American Sustainable Cities Initiatives, a 10-year effort to build the capacity of local change-makers.

Shelley Poticha, *Managing Director for Regional Impact, NRDC*

2:00 p.m.–3:20 p.m. Breakout Sessions

Session 1 – JI-Lecture Hall

The Converging Grid: How Distributed Energy is Reshaping Land Use and Implications for Community Planning

As distributed energy resources (DERs)—such as solar, energy storage, microgrids, and community-scale (district energy) systems—proliferate, their impacts extend beyond the electric grid into land use decisions, zoning, and community development strategies. This session will explore how the growth of DERs is reshaping land use patterns in urban, suburban, and rural contexts, and how planners, utilities, and local governments can collaborate to align energy goals with sustainable land management. Topics will include co-location opportunities with infrastructure and industrial assets, regulatory approaches, and community engagement strategies to ensure distributed energy enhances both grid resiliency and land use efficiency.

Jim Freihaut, Ph.D., *Director, US DOE's Mid-Atlantic and NY-NJ Onsite Energy TAP*

Bill Oberkehr, *Program Manager, Clean Energy Siting, New York State Energy Research and Development Authority (NYSERDA)*

Michael J. Rohan, *Principal, Energy & Engineering, Northwell Health*

John Williams, Esq., *Executive Vice President, Policy and Regulatory Affairs, New York State Energy Research and Development Authority (NYSERDA)*

MODERATOR: Thomas G. Bourgeois, *Senior Advisor U.S. DOE's NY/NJ Onsite Energy TAP and Director of Distributed Energy Resource Policies, Land Use Law Center*

Session 2 – JI-Omni Room

SEQRA's 50th Anniversary: Its Evolution and Currently Proposed Amendments including implementation of the Environmental Justice Siting Law

This session will review the proposed amendments to SEQRA regulations including the requirements of the Environmental Justice Siting Law requiring agencies to evaluate whether an action may cause or increase a disproportionate pollution burden on a disadvantaged community. We will also review other proposed amendments including changes to the Type II list regarding certain multi-family housing developments and provisions regarding Renewable Energy Services.

Patrick Cleary, AICP, CEP, PP, LEED AP, CNU, *Cleary Consulting*

Peter Feroe, AICP, *Vice President, Planning and Land Development, AKRF, Inc.*

Adam Stolorow, Esq., *Principal, Sive, Paget & Riesel P.C.*

Linda Whitehead, Esq., *Partner, McCullough, Goldberger & Staudt, LLP*



3:20 p.m.–3:35 p.m. Afternoon Break

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Fingar LLP**
Counselors at Law



3:35 p.m.–5:00 p.m. Law Update Session

JI Lecture Hall

Lessons from Luminaries of Land Law: Latest and Greatest Decisions

Once again, the shamans of land use law, some who have wandered in from the far corners of the world, like Florida, to divine the future by inspecting entrails, reading palms, poking at tealeaves, thumbing through Tarot cards, and sometimes actually reading all those boring cases. They will tell you what happened, what they as pontificators extraordinaire think it all means (these people are big thinkers), and what you need to watch out for! To top it off, this blatant bunkum and balderdash will be more entertaining than watching some fast food restaurant applicant seeking a sign variance completely making up bogus claims of “practical difficulty and unnecessary hardship.”

Donald L. Elliott, Esq., FAICP, *Senior Consultant, Clarion Associates, LLC*

Dwight H. Merriam, Esq., FAICP, *Attorney at Law*

Shelley Ross Saxer, *Laure Sudreau Chair in Law, Pepperdine University, Caruso School of Law*

Michael Allan Wolf, Esq., *Professor of Law & Richard E. Nelson Chair in Local Government Law, University of Florida Levin College of Law*

Michael D. Zarin, Esq., *Partner, Zarin & Steinmetz*

5:00 p.m.–6:00 p.m. Wine & Cheese Reception

JI Atrium

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Congratulations to the 2025 Honorees

Thomas M. Roach

Founder's Award

Maximillian R. Mahalek, Esq.

Distinguished Young Attorney Award

Emily A. Petermann

Professor John R. Nolon
Student Achievement Award

Catherine F. Parker

Groundbreaker's Award

*Jessica, Tiffany,
John, Jennie, Tom,
Ben, and Ann Marie*



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Congratulations to the 2025 Honorees

Distinguished Young Attorney Award

Maximillian R. Mahalek, Esq.
Cuddy & Feder Llp

Founder's Award

Thomas M. Roach
Mayor, City Of White Plains

Groundbreaker's Award

Catherine Parker
Westchester County Board Of Legislators,
7th District

*with Best Wishes for
Continued Success to*

**Elisabeth Haub School Of Law
At Pace University**

Greenberg Traurig Celebrates
Elisabeth Haub School of Law at Pace University
and its 24th Annual
**Alfred B. DelBello Land Use & Sustainable
Development Conference!**

Backed by 700+ real estate lawyers, GT's New York Land Use team brings five decades of business-driven legal insight to zoning, permits, development rights, and landmark approvals. GT is the only global law firm with offices across Westchester, Manhattan, New Jersey, Long Island, and Albany.



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Goonan in Westchester County at 914.286.2900. *These numbers are subject to fluctuation. 43433

WORLDWIDE LOCATIONS

United States, Europe
and the Middle East,
Asia, Latin America



Sun River Health salutes the
Land Use Law Center
for fostering the development of
sustainable communities
and congratulates
Mayor Thomas M. Roach
on his Founder's Award.

Serving the Hudson Valley, Long Island and Beyond for Over 40 Years

We Congratulate

Thomas M. Roach, Esq.

Founder's Award

Maximillian R. Mahalek, Esq.

Distinguished Young Attorney Award

Catherine Parker

Groundbreaker's Award

Emily A. Petermann

Professor John R. Nolon Student Achievement Award

On Your Well-Deserved Recognition and Awards

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We are also excited to celebrate with our friend and colleague Maxmillian R. Mahalek, Esq. Well deserved.

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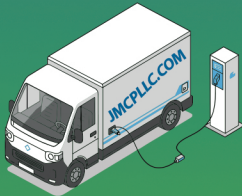


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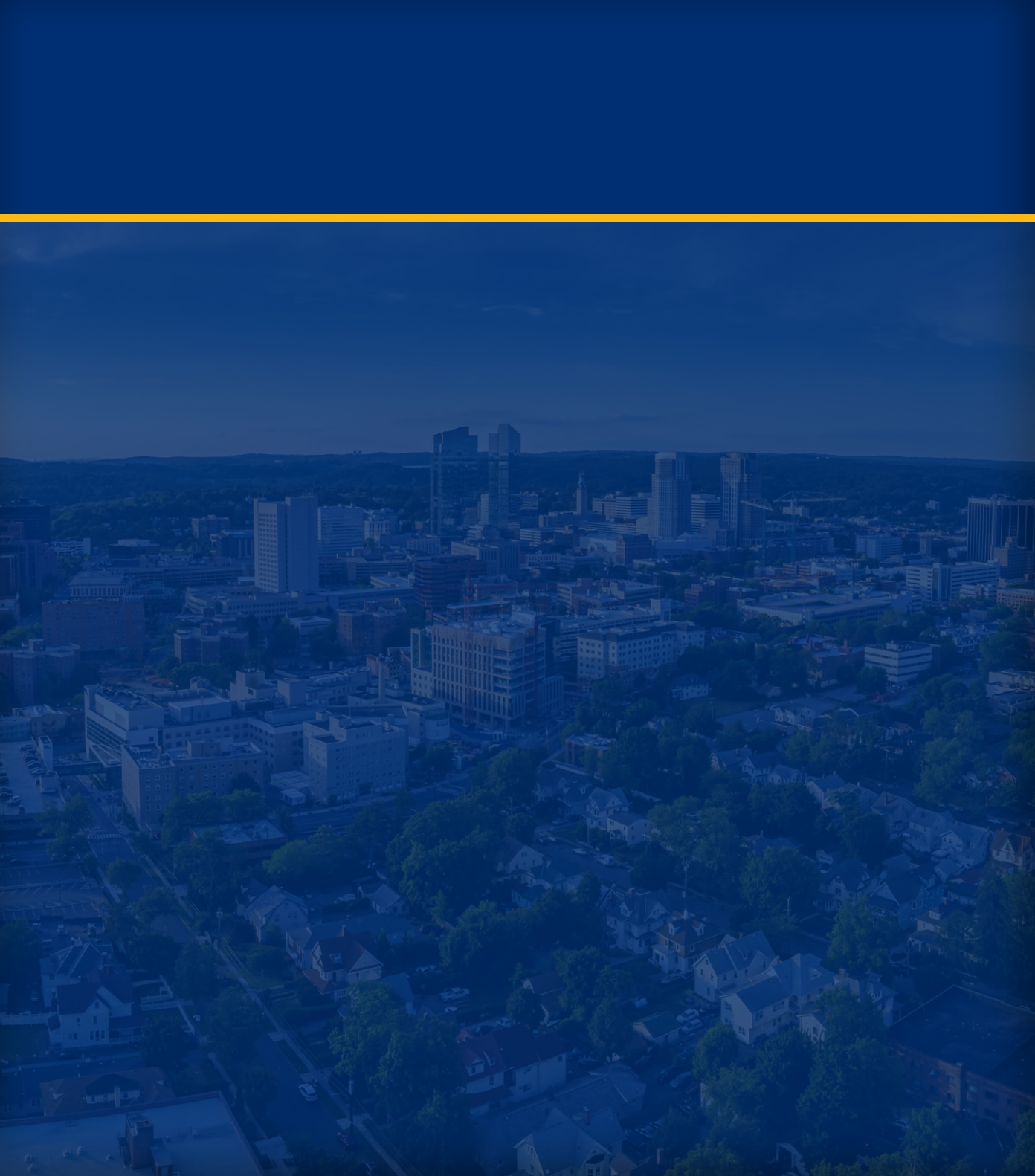
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Jessica, Tiffany, John, Jennie, Ben, and Ann Marie

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