Welcome & Introductions

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.

Break

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.

Closing Remarks and Next Steps
Welcome and Introductions/Review from Monday night program

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.

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.