

The Land Use Law Center's 18th Annual

**Alfred B. DelBello Land Use and Sustainable Development Conference**

# Building the Infrastructure for Our Sustainable Future

December 4, 2019 – December 5, 2019



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# Welcome

On behalf of the Land Use Law Center, we welcome you to the 18th 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. The Founder's Award Dinner, 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 at this event.

At the Annual conference this year, we will be looking at the ways in which we can use design, planning and regulatory tools, and creative financial approaches to plan and develop appropriate infrastructure to create more sustainable communities. Infrastructure and land use patterns are inextricably linked. Infrastructure has the power to shape development, influence economic opportunities, and determine a neighborhood's character and quality of life. In addition, infrastructure investments have important consequences for the environment, including water quality, climate change, resiliency, and open space preservation. Thank you for joining us for this exciting event!

## PRE-CONFERENCE FOUNDER'S AWARD DINNER

Wednesday, December 4, 2019 at 6:00 PM

Mansion on Broadway, 139 North Broadway, White Plains, NY

## ALFRED B. DELBELLO LAND USE & SUSTAINABLE DEVELOPMENT CONFERENCE

*Building the Infrastructure for Our Sustainable Future*

Thursday, December 5, 2019 at 8:00 AM

Judicial Institute at Pace Law, 78 North Broadway, White Plains, NY

## 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.

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# Pre-Conference Founder's Award Dinner

Wednesday, December 4, 2019

Mansion on Broadway, 139 North Broadway, White Plains, NY

## HONORING

Lester D. Steinman, Esq.  
*McCarthy Fingar, LLP*

Founder's Award Recipient

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

Distinguished Young Attorney Award Recipient

6:00 – 7:00 PM

## Cocktails and Honoree Reception

SUPPORTED BY



7:00 – 9:00 PM

## Dinner – Award Presentation

### Welcome

**Jessica Bacher**, Esq., *Executive Director, Land Use Law Center*  
**Arthur Collins**, *Collins Enterprises, LLC*

### Awards Presentation

**John Nolon**, Esq., *Founder and Counsel, Land Use Law Center*

### Acceptance of Awards

#### *Distinguished Young Attorney Award Recipient*

**Victoria L. Polidoro**, Esq., *Partner, Rodenhausen Chale & Polidoro, 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 law. The award was created on the Center's 25th anniversary in 2018. We are pleased to add Victoria to our list of recipients, which includes our first awardee: Noelle C. Wolfson, *Hocherman, Tortorella & Wekstein, LLP*.

#### *Founder's Award Recipient*

**Lester D. Steinman**, Esq., *Partner, McCarthy Fingar, LLP*

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 Lester D. Steinman, to our list of recipients, which includes:

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*

## Founder's Award 2019 Recipient



The Land Use Law Center is pleased to honor **Lester D. Steinman** with the 2019 Founder's Award to recognize his work as a land use attorney who has resolved countless, contentious, and complex land use disputes. Lester is one of the most respected authorities on municipal law matters in the Westchester/Lower Hudson Valley region, and he

exemplifies the type of collaboration and spirit that this award, given in the name of Theodore Kheel, celebrates. As a partner in the Municipal Law & Land Use group at *McCarthy Fingar LLP*, his practice focuses on the representation of local governments and their land use boards, including litigation and appeals in federal and state courts. Throughout his career, he has resolved a myriad of organizational and operational problems for local governments and has guided municipal entities through the land use and environmental review for major commercial and residential development projects, the construction and expansion of educational and religious institutions, and the updating of comprehensive plans and local waterfront revitalization programs. For twenty-seven years, Lester served as Director of the Edwin G. Michaelian Municipal Law Resource Center of Pace University, a multi-faceted legal reference center which provided research and consulting services to municipalities on all aspects of the local government law. During that time Lester

also served as the Editor of the *Municipal Lawyer*, a quarterly journal distributed to the bar, judiciary, and municipal officials throughout New York State. He also serves as counsel to the Westchester Municipal Officials Association. Lester is a leading member of the bar, including being a past chair of the Municipal Law sections of the New York State Bar Association and Westchester County Bar Association. He is also a former Adjunct Professor at Pace University School of Law. Representing the Village of Pleasantville, Lester successfully briefed and argued a landmark zoning case before New York's highest court, the Court of Appeals, in which the Court of Appeals affirmed the courts' obligation to give due deference to findings and conclusions of local zoning boards of appeal. Lester has also received a peer review rating of AV<sup>®</sup> Preeminent on Martindale-Hubbell<sup>®</sup>



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McCarthy Fingar, with offices in White Plains, New York, serves the legal needs of a diverse group of clients

throughout New York, Connecticut, Florida, and beyond. Founded by Robert J. McCarthy and Elmer Lee Fingar (both now deceased), McCarthy Fingar has been a leader in the legal and business communities for 70 years. Our attorneys come to us from a divergent group of law schools, from other law firms, from corporations, and from the judiciary. Our lawyers demonstrate a special blend of skills and know-how which helps our clients succeed in their business and personal planning, in transactional matters and in litigation.

## Distinguished Young Attorney Award 2019 Recipient



The Land Use Law Center is pleased to bestow its Distinguished Young Attorney award on **Victoria L. Polidoro**, a Partner at the firm of *Rodenhausen Chale LLP*, a graduate of Pace Law, and a former Land Use Law Center Summer Associate. Through her work, Victoria has demonstrated the type of service and commitment to the industry, region, and people that the Land Use Law Center

celebrates. In her practice, Victoria focuses on environmental, land use and municipal law, representing private developers, municipalities, homeowners, not-for-profit entities and public agencies. She currently serves as planning board attorney or zoning board attorney, or both, for the Towns of Dover and Hyde Park and the Villages of Fishkill and Red Hook. She has experience representing public and private clients in connection with a wide variety of matters including planning and zoning matters, contracts and grant agreements, environmental compliance, drafting and preparation of local laws, special district proceedings, intermunicipal agreements, easement and real estate matters, and historic preservation issues. Victoria worked at the Land Use Law Center throughout law school and was a senior associate on the *Pace Environmental Law Review*.

She has participated in the Land Use Law Center's Land Use Leadership Alliance (LULA) Training Program as a facilitator and lecturer during its training programs for local officials. She was selected for the Upstate New York Super Lawyers Rising Star list in 2014, 2015, 2016, 2017 and 2018.



Rodenhausen Chale & Polidoro LLP is a firm of

experienced and highly focused attorneys ready to work hard to help you achieve your goals. Our practice is wide ranging. We negotiated the massive New York City Watershed Agreement, we formed the East of Hudson Watershed Corporation for nineteen municipalities in Westchester, Dutchess and Putnam Counties, we successfully defended the New Paltz wetlands law from constitutional challenge, and we successfully argued the Supreme Court Middlefield case giving towns the right to ban fracking through their zoning laws. We have been involved in public financing for a broad range of projects including water and sewer systems, libraries, schools, multifamily housing projects, solid waste management, roads and bridges. We work to ensure that our clients' projects are sustainable, constructive and resilient in a changing environment. Please visit our website and follow our blog. We look forward to meeting you.

The Land Use Law Center's 18th Annual  
**Alfred B. DelBello Land Use and Sustainable Development Conference**

**Building the Infrastructure for Our Sustainable Future**

Thursday, December 5, 2019

Judicial Institute at Pace Law, 78 North Broadway, White Plains, NY

**8:00 – 10:00 AM**

**Registration and  
Continental Breakfast**

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**HARRIS BEACH** PLLC  
ATTORNEYS AT LAW

**8:15 – 9:45 AM**

**Ethics Sessions**

*Session 1 – Ottinger Hall-202*

**Planning Ethics 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 and personal anecdotes. 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, *Technical Director, Planning, AKRF, Inc.*

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

**Valerie Monastra**, AICP, *President, Westchester Municipal Planning Federation*

**Bonnie Von Ohlsen**, AICP, RLA, LEED Green Associate, *Kimley-Horn of New York, P.C.*

*Session 2 – Ottinger Hall-G-02*

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

Join in this session and learn about ethical considerations for lawyers 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.

**Patricia E. Salkin**, Esq., *Provost, Graduate and Professional Divisions, Touro College*

**10:00 – 10:15 AM**

**Opening Remarks**

*Jl-Lecture Hall*

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

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

**10:15 – 10:45 AM**

**Morning Keynote**

*Jl- Lecture Hall*

**The Future of Infrastructure: What Do We Plan For?**

The morning keynote presenter will focus on future-scenario analysis and how it allows us to anticipate coming changes and how those changes impact infrastructure and communities.

**Thomas W. Smith III**, ENV SP, CAE, F.ASCE,

*Executive Director, American Society of Civil Engineers*



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10:45 – 11:00 AM **Morning Break**

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11:00–12:20 PM **Breakout Sessions**

*Session 1 – JI-Lecture Hall*

**Taking a Bite Out of Blight: Effective Tools and Innovative Strategies in the Battle to Reuse Problem Properties**

Problem properties, both vacant and occupied, undermine neighborhood vitality and are a source of constant frustration to those working to stabilize and rebuild neighborhoods. Authors of the ABA *Vacant and Problem Properties* book, will introduce creative and diverse tools and strategies that enable communities to overcome obstacles to successful anti-blight efforts.



**Wade Beltramo, Esq.**, *General Counsel, NYS Conference of Mayors*

**Karen L. Black, Esq.**, *Principal, May 8 Consulting, Inc.*

**Madeline Fletcher, Esq.**, *Director, Distressed Asset Preservation, NYS Homes and Community Renewal*

**Alan Mallach, FAICP**, *Senior Fellow, Center for Community Progress*

*Session 2 – Ottinger Hall - G-02*

**Navigating the Rising Tides: Designing and Planning for Resiliency**

Most communities are already engaged in a number of planning and project development processes for their communities. This presents an ideal opportunity to incorporate resiliency into these and other relevant local government functions. This panel will highlight some new and innovative practices, tools and opportunities in our region and across the State in designing and planning for resiliency.

**Paul Beyer, Esq.**, *Director of Smart Growth, NYS Department of State Division of Local Government*

**Amy Chester**, *Managing Director, Rebuild by Design*

**Caroline Dwyer, AICP**, *Project Manager, Renaissance Planning Group, Inc.*

**John Gauthier, P.E., Esq.**, *Associate Engineer, Town of Greece*

*Session 3 – Ottinger Hall-202*

**Behind the Light Switch: Transforming Energy Policies**

This session will highlight local energy policies and considerations. Speakers will cover NYSERDA's local resources for energy storage, solar and wind development, the new NYStretch Energy Code 2020, and New York City's Climate Mobilization Act, which places emission limits on NYC's large buildings.

**Marilyn Dare, LC, CEM**, *Senior Project Manager, Energy Codes, NYSERDA*

**Houtan Moaveni**, *Senior Advisor to the President for Strategy and Clean Energy Siting  
New York State Interconnection Ombudsman, NYSERDA*

**Thomas M. Roach, Esq.**, *Mayor, City of White Plains*

**Nicholas A. Widzowski, Esq.**, *Legislative Director & Counsel, Office of Council Member Costa  
Constantinides*

12:20 – 1:20 PM

Lunch –  
Award Presentation

Jl-Omni Room



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## Groundbreaker's Award Recipients

### Kenneth Kearney and Sean Kearney Kearney Realty & Development Group

The Land Use Law Center is proud to present the Groundbreaker's Award to Kenneth Kearney and Sean Kearney of Kearney Realty & Development Group. The Groundbreaker's Award is given 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. Kenneth and Sean Kearney were selected from a prestigious group of other past LULA graduates nominated for this award.



**Kenneth Kearney** is the founder and president of The Kearney Realty & Development Group (KRDG), a diversified real estate development and property management firm based in Carmel, New York.

Mr. Kearney's nearly twenty-three years in real estate development includes many accomplishments of completed and successful projects located throughout the Hudson Valley in New York State. To date KRDG has built commercial and residential projects valued at more than \$200 million and is currently involved with several projects at various stages of development.

Known by friends and associates as "a businessman with a big heart," Mr. Kearney brings experience, tenacity, a strong work ethic, and solid professional relationships to any project he undertakes. He has been recognized by many for achievements in developing successful projects.

KRDG has been recognized as a regional leader in its field for both innovation and quality. In 2014, KRDG committed to requiring all future buildings be LEED certified. Since 2002, the KRDG has successfully developed over 900 units in the Hudson Valley region that include senior, workforce, veteran, supportive, market-rate, middle income, and artist housing.

In Kenneth's free time he is a board member on two non-for-profit organizations, Hudson Valley Pattern for Progress and Hudson Valley Community Foundations. Kenneth and his family are involved in numerous philanthropic ventures in the areas in which he works. A native of Mahopac, Kenneth and his wife Jean, continue to reside there.



**Sean Kearney** currently serves as the Vice President of The Kearney Realty & Development Group (KRDG), the Vice President of Tern Construction & Development (TDC) and is a managing member of Parkview Development & Construction (PDC).

At his roles with KRDG and PDC, he has overseen the development of over 900 units throughout New York State and oversees the management of over 1,300 units of a diverse housing stock including senior, workforce, veteran, supportive, middle-income, and artist housing. As Vice President of TDC, he is responsible for all contracting and purchasing of roughly \$35 million of construction contracts annually. Recently, his focus has been on downtown revitalization projects utilizing New York State Homes and Community Renewal's new middle-income housing program.

He is an active member in the communities where he works and has been on the Board of Directors for the Bardavon 1869 Opera House, Board of Directors for the Walkway over the Hudson, and Board of Directors for Peekskill's Business Improvement District.

Sean and his wife Adriana reside in the Village of Cold Spring, New York.



## Reaching for the Future: Cities Competing in the 21st Century



The forces of change are redefining the rules for all of us, including cities. Globalization, technological innovation, environmental changes, and demographic shifts are challenging the traditional roles of cities. Cities will succeed or languish depending on how they respond. The leadership of a city must be nimble, curious and have an appetite for risk. Cities that are succeeding have a clear strategic vision of their strengths and their future, understand multilayered financing and how to build great partnerships and most importantly, have dynamic leadership to galvanize the community. The leadership of a community can be from public officials but also is increasingly coming from civic, university, and business leaders. Change is tough; protecting the status quo or only reacting to projects rather than pro-actively pursuing them might seem easier and more politically safe, but successful cities are intentional in the choices.

**Thomas Murphy**, *Senior Resident Fellow, Joseph C. Canizaro/Klingbeil Family Chair for Urban Development, Urban Land Institute Americas*

### Session 1 – JI-Lecture Hall

#### Won't You Be My Neighbor: Breaking the Barriers to Creating Affordable Housing



Many tout the benefits of affordable housing, including its ability to foster a diverse workforce, promoting social and economic integration, and fostering economic stability of a community, but challenges remain in spite of the benefits. How do we prove those benefits and calm the fears surrounding development? This session will highlight approaches to addressing the concerns, capitalizing on community benefits, and dispelling myths associated with affordable housing. Addressing fears about the perceived effects of affordable housing on property values will also be covered. Experienced practitioners will provide a variety of roadmaps for garnering support for needed housing in the region and will highlight how municipal and community leaders became comfortable with proposed developments.

**The Reverend Peter Cook**, *Executive Director, New York State Council of Churches*

**Sean K. Kearney**, *Vice-President, The Kearney Realty & Development Group, Inc.*

**Jason Labate**, Esq., *Senior Associate, Goldstein Hall PLLC*

**Rose Noonan**, Esq., *Executive Director, Housing Action Council, Inc.*

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

### Session 2 – Ottinger Hall-202

#### Right-of-Way Management



Local governments hold the public right-of-way in trust for the benefit of the public; but rapid changes in technology, policy, and law are increasing demands for services and challenging local regulatory authority. This session, presented by the Westchester Municipal Planning Federation, will discuss best practices for right-of-way management in the face of emerging challenges—an issue that cuts across the big city/small town divide. Speakers will review the public trust doctrine; the unique demands from shared mobility services in the public right-of-way, especially considerations when creating a local bike-share program; and right-of-way issues related to signage, parking, and sidewalks. This session promises an engaging discussion on emerging issues for streets, sidewalks, and parks in every community.

**Lee J. Ellman**, AICP, *Director of Planning, City of Yonkers*

**Leslie J. Snyder**, Esq., *Partner, Snyder & Snyder, LLP*

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

### Session 3 – Ottinger Hall - G-02

#### Show Me the Money: Tools for Financing Infrastructure

Meeting infrastructure financing challenges has emerged as one of the most urgent issues facing local governments. In this session, you will learn creative solutions to funding critical and innovative infrastructure projects in your community. The panel includes finance, legal, and government professionals who will share their experience in developing and implementing alternative infrastructure financing mechanisms.

**David W. Barr**, *Senior Vice President, Roosevelt & Cross Inc.*

**Michael Curti**, Esq., *Senior Counsel, Harris Beach PLLC*

**Steve Densmore**, *President and Founder, Choice Words LLC*

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

3:30 – 3:45 PM

Afternoon Break

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3:45 – 5:15 PM

Law Update Session

J1-Lecture Hall

**Lessons from Luminaries of Land Law: Latest and Greatest Decisions (Yawn)**

For the conclusion of the conference day, we have 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, *Director, Clarion Associates, LLC*

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

**John R. Nolon**, Esq., *Counsel, Land Use Law Center & Professor of Law, Elisabeth Haub 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*

5:15 – 6:00 PM

Well Grounded Wine & Cheese Reception

Conference attendees can join Pace Land Use Law graduates and current students to toast the day and celebrate the year.



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We are proud to support the  
*18th Annual Alfred B. DelBello Land Use &  
Sustainable Development Conference*

and congratulate this evening's honorees

*Lester Steinman  
Victoria Polidoro  
Ken & Sean Kearney*

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*Congratulations to All of This Year's Award Recipients*

A black and white photograph of a modern multi-story building at night, with lights reflecting on a body of water in the foreground. Ducks are visible in the water.

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AKRF IS PROUD TO SUPPORT THE  
**PACE LAND USE LAW CENTER**  
AND CELEBRATE ITS HONOREES

CONGRATULATIONS TO THE 2019 HONOREE  
**VICTORIA POLIDORO, ESQ.**



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We recognize and honor

**Lester D. Steinman**  
Founder's Award

~ ~ ~

**Victoria L. Polidoro**  
Distinguished Young Attorney  
Award

~ ~ ~

**Kenneth Kearney & Sean Kearney**  
Groundbreakers Award

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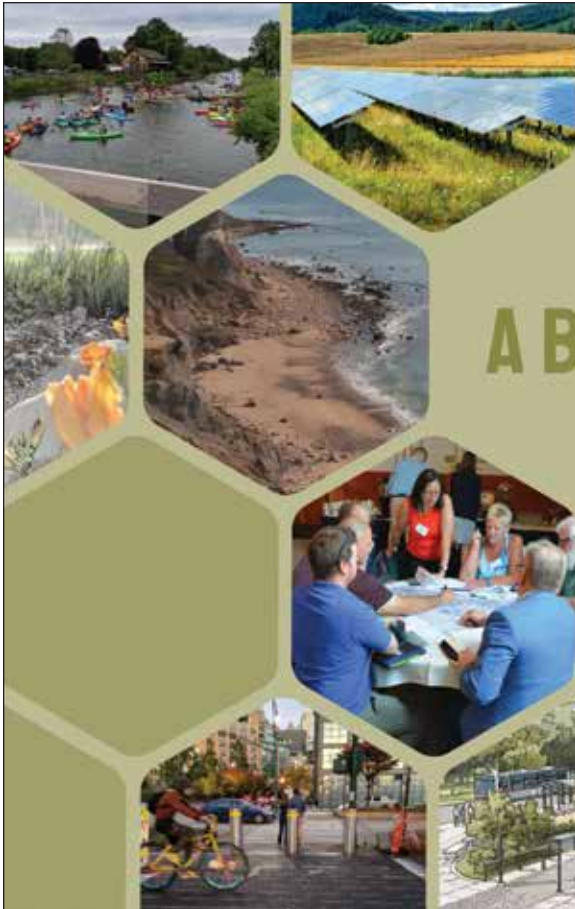
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*Congratulations to this year's Award Recipients*



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*We are pleased to extend our sincere  
congratulations to the honorees!*

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WOULD LIKE TO CONGRATULATE TONIGHTS HONOREES!

**Lester D. Steinman**  
*Founder's Award*

**Victoria L. Polidoro**  
*Distinguished Young Attorney Award*

**Kenneth Kearney and Sean Kearney**  
*Groundbreaker's Award*



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## The Oram Foundation congratulates the Pace Land Use Law Center

for its sustained commitment and exemplary work with municipalities to implement innovative approaches to sustainable development. We are proud to support LULC's collaboration with Regional Plan Association in the Tri-State Parking Initiative, which will promote best practices in local parking policies. For a taste of things to come, see LULC's Smart Parking Solutions report at [library.rpa.org/pdf/PaceParkingReport.pdf](http://library.rpa.org/pdf/PaceParkingReport.pdf).



Regional Plan Association



*My deepest congratulations  
to the Founder's Dinner honorees.*

**Les Steinman** resolved countless land use disputes  
during his long tenure with the  
Pace Municipal Law Resource Center and in practice.

**Victoria Polidoro** was a model Pace law student,  
produced several reports for land use leaders while in school,  
and is a master negotiator on behalf of her clients today.

**We are proud to honor them and the  
Legacy of Theodore M. Kheel that they embody.**

---

**John R. Nolon**

*Distinguished Professor, Counsel to the Land Use Law Center*

**HOUSING ACTION COUNCIL AND THE LAND USE LAW CENTER  
ARE PLEASED TO ANNOUNCE**

*The Housing Collaborative*, a partnership between  
HAC and LULC to develop and promote strategies to  
further affordable and workforce housing initiatives.

---

*On behalf of The Housing Collaborative  
we would like to congratulate  
Ken and Sean Kearney  
on receiving the Groundbreaker's Award.*



HOUSING ACTION COUNCIL



# *Additional Congratulations to the award recipients*

**Lester D. Steinman**

*Founder's Award*

**Victoria L. Polidoro**

*Distinguished Young Attorney Award*

**Kenneth Kearney and Sean Kearney**

*Groundbreaker's Award*

FROM

**John J. Lynch, AICP**

**Nicholas A. Robinson**

*Professor of Law, Elisabeth Haub School of Law, Pace University*

## THANK YOU

The Founder's Award Dinner would not be possible without  
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