



CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

PLANNING & ZONING WORKSHOP 2025



**ANNUAL CONFERENCE ON PLANNING FOR SUSTAINABILITY,
WATER QUALITY & ZONING IN THE CAPITAL REGION OF NY**

Information & Program

Friday, October 17, 2025 8:30-4:30 PM
HVCC Bulmer Telecommunications Center

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AICP CM CONFERENCE #9317363

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AICP members must be in attendance for the duration of the event in order to receive CM Credit. **CM# 9317363**



WORKSHOP AGENDA



8:30 AM

Registration, Networking, and Breakfast

9 AM

In Motion – the Long-Range Transportation Plan for the Capital Region

Sandy Misiewicz

1.5 CM

10:30AM

Coffee Break

Sponsored by Harris Beach Murtha

11 AM

Auditorium

Planning and Zoning Board Procedures and Ethical Obligations

Mark Schachner

1.5 CM

Room 1

Climate Action Planning

Todd Fabozzi,
Tara Donadio &
Haley Balcanoff

1 SR CM

Room 2

Municipal Board's Review Responsibilities Relating to Stormwater

Lindsay Buck,
Floria Huizinga &
Scott Reese

1.5 CM

12:30 PM

Lunch

Sponsored by Hodgson Russ

1:30 PM

Auditorium

Lessons Learned: Recent Updates to State and Federal Wetlands Regulations

Terresa Bakner,
Frank Barbera,
Kevin Weed &
Yates Lansing

1.25 CM

Room 1

Technologies to Streamline Planning and Zoning Review Or How I Stopped Worrying and Learned to Love AI

John Scavo &
Abe Uchitelle

1.25 CM

Room 2

Securing Our Water Future with DWSP2 Resources and Support

Tyler Bobko &
Alyssa Bement

1.25 CM

2:45 PM

Coffee Break

Sponsored by LaBella

3:00 PM

Auditorium

Case Law Update

Javid Afzali

1 Law CM

Room 1

Planning for Battery Energy Storage Systems

Jennifer Manierre
& Eva Hoskin

1.5 CM

Room 2

Site Plan Review

Monica Ryan &
James Bragg

1.5 CM

4:30 PM

End of Program

SESSION DETAILS

9:00 AM **Plenary Session**
In Motion – the Long-Range Transportation Plan for the Capital Region **1.5 CM**

The Capital Region Transportation Council’s In Motion Plan to 2050 is a comprehensive blueprint for enhancing mobility, sustainability, and connectivity across the region. This session is designed for planning and zoning board members to understand how long-range transportation planning intersects with local land use decisions and how municipalities can actively contribute to shaping the region’s transportation future.

Presented by: Sandy Misiewicz

11:00 AM **Concurrent Session #1 | Auditorium**
Planning and Zoning Board Procedures and Ethical Obligations **1 SR CM**

Effective planning and zoning meetings are essential to fair, transparent and legally sound land use decision-making. This session is intended to provide Board Members with practical guidance on how to conduct meetings that are orderly, inclusive and compliant with New York State law. Participants will learn about the distinct roles and responsibilities of board members, applicants, municipal staff, and the public.

Presented by: Mark Schachner

Climate Action Planning | Room 1 **1.5 CM**

Capital Region communities have been working to reduce their greenhouse gas (GHG) emissions and are making great progress. This session explores the recently completed CDRPC Comprehensive Climate Action Plan (CCAP) for the Capital Region, funded by the U.S. EPA’s Climate Pollution Reduction Grant program, which provides a regional framework to further support local climate action.

Presented by: Todd Fabozzi, Tara Donadio & Haley Balcanoff

Municipal Board’s Review Responsibilities Relating to Stormwater | Room 2 **1.5 CM**

This session will cover what a review board should understand during a project review when it comes to stormwater. The course will cover required knowledge with tools and recommendations to assist the board member to better understand what happens prior, during, and after a project review when it comes to stormwater.

Presented by: Lindsay Buck, Floria Huizinga & Scott Reese

1:30 PM **Concurrent Session #2 | Auditorium**
Lessons Learned: Recent Updates to State and Federal Wetlands Regulations **1.25 CM**

New York State and federal agencies have enacted significant updates to wetlands regulations that will reshape how municipalities approach land use, development review, and environmental permitting. This session is designed for planning and zoning board members to understand the implications of these changes and how to navigate the evolving regulatory landscape.

Presented by: Terresa Bakner, Frank Barbera, Kevin Weed & Yates Lansing

Technologies to Streamline Planning and Zoning Review Or How I Stopped Worrying and Learned to Love AI | Room 1 **1.25 CM**

This session explores digital tools that streamline planning and zoning workflows, improve decision-making, and reduce administrative burdens. It emphasizes how technology can support, but not replace, the critical role of planners and board members. The session also highlights where human judgment and ethical discernment remain essential, helping participants strengthen capacity in areas beyond automation.

Presented by: John Scavo & Abe Uchitelle

Securing Our Water Future with DWSP2 Resources and Support | Room 2 **1.25 CM**

The Drinking Water Source Protection Program (DWSP2) assists local governments to create community-specific drinking water protection plans in a way that strengthens relationships, fosters collaboration, and engages stakeholders. This session will cover the free technical assistance and resources available, highlight previous communities that have gone through this process, and next steps for interested communities.

Presented by: Tyler Bobko & Alyssa Bement

3:00 PM **Concurrent Session #3**
Case Law Update | Auditorium **1 Law CM**

Recent court decisions continue to shape the legal landscape for land use, zoning, and development review. This session provides planning and zoning board members with key case law updates that directly impact how municipalities interpret and apply zoning regulations, conduct site plan and special use permit reviews, and manage public hearings and procedural requirements.

Presented by: Javid Afzali

SESSION DETAILS

3:00 PM
Planning for Battery Energy Storage Systems | Room 1 **1.5 CM**

Participants will learn about the New York State Energy Research and Development Authority (NYSERDA)’s Battery Energy Storage System (BESS) Guidebook, which provides comprehensive tools, model laws, permitting templates, and inspection checklists to support local governments in responsibly managing energy storage development. NYSERDA also offers a series of webinars and technical resources that address zoning, fire safety, decommissioning, and taxation considerations for BESS projects.

Presented by: Jennifer Manierre & Eva Hoskin

Site Plan Review | Room 2 **1.5 CM**

This session will discuss the statutory authority local governments have to review site plans. It will address the scope and content of a site plan and the role of the site plan in municipal review of development projects. A discussion of design and the reasons some approaches might be preferable to others is included in the course.

Presented by: Monica Ryan & James Bragg

ABOUT THE SPEAKERS

Session: In Motion – the Long-Range Transportation Plan for the Capital Region

Sandy Misiewicz, AICP, has been with the Capital Region Transportation Council, formerly the Capital District Transportation Committee, for over 25 years. The Transportation Council is the designated metropolitan planning organization for the counties of Albany, Rensselaer, Saratoga, and Schenectady, responsible for facilitating a regional transportation planning process. With a background in environmental, land use, and transportation planning, Misiewicz worked in various planning roles at the Transportation Council until becoming executive director in 2021. As executive director, Misiewicz manages activities related to a federally funded annual planning work program, a capital program of federally funded transportation projects, and the implementation of a regional transportation plan.

Session: Planning and Zoning Board Procedures and Ethical Obligations

Mark Schachner, Esq., is the Senior Principal Attorney of MILLER, MANNIX, SCHACHNER & HAFNER in Glens Falls and Round Lake. 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/zoning law. In Saratoga County, Mr. Schachner and his colleagues represent the Towns of Corinth, Greenfield, Saratoga and Wilton, serve as Planning/Zoning Counsel for the Town of Malta and the City of Saratoga Springs and are Counsel to the Saratoga County Water Authority and LifeWorks Community Action (formerly Saratoga County Economic Opportunity Council). Mr. Schachner is a graduate of Brown University and Boston University School of Law.

Session: Climate Action Planning

Todd Fabozzi is the director of sustainability for the CDRPC. During his 30 years as a professional urban planner, he has managed water quality, geographic information systems, smart growth, and sustainability initiatives. Fabozzi currently directs the New York State Energy Research and Development Authority’s (NYSERDA) Clean Energy Communities Program and the New York State Department of Environmental Conservation’s (DEC) Climate Smart Communities Outreach Coordinators Program within the 28-county Eastern Territory and is leading an Environmental Protection Agency funded effort to develop a climate action plan for the Capital Region.

Tara Donadio is the Assistant Director of Sustainability at CDRPC, where she leads regional initiatives including the NYSERDA Clean Energy Communities Program, the DEC’s Climate Smart Communities Program, and the Regional Climate Action Plan. She holds a Master’s in Environmental Policy from American University and a BS in Environmental Science from the University at Albany, and has over 10 years of experience in sustainability, including roles at Cornell Cooperative Extension and Audubon International.

Haley Balcanoff is a Sustainability Planner at CDRPC. She provides outreach and technical support with NYSERDA’s Clean Energy Communities and NYS Climate Smart Communities programs. Haley has assisted many communities in earning match-free grant funding for clean energy projects, as well as facilitated the development of municipal greenhouse gas inventories and climate action plans. She graduated with distinction from Pratt Institute’s Graduate Center for Planning and the Environment with a Master of Science in Sustainable Environmental Systems and has a BA from Fordham University.

ABOUT THE SPEAKERS

Session: Municipal Board’s Review Responsibilities Relating to Stormwater

Lindsay Buck is a Senior Planner and Stormwater Program Coordinator for the Town of Stillwater with almost 20 years of experience in municipal planning and the NYS DEC SPDES program. Her experience includes the implementation and management of stormwater programs for three municipalities in Saratoga County. Lindsay is a graduate of SUNY Albany and she carries multiple stormwater certifications including Certified Professional in Erosion and Sediment Control. In addition, Lindsay is the owner and operator of All Phases Consulting Services providing stormwater and code services to municipalities.

Floria Huizinga is the Senior Planner and Stormwater Program Coordinator for the Town of Malta. She has been with the municipality for Fourteen (14) years. In addition to her planning duties, she manages the Town’s stormwater program to maintain compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity and MS4 Permit requirements. Floria has a BS in Environmental Sustainability and Business and Environmental Sustainability Certificate from SUNY Empire State University, and an AAS degree from SUNY Alfred. She is a certified NYS Erosion and Sediment Control Professional.

Scott Reese is the Stormwater Program Coordinator and Zoning Administrator with the Town of Clifton Park. He is responsible for the Towns Stormwater Management Plan, advising the Town Board, Planning Board, and the Environmental Conservation Commission on all matters relating to stormwater regulations. He works with the zoning board of appeals at all their meetings. Prior to working in the public sector, Scott worked for himself and other consulting engineers in the Capital District Region focusing on stormwater management design. Scott is a graduate of SUNY College of Environmental Science and Forestry and is a Registered Landscape Architect.

Session: Case Law Update

Javid Afzali, as a commercial litigator and trusted strategic advisor, counsels domestic and international companies on issues involving a range of business, real estate, land use, and environmental matters. He works directly with company principals and in-house counsel to help them achieve their goals related to corporate governance, project development, corporate and commercial dispute resolution, and business and ownership separations. Given that many of Javid’s global clients are from Europe, Asia, and the Middle East, he is knowledgeable about issues that multinational organizations face doing business in the United States, particularly in New York state, as well as contract disputes governed by New York law.

Session: Lessons Learned: Recent Updates to State and Federal Wetlands Regulations

Terresa Bakner, Esq., a partner at Whiteman, Osterman & Hanna LLP, represents clients in permitting, administrative and enforcement proceedings before State and federal agencies, such as the New York State Department of Environmental Conservation, the New York State Department of Public Service, the United States Army Corps of Engineers, the United States Environmental Protection Agency and OSHA, among others. Ms. Bakner assists in obtaining land use approvals for commercial, industrial, residential and energy projects and represents clients in projects involving brownfield redevelopment, wetlands laws and regulations, protection of endangered species and critical habitats, and the preservation of archaeological and historic resources. Ms. Bakner is a past Chair of the Environmental Law Section of the New York State Bar Association. Ms. Bakner routinely lectures on wetlands regulations, the New York State Environmental Quality Review Act, and other land use and development topics, including RLUIPA, for organizations such as the New York Planning Federation and the New York State Association of Towns.

Frank Barbera is the President and Founder of Barbera Homes & Development, Inc., a premier residential construction firm he established in 2014. Frank holds multiple professional accreditations and certifications and remains actively involved in advancing the residential construction industry. He contributes to the local, state, and national levels through his affiliations with the Home Builders Associations. Under his leadership, Barbera Homes has delivered more than 1,600 new homes throughout the Capital Region, earning a reputation for excellence, integrity, and customer satisfaction.

Kevin Weed is co-owner of Gilbert VanGuilder Land Surveyor, PLLC with almost 20 years of professional experience as a land surveyor and wetland scientist. With a Bachelor’s Degree in Environmental Science, Kevin has extensive experience conducting wetland delineations in accordance with New York State Department of Environmental Conservation, and Army Corp of Engineers guidelines. Kevin also has extensive experience working with both private landowners and development companies obtaining wetland impact permits, designing wetland mitigation areas, and bringing enforcement actions into compliance.

Yates Lansing is the President of Lansing Engineering, PC with more than 30 years of experience as a civil and environmental engineer. Scott is a New York State Licensed Professional Engineer, a Certified Professional in Erosion and Sediment Control, and a Certified Professional in Stormwater Quality. He earned a Bachelor of Science in Civil and Environmental Engineering from Clarkson University.

ABOUT THE SPEAKERS

Session: Securing Our Water Future with DWSP2 Resources and Support

Tyler Bobko assists with the development of the statewide Drinking Water Source Protection Program (DWSP2) by coordinating with New York State Department of Environmental Conservation (NYSDEC) and other state and local agencies. He maintains the source water program guidance and assists communities with developing and implementing their own source water protection plans. He also coordinates education and outreach for the program, compiles summary reports, analyzes data, and engages partners at various levels. Tyler joined NEIWPC in January 2024 and earned his M.S. in Biodiversity, Conservation, and Policy from the University at Albany.

Alyssa Bement provides technical assistance to municipalities and helps develop community-specific source water protection plans through New York State's Drinking Water Source Protection Program (DWSP2) at NYSDOH. Her work includes coordinating with partner groups, guiding source water protection plan development, collecting and interpreting data, and developing source water maps for municipalities. She also helps communities identify source water protection actions and provides guidance on applicable funding sources. Alyssa joined NEIWPC in June 2024. She holds a B.A. in Environmental Science from the University of Florida, and a M.S. in City and Regional Planning, specializing in Spatial Analysis & Design, from Pratt Institute.

Session: Site Plan Review

Monica Ryan is a Local Government Specialist with the New York State Department of State. Prior to joining the Department of State, she was a planning consultant for more than twenty years, specializing in zoning and community revitalization planning. Simultaneously, she was the planner for her town, working with the town's boards and staff, residents, and developers on planning and development. Monica began her career in the NYS Legislature. She received her Master's Degree in Regional Planning from the University at Albany and a Bachelor of Arts from Siena College.

James Bragg is a Local Government Specialist with the New York Department of State, Division of Local Government Services. With a career that spans Western New York and beyond, he has held positions such as the Director of Planning for Wyoming County, NY, a planner for the City of Niagara Falls, and a law clerk with the United States Small Business Administration. His work has taken him to New Orleans and the Mississippi Gulf Coast, where he worked for disaster relief efforts during the aftermath of Hurricanes Katrina and Rita. James holds a Master's in Urban Planning from the University at Buffalo and a Juris Doctor from the University of Mississippi "Ole Miss" School of Law.

Session: Planning for Battery Energy Storage Systems

Jennifer Manierre is the Director of Clean Energy Siting at the New York State Energy Research and Development Authority (NYSERDA), where she helps guide local government officials through best practices and appropriate local laws and permitting procedures for solar, wind, and battery energy storage. Ms. Manierre received her B.A. from Hamilton College with a concentration in Geology and a minor in Economics. She also holds a Master's degree in Education from Elmira College and a Master's degree in Ecological Economics, Values, and Policy from Rensselaer Polytechnic Institute.

Eva Hoskin is an Upstate NY native; she got her start in the NYS Clean Energy field by interning for and eventually becoming the Executive Director for the non-profit United Solar Energy Supporters (USES). During this time, she also pursued consultant work doing Public Outreach and Community Engagement for solar developers on projects in Pennsylvania. Since March 2025, she has found her niche in the Clean Energy Advisor role, working for Climate Action Associates, contracted by NYSERDA. Here, she uses her experience to provide support to communities across Eastern NY in ensuring that clean energy projects are sited and permitted safely in alignment with local goals.

Session: Technologies to Streamline Planning and Zoning Review Or How I Stopped Worrying and Learned to Love AI

John Scavo, Director of Planning and Zoning for the Town of Clifton Park, has 24 years of professional planning experience, starting his career as a City Planner for Cohoes in 2000. During this time, Mr. Scavo also served as Chairman of the Cohoes Industrial Development Agency and was a founding member of the Cohoes Local Development Corporation. In 2004, Mr. Scavo joined the Laberge Group, a municipal consulting firm, as a Senior Planner and Senior Community Development Specialist. In 2008, Mr. Scavo became the Director of Planning in the Town of Clifton Park, where he and his staff are responsible for overseeing long-term planning and related initiatives, including but not limited to updating the Town's comprehensive plan, applying zoning laws and more. He received his Master Degree in Business Administration from Southern New Hampshire University and a B.A. from the State University of NY at Cortland College.

Abe Uchitelle is the Chief Operating Officer and co-founder of MuniCollab. Previously Abe was the head of Dragon360, a boutique digital agency based in Kingston, NY. During this time the agency expanded its service offering to include a comprehensive suite of digital services, while at the same time doubling revenue. More recently Abe led operations for CanCode Communities, a workforce development nonprofit based in Albany, NY. Abe is also an elected official, serving in his third term as an Ulster County Legislator.

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CDRPC

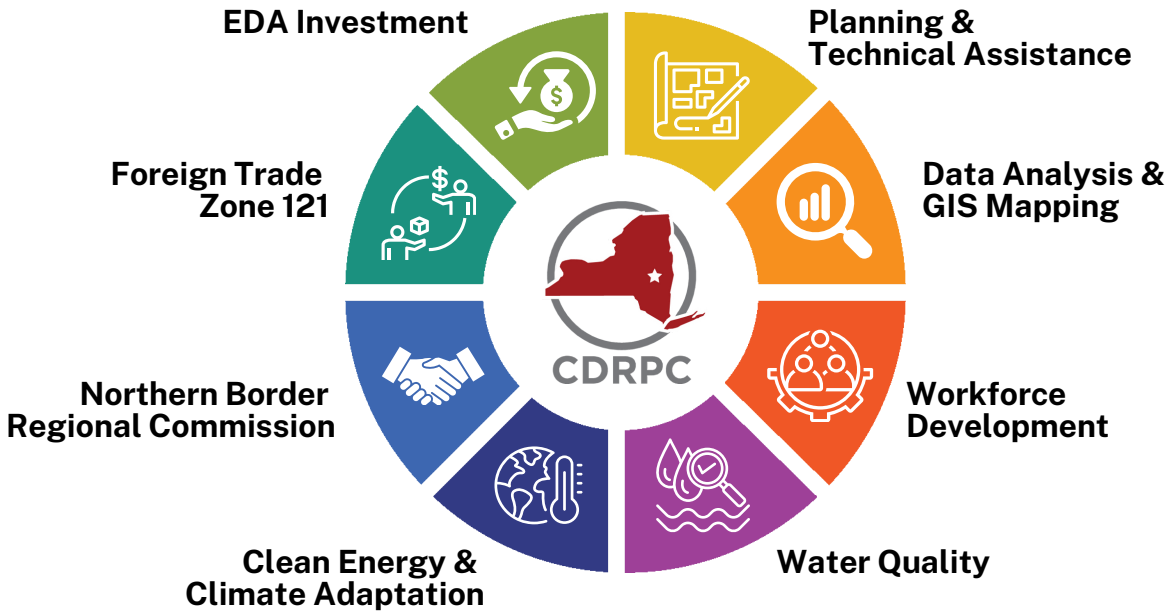
The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving the upstate New York counties of Albany, Rensselaer, Saratoga, and Schenectady. CDRPC objectively analyzes data, trends, opportunities, and challenges relevant to the Region’s economic development and planning communities.

CDRPC serves the best interests of both the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information and fostering dialog on solutions to regional problems. Our organization provides added capacity to local municipalities through its regional coordination programs. By partnering with CDRPC, local municipalities can leverage the expertise of a full-time professional planning staff with significant network resources to provide added benefit to the work regularly performed in the Region.

PURPOSE

CDRPC was established in 1967 as a regional planning board by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys, planning services, technical services, and formulating plans and policies to promote sound and coordinated development of the entire Region.

CDRPC PROGRAMS





CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

Find more information and community indicator dashboards through the QR code!



 www.cdrpc.org  (518) 453-0850  1 Park Place, Albany NY 12205

THANK YOU!