

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

PLANNING & ZONING WORKSHOP 2026

CDRPC

PLANNING FOR SUSTAINABILITY, WATER QUALITY & ZONING IN NEW YORK'S CAPITAL REGION

Information & Program

Friday, October 23, 2026 8:30-4:15 PM
HVCC Bulmer Telecommunications Center

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A TOTAL OF 13.25 AICP CM CREDITS SUBMITTED

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

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WORKSHOP AGENDA

CDRPC

8:30 AM	**Registration, Networking, and Breakfast**		
9 AM	**Housing Trends Shaping the Capital Region: What Local Officials Need to Know** Sandy Misiewicz & Mark Castiglione **1.5 CM**		
10:30AM	**Coffee Break** Sponsored by MJ Engineering, LaBella, & Planning4Places		
11 AM	Auditorium **Avoiding Article 78 Challenges: Building Defensible Land Use Decisions** Mark Schachner **1.25 CM**	Room 1 **Short-Term Rental Regulation** Monica Ryan & Jasleen Jaspal **1.25 CM**	Room 2 **Site Plan Review - What to Look For, What to Ask** Nan Stolzenburg **1.25 CM**
12:15 PM	**Lunch** Sponsored by Hodgson Russ		
1:15 PM	Auditorium **Policy in Transition: What Does this Mean for Planners** Terresa Bakner, Ken Kovalchik, Steve Feeney, Frank Barbera, Jen Ceponis & Mark Castiglione **1.25 CM**	Room 1 **Area Variances: A Deep Dive** Monica Ryan & Jasleen Jaspal **1.25 CM**	Room 2 **Online Tools for Sustainability Planning** Madison Hrysko & Josh Dranoff **1.25 CM**
2:30 PM	**Coffee Break** Sponsored by MJ Engineering, LaBella, & Planning4Places		
3:00 PM	Auditorium **Case Law Update** Javid Afzali **1 Law CM**	Room 1 **Unlocking Housing Choices** Matthew G. Rogers & Mirren Galway **1.25 CM**	Room 2 **Local Climate Action Planning** Jim Yienger & Haley Balcanoff **1.25 CM**
4:15 PM	**End of Program**		

SESSION DETAILS

9:00 AM Plenary Session

Housing Trends Shaping the Capital Region: What Local Officials Need to Know **1.5 CM**

Housing has become one of the most pressing issues facing communities throughout the Capital Region. From rising rents and shifting development patterns to short-term rentals, accessory dwelling units, and the relationship between housing growth and transportation infrastructure, local planning and zoning officials are increasingly being called upon to address complex housing challenges with limited resources and rapidly changing data.

This plenary session will highlight findings from a series of recent housing studies conducted by CDRPC in partnership with the Capital Region Transportation Council. Presenters will explore regional trends in housing affordability, the growth and geographic concentration of short-term rentals, emerging opportunities and policy considerations related to accessory dwelling units (ADUs), and the continuing expansion of multifamily housing development throughout the region. The session will also introduce findings from CDRPC's newest research examining the relationship between multifamily housing growth and transit accessibility, including how development patterns may influence future transportation demand and regional mobility. Recent analysis found that the majority of both completed and proposed large multifamily developments are occurring outside areas identified as most supportive of transit service, raising important questions about future land use and transportation planning.

Participants will gain a data-driven understanding of how housing trends vary across the Capital Region and leave better equipped to evaluate development proposals, update local policies, and support housing solutions that balance community character, affordability, economic growth, and transportation needs.

Learning Objectives:

- Understand current housing market and affordability trends across the Capital Region.
- Examine the impacts of short-term rentals, ADUs, and multifamily housing on local communities.
- Explore the connection between housing development patterns and transportation investments.
- Identify planning and zoning strategies that can help municipalities address housing needs while supporting long-term community goals.

Presented by: Mark Castiglione, AICP, Capital District Regional Planning Commission, and Sandy Misiewicz, AICP, Capital Region Transportation Council

SESSION DETAILS

11:00 AM – 12:15 PM **Concurrent Sessions #1**

Avoiding Article 78 Challenges: Building Defensible Land Use Decisions | **Auditorium** **1.25 CM**

Article 78 challenges are risks facing planning boards, zoning boards of appeals and other local land use bodies. While no Board can eliminate the possibility of litigation, most challenges can be avoided through sound procedures, complete Records, clear findings and well-reasoned decision-making. In this practical session, veteran municipal attorney Mark Schachner will discuss the most common procedural and substantive mistakes that lead to successful Court challenges and provide strategies for creating legally defensible land use decisions. Topics will include public hearing practices, SEQRA compliance, record development, findings and Resolutions, conflicts of interest and due process considerations. Participants will gain actionable guidance to help ensure that Board decisions are fair, transparent and capable of withstanding judicial review.

Learning Objectives:

- Understand the purpose and scope of Article 78 proceedings.
- Identify common procedural errors that can expose Boards to legal challenges.
- Learn how to develop a thorough Record and findings that support Board actions.
- Apply best practices for conducting hearings and making defensible land use decisions.

Presented by: Mark Schachner, Esq.

Site Plan Review - What to Look For, What to Ask | **Room 2** **1.25 CM**

At its core, site plan review is about understanding how a proposed project will actually work on the ground. This session will take planning board members through the essentials of site plan review – from understand what site plan review is (and isn't) to reading the plans, asking the right questions, and making a well-supported decision. We'll look at what to pay attention to on a site plan (such as access, parking, circulation, landscaping, environmental resources, and neighboring properties, as well as process including hearings, SEQR, and County 239-m review. The session will also walk through the review process, discuss the roles of the application, planning board, consultants, and public, and explore how to crate a clear record for decision-making. Participants will gain practical tips that planning board members can bring back to their next application review.

Presented by: Nan Stolzenburg

SESSION DETAILS

Short-Term Rental Regulation | **Room 1** **1.25 CM**

Short-term rentals have been around for years, but the availability of online booking sites and the growth of local management companies has had dramatic effects on neighborhoods big and small across the state (and around the world). A number of cities, towns, and villages in New York have come up with a variety of means to permit or restrict short-term rentals consistent with the character of the respective communities. This session looks at the problems short-term rentals posed for several of those municipalities and summarizes the regulations with which they responded to the challenge.

Presented by: Monica Ryan & Jasleen Jaspal

1:15 PM – 2:30 PM Concurrent Sessions #2

Policy in Transition: What Does this Mean for Planners | **Auditorium** **1.25 CM**

This roundtable discussion will explore how anticipated reforms to the State Environmental Quality Review Act (SEQRA) process may affect local decision-making and public engagement. Especially related to new and emerging technologies and changing infrastructure needs like solar, battery storage, and Data Centers. The discussion will also examine New York State's increasing focus on housing affordability and housing supply through initiatives intended to encourage residential development, transit-oriented development, and mixed-use growth patterns while addressing exclusionary zoning and infrastructure constraints. Panelists will discuss the evolving role of planners as advocates, facilitators, and technical advisors within increasingly complex and often politically charged policy discussions..

Presented by: Terresa Bakner, Esq, Ken Kovalchik, AICP, Frank Barbera, Steve Feeney, Jen Ceponis, Mark Castiglione, AICP

Area Variances: A Deep Dive | **Room 1** **1.25 CM**

Area variances are the most frequent appeal before most zoning boards of appeals. This course is a thorough exploration of each factor of the area variance test with examples and discussion of details often missed and concepts often misunderstood. Tips and best practices for review, decision-making, and documentation, with several court case examples that address key legal considerations and challenges will also be highlighted.

Presented by: Monica Ryan & Jasleen Jaspal

SESSION DETAILS

Local Climate Action Planning | **Room 2** — **1.25 CM**

A practical review of how municipalities can develop and implement effective climate action plans. In this presentation participants will learn the basics of government operations greenhouse gas inventories, setting GHG reduction targets, and identifying mitigation measures they can undertaken to reduce GHG emissions from their government-controlled operations. This session will also explain the differences between government operations and community wide inventories and plans. It will review how municipalities can interpret their community-wide GHG emissions from the recently completed Capital Region GHG inventory and how they can use this data along with the new Capital Region Climate Action Plan as a starting point for developing their own community-wide climate action plans.

Presented by: Jim Yienger & Haley Balcanoff

3:00 PM – 4:15 PM — Concurrent Sessions #3

Case Law Update | **Auditorium** — **1 Law CM**

Recent decisions from New York State courts 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

Unlocking Housing Choices | **Room 1** — **1.25 CM**

This session offers planning and zoning board members, local leaders, and community planners practical strategies to update local land use regulations to expand housing opportunities. Moving beyond a one-size-fits-all approach, we will examine the full spectrum of regulatory reform - from minor code tweaks and "gentle density" (such as accessory dwellings, duplexes, and right-sized lot and parking standards) to larger-scale overhauls, commercial corridor retrofits, and mixed-use revitalization. Attendees will also learn effective methods to audit existing land use patterns, evaluate current zoning barriers, and meaningfully engage residents and stakeholders to build local consensus around housing solutions tailored to their community.

Presented by: Matthew G. Rogers & Mirren Galway

SESSION DETAILS

Online Tools for Sustainability Planning | **Room 2** **1.25 CM**

This session will provide an overview of CDRPC's online Climate Action Portal and Natural Resource Inventory (NRI) Mapper, showcasing how these tools support climate action, sustainable land use planning, and Natural Resource Inventory development. As a visual and dynamic interface to the Capital Region Climate Action Plan, the Climate Action Portal includes a wide variety of indicators of Capital Region municipal climate actions and how these actions are helping to achieve the goals of the Capital Regional Climate Action Plan. This session will also give a tutorial overview of how municipalities and use the Natural Resource Inventory Mapper to review development proposals within a mapped context of the natural resources present on any development site. In addition this session will demonstrate how municipalities can use the NRI Mapper tool to develop their own community NRIs, including how to access and use the ready-made maps and templates included in the application.

Presented by: Madison Hrysko & Josh Dranoff

Continue learning about our speakers on the following pages. If you need a break, take a moment to relax and challenge yourself with this word search!



SUSTAINABILITY
PLANNING
CAPITAL REGION
SITE PLAN
MULTIFAMILY HOUSING
CLIMATE ACTION
LAND USE
INFRASTRUCTURE
TRANSPORTATION
ZONING

ABOUT THE SPEAKERS

Session: Housing Trends Shaping the Capital Region: What Local Officials Need to Know

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. Misiewicz holds a bachelor's in environmental studies from the University at Binghamton and a master's in urban and regional planning from the University at Albany. She is also a member of the American Planning Association and the American Institute of Certified Planners.

Mark Castiglione, AICP, is CDRPC's fifth Executive Director, having joined the Commission in 2016. Mark has worked with both public sector and nonprofit organizations to advance regional planning, economic development and environmental protection goals. His collaborative approach, focus on leveraging assets and finding common ground underpins his work at CDRPC. Mark is a certified planner by the American Institute of Certified Planners (AICP) and currently serves as the Treasurer of the American Planning Association (APA) – New York Upstate State Chapter. He holds a BA in U.S. History and a Master Degree in Regional Planning from the University at Albany, State University of New York. Mark is a native of New York State, originally from the Kingston area. He, his wife Elizabeth and their family reside in the City of Albany.

Session: Avoiding Article 78 Challenges: Building Defensible Land Use Decisions

Mark Schachner is the Senior Principal Attorney of MILLER, MANNIX, SCHACHNER & HAFNER, LLC in Glens Falls. 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. Mr. Schachner and his colleagues represent numerous municipalities in Essex, Franklin, Fulton, Hamilton, Herkimer, Saratoga, Warren and Washington Counties. They also serve as Counsel to the Saratoga County Water Authority, Gloversville-Johnstown Joint Sewer Board and Glens Falls Open Door Mission. His practice includes extensive participation in regulatory proceedings before the New York State Department of Environmental Conservation, Adirondack Park Agency and Lake George Park Commission. Mr. Schachner is a graduate of Brown

ABOUT THE SPEAKERS

University and Boston University School of Law. He is author of the chapter entitled "Environmental Law – New York State Environmental Quality Review Act ("SEQRA")" in the book Pitfalls of Practice published by the New York State Bar Association and several articles on Open Government and Ethical Issues in Planning and Zoning. Mr. Schachner has lectured about municipal, environmental, planning and zoning law matters at numerous conferences throughout the State and is a Vice President of the New York Planning Federation

Session: Site Plan Review – What to Look For, What to Ask

Nan Stolzenburg, FAICP, CEP, is the founder and principal consultant of Community Planning & Environmental Associates (CP&EA), with more than 30 years of experience in rural community and environmental planning across New York. She has worked with more than 80 communities on comprehensive planning, land use, SEQR, natural resource inventories, zoning, and economic development. Nan co-authored the award-winning NYS DEC SEQR Environmental Assessment Form Workbooks and was inducted as a Fellow of the American Institute of Certified Planners (FAICP) in 2022. She also teaches planning and community design as an adjunct faculty member at the University at Albany.

Sessions: Area Variances: A Deep Dive | Short-Term Rental Regulations

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.

Jasleen Jaspal is a Local Government Specialist with the New York State Department of State, Division of Local Government Services. Her planning career began with the City of Albany's Department of Planning and Development, where she advanced from intern to Senior Planner, managing development review processes, supervising staff, and serving as a resource for municipal officials and community members navigating land use and regulatory matters. She subsequently joined the Capital District Regional Planning Commission as Senior Planner, leading regional water quality initiatives, source water protection planning, green infrastructure efforts, and municipal technical assistance. As Planning and Economic Development Manager, she administered

ABOUT THE SPEAKERS

Economic Development Administration programs, coordinated Northern Border Regional Commission resources, and supported Foreign Trade Zone operations. Prior to planning, Jasleen spent two decades in hospitality and residential facility management, experience that continues to inform her leadership, technical assistance, and community engagement work. She holds a B.A. in Urban Studies & Planning and Geography from the University at Albany.

Session: Policy in Transition: What Does this Mean for Planners

Terresa M. 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.

Kenneth Kovalchik, AICP, is the Town Planner and Stormwater Management Officer for the Town of Guilderland, NY. With 25 years of professional experience and a Master's in Urban and Regional Planning from the University at Albany, he specializes in local zoning compliance, environmental protection standards, and complex SEQRA reviews within the New York State planning framework. Ken manages local development applications, leads long-range community master planning, and oversees municipal MS4 compliance. His impactful initiatives include leading major updates to Guilderland's Comprehensive Plan, adopting the town's inaugural Stormwater Management Program Plan, and securing Guilderland's official designation as a New York State Pro-Housing Community. He also provides executive administrative oversight for the Town Board, Planning Board, and Conservation Advisory Council.

ABOUT THE SPEAKERS

Stephen J. Feeney is a professional planner with 40 years of experience providing technical assistance to many communities on a variety of zoning and planning matters, environmental impact review, economic development, land preservation, and development issues. A past member of the American Institute of Certified Planners since 1993, Steve recently retired from the Schenectady County Department of Economic Development and Planning where he worked for over 30 years. Since 2000 he has served as Chairman on the Town of Guilderland Planning Board and is the past Chairman of the Capital Region Transportation Council Planning Committee. He received a Bachelor of Science degree (forest biology) from the State University of New York College of Environmental Science and Forestry, Syracuse, N.Y. and a Master of Public Administration (public finance) from the Nelson A. Rockefeller College of Public Affairs and Policy at the University of Albany.

Jen Ceponis is a Senior Planner with MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C., with more than 20 years of experience in planning and consulting. At MJ, she leads comprehensive planning, environmental review, waterfront revitalization, and economic development projects in communities across New York State. Jen also serves as Director of Legislative Affairs for the Upstate New York Chapter of the American Planning Association and as a member of the Board of Directors of the Albany Parking Authority. She holds a Bachelor's degree in Sociology and Philosophy from Siena University and a Master's degree in Regional Planning from the University at Albany.

Frank Barbera is President of Barbera Homes, a family-owned, award-winning homebuilding company serving the Capital Region. Frank has more than 40 years of experience in residential construction and development. He is a member of the Board of Directors of the New York State Builders Association and is also active with the Capital Region Builders & Remodelers Association, where he currently serves on the Board of Directors. He has received five Builder of the Year awards from the Capital Region Builders & Remodelers Association. In 2026, he received the New York State Builders Association's Empire Housing Champion Award. Through his work as a builder and industry advocate, Frank has been actively involved in discussions about housing affordability, development policy, and the regulatory and economic factors affecting New York's ability to produce new housing**.**

Mark Castiglione, AICP, is the fifth Executive Director of CDRPC, joining the agency in 2016. A certified planner (AICP), he has worked with public and nonprofit organizations to advance regional planning, economic development, and environmental initiatives through a collaborative, solutions-oriented approach. Mark serves as Treasurer of the APA New York Upstate Chapter and holds degrees in History and Regional Planning from the University at Albany.

ABOUT THE SPEAKERS

Session: Local Climate Action Planning

Jim Yienger is Principal of Climate Action Associates (CAA) where he leads the firm's policy and technical services for state and local government clients. He has been working with local communities on energy and climate planning for more than 15 years helping them find practical solutions for protecting the environment while saving money and improving services. He is a recognized leader in New York and led a statewide GHG Working Group convened by NYSERDA to develop protocols and policy recommendations for the Climate Smart Communities Program. Prior to founding CAA, Jim led the technical division of ICLEI – Local Governments for Sustainability where he created that organizations tools and services. He has published numerous peer-reviewed papers in the fields of air pollution, emissions, climate, energy, and local sustainability.

Haley Balcanoff is a Senior 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.

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.

ABOUT THE SPEAKERS

Session: Unlocking Housing Choices

Matthew G. Rogers is a Senior Planner at LaBella Associates who brings extensive, hands-on experience guiding New York municipalities through zoning modernization, comprehensive planning, and regulatory reform. He specializes in helping communities of all sizes evaluate outdated land use frameworks, dismantle barriers to development, and craft practical, community-supported regulatory tools that unlock diverse housing opportunities, encourage mixed-use infill, and streamline local review procedures. Having partnered closely with local boards, advisory committees, and stakeholders across the state, Matt focuses on bridging the gap between local vision and actionable, legally sound code updates that balance new housing growth with community character.

Mirren Galway is a Planner with LaBella Associates where she has a focus in public engagement, downtown revitalization, brownfields redevelopment, and comprehensive planning. She works directly with communities all over upstate New York, focusing on creative, implementable, and community driven solutions. Based in Albany, she has a background in public administration, starting her career in the New York State Assembly and graduating with a bachelor's in political science and a master's in public administration from the University at Albany. Mirren also serves as secretary to the Capital District Planner's Association.

Session: Online Tools for Sustainability Planning

Madison Hrysko is the GIS and Data Analyst at CDRPC, where she works on a variety of data-focused planning topics relevant to the Capital Region. Her work includes supporting data-driven planning, developing maps and visualizations, and translating data into useful information for communities and regional partners. Madison joined CDRPC in 2023 after earning her Master of Science in Biodiversity, Conservation, and Policy and Master of Science in Geographic Information Science from the University at Albany.

Josh Dranoff is a Senior Sustainability Planner at CDRPC with over 10 years of experience in clean energy and sustainability with local governments and private institutions. He has been part of the Sustainability Team for over four years, providing technical assistance and outreach to communities engaged in NYSERDA's Clean Energy Communities program and NY DEC's Climate Smart Communities program. He also assists communities with Climate Action Planning and community-level GHG inventories through the Capital Region's recently released Comprehensive Climate Action Plan under EPA's Climate Pollution Reduction Planning Grant. He received a Master of Science in Sustainable Systems from the Golisano Institute for Sustainability at the Rochester Institute of Technology and a B.S. in Biology from SUNY Oswego.

CDRPC

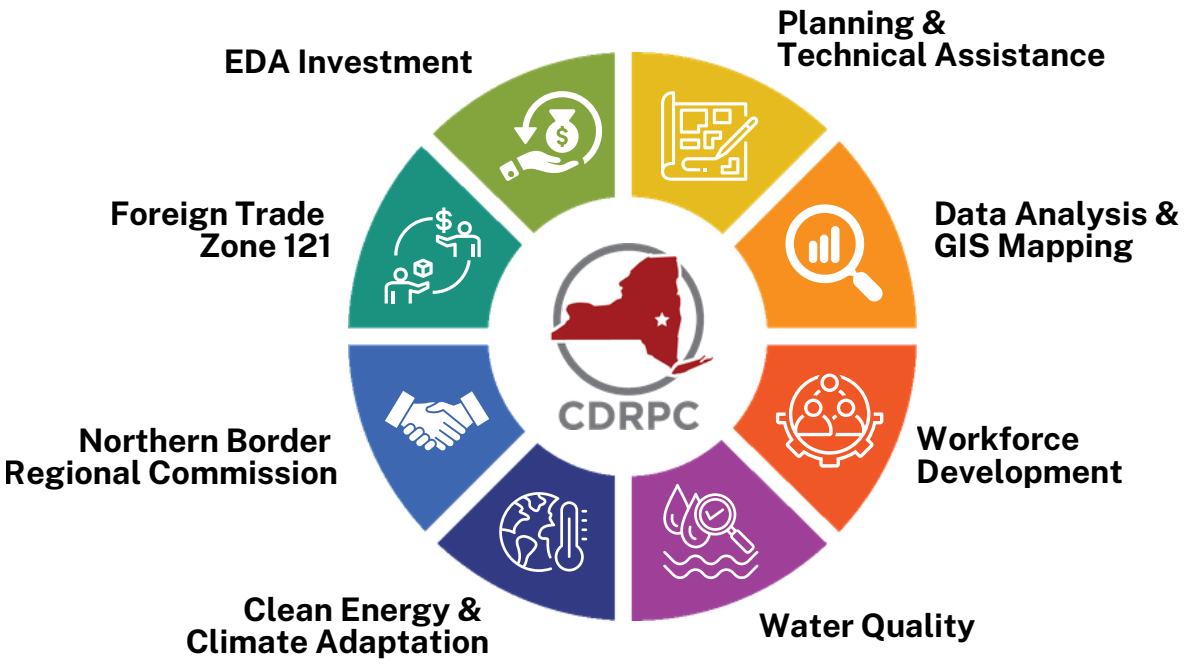
The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving the upstate New York counties of Albany, Rensselaer, Saratoga, and Schenectady. CDRPC objectively analyzes data, trends, opportunities, and challenges relevant to the Region's economic development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



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CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

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