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EDUCATION

Pace University School of Law, White Plains, New York
Juris Doctor, *Cum Laude* May 1997.

Environmental Law Certificate, Executive Editor, *Pace Law Review*, 1996-1997

Cornell University, College of Agriculture and Life Sciences, Ithaca, New York
Bachelor of Science, 1992.

PROFESSIONAL EXPERIENCE

Vermont Law School, Associate Professor of Law, and Director, Dispute Resolution Program, South Royalton, Vermont, 2008-Present.

Theodore W. Kheel Center on Environmental Solutions, Pace University School of Law, Founding Executive Director, White Plains, New York, 2007 – 2008.

Land Use Law Center, Pace University School of Law, Director, White Plains, New York, 2003 – 2008.

Land Use Law Center, Pace University School of Law, Director of Clinical and Training Programs, White Plains, New York, 1999 – 2003.

Melito & Adolfsen, PC, Associate, New York, New York, 1997-1999.

Pace Environmental Litigation Clinic, Practicing Attorney, White Plains, New York 1996-1997.

United States Department of Justice, Intern, Environmental Enforcement Section, Washington D.C. 1996.

Riverdale Country School, High School Teacher, Bronx, New York, 1993-1994.

New York Botanical Gardens, Field Biologist, Bronx, New York, 1992.

CONSENSUS BUILDING AND DISPUTE RESOLUTION EXPERIENCE

Served as a facilitator and public engagement advisor to a development team proposing a 150-acre solar-powered, mixed-use hamlet development in upstate New York. (2007)

New York State Bar Association, Task Force on Eminent Domain - facilitated a day-long dialog among the members to find areas of agreement for legislative reform of the Eminent Domain law. (2006)

Facilitated trainings and workshops in the Village of Tarrytown to inform community leaders working on comprehensive plan and local zoning amendment. (2005-2006)

Facilitated a dialog of the Dyson Foundation's Board of Directors to clarify funding priorities and discuss grant-making guidelines. (2006)

Facilitated a series of interviews and meetings for citizens designed to analyze and assess the comprehensive planning documents for the Town of Red Hook. (Spring 2005)

Coordinated the Land Use Conflicts Pre-assessment Program in the Hudson River Valley that connects trained local facilitators with disputants who are seeking to resolve land use conflicts collaboratively. Responsibilities include identifying conflicts, locating appropriate facilitators, speaking with local officials about the process, conducting assessments, drafting final reports, and conducting mediations. (2000-2006)

Mediator and arbitrator of small claims cases in the Westchester County Court system. (2000-2004)

Conducted a conflict assessment of a residential development on a contaminated site in the Village of Hastings, New York. The assessment process engaged more than fifteen parties in six meetings over the course of three months. (Spring 2003)

Assisted in an intermunicipal transportation conflict assessment for the Eastern Putnam-Dutchess Planning Alliance in partnership with the Consensus Building Institute. (Spring 2003)

Facilitated a planning charrette to address unresolved issues between the Town of Hyde Park, the National Archives, the National Park Service, the Department of Transportation, Dutchess County, and other stakeholders. (February 2002)

Mediated a dispute among four municipalities concerning the allocation of a \$9.5 million bond issue. After three months, the deliberations produced an agreement that was officially adopted by each municipality. (2001)

Facilitated a planning session for the Town of Pleasant Valley to identify important community resources and how land use laws can be used to protect them. (1999)

Coordinated litigation activities as a trial attorney in environmental coverage cases and class actions including defending and taking depositions, drafting legal pleadings and motions, and representing clients before judges, magistrates and mediators. (1997-1999)

Prepared Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and Clean Water Act (CWA) cases for several clients of the Pace Environmental Litigation Clinic; responsibilities included representing clients at local land use hearings, taking depositions, and preparing and arguing motions before the Southern District of New York. (1996-1997)

Provided CERCLA, RCRA, CWA, and SDWA research and litigation support as a summer associate in the Environmental Enforcement Section of the United States Department of Justice. (1996)

PUBLICATIONS AND MANUSCRIPTS

Environmental Dispute Resolution, In Klaus Bosselmann, Daniel Fogel, and J.B. Ruhl (Eds.), The Encyclopedia of Sustainability, Vol. 3: The Law and Politics of Sustainability, at 170. Berkshire Publishing (2011)

Negotiating The Wind: A Framework to Engage Citizens in Siting Wind Turbines. 12 Cardozo J. Conf. Res. 2, 327 (2011)

Advocating for Process: A Framework for Land Use Lawyers, Zoning and Planning Law Report (West) Vol. 33, No. 8, September 2010

Lawyer as Process Advocate: The Use of Consensus Committees in Local Land Use Decisions. 27 PACE ENV'TL L. REV. 103 (2009-2010)

Moving Collaboration Upstream, ACResolution: Expanding the Frontiers of Environmental and Public Policy Conflict Resolution, Summer 2007

Collaborative Developments: A Report on Development Approvals Achieved through Collaboration, with Emily Beck. Land Use Law Center, September 2003.

Land Use Mediation (Editor), Land Use Law Center, August 2003.

The Rise of Collaboration: Reaching Consensus through Concept Committees, New York Zoning Law and Practice Report (West), Vol. 4, No.1, July/August 2003.

How Military Strategy Argues for the Increased Use of Mediators in Land Use Approvals, Mediate.com Newsletter (<http://www.mediate.com/articles/nolon.cfm>) (January 2002).

Before Going to Court, Consider Using Mediators to Negotiate, 26 NYLJ 94 (November 14, 2001).

Conducting Conflict Assessments in the Land Use Context: A Manual, with Lawrence Susskind, Merrick Hoben, and Jennifer Thomas-Larmer. Consensus Building Institute & Land Use Law Center (2000). In English and Japanese.

Preserving Our Heritage: Tools to Cultivate Agricultural Preservation in New York State, with Cozata Solloway, 17 Pace L. Rev. 591 (1997). (Cited in *Zuckerman v. Town of Hadley*, 442 Mass. 511, 813 N.E.2d 843 (2004).)

The State of the Argentine Environment: An Overview, 13 Pace Env'tl. L. Rev. 615 (1996).

AWARDS

Pace Land Use Law Center, Groundbreaker's Award (2008)
NYS Bar Association, Environmental Law Section, Honors Award (2007)
Public Interest Law Scholarship, Pace Law School (1996)

GRANTS

2008	NYS Hudson River Estuary Program	\$40,000
	Dyson Foundation	\$50,000
2007	Surdna Foundation	\$200,000
	Dyson Foundation	\$65,000
2006	Surdna Foundation	\$40,000
	Westchester Community Foundation	\$30,000
	NYS Hudson River Estuary Program	\$14,000
	Westchester Community Foundation	\$35,000
2005	NYS Hudson River Estuary Program	\$120,000
2004	USDA, Natural Resources Conservation Service	\$150,000
2003	NYS Environmental Protection Fund	\$20,000
2002	The Max and Victoria Dreyfus Foundation	\$20,000
	William and Flora Hewlett Foundation	\$200,000
2001	Max and Victoria Dreyfus Foundation	\$20,000
2000	Westchester Community Foundation	\$50,000
	Max and Victoria Dreyfus Foundation	\$25,000

TEACHING EXPERIENCE

Vermont Law School, Negotiation, Alternative Dispute Resolution and Environmental Dispute Resolution. (August 2008 – Present)

Pepperdine Law School, Straus Institute for Dispute Resolution, Environmental Dispute Resolution and Transforming Distressed Systems (2009 – Present)

Yale School of Forestry and Environmental Studies, Co-taught Land Use Planning and Practice and the Local and Regional Level. (Spring 2007)

Pace University School of Law, Environmental Regulation of Real Estate & Land Use Conflicts Externship. (2001-2003, 2008)

TRAINING PROGRAMS

Land Use Leadership Alliance: Keuka Lake Watershed Communities, Jerusalem, New York, January-February 2008.

Land Use Leadership Alliance: Meeting Housing Needs, White Plains, New York, September-October 2007.

Columbia County Land Use Certification Program, Chatham & Hudson, New York, March 23 & 24, 2007.

Land Use Leadership Alliance: Meeting Housing Needs, New Windsor, New York. April-June 2007.

Designing Land Use Dispute Systems, with Patrick Field, Matthew McKinney, and Ric Richardson, Lincoln Institute for Land Policy, Cambridge, MA September 20-21, 2006.

Land Use Leadership Alliance: Rockland County, Bear Mountain State Park, New York. April-June 2006.

Land Use Leadership Alliance: Shawangunk Region, New Windsor, New York. April –June 2006.

Land Use Leadership Alliance: Protecting Natural Resources, Hudson, New York. March-May 2006.

Identifying Intermunicipal Strategies to Protect Natural Resources, North Castle, New York. March 24, 2006.

Resolving Land Use Disputes, partnering with CBI, Inc., Harrison, New York. March 9-10, 2006.

Land Use Leadership Alliance: Meeting Housing Needs, Lewisboro, New York. September-October 2005.

Land Use Leadership Alliance: Protecting Natural Resources, New Windsor, New York. October-November 2005.

Assessing Land Use Conflicts, Pace University School of Law, White Plains, New York, June 10, 2005.

Land Use Leadership Alliance: Protecting Natural Resources, New Windsor, New York. April-May 2005.

Land Use Leadership Alliance: Growth Districts, New Windsor, New York. April-May 2005

Local Techniques to Meet Housing Needs, New York State Rural Housing Coalition, Hyde Park, New York, March 30, 2005.

Resolving Land Use Disputes, partnering with the Consensus Building Institute, Inc., White Plains, New York, March 3-4, 2005.

Land Use Leadership Alliance: Meeting Housing Needs, White Plains, New York. September-October 2004.

Land Use Leadership Alliance: Protecting Natural Resources, New Windsor, New York. October-November 2004.

Land Use Leadership Alliance: Intermunicipal Councils, New Windsor, New York. May-June 2004.

Land Use Leadership Alliance: Meeting Housing Needs, White Plains, New York. September-October 2003.

Quinnipiac Watershed Land Use Workshop. North Haven, Connecticut. June 2003.

Dutchess County Land Use Training, four days of training for local officials, Millbrook, New York, Fall 2002-2005.

An Advocate's Guide to Collaboration, Scenic Hudson, Inc., Poughkeepsie, New York, January 18-19, 2002.

Land Use Mediation. Conducted role-plays for Consensus Building Institute at the Lincoln Institute of Land Policy, Cambridge, Massachusetts. December, 2001.

Conducting Conflict Assessments in the Land Use Context, with Lawrence Susskind and Merrick Hoben. Glynwood Center, Phillipstown, New York. December 8-9, 2000.

PRESENTATIONS

Keynote, *Dealing with Barriers to Collaborative Decision-Making*, Vermont Development Review Board Retreat, June 2010.

Workshop, *The Elements of Collaborative Decision Making*, Vermont Development Review Board Retreat, June 2010.

Lecture, *Successes and Failures of Collaborative Management*, Hot Topics Series, Vermont Law School, July 2010

Presentation, *Citizen Involvement in Wind Turbine Siting*, Colloquium on Environmental Scholarship at Vermont Law School, October 2010.

Keynote, *Preventing, Managing and Resolving Land Use Disputes*, ABA Local and State Government Section Annual Meeting, Providence, Rhode Island, October 2010.

Panel Presentation, *Citizen Involvement in Wind Turbine Siting*, Cardozo Law School, Journal of Conflict Resolution Symposium, New York, New York, November 2010.

Co-Presenter (with Professor Jackie Gardina), *Rethinking Civil Procedure*, Faculty Development Workshop, Vermont Law School, November 2010.

Panel Presentation, *Rethinking Civil Procedure: Moving Beyond the Litigation Model* Society of American Law Teachers, Bi-Annual Teaching Conference, Honolulu, Hawaii, December 2010.

Panel Presentation, *Connecting Doctrinal and Practical Problem Solving Instruction to Enhance Legal Education*, AALS Annual Meeting, San Francisco, California, January 2011.

Panel Presentation, *Connecting Doctrinal and Practical Problem Solving Instruction to Enhance Legal Education*, ABA Dispute Resolution Section, Legal Educator's Plenary, Denver, Colorado, April 2011.

Co-Presenter (with Professor Michael McCann), *The NFL Labor Negotiation*, Boston Alumni Event, April 2011.

Keynote, *Democratic Renewal Through Land Use Innovation*, Vermont Law School Land Use Institute, Summer Retreat for Vermont Planning Commissioners, June 2009

Workshop, *Collaborative Governance Techniques in Land Use Decisions*, Vermont Law School Land Use Institute, Summer Retreat for Vermont Planning Commissioners, June 2009

Speaker, *Integrating Dispute Resolution into the Legal Curriculum*, Harvard Law School, Association of American Law Schools, Work-In-Progress Workshop. November, 2009

Panel Presentation, Senator Leahy's Commission on Inquiry, Norwich Congregational Church, Norwich, Vermont, May 7, 2009

Panel Presentation, *The Resolution of Environmental Disputes*, Association of the Bar of the City of New York, Manhattan, New York, November 2008

Speaker, *Land Use Techniques to Protect Riparian Resources*, Hudson River Watershed Alliance, Mohonk Mountain House, New York, November 16, 2007.

Speaker, *The Relationship Between Land Use Law Reform and Mitigating Climate Change*, Land Use Law Center Annual Conference, November 15, 2007.

Moderator, *Regulating What's Important: Form-Based Codes and Other Tools to Create Livable Communities*, Orton Family Foundation Conference, Burlington, Vermont, October 24, 2007.

Panelist, *Problem-Solving Mechanisms to Achieve Consensus: How Do We Ensure Successful Resolution?*, Fordham Law School ADR Symposium, October 12, 2007.

Moderator, *Meeting Local Housing Needs*, Mid-Hudson Pattern for Progress, New Paltz, New York, June 2007.

Speaker, *Innovative Land Use Cases Studies*, North Shore Land Alliance, Bethpage, New York, April 2007.

Speaker, *Collaborative Governance in the Hudson Valley*, American Farmland Trust, NY Chapter, Fort Edward, New York, March 2007.

Moderator/Panelist, *Engaging People in the Process*, American Farmland Trust Regional Conference, Hudson, New York, November 4, 2006.

Panelist, *Training Local Land Use Leaders*, American Planning Association, Southern New England Chapter, New Haven, Connecticut, September 28, 2006.

Panelist, *The Valley We Will Leave Behind: Teaching with the Future in Mind*, Teaching the Hudson Valley Institute, Hyde Park, New York, July 27, 2006.

Moderator/Panelist, *Building Capacity for Collaborative Decision-Making at the Local Level*, Association for Conflict Resolution Conference, Massachusetts Institute of Technology, June 28, 2006.

Facilitator/Moderator, *Tributary (Watershed) Strategy Development*, Convened by the New York State Water Resources Institute, West Point, New York. April 7, 2006.

Keynote, *Local Techniques to Encourage Affordable Housing*, Dutchess County Mayor's and Supervisor's Association, Dover, New York. April 4, 2006.

Panel Presentation, *The Authority and Role of Planning Boards in New York State*, Land Use Institute, Westchester Municipal Planning Federation, White Plains, New York. March 2006.

Panel Presentation, *The Role of Local, County and State Government in Protecting Groundwater and Surface Water Resources*, Hudson River Watershed Alliance Conference on Sustainable Water Resources Management Garrison Institute, Garrison, New York. March 16, 2006.

Master of Ceremonies, *The River as the Bounty of Creation: Preserving our Pastoral Landscapes*, Garrison Institute, Garrison, New York. January 19, 2006.

Lecture, *Land Use-Transportation Planning Connection*, New York Metropolitan Transportation Council, Manhattan, New York. January 2006.

Conference moderator, Eastern Water Law Symposium II, New York State Judicial Institute, White Plains, New York. November 2005.

Roundtable presentation, NYS Quality Communities Working Group, Hyde Park, New York. September 2005.

Panel Facilitator, Eastern Water Law Symposium I, Government Law Center, Albany Law School, Albany, New York. September 2005.

Keynote, Hudsonia Center of Bard College, Biodiversity Leaders' Summit, SUNY New Paltz, New Paltz, New York, April 2005.

Keynote, *The County's Role in Land Use*, Rockland County Land Use Summit, Haverstraw, New York. May 2005.

Lecture, *Land Use Resources on the Internet*, Westchester Municipal Planning Federation, Land Use Institute, White Plains, New York. March 2005.

Panel Presentation, *The Role of Local Government in Environmental Protection*, National Association of Environmental Law Societies, New York State Judicial Institute, White Plains, New York. March 2005.

Lecture, *The Origins of NYS Environmental Quality Review Act*, Professional Development Training, White Plains, New York, February 2005.

Lecture, *Using Local Law to Reign in Sprawl*, Green Assets Lecture Series, New Paltz, New York, February 2005.

Panel Presentation, Mid-Hudson Pattern for Progress, Annual Dinner, Newburgh, New York, October 2004.

Lecture, *Principles of Public Conflict Resolution*, Wadsworth Mansion, Middletown, CT. October 2004

Keynote, Northern Dutchess Alliance Annual Dinner. December, 2004

Keynote, *Training Local Land Use Leaders*, Eighteenth Annual Rockfall Foundation Symposium, Middletown, Connecticut, October 2004

Keynote, Sullivan County Planning Forum, Monticello, New York, August 2004

Keynote, *Local Government's Role in Water Protection* New England Water Pollution Control Commission (NEIWPC), Lake George, New York. May 2004

Panel Presentation, *Local Government's Role in Water Protection*, Keeping Our Heads Above Water, New York State Department of Environmental Conservation Hudson River Summit, Mohonk Mountain House, New Paltz, New York. November 2003.

Panel Presentation, *Promoting Better Land Use Decision Making*, New York State Bar Association Environmental Law Section, Hancock, Massachusetts. September 2003.

Panel Presentation, *Achieving Balanced Land Use Regulations*. Annual Meeting Soil and Water Conservation Society, Southern New England Chapter, Auburn, Massachusetts, March 2003.

Panel Presentation, *How to Integrate Mediation and Consensus Building into the Land Use Decision Making Process*, Association of the Bar of the City of New York, Manhattan, New York. February 2003.

Panel Presentation, *A Golden Anniversary in Land Use Law: Revisiting Golden v. Ramapo (1972) and its Current Relevance*, Pace University School of Law, White Plains, New York. November 2002.

Panel Presentation, *Mediating the Land Use Case*, Center for American and International Law, New York University School of Law, Manhattan, New York. June 2002

Moderator, Presenter, Organizer, *Pre-Assessment of Land Use Disputes*, Pace University School of Law, White Plains, New York, April 19, 2001.

Lecture, *Intermunicipal Agreements in the Great Swamp region of New York State*. New York Planning Federation, Monticello, New York. October 2000.

Conference Moderator, *Land Use Conflict Assessment: Making Collaboration Work*. Pace University School of Law, White Plains, New York. November 11, 2000.

Lecture, *Collaborative Land Use Techniques Available to Local Officials in the United States and Canada*. Association of Municipalities of Ontario, Ottawa, Canada, August 2000.

PROFESSIONAL AFFILIATIONS AND BOARDS

Institute for Environmental Diplomacy, University of Vermont, Advisory Board, 2010-Present

American Bar Association, ADR Section, Environment and Natural Resources Committee, Co-Chair, 2008-Present

Kheel Center on the Resolution of Environmental Interest Disputes, Board of Advisors, 2008-Present

Consensus Building Institute, Faculty Consultant, 2008-Present

Housing Action Council, Board of Directors, 2007-2010
Hudson River Clearwater Sloop, Board of Directors, 2007-2008
Climate Advisory Committee, Hudson River Estuary Program, NYSDEC, 2006 – 2008
New York Planning Federation, Board Member-at-Large, 2007-2008
Westchester County Soil and Water Conservation District, Associate Director, 2006
Heart and Mind of Environmental Leadership, Garrison Institute, Steering Committee
Member, 2005-2007
Westchester County Municipal Planning Federation, Board Member-at-Large, 2004-2008
New York State Bar, Member, 1998-Present

VOLUNTEER EXPERIENCE

Westchester Mediation Center, Yonkers, New York (2000-2005)
Volunteer Lawyers for the Arts, Manhattan, New York (1999-2000)
Servicios Sociales de Iglesias Dominicanas, Program Coordinator, Buen Hombre, Dominican Republic (1996 and 1997)
Farm Worker Legal Services, Pesticide Program Coordinator, New Paltz, New York. (1993)

PERSONAL

I enjoy spending time with my family practicing our Spanish, exploring the world on foot, bicycles and canoes, and learning along the way.