

John W. Caffry is a partner in the Glens Falls, New York general practice law firm of Caffry & Flower, concentrating in environmental law and real estate law. He is a graduate of Middlebury College and the University of Pennsylvania Law School.

Caffry represents several local and regional land trusts in the Adirondack and Upper Hudson Valley regions, and has also represented landowners who have donated conservation easements. He has participated in over 100 conservation easement transactions in the last 15 years.

Caffry is member of the Board of Directors of Protect the Adirondacks! Inc. and co-chairs its Conservation Advocacy Committee. He has is also a member of the Conservation Committee of the Adirondack Mountain Club, and has served on the Executive Committee of the Club's Glens Falls-Saratoga Chapter since 1987. From 1987 to 1990 he served as outside counsel to the Lake George Park Commission. He is a member of the NYSBA Environmental and Energy Law and Municipal Law sections and is a past President of the Warren County Bar Association.

Rose Marie Cantanno is the Associate Director of the Consumer Protection Unit at the New York Legal Assistance Group. For the past eight years she has led the Foreclosure Prevention Project which represents clients in all aspects of foreclosure litigation and pre-foreclosure prevention, including negotiation of short sales, refinancing, and settling debts through bankruptcy. She has been actively involved in legislative advocacy on the local, state and federal levels.

Before working at NYLAG, she was a partner for twelve years in the real estate law firm of Liotta & Cantanno, LLP which specialized in representing buyers, sellers and lenders in residential real estate transactions.

PETER V. COFFEY practices law in Albany, New York and is a senior attorney in the firm of Sciocchetti & Abbott, PLLC. Upon graduation from Albany Law School, where he was a member of the Law Review, Mr. Coffey served as confidential law clerk to Supreme Court Justice Robert O. Brink.

Mr. Coffey is a member of the Schenectady County Bar Association and served as its President. He also received the Lawyer of the Year honors from that Association. He is a member of the New York State Bar Association and has served in several capacities: as a member of its House of Delegates continuously with the exception of one-year gaps every four years since 1989; on its Executive Committee as Vice President from the Fourth District; as a member of the Executive Committee of the Real Estate Section of the New York State Bar Association continuously since 1987 and as past-Chair of the Section and is a recipient of the Section's Professional Award; as Chair of the Bar Association's Committee to Review Judicial Nominations; as member of the Committee on Standards of Attorney Conduct (COSAC); on its Nominating Committee for many years; on its Committee on Professional Discipline and its Committee on Attorney Professionalism;

He is a recipient of the Association's Professionalism Award and of the Bar Association's President's Pro Bono Service Attorney Award. He is a Life Fellow of the New York State Bar Foundation — MaryAnn Saccomando Freedman Circle.

He is a Member of the American Bar Association and a Sustaining Life Fellow of the American Bar Foundation. He is a Member of the Capital District Women's Bar Association.

Mr. Coffey has authored numerous articles on various legal topics concentrating in the areas of Real Property and Ethics and is also a frequent lecturer on these topics. He is the Editor of "Attorney Escrow Accounts – Rules, Regulations and Related Topics" – N. Y. S. Bar Association 2001, 4th Ed. 2014. He is past President of the Legal Aid Society of Northeastern New York and a recipient of its 2007 Law Day Award.

Mr. Coffey was the attorney for the successful litigant in the Court of Appeals Decision in the *Matter of Hennel*, 29 NY3d 487 (2017), which according to the Decision established for the first time in New York the standard for the required proof of unconscionability as it applies to the statute of frauds.

Anne Reynolds Copps, Esq. graduated from SUNY Albany in 1978 and Albany Law School in 1981 and was admitted to practice law in the State of New York in 1982. Attorney Copps has thirty-five years of experience in the area of Adoption and Real Estate.

Anne Reynolds Copps is a Member of the American Academy of Adoption Attorneys.

She has represented the Pride Center in Albany for over twenty years. She has a large real estate and estate planning practice for her LGBTQ clients, including Medicaid planning.

She was a Member of the Committee on Professional Standards (now known as the Committee on Attorney Discipline) for six years, serving as Chair one year; she was also a Member of the Character and Fitness Committee, Appellate Division, Third Department. She is past-Chair of New York State Bar Association Committee on Children and the Law and the Real Property Section. She is very involved with various committees of the New York State Bar Association and local Bar Associations. She recently retired from the NYSBA Ethics Committee and COSAC.

She received the Distinguished Member Award from the Capital District Women's Bar Association and the Nancy Burton – Straight but Not Narrow Award from the Capital District Gay and Lesbian Community Council (now known as the Pride Center). She received the Attorney Professionalism Award from the New York State Bar Association. She also received the New York State Bar Association Pro Bono Award for the Third Department, the Legal Project's Barry A. Gold Law Firm Leadership Award, and also is a 5 year Empire Counsel providing over 50 hours per year in pro bono services to the poor. In 2014, she was designated by Senator Schumer as a Congressional Angel in Adoption. In 2015, she received the Community Heart Award from the Mechanicville Area Community Center. In 2017 she received the Attorney Professionalism Award from the Real Property Section of the New York State Bar Association and the Lifetime of Service Award from the Legal Project.

GOLDENBERG & SELKER, LLP**Attorneys at Law****399 Knollwood Rd., Suite 112****White Plains, NY 10603****(914) 997-0999 ext. 103; (914) 682-1512 (fax)****igoldenberg@goldbergselkerlaw.com**

IRA S. GOLDENBERG, a member of Goldenberg & Selker, LLP, has practiced law in the area of common interest communities (the law of cooperatives, condominiums, and homeowners' associations) for more than thirty-five years. His clients include governing boards, unit owners, municipal government agencies, real estate developers and sponsors, buyers and sellers. His practice includes protecting the interests of common interest communities, governance, collections, foreclosures, matters before the Real Estate Finance Bureau of the New York State Attorney General, litigation, and transactional and development matters.

He was co-chair of the Condominiums and Cooperatives Committee of the New York State Bar Association for more than ten (10) years. He is currently the 2nd Vice Chair of the Real Property Law Section of the New York State Bar Assn., and will chair the Section starting in June 2020. He was a member of the Executive Committee of the NYSBA and a member of the House of Delegates. He was a Director and Officer of the Westchester County Bar Association and was co-chair of its Real Property Law Section.

He is an adjunct professor at Brooklyn Law School, where for more than fifteen (15) years he has taught, among other courses, "The Law of Condominiums, Cooperatives, and Homeowners Associations." He is a frequent lecturer on common interest community law to bar associations and other professional organizations. He was an adjunct professor at Westchester Community College where he taught real estate law for real estate salespersons (1988-1990). He was an Assistant District Attorney for the County of Westchester (1981-1985).

He was admitted to the bar of the state of New York in 1981, the U.S. District Court, Eastern and Southern Districts of New York in 1984, and the U. S. Supreme Court in 1987. He graduated from the George Washington University School of Law in 1981, with honors, and received his B.A. degree, magna cum laude, in 1977, from Brandeis University.

Michael A. Greco, Partner

Cannon Heyman & Weiss, LLP

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For the past 18 years Mr. Greco has concentrated his practice helping developers, banks, syndicators and investors develop, finance, construct/rehabilitate affordable housing in New York. He has also provided counsel to governmental entities and developers on a wide range of projects from municipal solid waste management facilities to regional distribution centers. Before moving to private practice, Mr. Greco was an Assistant Regional Attorney for the New York State Department of Environmental Conservation. Mr. Greco is admitted to practice law in New York. He received his B.A. from Siena College in 1979 and his J.D. from Pace University School of Law in 1983. He is a member of the New York State Bar Association and various sections, and the ABA's Forum on Affordable Housing and Community Development Law.

Dennis H. Greenstein



Areas of Practice

Real Estate

Construction

Experience

Dennis H. Greenstein is a partner in the Real Estate Department in the New York office of Seyfarth Shaw LLP. He focuses his practice on cooperative and condominium law and provides counsel to approximately 175 cooperatives and condominium buildings located in New York City. Prior to starting his practice, Mr. Greenstein served as a New York State Assistant Attorney General in the Real Estate Financing Bureau, Cooperative and Condominium Section.

Mr. Greenstein is a frequent contributor to, and often quoted in, publications such as *The New York Times*, addressing issues relating to cooperative and condominium law. In addition, Mr. Greenstein has written articles for or lectured and conducted seminars and workshops on the subject of cooperatives and condominiums at the Real Estate Board of New York, CNYC, The Cooperator, *HABITAT Magazine*, New York University's Continuing Education Program and the office of the Attorney General.

GILBERT M. HOFFMAN is the Chief Underwriting Counsel for Vanguard Research & Title Services, Inc. He began his career in private practice, transitioned to becoming a District Counsel and Vice President for Chicago Title Insurance Company, and 28 years later became a partner at a major Syracuse, New York, law firm. Now, Mr. Hoffman brings his experience to Vanguard Research & Title Services, Inc., where he is responsible for underwriting and supervision of their Examining Counsel for in all counties in New York State. His practice includes underwriting of commercial real property titles, generating facilities, transmission lines, industrial facilities, shopping malls and office parks. Mr. Hoffman also handles real property litigation, claims, and development of underwriting practices in emerging real property title areas. He is a member of the Executive Committee of the Real Property Law Section of the New York State Bar Association and Upstate Co-Chair for the NYSBA Real Property Law Section's Title & Transfer Committee. Mr. Hoffman also chairs the Real Property Law Section of the Onondaga County Bar Association, and is a frequent lecturer at CLE programs throughout upstate New York. He is a graduate of Syracuse University and its College of Law.

Jesse Larson is a Certified General Real Estate Appraiser licensed in Vermont and New York. Along with his father Richard Larson, he appraises farms, farmland and other rural properties. Besides typical bank, marketing and estate appraisals, he has appraised 20-30 conservation easements per year since 2004. Easement-oriented clients include attorneys, governmental agencies, land trusts, individual donors and various conservation organizations. Education includes many UASFLA and Conservation Easement oriented classes and seminars.

Richard Larson, Vermont Certified General Real Estate Appraiser, is the founder and principal of Larson Appraisal Company, serving clients in the northeast since 1995, specializing in the appraisal of farms, food processing facilities, rural properties and conservation easements. He also worked in Massachusetts with a specialty in the appraisal of cranberry bogs and Agricultural Preservation Restrictions. Richard also owns and operates Larson Farm and Creamery. Mr. Larson holds a B.S. in Agricultural Science from the University of Connecticut.

Biography

Timothy W. McLeron

Beginning with the summer of my first year in law school through to the present, some twenty-eight years later, I have practiced exclusively in the title industry. I began searching, then examining and closing real estate transaction on behalf of a local, four-person title agency. Shortly after my admission to the bar, I transitioned from the agency side of title insurance to the underwriter side as counsel with Old Republic Title Insurance Company where I acted as both underwriting and claims counsel for thirteen (13) years before taking my current position in 2007 as counsel at Stewart Title Insurance Company.

Mitchell Pawluk is the Leader of Harris Beach's Cannabis Industry Team, advising a variety of companies in the medical, adult-use, and industrial hemp / CBD industries. Mitch is part of a team of attorneys who identified the unmet needs of clients upon the advent of legal cannabis in New York, creating one of the first statewide, full-service law firms to offer a comprehensive portfolio of legal services to cannabis clients. Notably, he successfully advised and guided New York's highest scoring medical marijuana applicant in a competitive, high-stakes application process, and currently represents two of New York state's initial five Registered Organizations. Mitch has been a resource for local and national media outlets on the cannabis industry in New York, including proposals for the creation of a Cannabis Law and legalization of adult-use cannabis.

Mitch was recently appointed to the New York State Bar Association's Committee on Cannabis Law.

HEATHER C. M. ROGERS, Partner

Heather Rogers, a partner of the firm, manages the Default Operations department of Davidson Fink and is the primary client liaison for the department. She also dedicates a portion of her practice to commercial and residential real estate, including buy/sell, lending, leasing and evictions. In addition, Ms. Rogers combines her MBA and law degree in the area of business law, counseling her clients on entity selection and formation, as well as the continued management and operation of those businesses as the companies grow.

Ms. Rogers is a past chair of the 4,877-member Real Property Law Section (RPLS) of the New York State Bar Association (NYSBA). Ms. Rogers is actively involved with the Executive Committee of the Real Property Law Section of the NYSBA and has served on the board as vice-chair and section secretary. In her role as vice-chair, Ms. Rogers organized and coordinated the industry and state bar association responses to the Office of Court Administration (OCA) affidavit that has affected the New York State foreclosure industry. Currently she is the Co-Chair of the Real Estate Finance Committee of the RPLS. She is also a Fellow of the American College of Mortgage Attorneys. Heather is also a licensed real estate broker.

Ms. Rogers is a frequent lecturer for the Monroe County Bar Association, New York State Bar Association, National Business Institute and Lorman on a wide range of real estate related topics, including residential real estate, mortgage foreclosure and workouts, landlord tenant matters and UCC updates and compliance. She also offers detailed training sessions to clients regarding the New York Judicial Foreclosure Process.

ADMISSION TO PRACTICE

- New York State Bar
- United States District Court for the Eastern, Northern, Southern and Western Districts of New York
- United States Bankruptcy Court for the Eastern, Northern, Southern and Western Districts of New York

PROFESSIONAL AND COMMUNITY AFFILIATIONS

- Monroe County Bar Association
 - ◆ Real Estate Section: Past Chair and Vice Chair
 - ◆ Unauthorized Practice of Law Committee
 - ◆ Academy of Law
- New York State Bar Association
 - ◆ Chair of Real Property Section Executive Committee
 - ◆ Current Co - Chair of Real Estate Finance Committee
 - ◆ Former Co - Chair of Professionalism Committee
 - ◆ Former 7th Judicial District Representative
- Board Member, Honeoye Falls - Mendon Chamber of Commerce

EDUCATION

- MBA, Rochester Institute of Technology, magna cum laude
- JD, Duquesne University School of Law
- BA, Wittenberg University

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Practice Areas

BANKING
 BANKRUPTCY
 BUSINESS
 COMMERCIAL FORECLOSURE
 COMMERCIAL LEASING
 COMMERCIAL REAL ESTATE
 COMMERCIAL REAL ESTATE DEVELOPMENT
 CREDITORS' RIGHTS & BANKRUPTCY
 CREDITORS' RIGHTS LITIGATION
 DEFAULT SERVICING
 EVICTION
 LENDER DEFENSE & CONSULTING
 LOSS MITIGATION
 REAL ESTATE OWNED (REO)
 RESIDENTIAL FORECLOSURE
 RESIDENTIAL REAL ESTATE

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Fax 914.946.6868
- **Mid-Hudson Office**
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120
- **New York City Office**
505 Park Avenue
New York, NY 10022
Phone 646.794.5747

Joel H. Sachs — Senior Counsel

Construction Law, Municipal Law, Real Estate, Environmental Law, Land Development & Zoning, Litigation & Alternative Dispute Resolution

Professional Experience

Joel H. Sachs represents private entities and governmental agencies in a wide variety of environmental, real estate, land development and zoning matters. A significant portion of his practice is devoted to representing municipal boards, municipalities and private clients before municipal boards and agencies throughout the State of New York in land use, zoning and environmental disputes. He serves as Construction Arbitrator for the American Arbitration Association. Widely recognized as a leader in Environmental Law, Mr. Sachs has received a number of awards, which are listed below. Mr. Sachs has enjoyed the rare privilege of serving as Chair of two Sections of the New York State Bar Association, the Environmental Law Section and the Real Estate Law Section. He is currently Co-Chair of the Real Property Law Section's Zombie Housing Task Force.

Mr. Sachs manages the firm's role as Town Attorney of the Town of Bedford, NY and Village Attorney of the Village of Pleasantville, NY. On behalf of the firm, he also serves as Special Land Use and Environmental Counsel to municipalities in Westchester, Putnam, Dutchess, Rockland, Orange and Ulster Counties.

Mr. Sachs previously clerked for a federal judge in the Southern District of New York and served as an Assistant Attorney General of the State of New York and Deputy Chief of its Environmental Protection Bureau for five years. Mr. Sachs also served as the former Town Attorney of the Town of Greenburgh, the largest Town in Westchester County. He joined Keane & Beane in 1993 with many years of experience practicing environmental law, municipal law and land development and zoning.

Awards & Recognition

- Metro *Super Lawyers* List, one of the 25 best attorneys in Westchester County (2010-2019)
- *The New York Times Magazine*, *Westchester Magazine* and *New York Magazine* (2008-2019) one of the best environmental attorneys in the New York Metropolitan area
- Best Lawyers in America (Environmental), 2009-2016, presented by ALM publications
- Distinguished Teaching Award, presented by Pace University School of Law (2010)

Nicholas M. Ward-Willis

MEMBER

Areas of Practice

Environmental Law
 Land Development & Zoning
 Litigation & Alternative Dispute Resolution
 Municipal Law
 Real Estate
 Insurance Defense and Civil Rights

Professional Experience

Nicholas Ward-Willis represents businesses, developers, individuals, property managers and public bodies in a variety of **land use**, **real estate** and environmental issues, ranging from commercial and real estate transactions to state and federal environmental litigation. Mr. Ward-Willis has extensive experience in negotiating orders on consent with state and federal agencies in a variety of matters, including hazardous waste sites and oil spill sites. In the course of representation of his clients, Mr. Ward-Willis interacts with consultants on oil spills, mold and hazardous waste remediations. He represents private clients before various land use boards and assists the firm's public and private sector clients in complying with the State Environmental Quality Review Act, the New York City Watershed Regulations and other environmental laws.

In addition to processing land use applications on behalf of clients, Mr. Ward-Willis has prosecuted and argued Article 78 cases before trial and appellate courts. He counsels property managers, cooperatives, condominiums, homeowners' associations and municipalities. Mr. Ward-Willis manages the firm's role as City Attorney for the City of Beacon, Dutchess County and, on behalf of the firm, serves as counsel to several planning Boards in Westchester County, including the Village of Rye Brook.

Mr. Ward-Willis joined Keane & Beane following his graduation from law school.

Admissions

- State and Federal Courts of New York
- State and Federal Courts of Connecticut

Professional Associations

- Dutchess County Bar Association
- New York State Bar Association (Co-Chair, Real Property Law Section Committee on Green Real Estate; Member, Executive Council of the Conference of Bar Leaders; Member, Environmental Law Section)
- Westchester County Bar Association
- White Plains Bar Association (Past President 2016/2017; Past Vice President)
- New York State Bar Association, Environmental Law Section (Secretary)

Professional Activities/Publications

Mr. Ward-Willis is a frequent lecturer on land use and environmental issues, including SEQRA, RLUIPA, toxic torts, brownfields and environmental issues for residential real estate attorneys. These seminars have included “The Greening of America’s Favorite Pastime – A Discussion of Green Building Techniques Applied to the New York Mets’ Construction of Citi Field”; “Federal Stormwater Regulations Under the Clean Water Act” and “Encouraging Sustainable Development Through SEQRA and Land Use Regulations.” He also frequently lectures on the laws and regulations of oil storage tanks.

Community Service

Mr. Ward-Willis coaches baseball, soccer and softball in the Town of Somers.

Education

- 1993, J.D., *cum laude*, Pace University School of Law (Member of the *Environmental Law Review*)
- 1993, Environmental Law Certificate, Pace University School of Law
- 1990, B.A., State University of New York at Albany



Michelle H. Wildgrube, Esq.

Michelle has been a principal of Cioffi • Slezak • Wildgrube P.C. (formerly Carpenter & Cioffi, P.C.) since 2004, and has been with the firm since 1999. Prior to joining Cioffi • Slezak • Wildgrube P.C., Michelle worked for a general practice firm that provided a broad foundation for her practice which now concentrates in the areas of estate planning and administration, corporate and business law, and real estate.

Michelle frequently lectures for the New York State Bar Association and the Schenectady County Bar Association on real estate and estate planning issues. Michelle is also a panel member of the Legally Speaking Program for The Legal Project. Through this program, she presents seminars on estate planning and elder law issues to community groups and is a frequent lecturer for the Albany Guardian Society.

Michelle is a member of the Committee on Character and Fitness for the Fourth Judicial District. She currently serves on the boards of directors for the Federation of Bar Associations, Fourth Judicial District (Past President), Our Ability Alliance (Treasurer), and the Capital Region Chamber Foundation (Secretary/Treasurer). In addition, Michelle serves as Secretary of the New York State Bar Association's Real Property Law Section. Michelle is a member of the Schenectady County Bar Association's Real Estate Practice Committee and is an appointed trustee for the John Alexander Trust Memorial Scholarship which is administered through the Schenectady County Bar Association.

Michelle was the recipient of the Schenectady County Bar Association's first Young Lawyer Award, the Schenectady County Bar Association's 2012 Lawyer of the Year Award, and the New York State Bar Association's 2013 President's Pro Bono Award.

Michelle holds a Bachelor of Arts Degree in English from Rutgers College and a Juris Doctor from the State University of New York at Buffalo School of Law. She resides in Niskayuna, New York, with her husband, Drew Lochte, and Flopsy, the family pup.