



**Real Property
Law Section**

REAL PROPERTY LAW SECTION SUMMER MEETING | CRYSTAL SPRINGS RESORT

Thursday, July 17, 2025 – Sunday, July 20, 2025

Crystal Springs Resort

1 Wild Turkey Way | Hamburg, New Jersey

NYSBA.ORG

6.5

MCLE Credits

REAL PROPERTY LAW SECTION

Section Chair

Susan Golden, Esq.
Venable LLP
New York, New York

Program Chair

John Jones, Esq.
Hinman, Howard, Kattell, LLP
Binghamton, New York

6.5 MCLE Credits

This program is transitional and approved for MCLE credit in New York for all attorneys, including those newly admitted.

6.5 Total Credits: 4.5 Areas of Professional Practice, 1.0 Ethics, 1.0 Cybersecurity, Privacy and Data Protection - General

The New York State Bar Association has been certified by the New York State Continuing Legal Education Board as an accredited provider of continuing legal education in the State of New York. For information about the CLE Rules, visit NYCOURTS.GOV/ATTORNEYS/CLE

Note: All meeting rooms are on the 1st floor of the Clubhouse side of Grand Cascades Lodge

Thursday, July 17, 2025

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|-----------------------|--|
| 2:00 p.m. – 6:00 p.m. | Conference Check-in – Cliffs Lounge |
| 3:00 p.m. – 5:00 p.m. | Executive Committee Meeting – Saratoga
Coffee, tea & snacks served |
| 6:00 p.m. – 8:30 p.m. | Cocktail Reception and Dinner – Fire and Water Deck (located next to the Front Desk in the lobby)
Dinner Buffet Will Begin at 6:30 p.m.
Dress Code: Business or Cocktail Attire |

Friday, July 18, 2025

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|-----------------------|--|
| 7:30 a.m. – 9:00 a.m. | Breakfast Buffet – Garden Room
CLE Sign In – Cliffs Lounge |
| 7:30 a.m. – 8:30 a.m. | Condominiums and Cooperatives Committee Meeting – Gallium Board Room
Title and Transfer Committee Meeting - Flora Springs
Construction Committee Meeting - Willow Springs |
| 9:00 a.m. – 9:10 a.m. | Welcome and Introductions – Saratoga |
- Section Chair:**
Susan Golden, Esq., Venable LLP, New York, NY
- Program Chair:**
John Jones, Esq., Hinman, Howard, Kattell, LLP, Binghamton, NY

9:10 a.m. – 10:00 a.m.

Power Prompting: Mastering Prompting Techniques for Legal Professionals

This practical CLE program is designed to help attorneys harness the power of Large Language Models (LLMs) in legal practice. Attendees will gain a foundational understanding of how LLMs work, explore real-world prompting failures, and learn how to avoid common mistakes. The session will also cover the benefits and limitations of generative AI, with a focus on practical applications that enhance accuracy and efficiency in legal tasks.

Participants will be introduced to the “5 Ps of Prompting”—Prime, Persona, Prompt, Product, and Polish—to create more effective and targeted prompts. The course will also address how to evaluate and choose the right LLM based on privacy, security, training data, and legal-specific use cases, ensuring participants are equipped to integrate AI tools thoughtfully and responsibly in their practice.

Speaker:

Aaron Eberle, Esq., LexisNexis, New York, New York

1.0 MCLE Credit in Cybersecurity, Privacy and Data Protection - General

10:00 a.m. – 10:55 a.m.

Recent Cases in Co-ops, Condos and Homeowners Associations that Every Real Estate Practitioner Needs to Know

Matthew E. Eiben, Marc H. Schneider, Esq. and Richard Shore from the Condominiums and Cooperatives Committee present recent cases impacting real estate practitioners. This session will involve a discussion about recent cases and decisions that provide insight for attorneys dealing with certain issues involving residents and Boards in Community Associations across New York State. Don't miss this practical and timely discussion.

Speakers:

Matthew E. Eiben, Esq., Rosenberg & Estis, P.C., New York, New York

Marc H. Schneider, Esq., Schneider Buchel, LLP, New York, New York

Richard Shore, Esq., Nixon Peabody, LLP, New York New York

1.0 MCLE Credit in Areas of Professional Practice

10:55 a.m. – 11:10 a.m.

Refreshment Break

11:10 a.m. – 12:00 p.m.

Importance of Due Diligence Review in Transactions Involving a Rent Stabilized Building

The landscape of rent stabilization is constantly evolving, and conducting a thorough due diligence review can significantly affect not only the purchase price but also the viability of a transaction. This presentation will explore the critical issues and nuances involved in reviewing buildings that are—or may become—subject to rent stabilization. Attendees will gain insight into the “how” and “why” of the due diligence process, with a focus on determining the regulatory status of both buildings and individual units. The program will also outline the key documentation needed to complete a comprehensive review, including DHCR registrations, case by-building reports, leases, and tax abatement records.

Speaker:

Mary Milone, Esq., Borah, Goldstein, Altschuler, Nahins & Goidel, P.C., New York, New York

1.0 MCLE Credit in Areas of Professional Practice

AGENDA

Optional Afternoon Activity:

1:00 p.m.

Golf Tournament

The Wild Turkey Golf Course

Advanced registration is required.

Boxed lunch will be provided at 12:30 p.m. at the pro shop.

Tee Times: 1:00 p.m., 1:10 p.m., 1:20 p.m., and 1:30 p.m.

Your tee time will listed at the registration desk.

The Wild Turkey Golf Course at Crystal Springs Resort in Hamburg, New Jersey, is one of the most scenic and unique courses in the region. Designed by acclaimed architect Roger Rulewich, it combines the best elements of parkland and links-style golf, making it both a challenging and visually stunning experience for players of all skill levels.

Explore things to do on-site and off-property on pages 7 and 8!

6:30 p.m. – 7:30 p.m.

Cocktail Reception - Garden Room

Heavy appetizers will be served

The Garden is located within Crystal Springs Resort

Dress code: Business or Cocktail Attire

Dinner is on your own—check out pages 9-10 for restaurants at the resort and nearby.

Saturday, July 19, 2025

8:00 a.m. – 9:00 a.m.

Breakfast Buffet – Garden Room

CLE Sign In – Cliffs Lounge

General Session – Saratoga

9:00 a.m. – 9:10 a.m.

Welcome and Introductions – Saratoga

Program Chair:

John Jones, Esq., Hinman, Howard, Kattell, LLP, Binghamton, NY

9:10 a.m. – 10:00 a.m.

Even More Ethics and Chocolates

Back by popular demand (and sweeter than ever), this interactive session explores recent ethics opinions, hot-button issues, and real-life scenarios in real property law — with a twist. Correct answers and insightful participation may just earn you a chocolatey reward. Join us for a fast paced, thought-provoking ethics refresher where learning is both rewarding and delicious!

Speaker:

Anne Reynolds Copps, Esq., Albany, New York

1.0 MCLE Credit in Ethics and Professionalism



REAL PROPERTY LAW SECTION

10:00 a.m. – 10:55 a.m.

The Relationship Between the Law and Homelessness – Opportunities or Obstacles

In January 2025, The NYS Bar Association approved the Report of the Task Force on Homelessness and the Law. The Task Force, chaired by William T. Russell Esq., convened with more than 30 lawyers with diverse backgrounds from around NYS to consider how laws may contribute to furthering or reducing the growing homeless population.

Homelessness affects all corners of New York State – urban to rural, wealthy to poor, single people to families. Neither the question, nor the answer, is simple. And from criminal justice outcomes to zoning and occupancy regulation, the law clearly plays a role in homelessness.

In considering the legal, societal and governmental roles in addressing homelessness, and the intersection of societal elements like cost, development and criminal justice, the Task Force developed more than three dozen recommendations to help stem homelessness in all of our communities. This presentation will address how lawyers collectively can work together to address homelessness.

Speaker:

Joseph Glazer, Esq., Deputy Commissioner, Department of Community Mental Health
White Plains, New York

1.0 MCLE Credit in Areas of Professional Practice

10:55 a.m. – 11:10 a.m.

Refreshment Break

11:10 a.m. – 12:00 p.m.

Real Estate Case Law Update: A Reveal of Recent New York Real Estate Decisions

Stay current with recent New York real estate decisions in this informative session, offering analysis of key rulings and their impact on real estate practice.

Speaker:

Michelle H. Wildgrube, Esq., Cioffi, Slezak, Wildgrube, P.C., Schenectady, New York

David Mineo, Esq., Madison Title, Lakewood, New Jersey

1.0 MCLE Credit in Areas of Professional Practice

12:00 - 12:30

Update on the Effects of the Buyer's Real Estate Broker Representation Agreement and the Property Conditions Disclosure Act on Everyday Practice

A brief update on daily practice concerning the use of the Property Condition Disclosure Statement and the Buyer's Real Estate Broker Representation Agreement. Includes strategies and practical tips to best protect your clients

Speaker:

Toni Ann Barone, Esq., Law Firm of Barone & Barone, LLP, Staten Island, New York

0.5 MCLE Credit in Areas of Professional Practice

12:30 p.m.

Remarks from NYSBA President-Elect, Taa Grays, Esq.

New York State Bar Association | Metlife, New York, New York

1:00 p.m.

Afternoon on Your Own

2:00 p.m. – 3:00 p.m.

Optional Group Activity | Yoga

Outdoor Amphitheater (weather permitting) | Back up location: Flora Springs

Pre-registration is required

Dinner is on your own—check out pages 9-10 for restaurants at the resort and nearby.

REAL PROPERTY LAW SECTION SUMMER MEETING 2025

8:00 p.m. - 10:00 p.m.

Fireside S'mores & Spirits – Amphitheater

Join us for a fun-filled evening under the stars! Gather around firepits for a classic s'mores making experience, enjoy an open beer and wine bar, and challenge your colleagues to a friendly game of cornhole or Jenga. It's the perfect way to unwind, connect, and savor the sweet side of your time with us!

Sponsored by



Sunday, July 20, 2025

8:00 a.m. – 9:30 a.m.

Continental Breakfast Buffet– Garden Room

Departure

Safe travels and thank you for joining us at Crystal Springs!



THINGS TO DO AT CRYSTAL SPRINGS RESORT:

Thursday | July 17, 2025

ALL-DAY ACTIVITIES

- **Hike on The Appalachian Trail**
- **Hike the Wild Turkey Nature Trail** | Grand Cascades Lodge
- **Board Game Lending Library** | Minerals Hotel
- **Photo Scavenger Hunt** | Grand Cascades Lodge
- **Photo Scavenger Hunt** | Minerals Hotel

MORNING TO EVENING ACTIVITIES

- **Pickleball** | 9:00 a.m. – 8:00 p.m. | Minerals Hotel
- **Croquet** | 10:00 a.m. – 8:00 p.m. | Grand Cascades Lodge
- **Natural Grass Putting Course** | 10:00 a.m. – 9:00 p.m. | Grand Cascades Lodge
- **Archery** | 10:00 a.m. – 12:00 p.m. | Grand Cascades Lodge
- **Archery** | 10:00 a.m. – 2:00 p.m. | Minerals Hotel
- **Fishing at the Quarry**
 - 10:00 a.m. – 11:00 a.m.
 - 11:00 a.m. – 12:00 p.m. | Grand Cascades Lodge
- **Minerals Game Lounge and Arcade** | 10:00 a.m. – 10:00 p.m. | Minerals Hotel
- **iWall Exergaming** | 10:00 a.m. – 10:00 p.m. | Minerals Hotel
- **Law Game Lending Library** | 10:00 a.m. – 6:00 p.m. | Minerals Hotel
- **Visits from the Farm** | 10:00 a.m. – 2:00 p.m.
 - Grand Cascades Lodge
 - Minerals Hotel

AFTERNOON ACTIVITIES

- **Workshop: Stuffed Animal Build** | 12:00 p.m. – 1:00 p.m. | Grand Cascades Lodge
- **Axe Throwing** | 1:00 p.m. – 3:00 p.m. | Grand Cascades Lodge
- **Guided Wine Cellar Tour** | 3:00 p.m. – 3:30 p.m.

Friday | July 18, 2025

All Thursday Activities Repeat, including:

- Hikes, trails, scavenger hunts, game libraries
- Archery, fishing, pickleball, croquet, putting course, visits from the farm, arcade, iWall, and more

ADDITIONAL FRIDAY ACTIVITIES

Fitness

- **Spin Class**
 - 9:15 a.m. – 10:15 a.m.
 - 6:30 p.m. – 7:30 p.m.

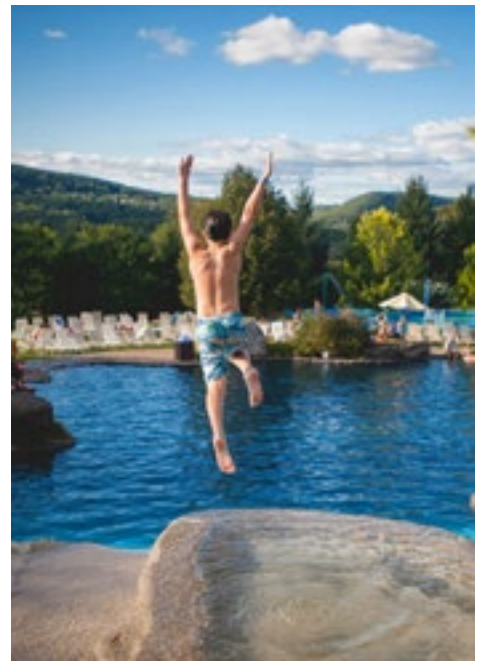
Evening Entertainment

- **Live Music on the Fire and Water Terrace** | 7:00 p.m. – 10:00 p.m.
Grand Cascades Lodge
- **Workshop: Glow in the Dark Painting** | 8:00 p.m. – 9:00 p.m.
Grand Cascades Lodge
- **Dive-In Movie** | 8:00 p.m. – 9:30 p.m.

Saturday | July 19, 2025

All Thursday Activities Repeat, including:

- Hikes, trails, scavenger hunts, game libraries
- Archery, fishing, pickleball, croquet, putting course, visits from the farm, arcade, iWall, and more
- Spin Class | 9:15 a.m. – 10:15 a.m. and 6:30 p.m. – 7:30 p.m.



EXPLORE OUTSIDE THE RESORT:

Additional Saturday Activities

Outdoor Experiences | Grand Cascades Lodge

- **Chef's Garden Tour** | 10:00 a.m. – 10:30 a.m.
- **Meet the Chickens** | 10:00 a.m. – 11:00 a.m.
- **Forest Bathing** | 10:30 a.m. – 11:30 a.m.
- **Beekeeper Talk** | 11:00 a.m. – 12:00 p.m.

EXPLORE OUTSIDE THE RESORT

While Crystal Springs Resort offers a wealth of amenities, there are numerous attractions nearby in Sussex County and the surrounding areas to enhance your visit. Here are some top recommendations:

Outdoor Adventures & Nature

- **High Point State Park (approx. 12 miles away)**: Explore hiking trails, enjoy scenic vistas, and visit the highest point in New Jersey.
- **Appalachian Trail**: Access portions of this iconic trail for day hikes and immerse yourself in the natural beauty of the region.
- **Wallkill River National Wildlife Refuge**: Ideal for birdwatching, photography, and peaceful walks through diverse habitats.

Family-Friendly Attractions

- **Mountain Creek Waterpark (approx. 3 miles away)**: Experience thrilling water rides and activities suitable for all ages.
- **Franklin Mineral Museum (approx. 4 miles away)**: Discover fascinating mineral exhibits and learn about the area's rich geological history.
- **Sterling Hill Mining Museum (approx. 6 miles away)**: Take an underground mine tour and see fluorescent mineral displays.
- **Wineries & Breweries**
- **Cava Winery & Vineyard (approx. 0.7 miles away)**: Enjoy wine tastings and picturesque vineyard views.
- **Ventimiglia Vineyard (approx. 6 miles away)**: Sample handcrafted wines in a charming countryside setting.
- **Warwick Valley Winery & Distillery (approx. 11 miles away)**: Savor wines, ciders, and spirits accompanied by live music and seasonal events.

Shopping & Local Finds

- **Hamburg Antique Center**: Browse a variety of antiques and collectibles in this local treasure trove.
- **Lafayette Mill Antiques Center (approx. 8 miles away)**: Explore multiple dealers offering unique vintage items and memorabilia.

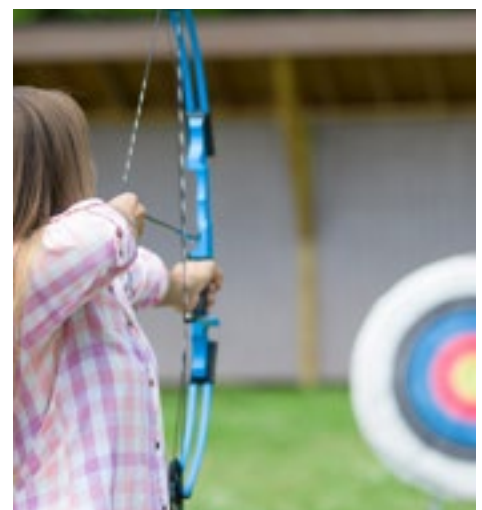
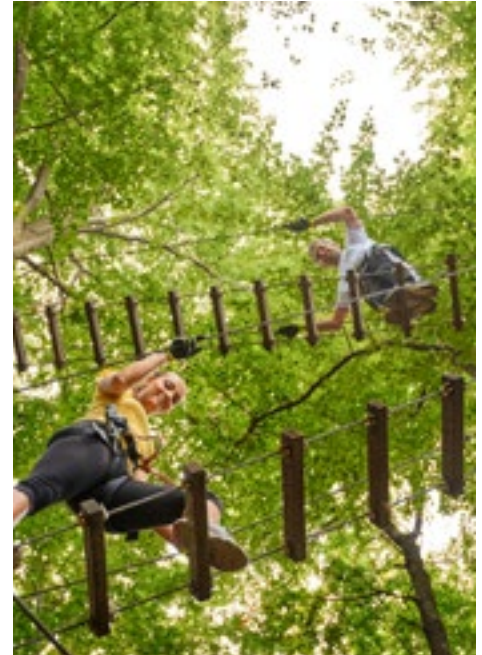
Historical & Cultural Sites

- **Lawrence Mansion (approx. 2 miles away)**: Visit this Greek Revival mansion listed on the National Register of Historic Places, reflecting 19th-century architecture and history.
- **Feltonville Historic District (approx. 35 miles away)**: Explore the "Deserted Village," a 19th-century mill town with preserved buildings and interpretive trails.

Entertainment & Nightlife

- **Newton Theatre (approx. 13 miles away)**: Catch live performances ranging from concerts to comedy shows in this historic venue.
- **The Castle Fun Center (approx. 20 miles away)**: Enjoy go-karting, mini-golf, arcade games, and more for a fun-filled evening.

Whether you're seeking outdoor adventures, cultural experiences, or relaxation, the area surrounding Crystal Springs Resort offers a diverse array of activities to enrich your stay!



DINING AT CRYSTAL SPRINGS RESORT

Each dining venue at Crystal Springs Resort provides a unique experience, from fine dining to casual bites, ensuring that guests have a variety of options to choose from during their stay. **Reservations are required for on site restaurants**, and can be done online, at www.crystalgolfresort.com/dine

Grand Cascades Lodge Dining

1. Restaurant Latour

The resort's premier fine-dining establishment, Restaurant Latour offers an elevated culinary experience with seasonal tasting menus and an extensive wine selection from the resort's renowned Wine Cellar.

2. Crystal Tavern

A casual yet refined restaurant featuring locally sourced ingredients, Crystal Tavern serves breakfast, lunch, and dinner with stunning mountain views.

3. Springs Bistro

Inspired by Tuscan cuisine, Springs Bistro offers a relaxed atmosphere with a menu of Italian favorites, including pizzas and pastas.

4. Chef's Garden

An alfresco dining experience set amidst an organic garden, Chef's Garden provides a unique garden-to-table meal with ingredients harvested on-site.

5. The Wine Cellar

Home to one of North America's finest wine collections, The Wine Cellar offers a selection of rare and exceptional wines in an architecturally stunning setting.

6. Biosphere Taqueria

Located within the Biosphere indoor pool complex, this spot serves South of the Border-inspired tacos, salads, and tropical drinks.



7. Rosebud Roasters

A convenient café offering specialty coffees, baked goods, grab-and-go salads, sandwiches, and a selection of beverages.

8. Vista 180° Seafood Shack

Enjoy seafood classics, salads, and grilled favorites poolside at this casual outdoor eatery.

Minerals Hotel Dining

1. Kites Restaurant

A family-friendly restaurant serving a variety of dishes in a comfortable setting.

2. The Farmstand

Offers quick and healthy options, including smoothies, salads, and snacks.

3. Moonshine + The Farmstand

A combination of casual dining and grab-and-go options for guests on the move.

4. Pool Bar

Relax with a refreshing drink and light fare by the pool.

5. Zinc Café

A cozy spot for coffee, pastries, and light bites.

6. Frosty's Cantina

A seasonal outdoor venue offering frozen treats and beverages.

Nearby Restaurants Outside the Resort

These establishments provide a range of culinary experiences, from casual dining to upscale meals, all within a short drive from Crystal Springs Resort. Whether you're in the mood for Italian, Thai, or classic American cuisine, you'll find something to satisfy your palate.

1. Milano Ristorante

A classic Italian eatery known for its hearty pasta dishes and warm ambiance.

2. Granny's Pancake House & Grill

A beloved local spot serving breakfast favorites, including pancakes, omelets, and more.

3. Cravin Thai

A hidden gem offering authentic Thai cuisine with a variety of flavorful dishes.

4. Krogh's Restaurant & Brew Pub

Located in Sparta, this brewpub offers handcrafted beers and a diverse menu in a rustic setting.

5. Mohawk House

An upscale restaurant featuring farm-to-table dishes, an extensive wine list, and live music events.

6. The Wheelhouse Kitchen + Bar

A modern American restaurant offering a variety of dishes and craft cocktails in a stylish setting.

7. The Lafayette House

A historic venue serving classic American fare with a focus on steaks and seafood.



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NEW YORK STATE BAR ASSOCIATION
REAL PROPERTY LAW SECTION

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