

Anthony S. Guardino

Land Use & Municipal

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LOCATION: Hauppauge

Anthony S. Guardino is a partner and Practice Group Leader in the land use and municipal and environmental practice group at Farrell Fritz. He regularly appears before municipal boards in connection with a broad range of land use and zoning matters, such as applications for change of zone, variances, special permits, subdivision and site plan approval. He represents a number of national retailers and restaurants, as well as several of the region's largest retail, residential, office and industrial developers. Anthony also serves as counsel to the Villages of Huntington Bay and Old Field, providing advice to their Boards of Trustees, Planning Boards and Zoning Boards. He also serves as special counsel to several Long Island towns and villages and to two fire districts.

Over the years, Anthony has successfully litigated a number of land use related cases at both trial and appellate levels. Many of those cases involved challenges to decisions by municipal boards, as well as claims under the State Environmental Quality Review Act (SEQRA), adverse possession or other title issues.

Anthony is a regular columnist for the *New York Law Journal*, writing on zoning and land use planning matters. He contributes often to the firm's [Long Island Land Use & Zoning](#) blog. Anthony is also a frequent lecturer at seminars on land use and zoning law and SEQRA and has participated in programs sponsored by the New York State Bar Association, Nassau County Bar Association, Suffolk County Bar Association and Suffolk County Village Officials Association, as well as by private providers of continuing education for attorneys, architects, engineers and other professionals. He also participates in the firm's own land use training programs.

Anthony has served as a co-chair of the Municipal Law Committee of the Suffolk County Bar Association. In 2013, he was appointed to the board of Touro Law's Institute of Land Use & Public Policy.

Prior to joining Farrell Fritz, Anthony was a land use planner with a New York City-based development consulting firm, where he obtained significant knowledge and experience in the areas of land use planning, zoning, and environmental regulation. As a research assistant to Professor James A. Kushner, a leading author and commentator in the area of land use law, Anthony surveyed the various methods of growth management that have been employed by municipalities and their susceptibility to legal challenge. He drafted a chapter of Professor Kushner's legal treatise entitled *Subdivision Law and Growth Management* (ClarkBoardman Callaghan, 1992).

Anthony received his Juris Doctor Degree from Southwestern University School of Law in Los Angeles, CA, where he was the recipient of the school's Exceptional Achievement Award in Federal Courts and the American Jurisprudence Book Award for academic excellence in the study of Property and Legal Communication Skills.

In addition to his law degree, Anthony received a Master of Arts Degree in Architecture and Urban Planning from the University of California, Los Angeles, and a Bachelor of Arts Degree from Pitzer College in Claremont, California, where he majored in Environmental Studies.



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Practice Areas

[Land Use & Municipal](#)
[Environmental](#)

Education

Pitzer College (BA)
Southwestern University
School of Law (JD)
University of California Los
Angeles (MA)