



Attorney Advertising

Uniondale

400 RXR Plaza
Uniondale, NY 11556-3826
516.227.0700

Albany

518.313.1450

Hauppauge

631.547.8400

New York

212.687.1230

Water Mill

631.537.3100

www.farrellfritz.com

Land Use & Municipal

A regional shopping center in the midst of a major expansion must comply with the State Environmental Quality Review Act, create a new sewer district, acquire the proper permits and work with local government on all zoning issues.

A major oil company, looking to further grow its regional presence, must procure permits to build and operate gasoline service stations.

A municipality, reviewing its zoning codes, investigates its land use policies.

A corporation purchases property owned by a former defense contractor in order to redevelop the land for office use.

Long-range planning and an intimate knowledge of the zoning issues of each village and town in our region are skills necessary for the survival of developers and municipalities alike. Land, in short supply in this region of the world, is a commodity, which is protected, regulated and watched by both businesses and community members. No other topic can ignite the kind of controversy and contention that the use of available land can.

Understanding the regional landscape

For more than 30 years, the attorneys of Farrell Fritz have been an integral part of the history of land use and development on Long Island. Numerous municipalities have come to us for guidance and counsel in the drafting and governance of their zoning codes, and we have acted as general counsel to many local municipalities. Still others of our number have served as elected officials on Long Island at both the state and the local level. We understand the issues and opportunities in this region as few other law firms do.

Counseling real estate developers

Before the purchase of a property, we thoroughly analyze the zoning, SEQRA and other issues that may arise for a builder looking to develop a property for a specific use. Understanding that in real estate development time is money, we work with consulting

firms, architects and the attorneys in our Real Estate, Corporate, Environmental and Municipal Practice Groups to expedite each project. We also have a broad base of knowledge of the agencies that govern the development process and know how to work with them in an efficient manner. If necessary, we have a range of experience in both state and federal courts, and before municipal boards, in litigating zoning and land use issues. However, we work with our clients to meet their goals without litigation whenever possible to preserve resources for the development of their property or municipality.

Using experience to obtain your long-range goals

Over the past few years, our attorneys have assisted in the development of our region's largest assisted living facility, the expansion of a regional mall, an industrial park and numerous residential developments, shopping centers and office complexes. Our experience with SEQRA has led us to counsel local governments on how to develop their review process and has brought many developers through the often contentious process successfully. Having knowledge of, and solid experience with, both real estate developers and municipalities, our attorneys are able to counsel clients from both sides in a thorough and cost-effective manner.