

John C. Armentano

Partner

Hauppauge

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John C. Armentano is a land use and municipal law attorney advising developers and owners across all aspects of zoning, land use, State Environmental Quality Review Act (SEQRA), and environmental rules and regulations. His broad experience with cities, towns, and villages includes land use and municipal litigation, including adverse possession, easement rights, riparian rights, wetland regulations, and other commercial litigation matters at both the trial and appellate levels.

John has local government experience, and currently serves as special counsel to the Town of East Hampton. He also represents the Village of Huntington Bay Board of Zoning Appeals. John prepares land use and zoning applications before various municipal boards including trustees, zoning board of appeals, and planning boards across Long Island. He also presents applications for change of zones, site plan review, subdivisions, and variances in towns and villages throughout Nassau and Suffolk counties. John often prepares agricultural property applications to add land to locally approved state certified Agricultural Districts and resolve agricultural land use disputes.

Clients seek John's experienced counsel with environmental applications, as well as permit and violation hearings before the New York State Department of Environmental Conservation (NYSDEC) for wetlands and waterfront structures. He is sought to handle property disputes and riparian rights (the right to use water from a river on owned land) matters throughout Long Island.

As an active thought leader, John is a contributor to the New York Law Journal on land use topics, as well a longtime contributor to the firm's Long Island Land Use and Zoning blog. The foundation of John's experience was

PRACTICE AREAS

Land Use & Municipal

Environmental

Commercial Litigation

Private Client

EDUCATION

Touro College Jacob D. Fuchsberg Law Center, J.D.

Long Island University, M.S.

College of the Holy Cross, B.A.

Chaminade High School

AFFILIATIONS AND APPOINTMENTS

Touro Law Institute of Land Use & Sustainable Development Law, Board of Advisors

Nassau Academy of Law, Former Advisory Board Member and Board of Directors Member

New York State Bar Association

Nassau County Bar Association

Suffolk County Bar Association

ADMISSIONS

Bar Admissions

New York

Court Admissions

United States District Court, Eastern, Southern, and Northern District of New York

established when he worked as a planner with the Nassau County Planning Commission.

Experience

- Serves as environmental counsel to the Peconic River Sportsman's Club.
- Serves as special counsel to the Town of East Hampton.
- Serves as counsel to the Village of Huntington Bay Board of Zoning Appeals.
- Advises residential owners on matters of riparian rights, including the construction of commercial and private docks, as well as other shoreline improvements.
- Advises commercial businesses in connection with agricultural and winery enterprises.
- Negotiates and obtains development rights approvals such as Transfer of Development Rights (TDRs) and Pine Barrens Credits (PBCs).
- Drafts and processes covenants, easements, and similar instruments to achieve client goals.
- Counsels clients regarding their respective property rights.
- Sites and obtains necessary approvals for Battery Energy Storage Systems (BESS).

Community Work

- Nassau County Planning Commission, Former Planner
- Art League of Long Island, Board Member
- Breakthrough T1D (formerly JDRF), Nominating Committee of the Greater New York City Chapter
- Breakthrough T1D (formerly JDRF), Long Island Board Member

Recognition

- Best Lawyers, Land Use and Zoning Law 2027
- Long Island Business News, Environmental Leaders 2025
- New York Real Estate Journal, Ones to Watch Industry Leaders Spotlight, 2023

- Touro College Jacob D. Fuchsberg Law Center
  - Touro Moot Court, Editor-in-Chief
  - Exceptional Contribution to the Growth of the Law Center