FARRELLFRITZ
ATTORNEYS

Rachel-Anne Scelfo

Partner

Hauppauge

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Rachel-Anne Scelfo is an attorney representing clients in all aspects of land use, permitting, and zoning. Working closely with developers, owners, applicants, engineers and architects, Rachel helps clients prepare and present sophisticated land use plans before town and village planning and zoning boards. In addition to zoning and permitting matters, Rachel also advises clients in municipal matters and real estate transactions.

Rejoining the firm as Partner in 2024, Rachel previously served as Counsel at Farrell Fritz for nearly a dozen years. Before returning to private practice with the firm, Rachel was the Town of Babylon's Commissioner of Planning and Development. Overseeing a team of more than thirty professionals, she was responsible for implementing processes for planning, building, engineering, plumbing, signage and traffic projects for Babylon. Her work also included overseeing the town's land use boards and respective departments related to zoning, planning, accessory apartment review, and rental boards. During this time, Rachel acquired unique insight into how decisions are made in rezoning, site plan review, and subdivision relief, among other projects.

Rachel's clients agree that there is no substitute for this kind of direct experience as they plan, zone, permit, and build projects of all kinds.

Experience

- Represents applicants in Article 78 proceedings challenging adverse determinations of land use boards.
- Served as counsel to several municipal land use boards, including zoning boards, planning boards, and architectural review boards.

PRACTICE AREAS

Land Use & Municipal

Real Estate

Environmental

EDUCATION

Maurice A. Deane School of Law at Hofstra University, J.D.

State University of New York at Stony Brook, M.A.

State University of New York at Stony Brook, B.A.

AFFILIATIONS AND APPOINTMENTS

New York State Bar Association, Member

Suffolk County Bar Association, Municipal Law Committee, Member

ADMISSIONS

New York

- Represented national chains in all aspects of land use and zoning matters, including the preparation and coordination of applications to town and village boards.
- Served as counsel to the Incorporated Village of Plandome Manor in all legal and procedural matters for ten years.

Community Work

- West Babylon Public Library, Board of Directors (2015-present), President (2017-present)
- West Babylon Council of PTAs, Past President (2024-2026)

Recognition

- New York Real Estate Journal, 2024 Ones to Watch – Innovators in CRE