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## Retail Practice Group

*An expanding retail chain looking to enter a new market or expand its store operations requires counsel to negotiate leases and purchase contracts and assist in zoning, construction, environmental and related development matters.*

*A franchise is developing a new site on Long Island that requires special use permits, variances, site plan review and other land use approvals.*

*A gasoline service station is issued a spill number by the New York State Department of Environmental Conservation.*

*A tenant in a shopping center is served with a notice of default and subsequent petition to recover possession of the property.*

*An expanding retail chain seeks to control spiraling real property taxes and take advantage of available tax incentive programs.*

*A national retailer is cited for fire code violations.*

### **Understanding the regional retail real estate market**

Since 1976, Farrell Fritz attorneys have been at the forefront of Long Island development. We understand the myriad of issues that affect retail real estate development, and have, over the years, provided services to shopping center developers, property managers and independent and chain retailers that include counsel on acquisitions, leasing, financing, lending, zoning, land use, environmental, tax certiorari and landlord/tenant issues. From single location operators to national chains, and from storefront property owners to national mall developers, our attorneys bring our clients experience in all facets of retail real estate, as well as a unique perspective on the region and its business community.

### **Guiding shopping center developers and retailers through the development process**

While we understand all aspects of real estate transactions, we place a special emphasis on the Long Island business community. Our attorneys have been involved in countless transactions that include all types of leasing, tax, environmental, zoning and land use

issues. Our unique insight into the land use and zoning laws of the area have assisted retailers and developers during the planning process, and our experienced environmental team brings years of regulatory agency interaction to the table. Our land use and municipal attorneys regularly appear before municipal boards in various counties, towns and villages across Long Island in connection with applications for zone changes, subdivisions, variances, special permits, site plans and architectural review. Well versed in the complexities of management and construction contracts, our attorneys can guide retailers and developers through the entire development process.

#### **Working with growing retail chains**

Our real estate department has assisted numerous local, regional and national chains with expansion programs and works with multi-state clients on leasing, due diligence and acquisition of sites.

#### **Advising clients about economic development issues**

Our attorneys have an in-depth understanding of the region's economic benefits programs and know what is available for businesses looking to expand or relocate to our region. Our real estate attorneys work closely with our zoning and environmental departments to take advantage of tax credits or minimize exposure to possible liability due to environmental issues. We work closely with clients to ensure that their goals are achieved.

#### **Guiding clients through real property disputes**

Over the years, we have helped clients through all types of disputes during the development process, including breach of contract, landlord-tenant, title and construction disputes. We regularly interface with local and regional authorities, including local and county departments of health, the New York State Department of Environmental Conservation and the Environmental Protection Agency. In addition, our experience as counsel and special counsel to a number of towns and villages gives us a unique insight to the workings of planning and zoning boards.

#### **Land use litigation**

While Farrell Fritz endeavors to work with our clients to meet their goals without litigation, if necessary, our attorneys have a broad range of experience in litigating land use and zoning issues. Our attorneys litigate on behalf of both zoning applicants and local governments in federal, state and local courts, and before administrative tribunals. Our firm is the attorney-of-record in some of the state's leading land use cases and has played a prominent role in lawsuits that interpret the State Environmental Quality Review Act (SEQRA).

#### **Coordination with other practice groups**

The retail practice group works closely with our real estate, land use and zoning, environmental, tax certiorari, corporate and distressed assets practice groups.