

## SENIOR PRACTICE MEMBERS

Our multidisciplinary, team-based approach allows us to communicate constantly with our clients, ensuring they are apprised of progress and developments every step of the way. By managing matters efficiently, we ensure that matters are neither under- nor overstaffed for the task at hand.

### Municipal Entitlements

David Leno  
Ben Weinstock  
Edward Ambrosino  
Robert Litt  
Meeka Levin

### Land Use Litigation

Mark Mulholland  
Jonathan Sullivan  
Joseph Harbeson

### Condemnation

Mark Mulholland  
Robert Litt  
Jonathan Sullivan

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For 40 years, Ruskin Moscou Faltischek, headquartered in Uniondale, has built a reputation as one of the region's leading providers of innovative legal services. Its attorneys are practical, experienced advocates who measure their success by their clients' success. Cornerstone groups in all major practice areas of the law are represented at the firm, including corporate & securities, financial services, commercial litigation, intellectual property, health care, real estate, employment and trusts & estates. Through its independent arm, Empire Government Strategies, lobbying services are provided at all governmental levels. Clients include large and mid-sized corporations, privately held businesses, institutions and individuals.

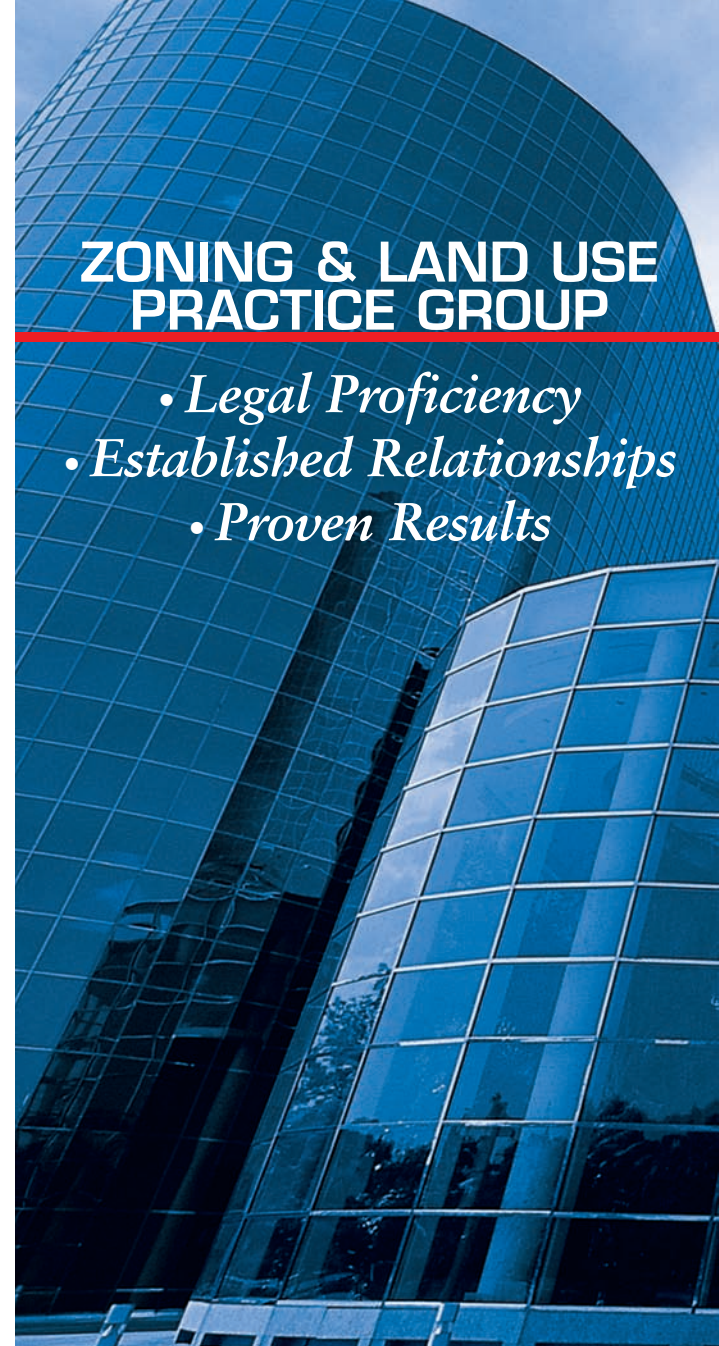


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Attorney Advertising

## ZONING & LAND USE PRACTICE GROUP

- *Legal Proficiency*
- *Established Relationships*
- *Proven Results*



RUSKIN MOSCOU FALTISCHEK P.C.  
**Smart Counsel. Straight Talk.**

## OVERVIEW

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Through a comprehensive knowledge of land use and zoning laws, Ruskin Moscou Faltischek helps clients develop and build new properties or expand their present operations by navigating the procedures essential to the realization of their business goals. RMF's Zoning and Land Use attorneys have zealously represented numerous builders, developers and property owners before all local governments on Long Island. We have successfully handled a large variety of cases for substantial commercial properties, each with its own set of unique challenges. As part of this service, we have obtained variances, site plan approvals, special use permits and helped to effect major code changes to allow clients to move forward with their projects without costly time delays.

Beyond the procedural nuts and bolts, RMF works strategically with civic and community groups to gain the support that is critical to the success of most projects. Utilizing this grassroots approach, we are able to further our clients' goals while creating a win-win for all involved.

Of particular benefit to clients is our knowledge of state and local incentive programs that give property owners tax abatements, low interest IDA financing and other special benefits that help reduce the cost of expansion and new construction. While many law firms tend to focus on zoning issues only, we help clients take full advantage of the government grant programs for which they qualify.

## OUR SERVICES

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### Municipal Entitlements

The rigorous and time-consuming nature of obtaining municipal entitlements is well known to real estate practitioners. Even in those scenarios where approvals seem likely, the discretionary nature of zoning boards of appeal and planning boards sometimes yield unexpected results.

The Zoning & Land Use Practice Group at Ruskin Moscou Faltischek is committed to helping clients obtain municipal approvals in an efficient and timely manner. In those instances where approvals cannot be obtained through the normal course of application, the Zoning & Land Use Practice Group has a proven track record of subjecting unjust decisions to judicial scrutiny and obtaining the desired end result.

Examples of our services in this area include obtaining variances, site plan approvals, acquiring the necessary permits, and appearances before all manner of review boards.

### Land Use Litigation and Judicial Review

The true test of a law firm's ability to deliver results is often found when an application is denied. Fortunately, that is where our attorneys excel. Clients with "bet the farm" litigations in the area of municipal and zoning law often turn to Ruskin Moscou Faltischek for the skill and zeal we show both in and outside the courtroom. While litigation is always a last resort, should it become necessary, we are fully prepared to mount a vigorous effort on our clients' behalf.

### Condemnation

We are renowned for handling sophisticated and complex commercial real estate tax assessment challenges as well as properties affected by eminent domain proceedings. We have the experience to aggressively pursue matters in order to secure the maximum results as expeditiously as possible.

We represent various types of property owners and tenants in all facets of real estate tax litigation, including exemptions for new improvements, not-for-profits, new construction, religious and educational facilities as well as agricultural properties. Some of our clientele includes developers, owners and tenants of shopping centers, office building management, retail, franchise, industrial and warehouse facilities, condominiums and cooperatives, multi-residential properties and unimproved land and farms.

We pride ourselves on providing personal service to all clients, and every effort is made to maintain a constant flow of communication from start to finish. Furthermore, the firm has strong and extensive relationships with the various municipalities, which further enhances our ability to service your case. This is critical during the various stages of litigation concerning tax assessment review or eminent domain proceedings.