



Sahn Ward Coschignano & Baker is one of the region's fastest-growing law firms for a reason. Its commitment to recruiting the finest attorneys is surpassed only by that of providing its clients with the highest-quality legal representation, counsel and advice.

The firm provides its clients with full-service, integrated solutions to the types of problems they face in our areas of practice. Sahn Ward Coschignano & Baker's attorneys have wide-ranging experience in various areas of the law, including the public sector. The firm addresses a client's matter by assembling a team of attorneys who can use their collective experience to create cost-effective solutions.

The firm has an extensive client base that includes Fortune 500 companies, prominent regional businesses, real estate developers, not-for-profits, religious institutions, and health care systems. To best serve its Long Island and New York metro clients, the firm maintains offices in the Omni Building in Uniondale, the Chrysler Building in New York, and in Syosset.

THE FIRM FOCUSES ITS PRACTICE IN THE FOLLOWING AREAS OF THE LAW:

- Zoning and Land Use
- Real Estate Law and Transactions
- Environmental Law
- Litigation and Appeals
- Trusts and Estate Planning
- Corporate Practice
- Municipal Law and Legislative Practice
- Matrimonial and Family Law
- Labor and Employment Law
- Tax Certiorari and Condemnation
- Cellular and Telecommunications Law

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ATTORNEYS AT LAW

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SAHN WARD COSCHIGNANO & BAKER, PLLC

ATTORNEYS AT LAW



MICHAEL H. SAHN

The University of Michigan
High Distinction

Indiana University School of Law
Juris Doctor
cum laude

Admitted in: New York, the United States District Courts for the Eastern and Southern Districts of New York and the United States Supreme Court.

Practice areas: Zoning and land use, real estate law and transactions, environmental law, litigation and appeals, corporate practice, and municipal law and legislative practice.



JON A. WARD

Yale University
Bachelor of Arts

The University of Notre Dame
Juris Doctor
magna cum laude

Admitted in: New York, the United States District Courts for the Southern and Eastern Districts of New York, the United States Supreme Court and the Second Circuit Court of Appeals.

Practice areas: Zoning and land use, real estate law and transactions, environmental law, litigation and appeals, corporate practice and labor and employment law.



CHRIS J. COSCHIGNANO

St. John's University
Bachelor of Science

Jacob D. Fuchsberg Touro Law Center
at Touro College
Juris Doctor

Admitted in: New York and Connecticut.

Practice areas: Zoning and land use, real estate law and transactions, litigation and appeals, trusts and estate planning, corporate practice, municipal law and legislative practice, and matrimonial and family law.



DANIEL J. BAKER

State University of New York at Albany
Bachelor of Arts

Jacob D. Fuchsberg Law Center
at Touro College
Juris Doctor

Admitted in: New York and the United States District Courts for the Southern and Eastern Districts of New York.

Practice areas: Zoning and land use, real estate law and transactions, litigation and appeals, corporate practice, and tax certiorari and condemnation.



DANIEL H. BRAFF

Lehigh University
Bachelor of Arts

New York University School of Law
Juris Doctor

Admitted in: New York and New Jersey.

Practice areas: Zoning and land use, real estate law and transactions, environmental law, corporate practice and cellular and telecommunications law, with a particular emphasis on regulations governing the use and development of real property within the City of New York.



CHRISTIAN BROWNE

College of Holy Cross
Bachelor of Arts
cum laude

Fordham University
Juris Doctor

Admitted in: New York and the United States District Courts for the Eastern and Southern Districts of New York.

Practice areas: Zoning and land use, litigation and appeals, and municipal law and legislative practice.



WAYNE G. EDWARDS

Long Island University
Bachelor of Arts

Washington and Lee School of Law
Juris Doctor

Admitted in: New York and the United States District Courts for the Eastern and Southern Districts of New York.

Practice areas: Zoning and land use, real estate law and transactions, including acquisitions, sales, leasing and financing and related corporate transactions.



JOHN FARRELL

Hofstra University
Bachelor of Arts

Touro College
Jacob D. Fuchsberg Law Center
Juris Doctor

Admitted in: New York

Practice areas: Zoning and land use, environmental law, litigation and appeals, and municipal law and legislative practice.



ADAM H. KOBLENZ

Brandeis University
Bachelor of Arts

The George Washington
University Law School
Juris Doctor

Admitted in: New York and New Jersey, the United States District Courts for the Eastern and Southern Districts of New York and the United States Supreme Court

Practice areas: Litigation and appeals and labor and employment law



MICHELE A. PINCUS

Emory University
Bachelor of Arts

National Law Center of George Washington
University
Juris Doctor

Admitted in: New York, Washington, D.C. and the United States District Courts for the Eastern and Southern Districts of New York and the Second Circuit Court of Appeals.

Practice areas: Zoning and land use, real estate law and transactions, litigation and appeals, and labor and employment law.



ANDREW M. ROTH

State University of
New York at Buffalo
Bachelor of Arts

University of Bridgeport
Juris Doctor

Admitted in: New York, the United States District Courts for the Southern, Eastern, and Northern Districts of New York and the Second Circuit Court of Appeals, and the United States Supreme Court.

Practice areas: Litigation and appeals.



BRIAN S. STOLAR

State University of
New York at Binghamton
Bachelor of Science

Boston University
School of Law
Juris Doctor

Admitted in: New York and New Jersey and before the United States District Courts for the Eastern and Southern Districts of New York.

Practice areas: Zoning and land use, real estate law and transactions, litigation and appeals, and municipal law and legislative practice.



MIRIAM E. VILLANI

State University of
New York at Stony Brook
Bachelor of Arts
cum laude

St. John's University
School of Law
Juris Doctor

Admitted in: New York and before the United States District Courts for the Eastern and Southern Districts.

Practice areas: Environmental law, and litigation and appeals.

COUNSEL



Hon. Edward
G. McCabe



Thomas
McKeivitt



Daniel S.
Cohan



Joseph
Rosenberg

ZONING AND LAND USE

The firm's zoning and land use practice is one of the most sophisticated on Long Island and in New York City. The firm's practice draws on the talents, knowledge and years of experience of our attorneys in both the private and the public sectors. We represent clients in complex matters that involve many of the firm's related practice areas, including real estate and environmental law, corporate transactions, municipal law, legislative practice, and condemnation.

The firm's zoning and land use practice includes representing clients in proceedings for a wide variety of administrative and legislative approvals, including:

- Subdivisions
- Zoning changes
- Use permits and special exceptions
- Variance applications
- Landmark proceedings
- Condemnation proceedings
- Economic development
- Development rights transfers

Our zoning and land use clients include Fortune 500 companies, well-known national and regional businesses, real estate developers, government agencies and individual property owners. The firm represents many local and national owners of franchise businesses in zoning and land use matters, as well as major national, regional and local retailers and businesses. The firm has also represented not-for-profit organizations, healthcare entities, and religious institutions.

The firm's attorneys regularly appear before county, town and village planning commissions and boards, zoning boards of appeals and other municipal agencies that have jurisdiction throughout Long Island regarding land use matters.

Our attorneys also advocate before the City Council, the City Planning Commission, the Borough Presidents' offices, the Board of Standards and Appeals, the Landmark Preservation Commission, the Department of Buildings, and local Community Boards within the City of New York.

REAL ESTATE LAW AND TRANSACTIONS

The firm represents clients in all aspects of commercial and residential real estate transactions. We counsel and advise clients on the sale and acquisition, financing, leasing, construction and use and development of commercial and residential real property. We also represent clients in obtaining all necessary land use approvals and permits from local, state and federal government agencies in connection with the use and development of their properties. Real estate services include:

- Pre-contract due diligence and investigation
- Entity formation and structuring
- Preparation and negotiation of contracts of sale, leases, easement agreements, restrictive covenants, license agreements, construction agreements and financing documents
- Resolution of title issues
- Preparation of closing instruments and representation at closings

Our real estate clients include Fortune 500 companies, prominent regional businesses and developers, government agencies and authorities, as well as individuals.

ENVIRONMENTAL LAW

The firm provides legal advice and representation in all aspects of environmental law. Our attorneys have a comprehensive understanding of federal, state, and local environmental laws and regulations, including those relating to solid and hazardous waste, air, water, wetlands, storage tanks, health and safety, toxic substances, spills, release reporting, development and facility siting, and permitting.

The firm's environmental attorneys have extensive experience assisting our individual, industrial, hospital, university, commercial, and public-sector clients in resolving state and federal regulatory compliance and enforcement matters. Our attorneys represent clients before federal and state courts, and administrative agencies. We advise clients with regard to transactions that require coordination of environmental due diligence and the drafting and negotiation of environmental representations, warranties, indemnifications, and access agreements. In addition, we are experienced in all aspects of land use and state environmental quality reviews (SEQRA), and brownfields redevelopment.

LITIGATION AND APPEALS

The firm represents clients in a wide variety of complex business, labor, employment, construction, real property, environmental, civil rights, and land-use litigation in state and federal trial and appellate courts.

The Litigation and Appeals department provides comprehensive litigation services from the inception of a case through trial and appeal. The firm's litigation services include pre-action investigation and assessment of claims and defenses; preparation of pleadings (complaints, answers, replies and third-party practice); preparing and responding to pre-answer motions; all phases of pre-trial discovery, including document and e-discovery and the conducting and defending of depositions; motions for summary judgment; representation at court conferences, hearings and arguments; and representation at trial and on appeal, if necessary. We also negotiate and structure settlements at any point during the litigation process.

Sahn Ward Coschignano & Baker represents Fortune 500 companies, public authorities, local governments, special municipal districts, prominent regional businesses, religious institutions and not-for-profit corporations, as well as individuals and their corporate business entities. Representative clients include the Metropolitan Transportation Authority, the Long Island Rail Road, the New York City Transit Authority, North Shore LIJ Health Care System, Westfield Corporation, and the Villages of Old Westbury, Sands Point, and Valley Stream.

The firm's litigation attorneys are recognized thought leaders, having published articles and lectured to professional groups in their areas of expertise.

TRUSTS AND ESTATE PLANNING

The firm offers a full array of estate planning services to suit the individual needs of each of our clients, from preparing simple Wills and administration of estates and trusts to sophisticated asset protection and wealth transfer planning. Our practice includes utilizing the latest developments in the law to provide our clients with planning vehicles relevant to their particular needs to achieve their objectives.

Estate planning serves many purposes:

- Reducing the tax burden on the estate
- Allowing an individual to determine how their assets will be distributed following their death
- Providing for and protecting children or spouses in the case of multiple marriages
- Providing for children with special needs
- Protecting against the claims by a child's creditors, or claims arising from a child's divorce
- Providing for a same-sex partner
- Charitable giving to existing charitable organizations
- Creating a charitable organization
- Creating various entities as a means to transfer closely-held business interests
- Planning for incapacity, including the preparation of Powers of Attorneys and health care directives, such as Health Care Proxies and Living Wills.

It is important to have a Will or estate plan reviewed and, if appropriate, revised every few years, especially for younger families. An old estate plan may not accommodate recent changes to your life, family, or the tax law.

CORPORATE PRACTICE

In the corporate practice area, the firm represents clients in the establishment and formation of business entities, corporate finance, sales and acquisitions of businesses, reorganizations and transfers, and the structuring of relationships among the principals of business entities.

Matters handled by the firm include:

- General business advice
- Formation of business entities, including limited liability companies, corporations, partnerships and other entities
- Shareholder and operating agreements
- Stock or asset purchase and sales agreements
- Agreements for mergers of businesses and real estate entities
- Development and joint venture agreements and lease and financing agreements

The firm represents a wide variety of businesses, including manufacturers, distributors, professional service firms, builders and developers, franchisees, restaurant and hotel operators, technology companies, retailers, apartment building owners, automobile dealerships, day camps, and others.

MUNICIPAL LAW AND LEGISLATIVE PRACTICE

The firm's municipal law and legislative practice areas involve representation of municipal and governmental entities, as well as private clients in matters before governmental boards, authorities, agencies and legislative bodies with regard to administrative and legislative actions affecting their interests.

The firm's attorneys have extensive knowledge and experience in the public sector that allows the firm to provide our clients with insightful guidance and advice.

The firm's attorneys provide advice and counsel to our clients on a wide variety of issues including zoning and land use planning, condemnation, eminent domain, real estate tax certiorari, telecommunications, compliance with environmental laws and regulations and issues relating to public services and utilities.

OTHER PRACTICE AREAS

In addition to the practice areas described above, the firm offers representation in the areas of:

- Matrimonial and Family Law
- Labor and Employment Law
- Tax Certiorari and Condemnation
- Cellular and Telecommunications Law

FOR MORE INFORMATION AND
EXAMPLES OF REPRESENTATIVE
MATTERS, PLEASE VISIT OUR WEBSITE
AT WWW.SWCBLAW.COM.