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SAHN WARD COSCHIGNANO, PLLC

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A T T O R N E Y S   A T   L A W

*service* | *vision* | *excellence* | *leadership*



# ABOUT THE FIRM

Sahn Ward Coschignano, PLLC is recognized as one of the region's most accomplished 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 its areas of practice. The Firm'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 metropolitan area clients, the Firm maintains offices in the Omni Building in Uniondale, the Chrysler Building in New York, and in Syosset.



## MEMBERS



### MICHAEL H. SAHN

Indiana University School of Law  
Juris Doctor  
*cum laude*

The University of Michigan  
Bachelor of Arts  
*High Distinction*

**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, municipal law and legislative practice, and corporate practice



### JON A. WARD

The University of Notre Dame  
Juris Doctor  
*magna cum laude*

Yale University  
Bachelor of Arts

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

**Practice areas:** Litigation and appeals, zoning and land use, real estate law and transactions, environmental law, corporate practice, and labor and employment law



### CHRIS J. COSCHIGNANO

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

St. John's University  
Bachelor of Science

**Admitted in:** New York, Connecticut, 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, litigation and appeals, municipal law and legislative practice, and matrimonial and family law



### DANIEL H. BRAFF

New York University School of Law  
Juris Doctor

Lehigh University  
Bachelor of Arts

**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

Fordham University  
Juris Doctor

College of Holy Cross  
Bachelor of Arts  
*cum laude*

**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



### ADAM H. KOBLENZ

George Washington University Law School  
Juris Doctor

Brandeis University  
Bachelor of Arts

**Admitted in:** New York, 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, real estate law and transactions, labor and employment law, and corporate practice

## PARTNERS



### ROBERT A. ABIUSO

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

St. John's University  
Bachelor of Arts

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

**Practice areas:** Real estate law and transactions, litigation and appeals, municipal law and legislative practice, criminal defense, and personal injury litigation



### JOHN FARRELL

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

Hofstra University  
Bachelor of Arts

**Admitted in:** New York

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



### JASON HOROWITZ

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

University of Michigan  
Bachelor of Arts

**Admitted in:** New York

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



### JOSEPH R. BJARNSON

Maurice A. Deane School of Law at Hofstra University  
Juris Doctor

Brigham Young University  
Bachelor of Arts

**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 planning, and litigation and appeals



### ANDREW M. ROTH

University of Bridgeport  
Juris Doctor

State University of New York at Buffalo  
Bachelor of Arts

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

**Practice areas:** Litigation and appeals



### RALPH BRANCIFORTE

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

St. John's University  
Bachelor of Science

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

**Practice areas:** Litigation and appeals, and corporate law



### MIRIAM E. VILLANI

St. John's University School of Law  
Juris Doctor

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

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

**Practice areas:** Environmental law, and litigation and appeals



### JOHN CHRISTOPHER

Touro College Jacob D. Fuchsberg Law Center  
Juris Doctor

Villanova University  
Bachelor of Arts

**Admitted in:** New York and the United States Supreme Court

**Practice areas:** Zoning and land use, real estate law and transactions, and municipal law and legislative practice



### WAYNE G. EDWARDS

Washington and Lee University School of Law  
Juris Doctor

Long Island University  
Bachelor of Arts

**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

## COUNSEL



Honorable  
Edward G. McCabe



Honorable  
Thomas McKeivitt



Daniel S. Cohan

FOR A CONSULTATION, OR FOR MORE INFORMATION ON OUR ATTORNEYS,  
PLEASE CALL 516.228.1300 OR VISIT OUR WEBSITE AT [WWW.SWC-LAW.COM](http://WWW.SWC-LAW.COM).

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

- Zoning and Land Use
- Real Estate Law and Transactions
- Litigation and Appeals
- Environmental Law
- Corporate Practice
- Municipal Law and Legislative Practice
- Matrimonial and Family Law
- Estates, Trusts and Elder Law
- Labor and Employment Law
- Tax Certiorari and Condemnation
- Cellular and Telecommunications Law
- Criminal Defense
- Personal Injury Litigation

## 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 its 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 zoning and land use practice includes representing clients in a wide variety of proceedings, 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, as well as major national, regional, and local retailers and businesses. The Firm also represents not-for-profit organizations, health care systems, and religious institutions.

The Firm's attorneys appear regularly before county, town and village planning commissions and boards, zoning boards of appeal and other municipal agencies that have jurisdiction throughout Nassau and Suffolk Counties regarding land use matters. The Firm's attorneys also appear regularly before agencies in the City of New York, including the Board of Standards and Appeals, City Planning Commission, Department of Buildings, Department of Transportation, and Landmarks Preservation Commission.

## REAL ESTATE LAW AND TRANSACTIONS

The Firm represents clients in 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

## LITIGATION AND APPEALS

The Firm represents clients in complex business, labor, employment, construction, real property, environmental, civil rights, and land use litigation in state and federal courts.

The litigation and appeals practice provides comprehensive litigation services from the inception of a case through trial and appeal. Our litigation services include the following:

- 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
- Representation at trial and on appeal, if necessary
- Negotiation and structuring of settlements

## ENVIRONMENTAL LAW

The Firm provides legal advice and representation in all areas of environmental law. Its attorneys have a comprehensive understanding of federal, state, and local environmental laws and regulations, including those relating to the following matters:

- Solid and hazardous waste
- Brownfields and other contaminated properties
- Air, water, wetlands, and storage tanks
- Health and safety
- Toxic substances
- Spills and release reporting
- Development and facility siting and permitting

The Firm's attorneys have extensive experience assisting industrial, health care, educational, commercial, developer, and public-sector clients in resolving state and federal regulatory compliance and enforcement matters. We represent clients before federal and state courts, and administrative agencies. We also 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, and brownfields.

## CORPORATE PRACTICE

In our corporate practice, 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

## 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 its clients with insightful guidance, advice, and counsel to their clients on a wide variety of issues involving municipal law, including:

- Zoning and land use planning
- Condemnation
- Eminent domain
- Real estate tax certiorari
- Telecommunications
- Compliance with environmental laws and regulations
- Issues relating to public services and utilities

## MATRIMONIAL AND FAMILY LAW

The Firm represents clients in all aspects of matrimonial and family law.

Matrimonial law services include the following matters:

- Negotiating and drafting pre- and post-nuptial agreements
- Negotiating and drafting separation agreements for uncontested and contested divorces
- Handling divorce trials from inception through conclusion
- Counseling and advising clients in matters concerning separation and divorce, custody and visitation matters, spousal maintenance, child support, and equitable distribution
- Family law services, including counseling and advising clients in matters concerning custody and visitation, child support and child support enforcement, modifications of maintenance and child support, paternity, relocation, and orders of protection

## ESTATES, TRUSTS AND ELDER LAW

The Firm offers a full array of estate planning services to suit the individual needs of each of its clients, from preparing simple wills and administration of estates and trusts to sophisticated asset protection and wealth transfer planning. The Firm's practice includes utilizing the latest developments in the law to provide its clients with planning vehicles relevant to their particular needs to achieve their objectives. These services include:

- Estate planning and administration
- Asset protection planning
- Elder law planning
- Guardianships
- Estate and trust litigation
- Estate tax preparation and disputes
- Business succession planning
- Family foundations
- Special needs trusts
- Life insurance and other estate planning trusts

## OTHER PRACTICE AREAS

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

- Labor and employment law
- Tax certiorari and condemnation
- Cellular and telecommunications law
- Criminal defense
- Personal injury litigation

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