

SW | SAHNWARD

SAHN WARD BRAFF KOBLENZ COSCHIGNANO

# ACHIEVING SUCCESS THROUGH EXCELLENCE

Sahn Ward Braff Koblenz Coschignano PLLC is one of the region's most highly regarded and recognized 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, Garden City, and Hauppauge.

## Members



**Michael H. Sahn**

- ZONING AND LAND USE
- REAL ESTATE LAW AND TRANSACTIONS
- ENVIRONMENTAL LAW
- LITIGATION AND APPEALS
- MUNICIPAL LAW AND LEGISLATIVE PRACTICE
- CORPORATE PRACTICE



**Jon A. Ward**

- LITIGATION AND APPEALS
- ZONING AND LAND USE
- REAL ESTATE LAW AND TRANSACTIONS
- ENVIRONMENTAL LAW
- CORPORATE PRACTICE
- LABOR AND EMPLOYMENT LAW



**Daniel H. Braff**

- ZONING AND LAND USE
- REAL ESTATE LAW AND TRANSACTIONS



**Adam H. Koblenz**

- LITIGATION AND APPEALS
- REAL ESTATE LAW AND TRANSACTIONS
- LABOR AND EMPLOYMENT LAW
- CORPORATE PRACTICE



**Elisabetta T. Coschignano**

- ZONING AND LAND USE
- REAL ESTATE LAW AND TRANSACTIONS
- LITIGATION AND APPEALS
- ESTATE PLANNING
- MUNICIPAL LAW

## Partners



Joseph R. Bjarnson



Ralph Branciforte



Joshua D. Brookstein



Erika L. Conti



Danielé D. De Voe



Wayne G. Edwards



John Farrell



Edward G. McCabe



John L. Parker



Andrew M. Roth



Ellen N. Savino

## Counsel



Thomas McKeivitt



Daniel S. Cohan



Robert N. Cohen



Tom Haberlack



Eugene J. Martin



Joel Shafferman



Miriam E. Villani

### 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

### 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

### CORPORATE AND SECURITIES PRACTICE

The Firm's corporate and securities practice represents established, privately held businesses, as well as newly formed, emerging and early-growth-stage companies, financial institutions of all types, and strategic and financial buyers and sellers in all aspects of structuring and negotiating business combinations, including mergers and acquisitions, asset and stock sales, private equity transactions, private securities offerings and financing, joint ventures, strategic partnerships and corporate reorganizations and restructurings. Our clients include regional and national businesses, real estate ventures, manufacturing companies, professional services firms, software development and emerging technology companies, franchises, and charitable and not-for profit entities.

- FORMATION OF BUSINESS ENTITIES, INCLUDING CORPORATIONS, LIMITED LIABILITY COMPANIES, PARTNERSHIPS, CHARITABLE ORGANIZATIONS AND GRANT FOUNDATIONS
- NEGOTIATING AND DRAFTING SHAREHOLDER, PARTNERSHIP AND OPERATING AGREEMENTS
- NEGOTIATING AND DRAFTING COMMERCIAL CONTRACTS OF ALL SORTS, INCLUDING SUPPLY AND SERVICE AGREEMENTS, EQUIPMENT FINANCING AND LEASING AGREEMENTS, DISTRIBUTION AND SUPPLY ARRANGEMENTS
- DISSOLUTION OF ENTITIES
- STRUCTURING, NEGOTIATING AND CLOSING MERGERS OF BUSINESSES AND REAL ESTATE VENTURES
- LONG-TERM BUSINESS PLANNING AND ASSET MANAGEMENT STRATEGIES
- EMPLOYER-EMPLOYEE RELATIONS
- PLANNING A CLIENT'S EXIT OR RETIREMENT STRATEGY
- DAY-TO-DAY BUSINESS ADVICE
- MERGERS AND ACQUISITIONS

## ENVIRONMENT, ENERGY, AND RESOURCES

The Firm's environment, energy, and resources practice group represents and advises clients in all areas of environmental law at the federal, state, and local levels. Our Firm's legal professionals have experience representing individual, industrial, commercial, health care, and municipal clients in a full spectrum of environmental law matters, including air quality, development and siting, compliance and enforcement, hazardous waste, brownfields, and wetlands. The Firm is also well-positioned to handle the legal challenges associated with efforts to modernize and expand the existing energy infrastructure for both traditional and renewable energy sources.

### Environmental Law

Our attorneys have a comprehensive understanding of federal, state, and local environmental laws and regulations, and extensive experience in the field of environmental law, including:

- AIR QUALITY
- BROWNFIELDS AND OTHER CONTAMINATED PROPERTIES
- DEVELOPMENT AND FACILITY SITING AND PERMITTING
- ENVIRONMENTAL COMPLIANCE AND ENFORCEMENT
- ENVIRONMENTAL DUE DILIGENCE
- ENVIRONMENTAL DISCLOSURE AND TRANSACTIONS
- ENVIRONMENTAL AND TOXIC TORT LITIGATION
- SOLID AND HAZARDOUS WASTE
- SUPERFUND AND NATURAL RESOURCE DAMAGES LITIGATION
- TOXIC SUBSTANCES
- WATER QUALITY AND WETLANDS
- ENVIRONMENTAL DUE DILIGENCE, DISCLOSURE AND TRANSACTIONS
- TOXIC SUBSTANCES AND PESTICIDES

### Energy

Our attorneys have experience working in the energy field and are uniquely qualified to advise and assist clients in developing new energy infrastructure, including matters concerning:

- ACQUISITION, LEASING, AND SALE OF LAND
- ENERGY LITIGATION
- GOVERNMENT APPROVALS
- LICENSING, AGENCY COORDINATION AND REGULATORY PROCESS
- LICENSING AND AGENCY COORDINATION
- RENEWABLE, ALTERNATIVE, AND DISTRIBUTED ENERGY RESOURCES
- SITING AND CONSTRUCTION

### Resources

Our attorneys represent their clients' interests in a variety of natural resource matters, including:

- MARINE AND WATER RESOURCES
- PUBLIC LAND AND RESOURCES
- NATURAL RESOURCE LITIGATION
- OPEN SPACE PRESERVATION AND DEVELOPMENT RIGHTS

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## 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

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## 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
- 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
- HANDLING DIVORCE TRIALS FROM INCEPTION THROUGH CONCLUSION

### TRUSTS AND ESTATES

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
- BUSINESS SUCCESSION PLANNING
- FAMILY FOUNDATIONS
- FAMILY FOUNDATION AND SPECIAL NEED TRUSTS
- ASSET PROTECTION PLANNING AND TRUSTS

### BANKRUPTCY LAW, INSOLVENCY, AND CREDITORS RIGHTS

The firm has extensive experience in representing debtors in possession in Chapter 11 cases, corporate and individual debtors in Chapter 7 cases, court appointed trustees, court appointed litigation trustees, court appointed plan administrators, landlords, creditors committees, secured and unsecured creditors, as well as other parties-in-interest in bankruptcy cases. The firm's Bankruptcy practice includes handling the following matters:

- REORGANIZATION PLANS IN CHAPTER 11 REORGANIZATIONS FOR BUSINESS AND INDIVIDUALS
- MOTIONS FOR RELIEF FROM THE AUTOMATIC STAY
- MOTIONS FOR DISMISSAL OF CHAPTER 11 CASES
- CHAPTER 11 DIP FINANCING
- LITIGATION INCLUDING PREFERENTIAL TRANSFER, FRAUDULENT CONVEYANCE, AND OTHER AVOIDANCE ACTIONS IN BANKRUPTCY COURT AND STATE COURT
- BANKRUPTCY LITIGATION OF DISCHARGE AND DISCHARGE ABILITY ACTIONS
- PURCHASES OF ASSETS IN BANKRUPTCY COURT SALES

### 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

## SW SAHNWARD

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