



Land Use & Zoning

Our Land Use and Zoning Group brings decades of experience and unmatched regional insight to help clients move projects forward—efficiently and strategically. We represent landowners, developers, lessees, and municipalities across Long Island, from global corporations and investment firms to local businesses and private property owners.

Whether it's a zone change, subdivision, site plan, variance, special use permit, or transfer of development rights, we know how to get approvals across the finish line. We've also led the way in drafting forward-thinking zoning legislation that supports "Smart Growth" and sustainable development.

From the outset, we provide zoning due diligence, navigate the SEQRA process, and secure permits including those for environmentally sensitive areas like wetlands, scenic river corridors, and the Long Island Central Pine Barrens.

Our attorneys also assist with project financing, IDA applications, and infrastructure challenges—offering practical solutions for sewer, wastewater, and utility compliance.

When needed, we're ready to litigate. With a strong track record in CPLR Article 78 proceedings and other land use actions, we defend your project and always protect your investment.

We help clients cut through complexity, unlock opportunity, and build lasting impact. Together, we're shaping the future of Long Island—one project at a time.

- Land Use Proposals
- Changes of Zone
- Subdivisions/Site Plans
- Special Use Permits
- Development Rights
- SEQRA Processes
- Zoning Analysis
- CPLR Article 78 Proceedings



The Firm

Serving the Long Island community since 1965, our firm has developed 18 areas of practice to meet our clients' legal needs. Clients may rely upon counsel from one practice area, or when necessary, a team of lawyers from different practice areas.

Certilman Balin takes an interdisciplinary approach to protect the interests of our clients, with an eye on avoiding unwarranted fees from excessive legal actions.

- Banking/Commercial Lending
- Bankruptcy & Debtor/Creditor Rights
- Condominium, Cooperative & HOA
- Corporate/Securities
- Criminal Law
- Elder Law
- Environmental Law
- Labor Relations & Employment Law
- Land Use & Zoning
- Lending Services
- Litigation
- Mediation
- Nonprofit/Tax Exempt/Religious Organizations Law
- Real Estate Law
- Real Property Tax Certiorari & Condemnation
- Telecommunications
- Trust & Estate Litigation
- Wills, Trusts & Tax Planning/Probate & Estate Administration



Nassau

90 Merrick Avenue
East Meadow, NY 11554
Phone: 516.296.7000
Fax: 516.296.7111

Suffolk

100 Motor Parkway, Suite 560
Hauppauge, NY 11788
Phone: 631.979.3000
Fax: 631.979.7070

New Jersey

Park 80 West, Plaza II
250 Pehle Avenue, Suite 200
Saddle Brook, NJ 07663
Phone: 201.778.3424

certilmanbalin.com

