

**ABOUT BUZZELL, BLANDA & VISCONTI, LLP**

Buzzell, Blanda & Visconti, LLP is a full-service law firm located at 535 Broadhollow Rd. (Route 110), Suite B-4 in Melville, New York. Our objective is to assist our clients in achieving success by providing efficient and effective legal representation. Our areas of concentration include zoning and land use, real estate, litigation and appeals, municipal law and environmental law.

We recognize each client is unique and has individual goals and resources. We realize no two cases are the same. Experience has taught us there is no single approach to any legal matter. Whether it is a zoning application, a contract or lease or the structure of a complaint or a defense, the approach must be tailored to the particular matter at hand and the particular client involved.

The firm remains committed to protecting and advancing the interests of each client. We strive to be the best in our field and to provide personal attention and quality representation that is both practical and cost-effective. We commit our firm's resources to finding creative solutions to individual needs. We are committed to being problem solvers with a results-oriented approach.

Whether guiding clients through the land use application process, negotiating a complex contract or lease, closing a complicated purchase or sale or litigating in court, Buzzell, Blanda & Visconti, LLP strives to provide skilled legal representation which combines knowledge and experience coupled with sensitivity to our clients' needs and interests.

The firm also maintains a strong commitment to our local communities. Our attorneys invest time, energy and enthusiasm to service in a broad range of charitable and non-profit organizations.

We strive to provide our clients and our communities quality service which achieves success.

Thank you for your interest in Buzzell, Blanda & Visconti, LLP. To learn more about our attorneys and the legal services we provide, please visit the "Attorneys" and "Practice Areas" sections of our website, [www.BBVlaw.com](http://www.BBVlaw.com).



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*\* Prior results do not guarantee a similar outcome.*



- Zoning & Land Use
- Real Estate Transactions
- Environmental
- Litigation & Appeals
- Municipal Law

## ATTORNEYS



### JOSEPH F. BUZZELL

Joseph F. Buzzell earned his Juris Doctorate from Fordham University School of Law. Early in his career, Mr. Buzzell served as an Assistant Town Attorney for Babylon, representing the municipality in civil actions and contractual matters. He also worked as an attorney in the private sector, handling land

use applications, eviction proceedings and real estate transactions. He has often held management roles, most recently as a partner at Rivkin Radler, where he led the Real Estate, Zoning and Land Use practice, a group of 10 attorneys and staff.



### NICOLE BLANDA

Nicole Blanda earned her Juris Doctorate from Fordham University School of Law. During much of her career, Ms. Blanda has focused primarily on real estate transactions, representing both buyers and sellers. She has also represented commercial and residential developers across

Long Island in civil matters. She has worked in zoning and land use since 2003 as a member of Rivkin Radler's Real Estate, Zoning and Land Use practice group, and has provided legal services to several municipalities.



### TARA VISCONTI

Tara Visconti earned her Juris Doctorate from the City University of New York School of Law. Ms. Visconti began her career as an Assistant Town Attorney for Islip, where she also served as the Director of Law Enforcement. She has worked as in-house counsel for a development firm,

managing all aspects of Land Use and Zoning, and administered land use matters as a member of Rivkin Radler's Real Estate, Zoning and Land Use practice group.

## PRACTICE AREAS

### Land Use & Zoning

As the regulations which govern the use of land become ever more complex, the law office of Buzzell, Blanda & Visconti, LLP provides representation and navigates Land Use and Zoning laws and regulations on behalf of applicants in Towns and Villages across both Nassau and Suffolk Counties. To each application, the Firm's Attorneys bring knowledge and years of experience gathered in both the private and public sectors.

The Firm practices across both Nassau and Suffolk Counties. The Firm's Attorneys have handled all types of land use applications, including those seeking a change of zone, site plan review, subdivision, architectural review, special permits and variance relief. Our attorneys appear regularly before town and village boards, planning boards, zoning boards of appeals and other municipal agencies.

The Firm's clients include Fortune 500 companies, well-known regional businesses, national and local retainers, real estate developers, builders and individual property owners.

The Firm's Attorneys have handled matters involving retail stores, shopping centers, restaurants, fast-food restaurants, telecommunication facilities, health clubs, automotive dealerships, single-family housing, condominiums, apartments, senior housing, office space, industrial buildings, storage facilities and mixed-use development.

The Firm also regularly handles matters involving County and State Agencies, including the Nassau and Suffolk County Planning Commissions, Suffolk County Department of Health Services, New York State Department of Environmental Conservation and New York State Department of Transportation.

Buzzell, Blanda & Visconti, LLP also represents municipal clients and counsels village boards, planning boards and zoning boards of appeals and provides guidance and assistance in drafting land use and other municipal legislation.

### Real Estate Transactions

The field of real estate has always provided and will always provide its challenges. Buzzell, Blanda & Visconti, LLP provides representation and guidance to meet those challenges in all aspects of commercial and residential real estate transactions with a unique perspective on the Long Island community.

The Firm counsels clients on the purchase and/or sale of real estate with regards to the leasing, financing, use and development of commercial and residential property. The Firm's Attorneys rely on knowledge and experience to offer creative solutions that focus on the client's needs and interests.

Real estate services include preparation and negotiation of contracts of sale, leases, easement agreements, development agreements, restrictive covenants, license agreements and financing documents, as well as resolution of title issues, assistance in both pre- and post-contract due diligence, preparation of closing instruments and representation at closings.

For individuals forming new businesses and experienced businesspersons who want to protect their assets and other investments, establishing a corporation, partnership or Limited Liability Company is an important and often necessary tool. The Firm's Attorneys work with our clients to

establish the most appropriate business formation to suit the client's needs.

### Environmental

Buzzell, Blanda & Visconti, LLP regularly works on matters involving Environmental Review pursuant to the State Environmental Quality Review Act (SEQRA), including the preparation, submission and review of Environmental Assessment Forms and Environmental Impact Statements from both the perspective of the applicant seeking approval and the municipality processing the application.

### Litigation & Appeals

While Buzzell, Blanda & Visconti, LLP strives to meet their clients' goals without litigation, if litigation becomes necessary, our attorneys have a broad range of experience in representing clients in civil litigation in state and federal trial and appellate courts with an emphasis on disputes involving real property, zoning and land use and business transactions. Our attorneys strive to provide a results-oriented approach.

This includes civil actions involving real estate sales contracts, development agreements, broker's commissions, easements, adverse possession, partition, underwater land, covenants and restrictions and landlord/tenant relationships.

The Firm's Attorneys have also represented clients in Article 78 proceedings, and declaratory judgment actions concerning a wide variety of land use controversies, such as zone changes, local laws and ordinances, subdivisions, site plans, special permits, variances, architectural review and environmental review.

The Firm's Attorneys also appear regularly in connection with enforcement proceedings instituted in the Supreme Court, District Court and Village Courts.

The Firm's Attorneys also have strong appellate experience, having worked on appeals and other proceedings in the Appellate Division, Second Department; Appellate Division, First Department; Appellate Term, Ninth and Tenth Judicial Districts; New York Court of Appeals and United States Court of Appeals for the Second Circuit.

The Firm's Attorneys have also represented landlords and tenants in summary proceedings and declaratory judgment actions.

The Firm's Attorneys have represented private parties and municipalities in actions commenced in Federal Court pursuant to 42 USC 1983.

### Municipal Law

Buzzell, Blanda & Visconti, LLP represents clients selling, purchasing and leasing property to local municipalities.

The attorneys also represent municipalities in the sale or lease of municipal property, in matters in connection with code amendments and local laws, and those involving enforcement proceedings.

Members of the group counsel Village Boards, Zoning Boards of Appeals, and Planning Boards. They represent participants in competitive bidding and RFPs, and handle matters involving the abandonment and dedication of streets, and the development of Master Plans and Inter-Municipal Agreements.