

Bansbach Law P.C. is a Client - oriented law firm Formed in 1990. We serve individuals, families, businesses, developers, citizens' groups and municipalities.




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Zoning and Land Use



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LAND USE PRACTICE AREAS

We represent developers, citizens' groups and municipalities in issues related to the development of real property.

LAND USE PERMITTING

We help developers get zoning and state approvals needed to develop real estate.

ARTICLE 78 PROCEEDINGS

An "Article 78" is a special proceeding to challenge an administrative determination and is often used to seek judicial review of decisions made by towns, villages, zoning board of appeals, planning boards and town boards.

Article 78 proceedings must be brought within a very short period of time, in some cases within 30 days of a decision.

We help developers and citizens' groups participate in high stakes administrative matters to make it more likely that they will receive a favorable determination and be well positioned to challenge the determination in court if they do not.

ENVIRONMENTAL QUALITY REVIEW

Most development projects require administrative approvals that trigger review under the state Environmental Quality Review Act (SEQRA) or the National Environmental Quality Review Act (NEPA). These acts require all potentially significant adverse environmental impacts to be identified, and then mitigated to the maximum extent practicable.

Some of the factors that may trigger a thorough environmental review include:

- Noise,
- Visual impacts,
- Traffic,
- Aesthetic impacts,
- Threatened or endangered species,
- Air quality,
- Parking areas,
- Natural resources,
- Historic resources, and
- Energy use.

If the environmental review process is not done properly, the development approvals may be set aside, governmental funding may be revoked, and projects may suffer lengthy delays.

We guide clients through the environmental review process from start to finish.

ENVIRONMENTAL PERMITS

We help clients obtain environmental permits needed to operate within the bounds of environmental laws and regulations.

BROWNFIELD DEVELOPMENT

Opportunities exist for those who develop properties that have contamination that would "complicate redevelopment of the site." We help clients evaluate options for tax credits and liability protection in connection with the redevelopment of contaminated properties.