

WHO'S WHO

in Commercial & Residential Real Estate Law

MICHAEL H. SAHN

Sahn Ward & Baker PLLC



Michael H. Sahn is the founding member of Sahn Ward & Baker PLLC in Uniondale. Sahn concentrates his practice in the areas of zoning and land use planning, real estate law and transactions, corporate and environmental law. He also represents the firm's clients in all facets of civil litigation.

Zoning ordinances, codes, rules and resolutions are typical restrictions imposed by law that a purchaser must consider in the acquisition of property, Sahn said. "Zoning restrictions govern the uses permitted on a parcel of property as well as the form, size, bulk and height of any buildings," he said. "Such regulations also govern parking, landscaping and open space requirements, and related development is-

sues including lighting and site access. Similarly, prior approvals granted for the use and development of properties are often set forth in declarations of covenants and restrictions, or as specific conditions stated in the text of resolutions granting the prior approvals that are filed in the office of the clerk of the municipality or the county clerk's office." Landmark regulations and designations are also restrictions to consider, Sahn explained. "In order to become fully familiar with these matters, a purchaser must conduct a thorough due diligence investigation prior to closing title," he said. "A purchaser should consider providing for such due diligence investigation period in the contract and also consider making the contract obligations contingent upon the approval of the purchaser's contemplated use and development of the property."

Purchasing property without a thorough knowledge and understanding of these types of restrictions puts a purchaser at risk of acquiring property that may not be suitable for the purposes intended, Sahn noted.

Sahn began his legal career as a deputy town attorney of the Town of North Hempstead. He then served as commissioner of Planning and Research Development for the Town of North Hempstead. He later joined the law firm of Margiotta & Ricigliano in Uniondale, where he served as a partner of the firm. Additionally, Sahn served as associate counsel to NYS Sen. Michael J. Tully, Jr. representing the Seventh Senate District in the NYS Senate. He also served as associate

counsel to NYS Sen. Michael Balboni, also representing the Seventh Senate District in the NYS Senate.

Sahn is admitted to practice in NYS and before the US District Court for the Eastern District of NY; and the US District Court for the Southern District of NY.

Sahn graduated from The University of Michigan, Ann Arbor, Michigan with high distinction and from Indiana University School of Law, Bloomington, Indiana, cum laude.

Sahn is chair of the board of zoning appeals of the Incorporated Village of Flower Hill and serves on the advisory board of the Chicago Title Insurance Company. He is a member of the Nassau County Bar Association.

Sahn is also a trustee of the North Shore-Long Island Jewish Health System and a member of the community board of Southside Hospital in Bay Shore.

Sahn Ward & Baker is a full service law firm concentrating in the areas of zoning and land use planning; real estate law and transactions; civil litigation in state and federal trial and appellate courts and alternative dispute resolution; corporate/business law and commercial transactions; environmental law; municipal law and legislative practice; estate planning and administration; and real estate tax certiorari and condemnation.

The firm serves a diverse client base of individuals and business entities, including prominent national and regional businesses, real estate developers, closely held entities and Fortune 500 companies.