

# New York Law Journal

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## News Briefs

### Court Upholds Annulment of Local Zoning Law

The Village of Great Neck failed to conduct a proper environmental review of a shoreline development plan before changing a local zoning law, a state appeals court has ruled. The Appellate Division, Second Department, last week in *AC I Shore Road, LLC v. Village of Great Neck*, 2006-0443, affirmed a decision of Nassau County Supreme Court Justice Stephen A. Bucaria that annulled a measure rezoning "industrial" property along Manhasset Bay in the village (NYLJ, Jan. 17, 2006). The law was challenged by the Waldbaum's supermarket company, which owns property within the new waterfront zone. Jon A. Ward of Sahn Ward & Baker of Uniondale, which represented Waldbaum's, said the ruling showed that "the village has to comply with the law and do the proper environmental studies before they decide to re-zone." Andrew J. Luskin of Ackerman, Levine, Cullen, Brickman & Limmer of Great Neck, which represented the village, said the firm's client was weighing its options. The decision was published on Friday in the print edition of the Law Journal. - *Ves Mitev*