



John M. Wagner

Partner

John M. Wagner, a Partner in the Land Use and Zoning, Environmental Law, and Litigation Practice Groups at Certilman Balin, brings over 30 years of real property, land use, environmental, and litigation experience to the firm. He represents private clients, from individual landowners to multi-state development companies, as well as municipalities, in real property, zoning, land use, title, landlord/tenant, and environmental law matters, and, in particular, matters involving environmental review of zoning and land use actions pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and related constitutional issues. Mr. Wagner’s practice also encompasses such matters as subdivision, variance, special permit, water supply/sewerage, highway work permit, wetlands, and zoning change applications, and the formulation, drafting, and adoption of form-based and other zoning codes.

Mr. Wagner is well-versed in Long Island real estate and environmental issues and has [published in his field](#). His practice spans the five “East End” towns of Suffolk County, the Towns of Hempstead, Oyster Bay, Brookhaven, Islip, Huntington, and Babylon, and several villages in Nassau, Suffolk, and Westchester Counties. Additionally, Mr. Wagner has served as special counsel to the Village of Greenport Planning Board and Zoning Board of Appeals and as counsel to the Planning Board of the Town of Shelter Island.

He has been involved in several cutting-edge cases involving real property and environmental issues, including, for example, the Long Island Pine Barrens Society litigation that preceded adoption of New York’s “Long Island Pine Barrens Protection Act.”

He earned his undergraduate degree in English (with distinction) from Vassar College and his Juris Doctor from The American University, Washington College of Law. A member of the [Suffolk County Bar Association](#), Mr. Wagner is admitted to practice in the states of New York and New Jersey; the U.S. District

Practice Areas:

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Land Use & Zoning Attorneys

Litigation Attorneys

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Court/District of New Jersey; the U.S. District Court/Southern and Eastern Districts of New York; the U.S. Court of Federal Claims; and the U.S. Supreme Court. He is a resident of Wading River.

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