

Long Island Business News

Who's Who in Commercial & Residential Real Estate Law

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ANDREW G. CANGEMI

Herman Katz Cangemi & Clyne, LLP

Andrew G. Cangemi is a partner at Herman Katz Cangemi & Clyne, LLP with offices in Melville and New York City.

Cangemi learned the nuances of real estate litigation from the ground up. He began his career in the Nassau County attorney's office where he developed his skills in property valuation for both certiorari and eminent domain matters. Over the past three decades, he has successfully navigated almost every conceivable issue concerning property valuation.



Cangemi's background also is highlighted by extensive trial experience with the most complicated issues involving commercial, business, and residential properties. He additionally has extended his practice area at the firm to the related fields of zoning and land use.

"It's tough to describe or even list the current issues regarding commercial real estate on Long Island," Cangemi said.

"Certainly the approval process, environmental issues, financing, taxes, etc. are becoming more and more important," he said. "As Long Island continues to review the future of its remaining real estate, it confronts neighborhood and residential opposition to the development of any remaining open space. Even rehabilitation of existing sites, such as the Cerro Wire property, has run into municipal and residential opposition, not necessarily developmental opposition, per se, but rather over the type of the development. This debate has taken decades and is still not resolved."

"As residential values continue to fall island-wide, it is putting a greater strain on commercial taxpayers who are already reeling from their own decreasing value as well as significant drop-off in their overall business," Cangemi said.

"We have seen an increase in projects being pursued through the various town and county Industrial Development Agency programs as a result," he said. "These agencies afford the property owner with the opportunity to enter into Payment in Lieu of Tax agreements – PILOT agreements – that for a period of years will somewhat enable the owner to know with some degree of certainty what their actual property taxes will be."

"Clearly this is a benefit to the owner and makes them less subject to the whims of various school budgets and political deadlock," he noted. "It would seem reasonable that the benefits afforded to properties under the IDA umbrella should continue and expand."

"The uncertainty of the development process through the various town agencies doesn't look like it is going away anytime soon, and no one can predict what issues will arise during the development process – whether it is ground water contamination or the protection of several endangered species of salamanders," Cangemi said.

"Clearly the time may be at hand where regional rather than local neighborhood oversight needs to be included to review commercial applications that may benefit more than just the immediate neighborhood," he said. "Certainly taking neighborhood considerations into account should be at the top of the list of things to be addressed, however, equally important to the vibrancy of all of Long Island is the need to make sure that intelligent programs are in place for the benefit of Long Island as a whole."

Cangemi serves as chairman of the Village of Northport Board of Zoning Appeals and is a frequent lecturer for the Nassau and Suffolk Bar Associations.

Cangemi is a graduate of Adelphi University and earned a juris doctor from the University of Baltimore School of Law. He is admitted to both the New York State and federal courts.

Herman Katz Cangemi & Clyne addresses complex tax certiorari and condemnation legal issues and represents clients at both the administrative and judicial levels throughout the tri-state area, as well as across the nation.