



Philip A. Butler



LAND USE & MUNICIPAL

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BIOGRAPHY

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About Philip

Philip Butler practices in the firm's Land Use and Municipal Law group where he focuses on representing applicants on a range of commercial and residential real estate projects. He has extensive experience in all aspects of the land use process, including subdivision and site plan approval, change of zone petitions, special and conditional permits, health department approvals, zoning variances, real estate and IDA transactions, and SEQRA compliance. Appearing regularly before town and village boards across Long Island, Phil is adept at navigating local land use process and getting the right outcome for his clients.

Phil is also heavily involved in his group's representation of its public sector clients, including the villages of Huntington Bay and Old Field, providing counsel on issues relating to municipal law, government ethics, budgetary matters, land use, and code enforcement. His past clients include the villages of Garden City, Great Neck, Lawrence and Ocean Beach.

Phil also has extensive litigation experience in a broad range of areas, including commercial litigation, constitutional law, personal injury, and summary proceedings. He continues to hone his litigation skills representing the firm's clients in Article 78 Proceedings and land-use related litigation.

Prior to joining Farrell Fritz, Phil was an Associate with the firm Bee, Ready, Fishbein, Hatter & Donovan, in Mineola, and was formerly an Associate with Keane & Beane, P.C., a leading New York firm in the areas of Land Use and Zoning and Municipal Law.

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- St. John's University School of Law

BAR ADMISSIONS

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COURT ADMISSIONS

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- U.S.D.C., Southern District of New York