



Right-Of-Way (ROW)/ Easement

Attorneys on our siting team have cross-discipline expertise in all aspects of transmission siting projects, including real property acquisitions, condemnation litigation and utility regulatory proceedings. We frequently assist clients in obtaining the necessary real estate interests to complete a project, including the acquisition of fee parcels, licenses, permits and easements. The depth of our attorneys' experience in all aspects of the utility transmission siting process provides clients engaged in the PSC's "one-stop shopping" under Article VII the benefits of a seamless 'one-stop' legal firm that brings together all legal skill sets needed for a successful project.

Moreover, in our experience, and depending on the unique needs of the client, siting representation often encompasses numerous ancillary matters in addition to the specific application and proceeding. This may include obtaining required real estate interests, including the acquisition of fee parcels, licenses, permits and easements; title, appraisal, and survey clearance; condemnation and valuation work; real property assessment and tax advice; construction contracting and related labor, insurance, and claims work; and a broad range of permitting activity beyond just the certificate.

We regularly represents clients seeking to acquire property interests and obtains governmental approvals required to construct and operate energy and utility facilities in New York. In this regard, the firm assisted a client in obtaining the necessary state and local approvals and permits to construct and operate a high-pressure natural gas pipeline in New York. The firm then represented the same client in obtaining the necessary fee, easement and temporary access interests to construct the pipeline; these interests were obtained through voluntary conveyances and, where necessary, condemnation proceedings. A number of the firm's clients possess the power of eminent domain and several of the firm's attorneys have been extensively involved in takings and related valuation proceedings for these clients. With respect to voluntary property acquisitions, in recent years, the firm has represented energy clients in taking options on and acquiring property for compressor and meter stations and various maintenance facilities. Issues involving the collocation of utility facilities on common property including related operating and tax issues have also been matters recently addressed by our attorneys.

The firm also frequently advises clients on local land use and zoning issues involving New York energy infrastructure projects, particularly those in New York City and Long Island. This experience includes review and counseling on all matters concerning and affecting title, easements and licenses affecting same, water rights and entitlements, and potential for future site development, as well as negotiation and drafting of deeds, easements and licenses.

Attorneys on our Siting team have cross-discipline experience in real property acquisitions, condemnation litigation and utility regulatory proceedings. This gives clients who apply for PSC 'one-stop shopping' under Article VII the benefits of a seamless one-stop law firm that holistically brings together all legal skill sets needed

for a project's siting approval and real estate acquisitions. Real estate counsel needs access to considerable quantities of factual information about the relevant project. The real estate expertise of members of our Siting team bypasses the inefficiencies of having the siting and real estate legal functions bifurcated between different law firms. By the time extensive real estate activities commence on the project, the considerable project knowledge already possessed by our attorneys can be tapped directly for use in real estate matters.