



Nolan T. Kokkoris

Associate

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Profile

Nolan focuses his practice on matters involving municipal law, land use, zoning, eminent domain, real property taxation and environmental law. He has counseled and represented a wide variety of clients, including municipalities, school districts, state agencies, religious corporations, businesses and private individuals.

In his practice, Nolan regularly assists municipal clients with all stages local legislation and governance. He has experience drafting local laws, resolutions and policies related to diverse topics including lot area requirements, setbacks, permitted uses, overlay districts and variance standards. Following new state legislation, Nolan has also guided several municipalities through the process of adopting cannabis opt-out laws, ensuring that all notice, public hearing, filing and permissive referendum requirements were met. Nolan frequently advises clients on compliance with FOIL and the Open Meetings Law.

Nolan has significant experience in the area of real property taxation and has represented school districts in dozens of tax certiorari proceedings. Through aggressive motion practice and extensive settlement negotiations, he helped his clients save more than \$1 million in potential refunds during the 2021/2022 tax year. In addition to RPTL Article 7 proceedings, Nolan frequently assists in the preparation of PILOT and other agreements for solar projects.

Additionally, Nolan's clients benefit from his thorough knowledge of eminent domain law. He has painstakingly researched the ins-and-outs of takings by eminent domain and can counsel clients on the condemnation process from start to finish, including questions related to just compensation, statutory notice and public hearing requirements and vesting of title. His experience with eminent domain issues has allowed him to assist local governments, utility companies, and governmental agencies successfully navigate the complexities of the condemnation process. Nolan's most recent success involved assisting in the eminent domain acquisition of a multi-million dollar golf course for public use.

Nolan also has experience with numerous types of real property special proceedings, including applications for entry to make repairs, actions for partition, sale of property by religious corporations, enforcement of covenants and ejectment actions.

Honors and Affiliations

Education

- Syracuse University College of Law (J.D., *magna cum laude*, 2020)
- The College of Wooster (B.A. 2015)

Bar/Court Admissions

- New York (2021)
- U.S. District Court for the Northern District of New York

Practices

- Property
- Municipalities

- Justinian Honorary Law Society
- The Order of the Coif