



Sarah Lewis Belcher

Retired

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Profile

Sarah's practice focuses on the areas of commercial real estate, commercial lending and municipal finance. She has experience representing commercial buyers and sellers in all phases of real property transactions, including negotiating contracts, coordinating financing and examining title. Sarah also represents commercial lenders on construction and commercial loans. She has worked on a variety of public finance transactions, including financings for universities, not-for-profit human service organizations, housing authorities, and schools.

Sarah has experience in the sale of conservation easements for the preservation of agricultural property and protection of watersheds, together with the grant programs often utilized for these sales. She has counseled clients in tax-deferred 1031 exchanges of real property, including in connection with the sale of conservation easements. Additionally, Sarah has worked with clients in the purchase of Brownfield sites and has also represented developers in obtaining planning board and zoning board of appeals approvals.

Honors & Affiliations

- Listed in:
 - *Martindale-Hubbell®*, AV Preeminent Rated
 - *New York Real Estate Journal*, 2017 Women in Professional Services
- New York State Bar Association, Environmental Law and Real Property Committees
- Albany County Bar Association
- Justinian Honorary Law Society
- Order of the Coif
- Associate Editor, *Syracuse Law Review*
- Phi Beta Kappa

Representative Matters

- Bank's counsel on loans of \$10,500,000 and \$13,260,000, each to multiple borrowers, secured by facilities in multiple locations in one state and cross-collateralized by facilities in multiple locations in another state.

Education

- Syracuse University College of Law (J.D., *summa cum laude*, *Valedictorian*, 1989)
- State University of New York College of Environmental Science and Forestry (M.A. 1989)
- Middlebury College (B.A., *summa cum laude*, 1986)

Bar/Court Admissions

- U.S. District Court for the Western District of New York
- New York
- U.S. District Court for the Northern District of New York

- Lender's attorney on three loans ranging from \$36,600,000 to \$45,355,000 for student housing projects in three states, each of which also secured the other loans.
- Non-profit's counsel on acquisition of real estate, renovations of buildings and bond financings in amounts of \$25,240,000, \$10,000,000 and \$2,500,000.
- Bank's attorney on acquisition, construction and bridge loans ranging from \$3,530,000 to \$8,700,000 for multi-family housing projects, including luxury apartments and projects subject to low income housing restrictions.
- Lender's counsel on loans in amounts of \$26,000,000, \$2,475,000 and \$1,155,000 for the redevelopment of retail shopping center.
- Purchaser's counsel on purchase of real estate portfolio with 24 commercial properties and purchase price of \$57,000,000 and associated assignment of portions of purchase contract as well as financing.

Representative Publications

- "Business Report: Changes To NYS SEQRA Regulations," *Saratoga Business Journal*, August 7, 2019
- Spotlight: 2018 Women In Real Estate, Professional Services: Sarah Lewis Belcher, Bond, Schoeneck & King, PLLC, *New York Real Estate Journal*, September 18, 2018
- "Business Report: Which Structure Fits Your Project Best?," *Glens Falls Business Journal*, May 10, 2018; *Saratoga Business Journal*, May 3, 2018
- "Business Report: Nuts and Bolts of Construction Financing," *Glens Falls Business Journal*, July 12, 2017; *Saratoga Business Journal*, July 7, 2017
- "Conservation easements: Preserving real property while 'cashing in' on its development value," *New York Real Estate Journal*, September 20, 2016
- Lewis Belcher, Sarah and Tsyn, Jennifer L., "Don't Ignore Liquor License Issues in Transactions," *New York Law Journal*, June 27, 2016
- "Transfer tax on conveyances of interests in entities that own real property," *New York Real Estate Journal*, July 14-27, 2015

Other Activities

- Chair, Board of Directors, Mohawk Hudson Humane Society