



Steven J. Ricca

Member

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Profile

When it comes to real property, Steve is adept at identifying the intersections among regulatory requirements, environmental issues and zoning laws in shepherding projects from drawing board to completion.

Land Development

Working with private sector developers and their engineers, architects and other technical consultants, Steve prepares application materials for routine to highly complex development projects. He has assisted clients in obtaining site plan, special use permit, use and area variance, zoning amendment and architectural review approvals. Steve has successfully permitted industrial, commercial and residential projects in legislative and administrative proceedings, and has successfully defended challenges to numerous high-profile projects in the courtroom.

Steve also assists in preparing and executing project implementation plans designed to meet all necessary requirements of the State Environmental Quality Review Act (SEQRA); National Environmental Policy Act (NEPA); Section 4(f) of the Department of Transportation Act of 1966; and the National Historic Preservation Act, among other laws, and in coordinating responses among federal, state and local agencies. He often participates in general project coordination and selection and retention of necessary technical consultants, and assists in the preparation of environmental assessment forms, impact statements, SEQRA determinations, public notice and hearing documents and related approval resolutions.

Numerous municipalities use Steve in a special counsel role in connection with the drafting and enactment of land use laws, as well as the review and approval of high profile development projects.

Regulatory Permitting, Compliance & Defense

Steve has represented clients before state and federal regulatory agencies including, the U.S. Environmental Protection Agency, the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation and the Occupational Safety & Health Administration. Steve has addressed permitting and enforcement matters arising under all major state and federal environmental laws. Such matters frequently require the preparation of applications for complex regulatory permits, responding to notices of enforcement proceedings and negotiating consent orders and oil spill stipulation agreements.

Environmental Remediation and Cost Recovery Litigation

Education

- University at Buffalo School of Law (J.D., *cum laude*, 1987)
- University of Michigan (B.A., *with high honors*, 1984)

Bar/Court Admissions

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

Practices

- Municipalities
- Manufacturing
- Toxic Tort and Environmental Litigation
- Property
- OSHA
- Litigation
- Environmental and Energy

Steve has represented numerous clients in connection with the remediation of Inactive Hazardous Waste Sites and federal Superfund Sites, and has successfully negotiated agreements with regulatory agencies and responsible parties with respect to related cleanup obligations, cost allocation and other matters.

Steve also counsels clients with respect to the liability release, tax credit and other benefits of participation in the New York State Brownfield Program, and assists in the preparation of application materials, remedial works plans, site management plans, environmental easements and other documentation.

Honors & Affiliations

- Listed in:
 - *The Best Lawyers in America*® 2020, Land Use and Zoning Law; Litigation - Land Use and Zoning (listed for 10 years)
- Associate Member, Upstate New York Chapter, NAIOP / Commercial Real Estate Development Association.

Representative Presentations

- New York's Brownfield Cleanup Program - 2015 Legislative Reforms, Air & Waste Management Association 2016 Annual Seminar, January 27, 2016
- Overview of Clean Air Act, Risk Management Planning and Enforcement, NYS Chemistry Council 2016 Policy Conference, January 26, 2016

Representative Publications

- "New Plan to Shape Waterfront Development," *Buffalo Business First*, September 14, 2018
- "Will Recent State Air Toxics Amendments Burden Concrete Batch Plants?," *Material Matters*, The Official Publication of the New York Construction Materials Association Inc., Spring 2016

Other Activities

- Buffalo Niagara Partnership, Cross-Council Executive Committee
- Chair, Private Sector Council, One Region Forward
- Programming Committee, Urban Land Institute
- Executive Committee, Buffalo Olmsted Parks Conservancy, 2002-2008