Christopher E. Vatter

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Christopher E. Vatter is a partner in the firm's Municipal and Litigation Practice Groups, where he represents both private and municipal clients. Chris focuses his practice in the areas of complex commercial litigation, municipal law, construction law and banking litigation. Chris represents both municipal and private clients in land use, environmental and other litigation matters. He also represents property owners and real estate developers in the negotiation of construction-related contracts and in litigation arising from construction projects. He also has extensive experience in all phases of litigation on behalf of both public and private entities, and represents financial institutions in foreclosure actions, collection matters and loan workouts.

Prior to joining Jaspan Schlesinger Narendran LLP, Chris was a research assistant for the Hon. George C. Pratt (Ret.) of the United States Court of Appeals for the Second Circuit, and interned with the Hon. Michael F. Mullen, Acting Suffolk County Supreme Court Justice.

Education

Touro College, Jacob D. Fuchsberg Law Center

DeVry Institute of Technology

Recent Experience

211-12 Northern Boulevard Corp. et al. v. LIC Contracting Inc., – Successfully represented owner of commercial property whose building was damaged as a result of adjacent owner's construction activities. Obtained summary judgment as to liability against contractor and adjacent owner for damage caused to building.

Represented contractor who sought a change order to remove contaminated soil, which municipality claimed was part of original scope of work. Recovered damages in excess of $1,000,000.00.

Successfully obtained dismissal of Article 78 petitions brought against municipality seeking to annul Zoning Board of Appeals' denial of rear yard setback and excessive coverage variances that petitioners sought in order to construct wooden walkway over dunes.

Defended seller of commercial property in Brooklyn who could not deliver premises in vacant condition due to rent controlled tenants and obtained dismissal of buyer's claims for specific performance and breach of contract.

Represented owner of condominium in a proceeding seeking to determine rights to the property's vault space. Court found owner entitled to sole and exclusive use to vault space and directed the condominium board to make repairs to vault space.

Admissions

New York

New Jersey

Florida

West Virginia

Affiliations & Appointments

New York State Bar Association, Member

Nassau County Bar Association Construction Law Committee, Member

Nassau County Women's Bar Association, Member

Suffolk County Bar Association, Member

West Virginia Bar Association, Member

Citation issued by Office of the Town Board- Town of Oyster Bay, Recognizing Christopher E. Vatter for 40 Under 40 LIBN Award

Certificate of Qualification to Public Office, Suffolk County- Special Assistant District Attorney - Village of Northport. Appointed September 30, 2003

News & Publications

"Governor Signs Bill Expanding Eligibility for the Property Tax Exemption for People Over 65 and People with Disabilities and Limited Income," NY Business Law and Commercial Litigation blog, 9/6/2022

"New York State Senate Enacts "Carlos' Law" Imposing Higher Fines Involving Death Of A Construction Worker," NY Business Law and Commercial Litigation blog, 8/29/2022

"Governor Signs "Alyssa's Law" Requiring School Districts to Consider Installing Panic Alarms," 8/10/2022

""Construction Labor Providers" In New York City Must Obtain a License," reprinted with permission in The Monticello, July 2022 Issue

""Construction Labor Providers" In New York City Must Obtain a License," NY Business Law and Commercial Litigation blog, 7/26/2022

"Governor Signs Law Expanding Documents That Can Be Used To Show Identity Theft," NY Business Law and Commercial Litigation blog, 7/3/2022

"Governor Signs Bill Requiring Real Estate Brokers To Institute Standardized Operating Procedures For The Prerequisites Prospective Homebuyers Shall Meet Prior To Receiving Any Services," NY Business Law and Commercial Litigation blog, 4/25/2022

"Airbags Save Lives: Governor Signs Bill Prohibiting Used Car Dealers from Selling Vehicles Without a Functioning Airbag," NY Business Law and Commercial Litigation blog, 4/6/2022

“Governor Passes Legislation Cracking Down On Noisy And Illegal Exhaust Systems,” NY Business Law and Commercial Litigation blog, 4/1/2022

“Governor Signs Bill Directing Study of Promoting Women In Technology Careers In Science, Technology, Engineering and Mathematics,” NY Business Law and Commercial Litigation blog, 3/28/2022

“Governor Signs Bill Directing Report And Recommendation Regarding Covered Benefits For Childbirth,” NY Business Law and Commercial Litigation blog, 3/21/2022

“Governor Signs Bill Requiring Feminine Hygiene Products In Homeless Shelters,” NY Business Law and Commercial Litigation blog, 3/14/2022

“Highlighting Woman’s History Month,” NY Business Law and Commercial Litigation blog, 3/9/2022

Long Island Business News, Forecast Issue, 1/3/2022

“Governor Signs Bill To Penalize And Prevent Construction Workers’ Wage Theft ,” NY Business Law and Commercial Litigation blog, 1/7/22

“General Business Law § 771 Amended to Require Contractors And Subcontractors To Disclose The Existence Of Property And Casualty Insurance,” NY Business Law and Commercial Litigation blog, 12/24/21

“State Finance Law § 139-f(a) Amended To Remove Definition of Substantial Completion,” NY Business Law & Commercial Litigation blog, 11/19/21

“Is it Someone’s Home? Recent Changes to NY’s Notice under Mechanic’s Lien Law,” NY Business Law & Commercial Litigation blog 6/22/21

NYSBA NY Litigator – A Contractor Must Request A License Before Commencing Excavation Work (pg. 30).

“Governor Extends Toll On Commercial Evictions Due to Non-Payment,” NY Business Law & Commercial Litigation blog, 9/20/21

“Challenging Commercial Property Taxes on Leased Property in Nassau County,” NY Business Law & Commercial Litigation blog, 8/28/20

Long Island Business News, Ones To Watch In Law, 2/28/20

“Mechanic’s Liens: How N.Y. Executive Orders Related to COVID-19 Affect Filing, Extension and Discharge”, (NYSBA, 4/20/20, Author).

“New York State Constitutional Decisions: 1999 Compilation: Public Welfare: Supreme Court, New York County: Aliessa v. Whalen,” (Decided May 17, 1999), *16 Touro L. Rev.* 661, Winter 2000, Author.

“Breach of Fiduciary Duty in the Commercial Context,” *The Suffolk Lawyer*, Vol. 32, No. 9, (5/1/18, Co-author).

Developments in Public Bidding in New York, (1/31/12, Co-author).