

WHO'S WHO

in Commercial & Residential Real Estate Law

SHELDON M. GOLDSTEIN

*Meltzer Lippe Goldstein &
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Sheldon M. Goldstein is a partner at Meltzer Lippe Goldstein & Breitstone LLP in Mineola and is the head of the firm's real estate practice group where he concentrates his practice in commercial real estate. Joining the firm in 1976 after relocating from NYC to LI, Goldstein represents landlords and tenants in office building, industrial park and shopping center lease negotiations, as well as mortgage financing for similar properties. He also represents clients in their acquisition, syndication and development of various real estate properties. He is also involved in the development and conversion of residential properties to co-

operative and/or condominium ownership; and the rehabilitation of multi-family apartment buildings. Goldstein has also closed several workouts with major commercial banks and insurance companies involving real estate on LI and the NY metropolitan area.

A recent transaction that Goldstein worked on is the new WalMart Shopping Center located on Route 110 in Babylon, on the former site of Poly Tech University. He represented the landlord in the negotiation of the majority of the leases for the tenants at that center and also participated in the closing of the mortgage financing.

When negotiating to acquire title to real property, Goldstein recommends that prior to executing a contract, potential buyers should order a title commitment, which will, among other things, disclose the existence of any covenants and restrictions recorded against the property. "A buyer will want to be aware of any existing land use and size restrictions to make sure that the use for which they are buying the property or the size or location on the property of the improvements to be constructed are not prohibited by any recorded documentation," he said. "Size limitations, i.e. how much of the property can be improved without violating any existing density and front, side and rear yard set back requirements are as important as the use itself."

Prior to joining what is now Meltzer Lippe, Goldstein served on active duty in the US Army Reserve, Judge Advocate General Corps. He later served as assistant counsel with the NY division of a foreign bank. Goldstein then joined a major NYC law firm where he was engaged in transactions involving all phases of real estate law.

Goldstein earned a bachelor's degree in history from Syracuse University and a bachelor's of laws degree from Boston University School of Law. He is admitted to the Massachusetts and NYS Bar Associations.

Goldstein is a member of the commercial leasing committee of the NYS Bar Association and has been an advisory board member of First American Title Insurance Company of NY for more than 25 years.

Goldstein has taught the real estate and mortgage course at the Adelphi University Legal Assistant Program. He also writes and lectures on real estate law and participates annually in the law conference of the International Council of Shopping Centers and appears in Who's Who in American Law.

Meltzer Lippe Goldstein & Breitstone is one of Long Island's leading full service law firms practicing in the areas of tax, corporate, real estate, litigation, trust & estate planning, employment & labor, health care, executive compensation and charitable giving.