



Christopher E. Vatter

Partner

Garden City

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Christopher E. Vatter focuses his practice in the areas of complex commercial litigation, construction law and banking litigation. Chris 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 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

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

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

New York Business Law Blog, 9/21/20, Governor Extends Toll On Commercial Evictions Due to Non-Payment

LIBN-Vatter-OnesToWatch

“Mechanic’s Liens: How N.Y. Executive Orders Related to COVID-19 Affect Filing, Extension and Discharge,” (NYSBA, Latest News, April 20, 2020), 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, May 2018), Co-author.

Developments in Public Bidding in New York, (January 31, 2012), Co-author.