

GOOD DEEDS

Real estate attorneys at the **Adam Miller Group** in Bridgehampton practice high-powered law for preservation and community projects.

BY NANCY KANE

“We act as the quarterback” on a project, says Miller.

Any area with constantly evolving zoning and land-use laws poses challenges to residential and commercial buyers. Deciphering codes and statutes takes big-city expertise, small-town experience, and a healthy dose of country charm. The Bridgehampton offices of real estate law firm the Adam Miller Group are warm and inviting. The laid-back space belies the fact that this firm has transacted more than \$3 billion in real estate sales since opening in 2007.

Adam Miller and fellow attorney Brian DeSesa give off the feeling that they have your back, at the closing table and beyond. Both year-round residents, they work to serve the overall good, with projects aimed at preservation and community benefits.

For example, when developer Jay Bialsky closed on a multiple-unit condominium complex at West Water Street in Sag Harbor, plans for the Robert A.M. Stern-designed complex allowed for a public park south of the North Haven Bridge. The owner, Greystone Development, was being encouraged to sell back part of the property for this waterfront space to the Community Preservation Fund, which is responsible for land acquisition. Enter the Adam Miller Group, to navigate the logistics of the proposed transaction.

“Now that the closing is completed, we’ll handle the applications before the Zoning Board, the Harbor Committee, the Planning Board and Architectural Review Board,” says DeSesa. “All these boards control different aspects of the project, and we act as the quarterback to ensure that all the necessary elements work together to deliver a great addition to the Village community and downtown.” It’s a worthwhile endeavor: “The location is the gateway to Sag Harbor, and has been blighted for years,” says DeSesa. “This project will transform the face of the village for the benefit of the entire community.”

For Miller, a favorite project is the new multiuse entertainment facility being built at East Hampton Indoor Tennis. “As a father of two, I think it is critical that children have activities and a vibrant downtown,” he says. “This will be a place for families to gather and let off steam in the winter months, as well as the summer.”

In any community, there is room for improvement. Miller shares his current concerns: “I do think that better communication between the commercial real estate owners and the municipalities will allow them to come up with creative ways to entice ‘smart growth’ in the hamlets,” said Mr. Miller. “I would also like to see stores be given incentive to stay open late—this would encourage more foot traffic before and after dinner.” adammillergroup.com 