



Z&D Senior Partner Ray Mellon Named to *New York Law Journal's* List of New York Trailblazers

(New York, NY – October 1, 2020) Zetlin & De Chiara LLP announced today that Senior Partner [Ray Mellon](#) has been named to the *New York Law Journal's* 2020 list of [New York Trailblazers](#).

Mr. Mellon was selected for his early recognition for the potential use of RPAPL 881, a then under-utilized New York State Law that allows a court to grant a temporary license to access a neighboring property to perform work and install necessary protection work. This becomes especially important when a license agreement cannot be reached with the neighboring property owner. Use of the statute allows and overcomes the recalcitrant neighbor that was delaying the adjacent development. More than a good neighbor policy, this now widely adopted strategy is essential for minimizing disputes that can hold construction projects hostage.

During his laudable career, Mellon has risen to become the leading authority on the issues associated with building in New York's urban environment, where the proximity of the "Building Next Door" requires knowledge of complex safety and licensing issues for construction projects.

"Mellon has used the statute many times in nearly two decades. 'You can't put a shovel in the ground nowadays without having a license agreement with your neighbor,' [explains Mellon]."

A skillful construction litigator and experienced trial lawyer representing real estate owners. Mr. Mellon also counts prominent architectural, engineering and contracting firms as his clients. He represents design professionals in disciplinary and licensing proceedings before the City and State, as well as consulting on general business matters, construction contract drafting and negotiation and risk management strategies.

Mr. Mellon is General Counsel and Honorary Member of the Brooklyn and Queens AIA Chapters and an Honorary Member of the New York State AIA. He is a member of the National and New York Chapters of the Society of American Registered Architects and the Architects Council of New York City. Mr. Mellon provides extensive pro bono services to promote the goals of these organizations.

Mr. Mellon is a recipient of the Distinguished Presidential Citation from the Society of American Registered Architects, the New York Society of Architects Distinguished Service Award and the Advancement of the Architectural Professional Award by the Brooklyn AIA.

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About Zetlin & De Chiara LLP

[Zetlin & De Chiara LLP](#) provides sophisticated legal and business counsel and advice to members of the construction community across the country including real estate owners and developers, design professionals, construction managers and contractors, and financial institutions.

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