



Jose Almanzar

Associate

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Jose focuses his practice on environmental due diligence counseling for business and real estate transactions, while maintaining a diverse litigation and regulatory case load.

He counsels clients on a range of environmental matters across sectors, including environmental due diligence, regulatory compliance, enforcement defense, oil spill investigation and cleanup, property and Brownfields remediation, and litigation.

Prior to law school, Jose worked as an environmental scientist for a national environmental consulting company, where he conducted site surveys and prepared Phase I Environmental Site Assessments, asbestos assessment reports, and lead-based paint reports.

Prior to joining B&D, Jose worked as an associate attorney in due diligence counseling, regulatory matters including zoning and land use, and litigation. He has provided counsel to Fortune 100 clients with environmental due diligence and project development. Jose has also represented parties in mass environmental tort matters in state and federal courts.

During law school, Jose served as a litigation intern for the Environmental Protection Bureau at the Office of New York Attorney General and interned for both the U.S. Environmental Protection Agency (Region II) and the NYC Department of Environmental Protection.

Education

- Binghamton University (B.A., 2006)
 - Environmental Studies; Philosophy (double major)
- New York Law School (J.D., *cum laude*, 2011)

Bar Admissions

- New York
- New Jersey

Court Admissions

- U.S. District Court – Eastern District of New York
- U.S. District Court – Southern District of New York

- U.S. District Court - New Jersey

Professional Affiliations

- American Bar Association, Section of Environmental, Energy & Resources, Member (2017–Present)
- New York State Bar Association, Environmental Law Section, Member (2010–Present), Environmental Justice Committee, Co-Chair (2017–Present)
- Dominican Bar Association, Member (2016–Present)
- Hispanic Bar Association (2020–Present)

Community Involvement

Jose represents an undocumented minor from Guatemala facing deportation in Immigration Court. As part of her claim to remain in the United States under Special Immigrant Juvenile (SIJ) Status, he first had to convince the Nassau County Family Court to appoint her mother as legal guardian, which he successfully accomplished in June 2019. The deportation case is still pending in Immigration Court.

Each year since 2011, he has participated as a Volunteer Judge in the Suffolk County Board of Cooperative Educational Services' (BOCES) Middle School Mock Trial Competition.

Additionally, he co-chairs the Environmental Justice Committee for the New York State Bar Association's Environmental & Energy Law Section, counsels non-profit organizations doing work on environmental justice matters on a *pro bono* basis, and regularly presents on environmental justice issues affecting New Yorkers.

Honors & Awards

- *Super Lawyers, part of Thomson Reuters*, New York Rising Star (2020)
- New York State Bar Association, Diversity Fellowship in Environmental Law, Recipient (2010)

Languages

- Spanish (fluent)

Select Publications & Events

"We Built This City on Rock and Roll" – Risk Management and Project Financing R.E. Transaction. NYS Bar Association's Environmental & Energy Law Section, September 23, 2019. (Moderator/Panelist)

If You BUILD It, Will They Come? A Look at the 2018 Congressional Reauthorization of the Federal Brownfields Program and Other Amendments to CERCLA. Environmental Law in New York, May 2019. (Author)

Environmental Justice: Enforcement & Advocacy. NYS Bar Association's Environmental & Energy Law Section, January 18, 2019. (Moderator/Coordinator)

Brownfield/Superfund Update 2018: BUILD Act and new BFPP Protections to Tenants. NYS Bar Association's Environmental & Energy Law Section, December 5, 2018. (Panelist/Speaker)

Representative Matters

Jose's experience includes:

- Representing a Potentially Responsible Party involved in a multi-party federal Superfund Remedial Design Allocation for one of the nation's largest "sediment dredge sites" contaminated with polycyclic aromatic hydrocarbons and heavy metals.
- Coordinating the preparation and submission of Stormwater Pollution Prevention Plans and No Exposure Certifications for a corporate client with 100 facilities as part of a nationwide Clean Water Act citizens' suit settlement.
- Working with environmental consultants and engineers to prepare investigation and remediation plans as part of site cleanups under the New York's Brownfield cleanup and Superfund programs and in response to open petroleum spills.
- Representing clients sued for Natural Resource Damage Assessment claims under CERCLA, participating in settlement negotiations with state trustees, and working with environmental engineers in the preparation of remedial investigation, feasibility studies, and pre-assessment reporting obligations.
- Counseling Fortune 100 clients on environmental risks and potential liabilities of real estate development and telecommunication infrastructure projects across New York City and Long Island.
- Reviewing and analyzing soil and groundwater lab data results for compliance with state and federal exposure guidelines.
- Assisting architects and engineers to ensure design drawings and technical reports for proposed telecommunication facilities were prepared in compliance with federal emissions and local design regulations.
- Preparing zoning analyses and applications for variances, special permits, and building permits for clients proposing projects in municipalities across Long Island, as well as New York City.
- Representing plaintiffs in large toxic tort and property contamination cases, including groundwater, land and air contamination from oil and gas exploration, agricultural processes, and industrial activities.

Includes work done at prior firm.

Publications

August 16, 2021

NYC Held Summer Town Hall on Environmental Justice on August 18, 2021 and “EJ For All Report” Scoping Document is Open for Public Comment

Beveridge & Diamond

Updated August 18, 2021

Ten Environmental Topics to Watch in the New Infrastructure Bill

Beveridge & Diamond

August 11, 2021

NYSDEC to Hold Public Hearings on August 17, 2021 About Proposed Revisions to State’s Petroleum and Chemical Bulk Storage Programs

Beveridge & Diamond

July 20, 2021

New York Appellate Court Finds Lead Agency Took Sufficient “Hard Look” at Environmental Impacts Under SEQRA to Approve Commercial Development

Beveridge & Diamond

October 2, 2020

Six Common (but Problematic!) “Business Environmental Risks” To Look for in Commercial Real Estate Transactions

NYSBA Inside

August 28, 2020

Recent and Forthcoming Environmental Rules and Guidance Could Be Reversed Under Congressional Review Act: Three Steps for Stakeholders to Consider

Beveridge & Diamond