



Anne F. McCaughey

Counsel

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New York

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SERVICES

- Real Estate, Land Use & Zoning, Government Relations, Affordable New York and 421-a Housing Program

EDUCATION

- Fordham University School of Law (J.D., 1998)
- Baruch College

ADMISSIONS

- New York
- New Jersey
- U.S. Supreme Court
- U.S. District Court, Southern District, New York
- U.S. District Court, Eastern District, New York

Anne McCaughey has more than 20 years of experience in land use law in both the private and public sector, most recently as general counsel to the New York City Council's Land Use Division. She counsels clients on a wide range of real estate matters, drawing on her extensive knowledge of New York City legislative and administrative law on land use and zoning.

Anne guides clients on large-scale developments, helping them navigate projects through the City's Uniform Land Use Review Process (ULURP). She regularly interacts with the Department of City Planning, the City Planning Commission, the borough presidents, community boards and other key governmental actors.

In her role as general counsel to the City Council's Land Use Division, and lead counsel to the Land Use Committee and its subcommittees, Anne advised City Council members on all City-wide land use matters and development projects and served as the primary interface with relevant external stakeholders.

Anne also represented the City Council in related interactions with the offices of Mayors Michael Bloomberg and Bill de Blasio, the New York City Corporation Counsel and other city, state and federal entities and officials on many of the City's most significant, large scale rezonings and development projects, including Astoria Cove, Willets Point, Domino Sugar, Hudson Square, Empire Outlets/New York Wheel, as well as the New York University and Cornell University expansions.

Prior to her governmental role, Anne represented clients in private practice by lobbying elected officials and community boards to obtain discretionary land use approvals, successfully litigating numerous CPLR Article 78 challenges, negotiating purchase agreements and related land use declarations, and securing tax exemptions and abatements for developers under the ICIP/ICAP and 421-a programs.

Memberships & Associations

- New York City Bar Association
 - Land Use, Planning & Zoning Committee

Publications

September 2017

Department of Housing Preservation and Development Amends 421-a and Inclusionary Housing Rules

March 2017

De Blasio Administration Unveils Plan to Revamp Garment Center Zoning, Including Further Expansion of Special Permits for Hotels

November 11, 2016

421-a Stalemate Over: Agreement Between REBNY and BCTC Paves Way to Reinstatement of Program

ZONE: Land Use & Zoning Blog

October 27, 2016

Department of City Planning Releases Framework for Proposed East Harlem Rezoning

ZONE: Land Use & Zoning Blog

March 24, 2016

New York City Council Approves Modified Versions of Mayor's Affordable Housing Plans

ZONE: Land Use & Zoning Blog

Matters

Bankruptcy & Sale of 4778 Broadway

Represented Donald F. Conway, the Bankruptcy Chapter 11 Trustee, in the sale of 4778 Broadway, in the Inwood section of Manhattan, to affiliates of the Housing Development Partnership Corporation and Madd Equities, for 12.3 million, which was authorized by the Bankruptcy Court. Herrick provided strategic advice and counsel in marketing the site, analyzing potential zoning issues, environmental issues and transactional services.

BFC Partners - City Council Approval - Bedford Armory Redevelopment

Successfully helped BFC Partners obtain New York City Council approval to redevelop the Bedford Union Armory in Crown Heights, Brooklyn, into a 500,000-square-foot, mixed-use property with a recreational facility, community venue and office and commercial space. BFC is also bringing 400 units of housing to the Bedford Courts project, 60% of which will be set aside as affordable.

Lightstone Group - Public Plaza Floor Area Bonus for 130 William Street

Successfully secured a public plaza floor area bonus from the City Planning Commission Chairperson for Lightstone Group's development of 130 William Street, a 60-story residential condominium in the Financial District. The 5,137 square-foot public plaza will permit an additional 31,902 square-feet of zoning floor area within the building.

Staten Island Retail Development - New York City Council ULURP Approval

Successfully secured New York City Council approval for Josif A LLC's 226,000 square-foot retail development in the Mariner's Harbor section of Staten Island. Herrick's Land Use and Zoning Group navigated a multi-year public and environmental review process which included interacting with local council member Deborah Rose, as well as the chairs of the City Council's Zoning Subcommittee, Donovan Richards, and its Land Use Committee, David Greenfield; and culminated in the City Council's approval of the project's Uniform Land Use Review Procedures (ULURP) application. The large retail development will be anchored by a 90,000 square-foot BJ's Wholesale Club, and will include other retail buildings, including a supermarket and gas station. The project will result in the creation of 800 to 1,000 construction jobs, and approximately 440 permanent jobs in the community.

U-Haul International - \$200 Million West Chelsea Sale

Represented U-Haul International affiliate AMERCO Real Estate Company, in the \$200 million sale of four contiguous properties in Manhattan's West Chelsea neighborhood to Related Companies, along with unused development rights from a fifth parcel that U-Haul retained.

National Communications Service Provider - Sale of East Williamsburg Properties

Represented a national communications service provider in the sale of two properties in East Williamsburg, Brooklyn.

Sugar Hill Capital Partners - Zoning Approval

Represented Sugar Hill Capital Partners in successfully securing the reinstatement and continuation of Multiple Dwelling Law waivers from the NYC Board of Standards and Appeals to permit residential apartments within the cellar floors of three Upper West Side buildings located on Central Park West. The continuation of residential use in the cellars was critical to Sugar Hill's investment in and renovation of the properties.