HERRICK

Raymond H. Levin

Special Counsel

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Raymond Levin is special counsel in Herrick's Land Use & Zoning Group advising clients on all aspects of zoning legal issues, including applications for zoning changes, special permits and innovative zoning text amendments from the City Planning Commission, determinations from the Landmarks Preservation Commission, and other discretionary approvals from public authorities, city and state agencies.

Working with some of the leading developers in New York City, Ray's recent clients include Two Trees Management, Heritage Equity Partners, The Rabsky Group, The Leser Group and Rubenstein Partners among many others.

Ray has had a long and varied career in city government, starting as a planner in the Brooklyn Borough office of the Department of City Planning, and serving as Director of the Coney Island Planning and Development Office. He also served as Counsel and Board of Estimate representative for Brooklyn Borough President Howard Golden.

Ray is on the board of directors of the DUMBO Business Improvement District and on the board of Colt Coeur an innovative theater company based in Brooklyn. Ray has also chaired several committees and subcommittees of the Association of the Bar of the City of New York.

Prior to joining Herrick, Ray worked at Slater & Beckerman, P.C. and previously was with Wachtel Masyr & Missry.

Services

- Real Estate
- Land Use & Zoning

Education

- Brooklyn Law School (J.D., *magna cum laude*, 1984)
- City University of New York, City College (B.A., 1970)
    - Bachelor of Architecture

Memberships & Associations

- Board of Directors, DUMBO Business Improvement District
- Board of Directors, Colt Coeur
- New York City Bar Association

Matters

Fleet Center - Zoning Approved for 14 Stories in Brooklyn

Represented Fleet Center, Inc. in obtaining approval of a zoning map amendment by the New York City Council to modify the decision by the City Planning Commission restoring our client's proposed building to 14-stories with over 200,000-sq.-ft. for planned community facility and office uses.

Real Estate Developer - Government Relations

Represented major real estate developer in connection with government relations interface, approvals and lobbying issues.

Artis Senior Living LLC - NYC Land Use and Zoning

Represent Artis Senior Living LLC, national long term care operators, on property review and zoning regulations related to potential development in New York City.

Rubenstein Partners and Acme Smoked Fish - Zoning Guidance

Represent the joint venture between Rubenstein Partners and the famous Acme Smoked Fish company as they develop a new factory as part of a mixed office/retail development at 18 Wythe Avenue.

Domino Refinery Building - Special Permit Modification

Obtained approval from the City Planning Commission of a minor modification of a special permit in connection with the Domino Sugar Development on the Williamsburg waterfront. The City Planning approval, along with a previously granted Landmarks Preservation Commission approval, will allow for the historic facades of the Domino Refinery building to be preserved within a 14-story 195-foot tall dramatic glass barrel-vault.

Rabsky Group - Commercial Floor Area Disposition Approved

Represented the Rabsky Group in obtaining authorization for New York City to sell approximately 100,000 square feet of commercial floor area to our client. The commercial space will be added to the 150,000 square feet of residential space already existing on our client's property to facilitate the construction of our client's proposed 25-story, approximately 250,000 square foot mixed-use development at 69 Adams Street in the DUMBO neighborhood of Brooklyn.

Centennial Bank - $65 Million Brooklyn Construciton Loan

Represented Centennial Bank on a $65 million construction loan secured by property located at 200 Montague Street in Brooklyn. The borrower intends to construct a 121-unit residential apartment building with retail space of approximately 7,000 square feet above grade and 5,000 square feet below grade.

69 Adams LLC - Zoning & Land Use Review

Represented 69 Adams LLC in the drafting and review of Restrictive Declarations and zoning lot merger documents opposite NYC's Economic Development Corporation. Herrick also provided a zoning opinion letter for construction loan financing in the amount of approximately $150 million to allow for the development of a 26-story, approximately 250,000 square foot mixed-use development at 69 Adams Street in the DUMBO neighborhood of Brooklyn.

Two Trees - Zoning for Additional Domino Sugar Development - Brooklyn, NY

Herrick partnered with Two Trees to obtain approval from the City Planning Commission for a modification of the Large-Scale General Development Special Permits and Restrictive Declaration for the Domino Sugar Development on the Williamsburg waterfront in Brooklyn, NY. The modified approval will allow for the addition of approximately 1,000 square feet of open space to Domino Square and a modified and design for one of the five buildings within the larger development. The new building will now contain more than 640K square feet of floor area and approximately 560 residential units. When fully built, the entire Domino Sugar

Development will include approximately 2.75 million square feet of floor area and 4.8 acres of public open space.