

Our Land Use & Zoning Group is *Literally* All Over NYC.

From Staten Island to the Bronx, Herrick's Land Use & Zoning team has worked with NYC's leading developers and institutions on major projects throughout our entire City. Our veteran team has worked for 30+ years in both the public and private sectors, bringing that experience to our clients on every transaction every day. Working in tandem with our impressive Real Estate group, there is no problem too big, no City agency too dense, and no zoning resolution too complex for the Herrick Land Use & Zoning team.



The Reece School
MANHATTAN

Represented The Reece School, one of the oldest not-for-profit special needs educational facilities in New York City, in obtaining a variance with the New York City Board of Standards and Appeals for the expansion and modernization of the School's Upper East Side location.



Lightstone
HARLEM

Represented Lightstone on the approval of a redevelopment project for a 600-unit rental building to be built in East Harlem; the project features a 80/20 affordable housing arrangement.



MRP Realty
MANHATTAN

Represented MRP Realty in connection with the acquisition of over 27,000 square feet of unused development rights from a neighboring property through zoning lot merger, along with a related light and air easement. The development rights will facilitate the expansion and renovation of 405 Park Avenue, a major office building in Manhattan.



Montefiore
BRONX

Representing Montefiore Hospital on expanding into residential areas that adjoin the hospital. We are assisting Montefiore with zoning studies for sites near the primary campus to determine compliance with various requirements for medical use.



Astoria Owners LLC
QUEENS

Represent Astoria Owners LLC in a rezoning and large scale development of a three-tower, 1400-unit multi-family project on the waterfront in Astoria, Queens.



RAL Development
Union Square Tech Hub
MANHATTAN

Represented RAL Development Services on the redevelopment of 124 East 14th Street into a 21-story, 240,000-square-foot tech-focused office space. The building, which Mayor de Blasio called "the front door for tech in New York City," is a joint venture between the city's Economic Development Corp. and our client RAL. Located on city-owned land, the \$250 million project will offer affordable technology training for New Yorkers seeking to join the digital economy.



Otera Capital Investments
MANHATTAN

Special counsel to Otera Capital Investments IX Inc. in zoning and title matters related to \$147.7 million in loans to HFZ Capital Group for an assemblage of several parcels in the NoMad neighborhood of Manhattan where HFZ is planning a 60-story office tower.



Madison International Realty
STATEN ISLAND

Represented Madison International Realty in obtaining a certification from the Chair of the City Planning Commission for their property at 2505 Richmond Avenue in Staten Island. The certification will allow MIR to provide a connection between their shopping center and the adjacent Staten Island Mall.



Prince's Point
STATEN ISLAND

Represented Fleet Center, Inc. in obtaining approval of a zoning map amendment by 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 square feet for a planned community facility and office uses.



Josif A LLC
Retail Development
STATEN ISLAND

Successfully secured NYC Council approval for Josif A LLC's 226,000-square-foot retail development in the Mariner's Harbor section of Staten Island. We navigated a multi-year public and environmental review process which culminated in the City Council's approval of the project's Uniform Land Use Review Procedure (ULURP) application.



PMG & All Year Management
Gowan Canal
BROOKLYN

Representing Property Markets Group regarding New York City's rezoning study for the Gowan Canal area.



Community Preservation Corp.
Domino Sugar Factory
BROOKLYN

Represented an affiliate of the Community Preservation Corporation in the development of the 11.5-acre waterfront complex in Williamsburg, that was formerly home to Domino Sugar. We advised on the site's rezoning, which resulted in one of the largest residential redevelopment projects in the city.



Acme Smoked Fish
BROOKLYN

Working to secure a future in Brooklyn for the famous Acme Smoked Fish company by including a new factory as part of a mixed office/retail development adjacent to its current plant at 18 Wythe Avenue.



BFC Partners
Bedford Armory
BROOKLYN

Obtained New York City Council approval for BFC Partners 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.



Read Property Group
BROOKLYN

Advising Read Property group on rezoning matters and site-development issues.



101 Fleet Place
BROOKLYN

Approval of a zoning map amendment by New York City Council to modify the City Planning Commission 9-story approval allowing our client to increase its mixed office/community facility building to 14-stories with over 200,000 square feet.

About Herrick's Land Use & Zoning Group

Our Land Use & Zoning Group has a strong track record of helping clients manage complex real estate development matters and obtain critical government approvals. Our legal and government relations capabilities span the entire development process — from zoning changes, special permits, variances and related entitlements to development rights transfers and matters involving historic and landmark preservation issues. Clients also benefit from the holistic perspective we offer on related finance, tax, transactional and litigation matters, drawn from Herrick's 90-year pedigree in the real estate industry.

Members of our group have previously served as officials with the New York City Board of Standards and Appeals, the New York City Council, the Department of City Planning, the Landmarks Preservation Commission and other city and state entities.

Along with discretionary approvals and large scale zoning projects, Herrick is land use counsel to a number of lenders and investors for due diligence in the New York real estate market:

- The Blackstone Group
- Centennial Bank
- Deutsche Bank
- Goldman Sachs
- G4 Capital Finance
- JPMorgan Chase
- Madison Realty Capital
- Mitsui Fudosan
- Otera Capital

Key Contacts:



Mitchell A. Korbey
(212) 592-1483
mkorbey@herrick.com



Raymond H. Levin
(212) 592-1450
rlevin@herrick.com



Patrick J. O'Sullivan, Jr.
(212) 592-1503
posullivan@herrick.com



Ellen Hay
(212) 592-1593
ehay@herrick.com



Robert Huberman
(212) 592-1592
rhuberman@herrick.com



Vinh Van Vo
(212) 592-1588
vvo@herrick.com