



Chris A. Nicosia Of Counsel

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ROSENBERG & ESTIS, P.C.

Areas of Practice

Transactional Law
Real Estate Financing/Banking
Real Estate Leasing
Real Estate Development

Education

Pace University School of Law

- J.D. - 1996
- Honors: Dean's List
- Law Review: Pace
Environmental Law Review,
Managing Editor

Fordham University Graduate School of
Business

- M.B.A. – 2009

State University of New York at Albany

- B.A.- 1992

Bar Admissions

- New York, 1997

Christopher A. Nicosia joined Rosenberg & Estis, P.C. in 2014 and is of counsel with the firm's Transactional Department. His practice encompasses all areas of transactional law including property acquisitions and dispositions, construction financing, condominiums and cooperatives, leasing and zoning lot mergers. Mr. Nicosia has extensive experience in the acquisition and sale of inclusionary air rights, also known as "zoning bonus," which enable developers to increase the buildable floor area of residential projects in eligible districts.

He has provided the legal work underpinning a number of projects including:

- The redevelopment of the Hudson River waterfront in the Town of Haverstraw in Rockland County, N.Y.
- The sale of a mixed-use building in Greenwich Village.
- The formation of condominiums for five luxury rental buildings on the Upper West Side.
- The conversion of 87 affordable apartments in the Bushwick section of Brooklyn to cooperative ownership and the closing of permanent financing for the commercial section of the building.
- Negotiation of dozens of agreements for the purchase and sale of more than 600,000 square feet of "zoning bonus" with an aggregate value of nearly \$200 million.

Prior to joining the firm, he was a Partner with Seiden & Schein, P.C. Earlier, he served as an Associate with Ginsburg & Redmond, P.C.

Mr. Nicosia received a bachelor's degree from State University of New York at Albany in 1992 and earned his J.D. at Pace University School of Law in 1996. He received a master's degree in finance and accounting from Fordham University Graduate School of Business in 2009.

Mr. Nicosia has been a member of the New York State Bar Association's Real Property Law Section since 1997. He is licensed to practice law in the state of New York.

Professional Associations and Memberships

- New York State Bar Association – Real Property Law Section