



## NEWSLETTER

September 2018 | Vol. 5



### Shaping the New York City Skyline Since 1975



#### Message from Deborah E. Riegel, Member at R&E:



*"Rosenberg & Estis, P.C. consistently provides unparalleled advice and service to our clients and we are proud to share some of our successes and accomplishments with you. We look forward to continued industry-leading results on behalf of our clients, and invite you to contact us if we may be of assistance."*

#### HOT TOPIC | INDUSTRY UPDATE

### Smoking Policy for Multiple Dwellings - Local Law 147 of 2017

In August 2017, the New York City Council passed Local Law 147 of 2017 requiring the "owner" of all multiple dwellings in the City of New York to adopt a smoking policy for the public and private areas of each building that covers both indoor and outdoor spaces. The intention of the law was to provide current and prospective residents of a particular building with the ability to make an informed decision about living there given the level of risk of secondhand smoke. The law established a deadline for owners' compliance for enacting such a policy by August 28, 2018.

The law defines "owner" to include the owner of record of any rental building, the board of managers of a condominium or the board of directors of a cooperative. The policy must be in writing, must be posted in a conspicuous place in the building and must be included as part of any lease, renewal lease or sublease package. In the case of a coop or condo, the policy must be adopted into the house rules or bylaws.

Local Law 147 has provided many New York City owners with an opportunity to re-evaluate their existing policies regarding smoking in and around their buildings. Owners still have the option to choose whether or not to allow smoking within residents' private apartments, as long the policy is properly developed and enforced. In the case of a cooperative or condominium, the policy must be enacted and disseminated in accordance with the bylaws. With respect to rental buildings with rent stabilized or rent controlled tenants, or those rental buildings with unregulated tenants with existing leases with clauses specifically governing the right to smoke, Local Law 147 makes clear that the rights of such existing tenancies cannot be diminished.

Local Law 147 further requires owners to disclose the smoking policy to all tenants on an annual basis by providing a copy to all tenants or posting the policy in a prominent location within the building. Owners are further required to notify tenants in a similar fashion of any material changes to the existing smoking policy. Documentation of compliance must be retained and made available for inspection by the New York City Department of Health demonstrating the policy, the annual disclosure thereof and notification of any material change.

Owners' failure to timely adopt and/or distribute a smoking policy in accordance with Local Law 147 could result in monetary penalties from the New York City Department of Health not to exceed \$100. Local Law 147 does not create a private right of action for tenants to sue building owners for violations of the law. Furthermore, Local Law 147 does not alter the legal rights and remedies that have always been available to owners and tenants and are often invoked in response to annoyances caused by secondhand smoke (e.g., nuisance, breach of the warranty of habitability, breach of lease, etc.).

Although the deadline for compliance has recently passed, many owners have not yet taken action to meet the requirements of Local Law 147. Rosenberg & Estis, P.C. has been working with owners and managing agents to draft smoking policies for a variety of different properties.

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Contact information for questions related to No Smoking Policy:



**Adam J. Lindenbaum**

**Member**

Phone: 212-551-8405

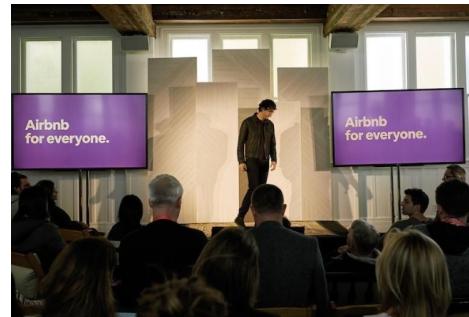
E-mail: [alindenbaum@rosenbergestis.com](mailto:alindenbaum@rosenbergestis.com)

**BISNOW featuring**

Michael A. Pensabene

### 'Step In the Right Direction' — Why NYC's Latest Curb On Airbnb Is Welcome News For Landlords

July 23, 2018 | Miriam Hall



New York City's latest shot across the bow of home-sharing website Airbnb came last week when the city council passed a bill that will force it to hand over host listing data to authorities.

But one New York City attorney expects the new law will mean landlords won't be forced to fight against violations that tenants have incurred without their knowledge.

"This is a step in the right direction [and] will help everyone," Rosenberg & Estis attorney Michael Pensabene said, adding that he has defended several clients who have had issues with violations because of short-term rentals that their tenants have been operating.

In many cases, he said, landlords have been forced to fight tenants' violations purely to avoid the fine. In some cases, landlords were reportedly fined after reporting illegal listings in their own buildings.

"The landlord is coming up with defenses that, really, the tenant should be coming up with ... Normally [tenants] don't and they let the landlord clean up the mess," he said. "Hopefully the city will now start cracking down on the parties that are doing Airbnb and work to find the true culpable parties ... It will also provide landlords and owners a tool, as well, to crack down on it."

Under the new law, services like Airbnb and HomeAway would be forced to give the names and addresses of hosts to the city's Office of Special Enforcement each month. They would also need to tell the city if the listing is for just a room or an entire apartment. Failing to do so could result in fines of up to \$1,500 to the service, the New York Times reports, although it was originally expected to be \$25K.

The city's argument is that outfits like Airbnb are worsening the city's housing affordability crisis by driving up rents. A study released by Comptroller Scott Stringer's office in May found that Airbnb cost New York City renters \$616M in 2016 alone.

Airbnb has refuted the findings, arguing the methodology is deeply flawed and that the city is influenced by "powerful special interests."

"After taking hundreds of thousands of dollars in campaign contributions from the hotel industry, we're not surprised the City Council refused to meet with their own constituents who rely on home sharing to pay the bills and then voted to protect the profits of big hotels," Airbnb spokesperson Liz DeBold Fusco said in a statement last week. "The fix was in from the start, and now New Yorkers will be subject to unchecked, aggressive harassment and privacy violations, rubber stamped by the City Council."

Airbnb is bankrolling one host's lawsuit against the city, in which the plaintiff argues he was targeted because he spoke out in favor of Airbnb at a City Council hearing last month.

But Pensabene doesn't think challenges to the law will be successful.

"Tenants have to opt into this, [and] if you want to go into Airbnb and go into business, you should be required to disclose to the relevant authorities," he said.

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**BISNOW featuring**

Luise A. Barrack

**New York Power Women 2018:  
Rosenberg & Estis Managing  
Member Luise A. Barrack  
June 22, 2018 | Staff Reporter**



**Bisnow: What keeps you in commercial real estate and what makes you want to come to work each day?**

**Luise Barrack:** I love the work I do and the people who I work with — my clients and my colleagues. I derive great joy and fulfillment from resolving the challenges my clients present to me. It is very rewarding to know that I made a difference in the success of their project, or helped them to avoid, de-escalate or resolve a negative circumstance. It is problem solving and counseling, pure and simple.

**Bisnow: Have you had mentors over your career? Who are they and what influence did they have?**

**Barrack:** When I was in high school, I had a mentor who motivated me to become an attorney, Joy Tannian. She was the mother of one of my classmates, and she graduated No. 3 at University of Michigan Law School in 1956 and became a senior vice president and general counsel at Con Edison. Tragically, Joy died at 55 years of age, much younger than I am today, but her impact on those who knew her, including me, is long-lasting. I had tremendous respect for her. She was my lodestar and inspiration.

**Bisnow: What's the one thing you would change about the industry and why?**

**Barrack:** I would change the public's perception about the real estate industry. Real estate development requires a lot of effort and risk-takers, who understandably expect to be compensated to justify the effort they expend and the risks they take. The media and public tends to unfairly perceive their success in a negative light and to selectively highlight unflattering conduct. If they looked behind the scenes, they would also see the effort developers and landlords put into complying with the myriad laws that govern the industry and ensuring tenants' rights are protected, in addition to donating to charitable causes and investing in underserved communities.

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**BISNOW featuring**

Luise A. Barrack

**"In a market that is becoming increasingly competitive, you have to be more creative,"** Rosenberg & Estis managing member Luise A. Barrack said.

**5 Ways New York Landlords Can Stay  
Afloat In A Softening Rental Market  
May 16, 2018 | Travis Gonzales**

At the close of the first quarter, multifamily rents are continuing to fall in all five New York City boroughs. Manhattan rents dropped 3.8%



in March compared to last year, while in Brooklyn and northwest Queens, rents dropped 6.3% and 6.4%, respectively. A substantial Class-A multifamily supply has led to building owners facing higher occupancy rates, as prospective tenants choose apartments from a larger selection of options.

highs in Manhattan, Brooklyn and Queens. Apartments offering concessions now account for about half of the market share. Landlords looking to reach full occupancy across their properties have had to find ways to appeal to tenants looking for the best deal – without lowering rents.

Please [click here](#) to read entire article.

## PRESS RELEASES & DEPARTMENT NEWS

### 2018 Q3 Highlights

#### **ROSENBERG & ESTIS, P.C. SUCCESSFULLY DISMISSES CLAIMS OF NEGLIGENT RETENTION AND INTENTIONAL INFILCTION OF EMOTIONAL DISTRESS MADE BY TWO FORMER EMPLOYEES**

Rosenberg & Estis, P.C., a premier New York City real estate law firm with an award-winning Litigation Department, secured a victory before the Supreme Court of the State of New York, Kings County. The decision, issued on July 11, 2018 by Honorable Dawn Jimenez-Salta, dismissed the complaint alleging causes of action for negligent retention and intentional infliction of emotional distress by two former employees of buildings managed by the firm's client, Safeguard Realty Management, Inc. (Safeguard).

Adam J. Lindenbaum, Member, and Kumail Mirza of Rosenberg & Estis, P.C. represented Safeguard in the action that also included the property owners and its principal as co-Defendants.

Formerly working as building superintendent and porter, the Plaintiffs alleged that they were instructed by the Defendants to achieve buyouts of rent-stabilized apartments through allegedly coercive and harassing methods. The complaint generally alleged that had the Plaintiffs not continued the purported harassment of the building's rent stabilized tenants, the Plaintiffs would have been fired and evicted from their apartments at the premises.

#### **ROSENBERG & ESTIS, P.C. NAMES NEW MEMBER, ELEVATES THREE ATTORNEYS TO OF COUNSEL**

The law firm of Rosenberg & Estis, P.C. proudly announces the promotion of four attorneys. Arielle Frost will become a member of the firm, while Jeanine Floyd, Stefanie M. Graham and Devin P. Kosar will become of counsel.

"We are thrilled to promote these four attorneys within the firm," said Luise A. Barrack, Managing Member of Rosenberg & Estis and the head of its Litigation Department. "All of them have proven themselves with their skills and hard work. We look forward to their contributions as the firm continues to grow."

"These attorneys have represented our clients in all aspects of New York real estate from the straightforward to the most sophisticated of transactions and litigations," said Michael E. Lefkowitz, co-chair of Rosenberg & Estis' Transactional Department. "The firm continues to distinguish itself in a competitive industry by fostering and promoting talented attorneys with proven records of success for our clients."

Please [click here](#) to read the entire press release.

(Rosenberg & Estis, P.C. Team: Arielle Frost, Jeanine Floyd, Stefanie M. Graham and Devin P. Kosar)

Please click here to read the entire press release.

(Rosenberg & Estis, P.C. Team: Adam J. Lindenbaum and Kumail Mirza)



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**ROSENBERG & ESTIS, P.C.  
SECURES PRELIMINARY  
INJUNCTION FOR KARR  
GRAPHICS CORP. AT 22-19 41ST  
AVENUE, PREVENTING  
IMMEDIATE EVICTION BY  
LANDLORD**

Rosenberg & Estis, P.C., a premier New York City real estate law firm with an award-winning Litigation Department, has secured a preliminary injunction for a commercial tenant, Karr Graphics Corp., preventing the landlord, Spar Knitwear Corp, from evicting the tenant based on a refusal to recognize the tenant's valuable renewal option.

The injunction, issued on June 27, 2018 by Honorable Leonard Livote of the New York State Supreme Court, Queens County, prevents the immediate eviction of the company, which has conducted business from its Long Island City premises for nearly 10 years.

Brett B. Theis and Dejan Kezunovic of Rosenberg & Estis, P.C. represented Karr Graphics Corp.

For almost nine years, Karr Graphics had sublet portions of its second floor with the knowledge and participation of the landlord. Two months prior to the window period for the tenant to exercise its option, the landlord issued a notice to cure, claiming that the tenant had improperly sublet its premises in default of the lease.

Please [click here](#) to read the entire press release.

**ROSENBERG & ESTIS, P.C.  
SECURES VICTORY IN 'ALTMAN'  
CASE BEFORE COURT OF APPEALS**

*Decision in Altman v. 285 West Fourth LLC Prevents Re-Regulation of Tens of Thousands of NYC Rental Apartments.*

Rosenberg & Estis, P.C., a leading New York City real estate law firm, has secured a major victory in the "Altman" case, Altman v. 285 West Fourth LLC, before the Court of Appeals of the State of New York. The landmark decision, issued on April 26, 2018, prevents the restabilization of tens of thousands of New York City apartments that had become deregulated between 1997 and 2011.

As a result of Rosenberg & Estis' victory, the Court of Appeals unanimously declared the apartment in question to be exempt from rent stabilization, and vacated a \$165,000 overcharge award.

Rosenberg & Estis Member Jeffrey Turkel argued the case before the Court of Appeals on behalf of 285 West Fourth LLC, based on briefs he wrote with Rosenberg & Estis Member Blaine Schwadel. Mark Amsterdam and Mark Lewinter, senior partners with Amsterdam & Lewinter LLP, also represented 285 West Fourth LLC in the case.

"Altman v. 285 West Fourth LLC had the potential to completely upend the city's residential market by changing the way in which the luxury decontrol threshold is reached," said Turkel. "This unanimous ruling prevents the unjustified restabilization of thousands of apartments that were appropriately deregulated according to law. It also prevents thousands of deregulated tenants from receiving a windfall in the form of a rent-stabilized apartment with a below-market rent. This was a major challenge to the residential real estate industry, and the industry won."

Please [click here](#) to read the entire press release.



**ROSENBERG & ESTIS, P.C.  
SECURES MAJOR VICTORY AT  
APPELLATE DIVISION, VOIDING  
A COMMERCIAL TENANT'S  
LEASE BASED ON TENANT'S  
CONDUCTING OF AN ILLEGAL  
TRADE OR BUSINESS AT THE  
PREMISES IN VIOLATION OF  
REAL PROPERTY LAW SECTION  
231(1)**

Rosenberg & Estis, P.C., New York's largest real estate law firm, and premier litigation department in real estate, recently obtained a unanimous determination of the Appellate Division, First Department, which, in an order entered June 14, 2018, declared the leasehold interests of Metropolitan Fine Arts & Antiques, Inc. to commercial premises at 10 West 57th Street to be void pursuant to Real Property Law Section 231, and that the landlord, 10 West 57th Street LLC, an entity controlled by Sheldon Solow, was entitled to immediate possession of the premises.

The Appellate Court held that Metropolitan's guilty plea to violating provisions of the New York Environmental Conservation Law that prohibit the sale, purchase, trade, barter or distribution of elephant ivory without a license or permit, a Class D felony, and accompanying allocutions of Metropolitan and its principals, were sufficient to establish that Metropolitan was using the premises for an illegal trade or business. The Court also noted that Metropolitan's sale of ivory continued four or five months after its license expired in August 2015. The Court noted that "a commercial enterprise operating and using a particular premises as an illegal business subjects the lessees of those premises to eviction proceedings



**ROSENBERG & ESTIS, P.C.  
SUCCESSFULLY ARGUES  
THAT A PURPORTED  
"ORAL LICENSE AGREEMENT"  
IS UNENFORCEABLE**

Rosenberg & Estis, P.C., representing the owner of 456 11th Avenue on the far west side of Manhattan, successfully moved to dismiss a lawsuit relating to an advertising billboard and access to the underlying premises.

The decision, issued April 2, 2018 by Justice Timothy S. Driscoll of the Supreme Court of the State of New York, Nassau County, dismissed all of the claims asserted by Atlantic Outdoor Advertising Inc., who claimed to possess an alleged "oral license agreement" in connection with the subject billboard and property.

Alexander Lycoyannis, Member of Rosenberg & Estis, represented the owner.

The plaintiff, a former tenant and licensee of a three-sided advertising billboard across from the Jacob Javits Convention Center, commenced an action against the owner seeking several forms of relief, including, *inter alia*, (1) a permanent injunction prohibiting the owner from preventing the plaintiff's unfettered access to the billboard and premises based on a purported "oral license agreement" that the plaintiff could continue to utilize the billboard until such time, if ever, that the owner sold the underlying premises; (2) invalidation of a settlement agreement between the parties in a prior action, based on the plaintiff's allegations that the owner made false representations that induced the plaintiff to enter into such settlement, and a

under Real Property Law Section 231(1)."

In so ruling, the Appellate Division unanimously reversed a decision of Supreme Court, New York County, that had held that more than a single isolated incident (here, a conviction of a Class D felony) was required to trigger Real Property Law Section 231(1) and void a lease. The Appellate Court disagreed, especially given the nature of the offense -- a Class D felony involving illegal commercialization and sale of ivory products at the premises without a license.

The appeal was successfully argued by Norman Flitt of Rosenberg & Estis, P.C. The underlying strategy, which ultimately prevailed in the Appellate Court, was devised by a team consisting of Warren Estis, a founding partner of Rosenberg & Estis, Bradley Silverbush, a member of the firm, and Richard Corde, an associate.

Please [click here](#) to read the entire press release.

(Rosenberg & Estis, P.C. Team: Warren A. Estis, Norman Flitt, Bradley S. Silverbush and Richard B. Corde)



declaration that a prior lease and purported lease extension were effective; (3) restoration as owner of the billboard, title to which had passed pursuant to the aforesaid settlement agreement; and (4) damages of up to \$5 million based on the owner's denial of access to the premises to permit the plaintiff to carry out advertising contracts it had signed without having first sought the owner's permission or arranging for access to the premises.

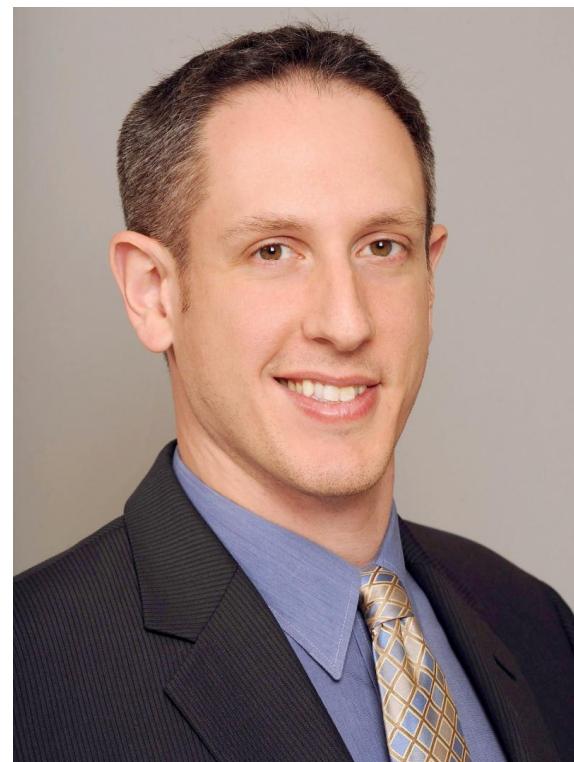
Rosenberg & Estis, on the owner's behalf, successfully moved to dismiss the complaint, arguing, *inter alia*, that (1) the affidavit of the owner's principal and the documentary evidence annexed thereto proved that no "oral license agreement" existed as a matter of either fact or law, and that any rights the plaintiff may have once had to occupy the premises had long since expired pursuant to the terms of the parties' written agreements; (2) the settlement agreement the plaintiff previously signed -- after consultation with its counsel, who negotiated the agreement on its behalf -- specifically provided, *inter alia*, that the plaintiff was not induced to enter into the settlement agreement by any statement, representation or agreement not specifically contained therein; (3) the documents to which the plaintiff sought to give effect had either expired by their terms (the parties' former lease) or are unenforceable under the Statute of Frauds (a proposed 15-year extension that the owner never executed or otherwise agreed to); (4) title to the billboards had passed to the owner via the settlement agreement, which there was no basis to disturb; and (5) advertising deals the plaintiff had presumptuously made without the owner's knowledge or consent could not bind the owner as a matter of law.

The Court agreed with all of Rosenberg & Estis's arguments, dismissing the complaint in full and roundly rejecting the plaintiff's claims. The Court held that the settlement agreement specifically precluded the oral modifications asserted by the plaintiff and, further, that the plaintiff could not establish eligibility for a permanent injunction (plaintiff could neither establish that it would suffer irreparable harm nor that the balance of equities favored it), just as Rosenberg & Estis had argued. The Court also rejected the plaintiff's claims for occupancy and damages because the lease, by its terms, expired on December 31, 2015, with the

proposed lease extension being unenforceable since the owner never signed it or otherwise agreed to its terms in writing.

"From time to time owners are faced with specious claims by tenants regarding oral understandings that conflict with the parties' written agreements," said Lycyannis. "The Court's ruling reaffirms that owners can rely on the clear language of leases, licenses and other negotiated agreements, and that the certainty of the written word should carry the day over suspicious, self-serving 'oral agreements' that deviate from the terms of negotiated contracts entered into by counseled businesspeople."

(Rosenberg & Estis, P.C. Team:  
Alexander Lycyannis)



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## R&E EVENTS

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### **2018 EB-5 Convention Los Angeles**

July 23-24, 2018 | The Westin Bonaventure Hotel and Suites

Eric S. Orenstein and Steven Goldberg, members at Rosenberg & Estis, P.C., attended EB5 Investor Magazine's - 2018 EB-5 Convention in Los Angeles from July 23rd-24th, where Orenstein was featured as an expert panelist along with other distinguished EB-5 leaders.

Praised as one of the most important events for EB-5 education and networking, the convention hosted a gathering of broker-dealers, developers, immigration, securities, and financing and development counsel attorneys, migration agents, regional centers

and other EB-5 program stakeholders.

Last year, more than 700 EB-5 professionals, including Orenstein and Goldberg, attended the event in San Francisco, which featured 94 EB-5 experts as speakers. Rosenberg & Estis is proud to have sponsored this successful event once again.

Eric's member profile is linked [here](#). Steve's member profile is linked [here](#).



## BISNOW's New York Power Women 2018

July 12, 2018 | Convne 46th Street



Luise A. Barrack, Managing Member at Rosenberg & Estis, was honored at BISNOW's 2018 New York Power Women event on July 12th, 2018. Jodi Siegel Stein and Janet Delpozzo (pictured) were among several inspiring women celebrated at this event. Luise's son, Julian Karel, (pictured) joined in admiring these leaders as he begins his career in real estate.



Luise's Managing Member profile is linked [here](#).

## iGlobal Forum's 8th Real Estate Mezzanine Financing Summit

June 7th, 2018 | New York, NY

On June 7, 2018, R&E had the honor of participating in iGlobal's 8th Real Estate Mezzanine Financing Summit. Eric Orenstein, a member with the firm's Transactional Department, led a roundtable discussion on EB-5:



Leveraging a new layer of the capital stack - tapping into the EB-5 program to increase the potential of your real estate projects. LEVERAGING A NEW LAYER OF THE CAPITAL STACK- TAPPING INTO THE EB-5 PROGRAM TO INCREASE THE POTENTIAL OF YOUR REAL ESTATE PROJECTS. This conversational-style platform allowed NYC professionals to engage Eric on some of the most complex aspects of EB-5, including the benefits and pitfalls, what you need to know and do to meet the required criteria, strategies

to raise capital for an EB-5 project, the future of the program under the new administration, and more.



Eric's member profile is linked [here](#).

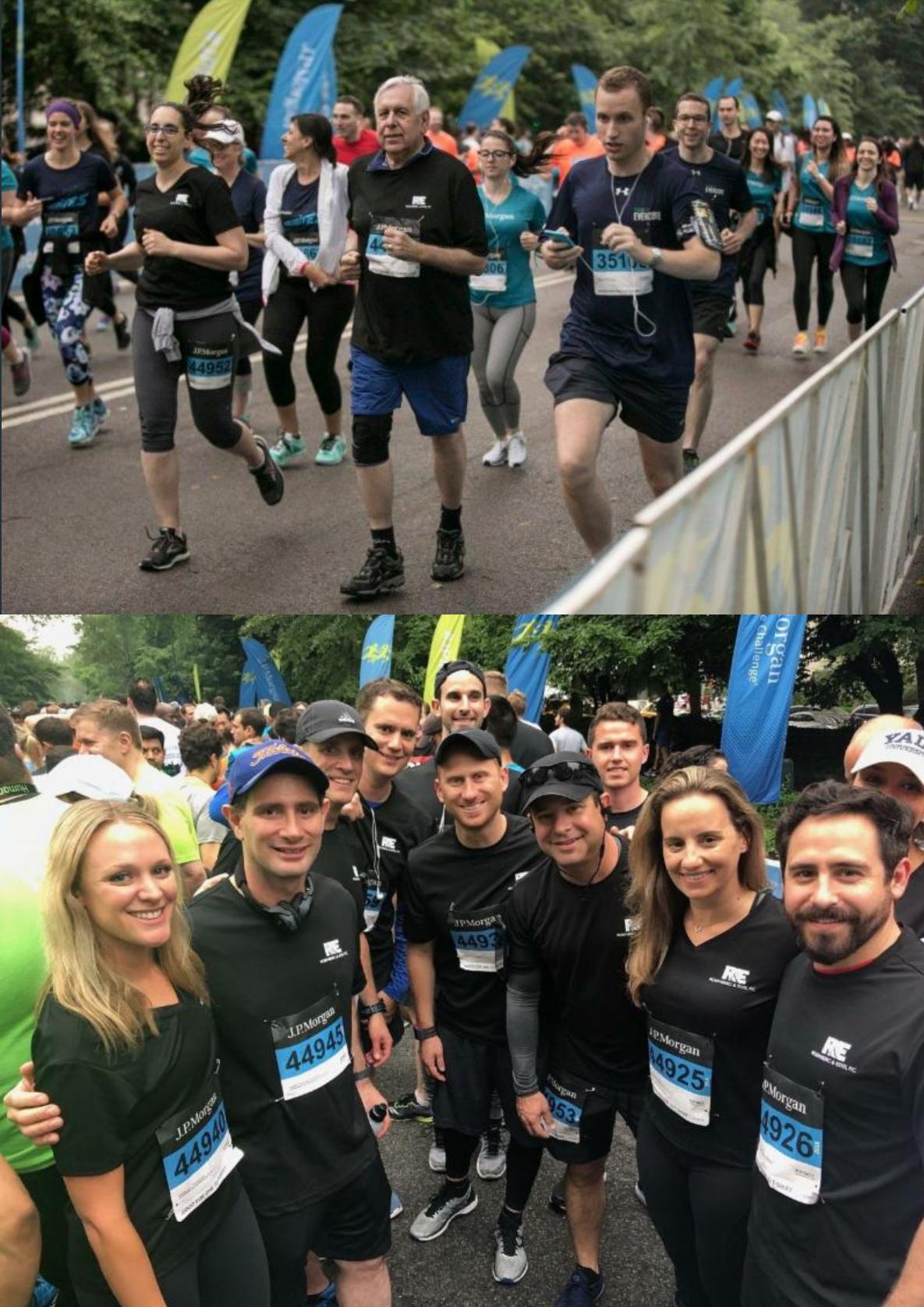
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## 2018 J.P. Morgan Corporate Challenge

May 31, 2018 | Central Park



R&E was proud to participate in the 2018 J.P. Morgan's Corporate Challenge. We truly look forward to joining in this 3.5 mile race through Central Park every year.



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## IR Global 'On the Road'

May 16-19, 2018 | Toronto

Rosenberg Estis, P.C. member, **Richard L. Sussman**, attended IR Global's 2018 Toronto 'On the Road' event on May 16- 19. This meeting was part of their 'On the Road' series which follows successful events in Singapore, San Francisco, Shanghai, Dubai and Miami in recent years. Toronto is the fourth largest city in North America and an economic powerhouse. The event had a

strong emphasis on promoting conversations and opportunities to get insight into the region's well known financial, technology and life sciences sectors.

The 'On the Road' event focused on relationship development and provided quality time for attendees to connect and learn about one another's practices. In addition, there was a fantastic social program, including: an opening drinks reception in the exclusive Four Seasons Hotel, networking dinner at the one of the city's finest locations, an optional excursion to Niagara Falls and plenty of time for members to meet privately for other activities.

Richard's member profile is linked [here](#).



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### **Greenpearl's 7th annual Commercial Real Estate Summit 2018**

April 24, 2018 | New York Academy of Sciences

On April 24, 2018 at the New York Academy of Sciences, Richard L. Sussman, participated in the 7th Annual Commercial Real Estate Summit. This is one of the leading conferences for commercial real estate owners, investors and developers, as well as large and fast growing corporate and retail tenants. The program was curated to be high-value and high-impact by moving beyond self-serving presentations and instead diving into real world challenges and opportunities that impact our businesses today.

This year's invite-only event provided select principals and corporate/retail tenants with access to specially curated closed-door problem solving sessions.



During this summit, Richard L. Sussman chaired the Industrial Property Round Table. Participants included: Scott Barone, Michael Coppola, Josh Heller, Jesse Harty, Lee Schaffler, CFA, Zach McHugh, Jesse Goepel, Carlos Martins, Joseph Tichar and Paul Ferreira.

Richard's member profile is linked [here](#).

# R&E Gives Back

*Here are some of the philanthropic events we attended in 2018. R&E is proud to support many organizations that serve the greater community.*

## First Annual Golf Fundraiser for the Benefit of Harlem's Public Schools and Its Students

August 6, 2018 | The Saint Andrew's Golf Club

Rosenberg & Estis and Bradley S. Silverbush, Member, were proud sponsors of the First Annual Golf Fundraiser for the Benefit of Harlem's Public Schools.



(from left to right: Rob Becker of The Durst Organization, Gary M. Rosenberg and Michael E. Lefkowitz)



(from left to right: Michael E. Lefkowitz, Gary M. Rosenberg, Rob Becker of The Durst Organization and Bill Byers)



is proud to support  
The Jewish Children's Museum  
and joins in honoring  
Michael Bonardi  
and Allen Ross



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**YMCA's Annual Dodge Award Dinner**  
June 6, 2018 | Cipriani 42nd Street

Rosenberg & Estis was proud to attend the YMCA's Annual Dodge Award Dinner honoring Mike Bloomberg and Sandie O'Connor. Created in memory of the Dodge family, the Dodge Award is YMCA's most prestigious honor, awarded to individuals who represent the Dodge family's tradition of service to New Yorkers.



(from left to right: Evan Rosenberg, Jason R. Davidson, Brett B. Theis, Luise A. Barrack, Michael A. Pensabene, Devin P. Kosar, Dejan Kezunovic and Gregory Wong)



(from left to right: Evan Rosenberg, Gregory Wong, Brett B. Theis and Devin P. Kosar)

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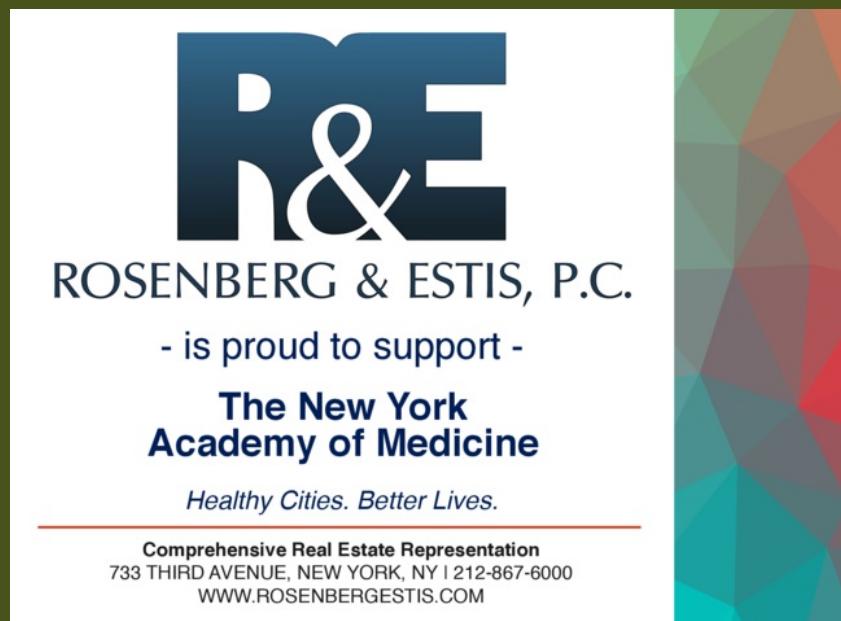
### 2018 Chashama Gala



Rosenberg & Estis is pleased to support Chashama and its efforts to transform unused property into work and presentation space for artists.

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The New York Academy of Medicine



# ROSENBERG & ESTIS, P.C.

SHAPING THE NEW YORK CITY SKYLINE SINCE 1975

## WINNER NEW YORK LAW JOURNAL'S LITIGATION DEPARTMENT OF THE YEAR

IN REAL ESTATE

2018

733 Third Avenue, New York, NY 10017 || 212.867.6000 || rosenbergestis.com



Deborah Riegel and Arthur C. Silverman, members of the firm, have been featured in

the 25th Edition of The Best Lawyers in America.

Deborah's member profile is linked [here](#). Arthur's member profile is linked [here](#).

### 2018 New York Magazine

featuring Jason R. Davidson, Deborah E. Riegel, Blaine Z. Schwadel, Gary M. Rosenberg, Luise A. Barrack, Michael E. Lefkowitz, Richard L. Sussman and Eric S. Orenstein



Firm Leadership (left to right): Jason R. Davidson, Deborah E. Riegel, Blaine Z. Schwadel, Gary M. Rosenberg, Luise A. Barrack, Michael E. Lefkowitz, Richard L. Sussman and Eric S. Orenstein

### AT THE TOP OF THEIR GAME IN REAL ESTATE



With over 80 attorneys, Rosenberg & Estis is one of the largest real estate practices in New York. Built on long-term relationships and results, the firm wins and maintains the respect of clients and peers alike based on excellence and outcomes.

Over the course of its 40-plus year history, Rosenberg & Estis has made its mark on the New York skyline. From the outset, the firm's sole concentration has been real estate, giving its lawyers a vast breadth of knowledge and expertise with a unique and concentrated perspective.

Rosenberg & Estis provides representation and advice in every aspect of real estate, from performing due diligence and evaluating financing, to handling joint ventures, acquisitions and leasing, construction and design team agreements, land use and zoning matters, co-op and condo offering plan filings, as well as the litigations and negotiations which sometimes ensue when deal making. Rosenberg & Estis' wealth of experience in the New York real estate market and real estate law makes it the ideal thought partner for owners, developers, not-for-profit corporations, educational institutions, sponsors, equity investors and lenders in both real estate transactions and in all court venues, including landlord-tenant court, State Supreme Court, Federal Courts and the Appellate Terms, Appellate Divisions, and Court of Appeals.

Having unparalleled mastery of and experience in one of the most expensive and competitive markets in the country, Rosenberg & Estis is known for its tenacious and successful representation in all aspects of commercial and residential real estate litigation, transactions, administrative law proceedings and appeals. Clients benefit from the firm's commitment to exceptional service and its unique ability to anticipate roadblocks and address any issues with creative solutions.

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Rosenberg & Estis, P.C.

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For industry updates that may affect you, please [click here](#).

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**Alexander Lycoyannis**  
**Kelly M. Mueller**  
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