



# CORI A. ROSEN

## MEMBER - Litigation

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### Practice Areas

Human Rights Law  
Real Estate Litigation  
Commercial Litigation

### Bar Admissions

New York, 2009  
U.S. District Court Eastern District of New York, 2011  
U.S. District Court Southern District of New York, 2011

### Education

#### Brooklyn Law School

• J.D. - 2008  
Honors & Activities:  
• Richardson Scholarship Recipient

#### University of Florida, Warrington College of Business Administration, Gainesville, Florida

• B.S. (*cum laude*) - 2005  
Honors & Activities:  
• Dean's List; Golden Key Honor Society; National Society for Collegiate Scholars

**Cori A. Rosen** joined Rosenberg & Estis in 2013 and is a Member of the Litigation Department and the Leader of the firm's Human Rights Practice.

Rosen's practice focuses on counseling clients regarding compliance with the Americans with Disabilities Act, 42 U.S.C. 12101 (the "ADA"), the Fair Housing Act, 42 U.S.C.A. §§ 3604 and 3605 (the "FHA"), the New York State Human Rights Law, Exec. Law § 296 (the "State Human Rights Law"), Section 8 of the Administrative Code of the City of New York (the "City Code", together with the ADA, FHA, and State Human Rights Law, the "Human Rights Laws"). Rosen has a keen understanding of the nuances of this evolving regulatory landscape which she utilizes to, not only defend administrative and civil proceedings alleging discrimination, but counsel real estate professionals and organizations on best practices. Rosen has drafted policies and procedures for compliance with the Human Rights Laws for several major developers in New York. These procedures include appropriate policies for (i) implementing features of accessible design, (ii) ensuring compliance with the Human Rights Laws throughout development of real properties, (iii) review of tenant applications and consideration of source of income and criminal history information in assessing the same, (iv) responding to requests for reasonable accommodations to policies and practices (i.e. requests related to service and emotional support animals) and reasonable modifications to the features of accessible design, (v) overseeing remediation of properties to meet accessibility requirements and (vi) the education and training on applicable legal requirements.

In the context of her practice, Rosen handles Federal litigations throughout the United States, brought by private complainants, the United States Attorneys' Office and State Attorney Generals. Rosen has successfully defended administrative proceedings and investigations commenced by the New York City Commission on Human Rights and the New York State Division of Human Rights. Rosen has also developed novel and creative strategies for compliance with the Human Rights Laws, including working alongside engineers to create innovative adaptable design features for use at her client's properties.

Additionally, Rosen has secured numerous favorable outcomes on behalf of New York City's leading property owners, showcasing a level of expertise and dedication that truly sets her apart. Rosen approaches her clients' needs with creativity, collaboration, and a seasoned legal acumen across a range of sophisticated matters, including real estate development, lease interpretation, partnership and joint venture disputes, corporate mergers, acquisitions and dissolutions, and landlord-tenant disputes.



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Rosen received her law degree in 2008 from Brooklyn Law School and graduated cum laude from the University of Florida in 2005. She is admitted to practice in New York State Courts, as well as in the United State District Courts for the Southern and Eastern Districts of New York.

In 2023, Rosen was recognized as a Rising Star by Law360 in connection with her Human Rights practice.

From 2015 to present, Rosen has been named a Rising Star by New York Super Lawyers in the areas of real estate law and business litigation.

Rosen is the leader of the Women's Group at Rosenberg & Estis, serves as a member of the firm's Diversity Committee, and acts as a mentor to the firm's summer associates.

## **Notable Work**

- Defense of civil litigations alleging violations of the FHA, brought by Federal agencies, private individuals, and nonprofit organizations alleging organizational standing. Notable representations include, but are not limited to:
  - *Fair Housing Justice Center v Beechwood Merrick LLC , et. al.*, 24-cv-00858, United States District Court for the Eastern District of New York.
  - *Fair Housing Justice Center v Chess Builders, et al.*, 23-cv-10965, United States District Court for the Southern District of New York.
  - *The Fortune Society, Inc. v. iAfford NY, LLC*, 22-cv-06584, United States District Court for the Eastern District of New York.
  - *Fair Housing Justice Center v Bruckner Tower LLC, et. al.*, 19-cv-08622, United States District Court for the Southern District of New York.
  - *Maxey v Albee Tower 1 Owners LLC, et. al.*, 17-cv-03676, United States District Court for the Eastern District of New York.
  - *Lipson v Lichter Real Estate Number One, LLC*, 17-cv-00057, United States District Court for the Southern District of New York.
  - *United States of America v The Durst Organization, et. al.*, 14-cv-2698, United States District Court for the Southern District of New York.
- Defense of civil litigations alleging violations of the ADA in commercial facilities and public accommodations. Notable representations include, but are not limited to:
  - *Lopez v 139 Essex Street LLC et. al.*, 24-cv-02397, United States District Court for the Southern District of New York.
  - *Carlos Ruiz Florez v Eastern Pork Products Company LLC et. al.*, 24-cv-01328, United States District Court for the Southern District of New York.



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- *Vuppala v. Penn 1 Garage LLC et. al.*, 23-cv-09969, United States District Court for the Southern District of New York.
- *Giroto v Dust Of Gods NY LLC et. al.*, 23-cv-08732, United States District Court for the Southern District of New York.
- *Pierre v Valdeyan Corp. et. al.*, 23-cv-04946, United States District Court for the Southern District of New York.
- *Swartz v Mint House Inc.*, 22-cv-00245, United States District Court for the Southern District of New York.
- *Vuppala v 1133 6th Avenue Garage LLC et. al.*, 21-cv-08163, United States District Court for the Southern District of New York.
- *Adams v 339-347 East 12th Street Investor, LLC et. al.*, 21-cv-06441, United States District Court for the Southern District of New York.
- *Acevedo v The Helena Associates LLC et. al.*, 20-cv-04225, United States District Court for the Southern District of New York.
- *Slone v Nuve Miguel Crop. Et al.*, 19-cv-07573, United States District Court for the Southern District of New York.
- *Juscinska v Jack's Coffee II, LLC, Churn LLC, and Yarrow LLC*, 19-cv-04559, United States District Court for the Southern District of New York.
- *Vuppala v APM MC USA*, 19-cv-03912, United States District Court for the Southern District of New York.
- *Giroto v Djula Soho LTD and VNO 155 Spring Street LLC*, 17-cv-05593, United States District Court for the Southern District of New York.
- *Parenteau v Moe Larry Cheese d/b/a Le CouCou*, 17-cv-4885, United States District Court for the Southern District of New York.
- *Hamill v Ackrik Associates L.P., Red Robin International, Inc., UE 2100 Route 38 LLC and Urban Edge Properties LP*, 17-cv-03175, United States District Court, District of New Jersey, Camden Division.
- *De La Rosea v 4 UUS LLC and Forever 21 Retail, Inc.*, 17-cv-02764, United States District Court for the Southern District of New York.
- *Sigmon v Urban Edge Properties, LP, Best Buy Stores, L.P. and PetSmart, Inc.*, 18-cv-01354, United States District Court for the Division of South Carolina, Charleston Division.
- *Doncouse v 72 Soho Nails Inc. and 68-74 Thompson Realty LLC*, 17-cv-837, United States District Court for the Southern District of New York.
- *Brown v Hudson Associates Limited Partnerships*, 17-cv-00503, United States District Court, District of New Jersey, Newark Division.



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- *Groper v 160 East 48th Street Owner II LLC, et ano.*, 16-cv-05377, United States District Court for the Southern District of New York.
- Defense and dismissal of Administrative Proceedings brought by the New York City Commission on Human Rights and the New York State Division of Human Rights. Notable representations have included securing dismissal at the pleadings stage of (i) a wide variety of administrative proceedings alleging that nationally recognized housing providers have discriminated on the basis of age, color, creed, disability, familial status, lawful source of income, marital status, national origin and partnership status, and (ii) a petition seeking penalties, injunctive relief and damages for alleged inaccessible conditions and discriminatory business practices and a nationally recognized multi-purpose indoor entertainment arena in New York City.
- Other notable representations include, but are not limited to:
  - *S&P Associates of New York LLC v Jerome Dewald et al.*, Index No. 159779. Secured the first court order prohibiting Airbnb and a New York City tenant from listing the tenant's apartment on online platforms, in violation of Local Law 18, which prohibits the short-term rental of unregistered apartments in New York City.
  - *FC 42nd Street Associates, L.P. v 42nd Apple, LLC*, 0656904/2021. By decision and order dated September 23, 2022 the Hon. Lucy Billings, J.S.C. granted Rosenberg & Estis's motion for summary judgment, awarding its client use and occupancy in excess of six million dollars, statutory interest, and attorneys' fees and costs, along with an order of ejectment. The court held that the tenant, one of the approximate 29 franchise locations operated under the management umbrella of Apple Metro Inc., the largest New York Metropolitan Area franchisee of Applebee's Neighborhood Grill & Bar, wrongfully withheld rent and use and occupancy at its Times Square location, rejecting contentions that the Covid-19 pandemic frustrated the purpose of the subject lease, rendering performance thereunder impossible, and that temporary government restrictions on restaurant operations during the pandemic entitled it to a rent abatement.
  - *Schrader v Lichter Real Estate Number One, L.L.C.*, 156305/2016. By decision and order dated July 29, 2020, the Hon. Barbara Jaffee, J.S.C. granted Rosenberg & Estis's motion for summary judgment dismissing tenants' complaint for rent overcharges and holding that the conduct alleged – failure to offer rent stabilized leases, renewals, and lease riders, and to register the apartments with DHCR – is insufficient to establish fraud, and referable to owners' belief that it was entitled to rely on the then existing DHCR guidance and regulations.
  - *Kessler v Carnegie Park Assoc., L.P.*, 2017 N.Y. Slip Op. 31445(U), 1 (N.Y. Sup Ct, New York County 2017), *aff'd sub nom. Kessler v HFZ 90 Lexington Ave. Owners LLC*, 2019 N.Y. Slip Op. 00075 (1st Dept 2019). Obtained decision, as



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affirmed on appeal, by the Appellate Division, 1st Department, dismissing a class action complaint seeking to recover punitive and treble damages under the General Business Law against owners of several Manhattan residential buildings converted to cooperatives or condominiums (see <https://www.rosenbergestis.com/practice-areas/litigation/litigation-department-news/beverly-kessler-v-hfz-90-lexington-avenue-owners-llc-carnegie-park-associates-l-p/>).

- Handled rent reset arbitration for a well-known New York City restaurant chain, resulting in a multi-million-dollar reduction in commercial rent.
- Handled arbitration regarding the valuation of a mixed-use building in the burgeoning Nomad neighborhood, resulting in a more than \$10 million dollar increase in the valuation and fiscal distribution to withdrawing shareholder.

## **Classes & Seminars**

- Presenter, Fair Housing Compliance, Practices and Procedures, Edison Properties, October, 2024.
- Presenter, CLE: Navigating Claims of Housing Discrimination under Federal, State and City Law, July, 2024.
- Presenter, Fair Housing Compliance, Practices and Procedures, Greenbrook Partners, March, 2024.
- Presenter, Fair Housing Compliance, Practices and Procedures, Clinton Management, May, 2023.
- Presenter, Lunch and Learn: Navigating Claims of Housing Discrimination under Federal, State and City Law, July, 2023.
- Inside R&E Podcast Ep. 03: Discussing Human Rights Law with Cori A. Rosen, April 2023.
- Presenter, Fair Housing Compliance, Practices and Procedures, REZI Quarterly Retreat, February 2023.
- Presenter, CLE: Navigating Claims of Housing Discrimination under Federal, State and City Law, December, 2020.
- Contributor, Fair Housing Act Accessibility Guidelines, The Durst Organization, March, 2016.

## **Published Works**

- “The Well-Intended Human Rights Violation,” New York Law Journal, December 2023
- “Human Rights Violations Are Not Always About Bad Intentions,” The Real Deal, May 2023

## **Honors & Awards**

- New York Super Lawyers, 2024



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- New York Super Lawyers Rising Star, 2015 - 2023
- Law360 Rising Star, 2023

## **Professional Associations**

- Building Owners and Managers Association - Member, Real Estate Development and Advisor on ADA Compliance, Codes and Regulations Committee
- American Bar Association, Section of Real Property, Trust, and Estate Law