

A Full Service Real Estate Law Firm

BORAH GOLDSTEIN ALTSCHULER NAHINS AND GOIDEL, P.C. is a mid-sized law firm located in the heart of New York City's Tribeca neighborhood. The firm provided comprehensive representation to property owners in complex real estate litigation and transactions for over four decades. Our attorneys are recognized in the industry for their extensive knowledge of rent regulation including rent stabilization, rent control, affordable housing, and regulatory agreements by owners. We have an extensive practice in New York City housing court and before the New York State Division of Housing and Community Renewal ("DHCR").

Practice Areas:

- ◆ Residential and Commercial Non-Payment and Holdover Proceedings
- ◆ State Court Litigation
- ◆ Administrative Proceedings
- ◆ Collections
- ◆ Due Diligence
- ◆ Residential and Commercial Leasing
- ◆ Real Estate Transactions
- ◆ Loft Law
- ◆ Violation Removal
- ◆ Estate Planning
- ◆ Bankruptcy

BOARD OF DIRECTORS



Robert D. Goldstein
Managing Partner, ext. 400
rgoldstein@borahgoldstein.com



Myron I. Altschuler, ext. 600
maltschuler@borahgoldstein.com



Todd I. Nahins, ext. 706
tnahins@borahgoldstein.com



Eric M. Goidel, ext. 438
egoidel@borahgoldstein.com



David R. Brody, ext. 608
dbrody@borahgoldstein.com



Stephen C. Shulman, ext. 709
sshulman@borahgoldstein.com



David B. Rosenbaum, ext. 360
drosenbaum@borahgoldstein.com



David B. Cabrera, ext. 333
dcabrera@borahgoldstein.com



Carlos Perez-Hall, ext. 345
cperez-hall@borahgoldstein.com



Jeffrey H. Seiden, ext. 307
jseiden@borahgoldstein.com



Gregory G. Vail, ext. 725
gvail@borahgoldstein.com



Michael R. Nerenberg, ext. 362
mnerenberg@borahgoldstein.com

MANHATTAN OFFICE
377 BROADWAY
NEW YORK, NY 10013
T: 212.431.1300

QUEENS OFFICE
108-18 QUEENS BLVD
FOREST HILLS, NY 11375
T: 718.263.6611

BRONX OFFICE
930 GRAND CONCOURSE
BRONX, NY 10451
T: 718-585-7000



COOPERATIVE & CONDOMINIUM LAW

CONTACTS: MICHAEL R. NERENBERG, ERIC M. GOIDEL

The Firm serves as counsel to more than one hundred forty cooperative & condominium developments, from small brownstones to developments with thousands of units. Through its unique subsidiary Director Protector™ we work closely with other professionals engaged by boards, including managing agents, engineers, accountants and insurance brokers; representing our clients proactively to assure that boards and buildings can obtain maximum legal protection. If matters turn adversarial, the firm is well equipped to provide litigation services. We also serve as the transfer agent for many of the cooperatives that we represent and file and foreclose upon liens for unpaid condominium common charges.

REAL ESTATE TRANSACTIONS

CONTACTS: MICHAEL R. NERENBERG, ERIC M. GOIDEL

The firm represents sellers and purchasers in connection with the acquisition or sale of apartment buildings, commercial buildings and shopping centers, including sale/leasebacks and 1031 exchanges. The transactional department also handles mortgage financings and refinances, as well as the preparation of cooperative and condominium offering plans to be submitted to the New York State Attorney General. We also represent individual sellers and purchasers of cooperative and condominium units.

COMMERCIAL AND RESIDENTIAL LEASING

CONTACTS: MICHAEL R. NERENBERG, ERIC M. GOIDEL

The firm represents landlords in connection with the leasing of shopping centers, taxpayers, office buildings and residential apartment buildings and has negotiated major leases with nationally and regionally recognized retailers, financial services institutions, restaurant chains, religious institutions and hospitals. As the firm has also represented major tenants, it recognizes the need for a respectful give and take in lease negotiations that will assist the parties in arriving at a win-win transaction; thereby promoting a long term landlord-tenant relationship. We also review the commercial leases and apartment leases in connection with due diligence services required by purchasers of commercial and mixed use properties.

FEDERAL BANKRUPTCY CASES

CONTACTS: MYRON I. ALTSCHULER, JEFFREY C. CHANCAS

APPELLATE LITIGATION

CONTACTS: ROBERT D. GOLDSTEIN, DAVID B. ROSENBAUM, PAUL N. GRUBER

Our firm has an active appellate practice before the various Appellate Terms, Appellate Divisions, the New York State Court of Appeals and the United States Court of Appeals for the Second Circuit. We have been on the cutting edge of appellate law in the areas of rent regulation, non-primary residence, breach of lease, and lease interpretation.

ESTATE PLANNING, PROBATE & TRUST ADMINISTRATION, ESTATE LITIGATION & ELDER LAW

CONTACT: MICHAEL R. NERENBERG

The Firm has a vibrant practice in estate planning and litigation, probate and trust administration, and elder law. This practice area includes counseling clients and preparing wills, trusts, advance planning directives and other devices to provide planning for estate tax reduction and charitable giving, asset protection and succession (protecting assets from creditors and planning for the orderly transition of a business to the next generation) and special needs individuals (planning for loved ones with mental or physical disabilities).

COLLECTION/JUDGMENT ENFORCEMENT

CONTACTS: MARK KRASSNER, ROBERT D. GOLDSTEIN

A team of experienced attorneys concentrate in enforcing money judgments obtained in Landlord-Tenant summary proceedings, Civil Court proceedings and Supreme Court actions. Services include locating and restraining bank accounts, garnishing the wages of judgment debtors, conducting supplementary proceedings in order to locate assets and commencing contempt proceedings against a recalcitrant debtor. If in a summary proceeding, a money judgment has not been obtained simultaneously with a possessory judgment, the department can commence a separate collection action.

RESIDENTIAL NON PAYMENT & HOLDOVER PROCEEDINGS

CONTACTS: TODD I. NAHINS, STEPHEN C. SHULMAN, CARLOS PEREZ-HALL, JEFFREY H. SEIDEN, GREGORY G. VAIL

- ◆ Violation of Certificate of Occupancy
- ◆ Non-Primary Residence
- ◆ Objectionable Conduct/ Nuisance
- ◆ Illegal Alterations
- ◆ Illegal Sublet
- ◆ Warranty of Habitability
- ◆ Section VIII Housing
- ◆ Short Term Rentals

COMMERCIAL NON PAYMENT & HOLDOVER PROCEEDINGS

CONTACTS: MYRON I. ALTSCHULER, DAVID B. ROSENBAUM

The firm has a sophisticated commercial landlord-tenant practice representing landlords in the enforcement of commercial leases including:

- ◆ Rent/Additional Rent Collection
- ◆ Yellowstone Injunctions
- ◆ Illegal Sublet
- ◆ Escalation Clauses
- ◆ Conditional Limitations
- ◆ Non Conforming Use of Premises

VIOLATION REMOVAL

CONTACT: DAVID B. CABRERA

The Office of Administrative Trials and Hearings (OATH), formerly ECB, Department of Buildings (DOB), and Criminal Court.

ADMINISTRATIVE PROCEEDINGS

CONTACTS: ROBERT D. GOLDSTEIN, DAVID B. CABRERA

The Firm's Administrative/Rent Regulatory Division appears in a range of rent regulatory matters before a variety of administrative agencies. We have an extensive practice representing property owners before the New York State Division of Housing & Community Renewal (DHCR), as well as matters before the Department of Housing Preservation and Development (HPD), the New York State Division of Human Rights (DHR), and New York City Commission on Human Rights (NYCCHR). Services in this area include:

- ◆ DHCR Proceedings & Appeals
- ◆ Rent Regulatory Issues & Litigation
- ◆ Affordable Housing & Tax Benefit/Credit Compliance
- ◆ Demolition Applications & Proceedings
- ◆ Mitchell-Lama & Public Housing Programs
- ◆ Certificate of No Harassment Applications
- ◆ Due Diligence for Buyers, Sellers & Lenders
- ◆ MCI Rent Increase Applications
- ◆ Rent Registration
- ◆ Short Term Rental (Airbnb)
- ◆ Illegal Occupancies

SUPREME COURT LITIGATION

CONTACTS: ROBERT D. GOLDSTEIN, MYRON I. ALTSCHULER, DAVID R. BRODY

Our Supreme Court division handles complex actions in law and equity affecting real property and landlord/tenant disputes, including:

- ◆ Breach of Contract
- ◆ Lien Law Disputes
- ◆ Actions to Rescind/Reform Leases
- ◆ General Commercial Litigation
- ◆ Yellowstone Injunctions
- ◆ Construction Claims & Disputes
- ◆ Collection Actions
- ◆ Foreclosures
- ◆ Fraud Actions Trusts & Estate Litigation
- ◆ Declaratory & Injunctive Relief
- ◆ Ejectment Actions
- ◆ Human Rights Violations/ADA Litigation

LOFT LAW

CONTACT: DAVID R. BRODY

Attorneys in this department actively practice before the New York City Loft Board representing owners on legalization, coverage and deregulation issues, claims of harassment and fixture sales. Additionally, we provide cutting edge legal counsel to owners and developers interested in converting loft buildings to residential use. This includes expertise in all applicable rent regulatory, zoning issues, and transactional issues, and construction law. Where warranted, the firm litigates before the New York City Loft Board and the New York State Supreme Court and where appropriate, negotiates settlements ("buy-outs"). Loft Law work has contributed to a significant practice before other regulatory agencies, including the Department of Buildings and the Board of Standards and Appeals, as well as litigation related to eminent domain takings.

PARTNERS



Glenn Berezanskiy, ext. 482
gberezanskiy@borahgoldstein.com



Philip Billet, ext. 435
pbillet@borahgoldstein.com



Jeffrey C. Chancas, ext. 611
jchancas@borahgoldstein.com



Zachary C. Cohen, ext. 760
zcohen@borahgoldstein.com



Adam P. Cooper, ext. 767
acooper@borahgoldstein.com



Kimberly A. Dukhan, ext. 486
ksholomon@borahgoldstein.com



Joseph I. Farca, ext. 610
jfarca@borahgoldstein.com



Patricia L. Feldman, ext. 421
pfeldman@borahgoldstein.com



Lester J. Figueroa, ext. 714
lfigueroa@borahgoldstein.com



Jordan C. Fried, ext. 532
jfried@borahgoldstein.com



Lawrence E. Goldstein, ext. 501
lgoldstein@borahgoldstein.com



Cristen L. Gottlieb, ext. 452
cgottlieb@borahgoldstein.com



Brian D. Graifman, ext. 322
bgraifman@borahgoldstein.com



Paul N. Gruber, ext. 449
pgruber@borahgoldstein.com



Anna Guiliano, ext. 628
aguiliano@borahgoldstein.com



Brandon James, ext. 479
bjames@borahgoldstein.com



Mark Krassner, ext. 208
mkrassner@borahgoldstein.com



Craig A. Kraus, ext. 321
ckraus@borahgoldstein.com



Elizabeth A. Lentini, ext. 723
elentini@borahgoldstein.com



Mary D. Milone, ext. 425
mmilone@borahgoldstein.com



Joshua Nadelbach, ext. 644
jnadelbach@borahgoldstein.com



Evan S. Nahins, ext. 747
enahins@borahgoldstein.com



Craig M. Notte, ext. 613
cnotte@borahgoldstein.com



Nicole Meyer, ext. 593
nmeyer@borahgoldstein.com



Sarah F. Phillips, ext. 616
sphillips@borahgoldstein.com



Carla M. Seals, ext. 701
cseals@borahgoldstein.com

ASSOCIATES



Gabriel Block, ext. 699
gblock@borahgoldstein.com



Jeanette Chang, ext. 757
jchang@borahgoldstein.com



Phoebe Dossett, ext. 614
pdossett@borahgoldstein.com



Steven Gordon, ext. 640
sgordon@borahgoldstein.com



Thomas Mountfort, ext. 491
tmountfort@borahgoldstein.com



Gregory Sarafan, ext. 779
gsarafan@borahgoldstein.com

COUNSEL



Wendy Goidel, ext. 438
wgoidel@borahgoldstein.com



Robin Bernstein, ext. 618
rbernstein@borahgoldstein.com



Jennifer Schwartz, ext. 399
jschwartz@borahgoldstein.com



Gregg Kurlander, ext. 440
gkurlander@borahgoldstein.com



Dawn Myers, ext. 559
dmyers@borahgoldstein.com