

# BORAH GOLDSTEIN ALTSCHULER NAHINS & GOIDEL, P.C.



*A Full Service Real Estate Law Firm*

## *Board of Directors*



**Robert D. Goldstein**  
Managing Partner  
T: (212) 431-1300 x400  
RGoldstein@borahgoldstein.com



**Myron I. Altschuler**  
Senior Partner  
T: (212) 431-1300 x600  
MAaltschuler@borahgoldstein.com



**Todd I. Nahins**  
Senior Partner  
T: (212) 431-1300 x706  
TNahins@borahgoldstein.com



**Eric M. Goidel**  
Senior Partner  
T: (212) 431-1300 x438  
EGoidel@borahgoldstein.com

**BORAH GOLDSTEIN ALTSCHULER NAHINS AND GOIDEL, P.C.** is a mid-sized law firm, headquartered in the heart of New York's Tribeca. For more than thirty five years the firm has represented property owners and management companies owning thousands of residential and commercial units located in New York City and in Nassau, Suffolk, Westchester and Rockland Counties. While the concentration of our firm was originally rooted in Housing law, over the years the firm has developed into a multifaceted full service real estate law firm. The firm has a significant New York State Supreme Court Litigation, Administrative/DHCR, Cooperative/Condominium Law, Federal Court, Appellate, Land Use, and Tax Certiorari practices. The Firm also handles complex commercial and residential real estate transactions including conveyancing, leasing and financing.

Recognized as pioneers in the real estate industry and on the cutting edge of the New York real estate law, we have captured the attention of titans of the trade and are well respected by the New York State judiciary and local politicians.

## *Practice Areas:*

Residential Non Payment & Holdover Proceedings  
Supreme Court Litigation  
Commercial Non Payment & Holdover Proceedings  
DHCR/Administrative Proceedings  
Cooperative & Condominium Representation  
Lofts  
Real Estate Transactions  
Commercial & Residential Leasing  
Closings  
Land Use, Zoning & Landmarks  
Appellate Litigation  
Bankruptcy  
Estate Planning  
Collection/Judgment Enforcement  
Business Immigration

## *Board of Directors*



**David R. Brody**  
Senior Partner  
T: (212) 431-1300 x608  
DBrody@borahgoldstein.com



**David B. Rosenbaum**  
Senior Partner  
T (212) 431-1300 x360  
DRosenbaum@borahgoldstein.com



**Stephen C. Shulman**  
Senior Partner  
T: (212) 431-1300 x709  
SSHulman@borahgoldstein.com



**Harriet M. Polinsky**  
Senior Partner  
T: (212) 431-1300 x350  
HPolinsky@borahgoldstein.com

---

### ◆ **Residential Non Payment & Holdover Proceedings**

Experienced senior partners with courtroom savvy oversee junior partners and associates dealing with issues including:

Lease Interpretation  
Violation of Certificate of Occupancy  
Non-Primary Residence  
Objectionable Conduct

Illegal Alterations  
Rent Overcharges  
Warrant of Habitability  
Section VIII Housing

Loft Coverage  
Illegal Subletting  
Short Term Rentals

Contact: *Todd I. Nahins*  
*Stephen C. Shulman*

### ◆ **Commercial Non Payment & Holdover Proceedings**

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

Rent/Additional Rent Collection  
Yellowstone Injunctions

Subletting/Assignment  
Escalation Clauses

Conditional Limitations  
Non Conforming Use of Premises

Contact: *Myron I Altschuler*  
*David B. Rosenbaum*

### ◆ **DHCR/Administrative Proceedings**

The firm's Administrative/Rent Regulatory Division appears in a range of rent regulatory matters before a variety of administrative agencies. Our core areas of practice are the representation of 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 Environmental Control Board (ECB), Department of Buildings (DOB), the New York State Division of Human Rights (NYSDHR), and New York City Commission on Human Rights (NYCCHR). Services in this area include:

Administrative Proceedings & Appeals  
Consultation on 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

Lease Preparation  
Rent Registration

Contact: *Robert D. Goldstein*  
*David B. Cabrera*

### ◆ **Supreme Court Litigation**

Our Supreme Court division handles complex actions and matters in law and equity affecting real property as well as 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  
Article 78 Proceedings

Contact: *Myron I. Altschuler*  
*David R. Brody*

### ◆ **Lofts**

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.

Contact: *David R. Brody*  
*Robert D. Goldstein*

### ◆ **Federal Bankruptcy Cases/Human Rights Complaints/ADA Litigation**

The Bankruptcy division protects the rights of owners (as creditors) when the tenant-debtor has filed a Chapter 11, 13, or 7 petition in the Bankruptcy Court. Our attorneys can file claims, move to vacate bankruptcy stays and represent owners in adversary proceedings.

Contact: *Myron I. Altschuler*  
*Jeffrey C. Chancas*

---

---

### ◆ **Cooperative & Condominium Law**

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.

Contact: *Eric M. Goidel*  
*Craig A. Kraus*

### ◆ **Real Estate Transactions**

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.

Contact: *Eric M. Goidel*  
*Craig M. Kraus*

### ◆ **Commercial & Residential Leasing**

The team 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.

Contacts: *Eric M. Goidel*  
*Craig A. Kraus*

### ◆ **Land Use/Zoning/Landmarks**

This highly specific field of law involves the analysis of the laws and regulations that influence or affect the development and/or conservation of land. This is a multidisciplinary practice where law, public policy and community concerns often intersect. Our experienced team advises on matters from resolving permitting issues before the Department of Buildings to advising on zoning lot mergers, lot apportionments, ULURP applications and excess development right transfers ("air rights").

Contact: *Eric M. Goidel*  
*Christian B. Hylton*

### ◆ **Appellate Litigation**

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.

Contact: *David B. Rosenbaum*  
*Paul N. Gruber*

### ◆ **Estate Planning, Probate and Trust Administration, Estate Litigation and Elder Law**

The Firm has a vibrant practice in estate planning, probate and trust administration, estate litigation 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).

Contact: *Eric M. Goidel*  
*Jeffrey L. Noguee*

### ◆ **Collection/Judgment Enforcement**

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.

Contact: *Robert D. Goldstein*  
*Mark Krassner*

---

## *Firm Partners/Counsel*



**David B. Cabrera**  
T:(212) 431-1300x330



**Lester J. Figueroa**  
T:(212) 431-1300x714



**Paul N. Gruber**  
T:(212) 431-1300x449



**Carla M. Seals**  
T:(212) 431-1300x701



**Gregory G. Vail**  
T:(212) 431-1300x725



**Glenn Berezanskiy**  
T: (212) 431-1300 x482



**Adam P. Cooper**  
T:(212) 431-1300 x767



**Jeffrey C. Chancas**  
T:(212) 431-1300 x611



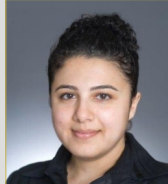
**Steven H. Cohen**  
T:(212) 431-1300 x451



**Joseph I. Farca**  
T:(212) 431-1300 x610



**Lawrence E. Goldstein**  
T:(212) 431-1300 x501



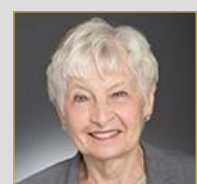
**Anna Guiliano**  
T: (212) 431-1300 x628



**Christian B. Hylton**  
T: (212) 431-1300 x440



**Carlos Perez-Hall**  
T:(212) 431-1300 x345



**Dorothy M. Keller**  
T:(212)431-1300 x421



**Craig A. Kraus**  
T: (212) 431-1300 x321



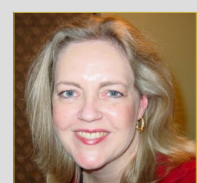
**Darren R. Marks**  
T: (212) 431-1300 x622



**Jeffrey L. Nogee**  
T:(212) 431-1300 x551



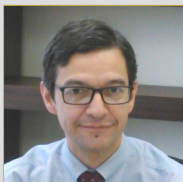
**Craig M. Notte**  
T:(212) 431-1300 x613



**Eileen O'Toole**  
T:(212) 431-1300 x435



**Jeffrey H. Seiden**  
T:(212) 431-1300 x307



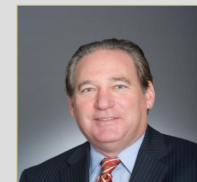
**Ricardo Vasquez**  
T: (212) 431-1300 x723



**Brian D. Graifman, Counsel**  
T:(212) 431-1300 x322



**Wendy Goidel, Counsel**  
T:(212) 431-1300 x438



**Mark Krassner, Counsel**  
T:(212) 431-1300 x208

## *Our Offices*

### *Manhattan*

377 Broadway  
New York, NY 10013  
T (212) 431-1300  
F (212) 334-0960

### *Queens*

108-18 Queens Blvd.  
Forest Hills, NY 11375  
T (718) 263-6611  
F (718) 263-8272

Visit our website at [www.borahgoldstein.com](http://www.borahgoldstein.com)