New York City
Zoning and Land Use Practice

Sahn Ward Coschignano & Baker’s zoning and land use practice is one of the most sophisticated in New York City. Our attorneys have developed an expertise that is both broad and diverse, serving our clients in the areas of:

- Zoning Map Changes
- Zoning Text Amendments
- CPC Special Permits
- CPC Authorizations and Certifications
- BSA Special Permits
- BSA Variances
- BSA Appeals
- BSA Vested Rights Approvals
- Landmark Proceedings
- Building Code Matters
- Multiple Dwelling Law Matters
- Development Rights Transfers
- Zoning Analysis and Zoning Due Diligence
- Zoning Opinions
- Waterfront Development
- Zoning and Tax Lot Subdivision

Our attorneys advocate regularly before the City Council, the City Planning Commission, the Borough Presidents’ Offices, the Board of Standards and Appeals, the Landmarks Preservation Commission, the Department of Buildings and local Community Boards.

The firm represents builders, developers, lenders, religious institutions, educational institutions, not-for-profit entities, architects and attorneys in all aspects of New York City development.

Sahn Ward Coschignano & Baker’s New York City zoning and land use practice is led by Partner Daniel Braff. Mr. Braff’s bio and a list of his representative New York City zoning and land use matters are indicated on the other side.

For more information, please contact Daniel Braff at 516.228.1300 or DBraff@SWCBLAW.COM
Daniel H. Braff is a Partner in the Firm. He concentrates his practice in zoning and land use planning, real estate, environmental and corporate law, with a particular emphasis on regulations governing the use and development of real property within the City of New York. He provides zoning analyses, counsels clients in connection with development rights transfers (a/k/a “air rights” transfers), advises on environmental matters, and represents clients before various City agencies, including the Board of Standards and Appeals, the City Planning Commission, the Department of Buildings and the Landmarks Preservation Commission.

Daniel also has comprehensive experience counseling clients in connection with public utility projects, and has secured special permits from the Board of Standards and Appeals for numerous telecommunications facilities in New York City.

Mr. Braff was most recently in-house counsel at a prominent Long Island-based real estate development company and, before that, an associate at Blank Rome LLP, a prominent national firm with offices in Manhattan.

Mr. Braff is a former member of the Land Use Planning and Zoning Committee of The Association of the Bar of the City of New York and is a member of the New York State Bar Association. He is also an active member of the UJA-Federation of New York's Real Estate Executives (REX) group, a member of the New Leadership Division at the North Shore-LIJ Health System and a Weinfeld Associate at New York University School of Law.

Mr. Braff graduated from New York University School of Law (J.D., 2003) and has an undergraduate degree from Lehigh University (B.A., Environmental Sciences, 2000). Mr. Braff is admitted to practice in both the State of New York and the State of New Jersey.

THE FOLLOWING ARE REPRESENTATIVE NEW YORK CITY ZONING AND LAND USE MATTERS HANDLED BY DANIEL BRAFF:

1. Provided zoning counsel in connection with properties throughout all five boroughs, including, for example, a five-acre commercial property in Rosedale, Queens; a 65,000-square-foot bus terminal property in Jamaica, Queens; the American Stock Exchange building in lower Manhattan; a 25,000-square-foot property in Hudson Yards; and an office building in Midtown East.
2. Drafted and negotiated contracts for the purchase and sale of development rights, and zoning lot development agreements for properties throughout New York City.
3. Prepared and presented applications to the New York City Board of Standards and Appeals with respect to variances, special permits, and to establish vested rights, including, for example:
   - An application for variances for a new 11-story condo development in Greenwich Village
   - An application for variances for a three-story parking garage in the Bronx
   - An application for variances for a new church in Flushing, Queens
   - Applications for special permits for wireless telecommunications facilities throughout all five boroughs
   - Applications to establish vested rights for a new commercial building in Brooklyn and a new 10-story hotel in Long Island City
   - Applications to extend the terms of variances for a below-grade parking garage in Manhattan and an outdoor parking lot in the Bronx.
4. Prosecuted applications before the Department of City Planning, including special permit approvals for a new 100-plus car below-grade parking garage in Chelsea and new public utility facilities in Staten Island.
5. Prepared and presented applications to the Landmarks Preservation Commission for the redevelopment of landmarked properties in Manhattan and Brooklyn.
6. Provided extensive guidance to resolve zoning and code-related issues in connection with approvals from the Department of Buildings.