



DAVID J. ROSENBERG

MEMBER - Transactions

11 Grand Central East, New York, NY 10017 drosenberg@rosenbergestis.com 212-551-2063



Practice Areas

Zoning & Land Use
Transactions

Bar Admissions

New York, 2018

Education

Fordham University School of Law

• J.D. - 2017

Honors & Activities:

• Louis J. Lefkowitz Memorial Scholarship

Brooklyn College (CUNY)

• B.A. in Biology - 2014

Honors & Activities:

• Dean's List; Student Government President; City University Board of Trustees; Committee on Fiscal Affairs

David J. Rosenberg is a Member of Rosenberg & Estis, P.C. and leads the firm's NYC Zoning & Land Use practice, an interdisciplinary team that brings together transactional attorneys, litigators, and administrative law attorneys to handle a range of New York City land use problems for developers, owners, lenders, and institutions.

Rosenberg regularly advises developers, lenders, and other stakeholders on as-of-right and discretionary approval pathways for development projects and on zoning compliance, prior approvals, and recorded restrictions in acquisitions and financings. He drafts and negotiates zoning lot development agreements and related instruments for purchasers, sellers, and parcel owners. He has handled more than 100 discretionary land use applications, including more than 20 approved by the City Planning Commission. He leads rezonings, special permits, and other actions through ULURP and environmental review under CEQR and SEQRA, and represents clients before the Board of Standards and Appeals in variance, special permit, and appeal proceedings and before the Department of Buildings on zoning determinations.

With the firm's litigators, Rosenberg handles Article 78 challenges, municipal enforcement actions, adjacent property access proceedings, appraisal matters, and other property disputes, including the preparation of expert zoning materials. He serves as an expert witness in eminent domain and other zoning disputes.

He works with the firm's Tax Incentives & Affordable Housing practice on projects in which zoning and tax incentives have to be planned together, including Universal Affordability Preference floor area, Mandatory Inclusionary Housing, 485-x, and ICAP, and advises the firm's Administrative Law practice on zoning land use issues that arise in its diligence for owners.

Rosenberg began his career in 2017 at Sheldon Lobel, P.C., a prominent New York City zoning and land use boutique.

Notable Work

- Identifying the site and required land use actions for a high-profile gaming facility proposal in the downstate region.
- Securing a rezoning for one of the City's most prominent religious organizations to facilitate the development of a new house of



11 Grand Central East,
New York, NY 10017
www.rosenbergestis.com

DAVID J. ROSENBERG

worship, senior center, and permanently affordable, family-sized housing.

- Representing a national non-profit in the conceptual planning and development of a flagship supportive housing and clubhouse development.
- Representing a major educational and healthcare institution in the creation of a 10-year master plan for future development.
- Obtained timely approvals for critical upgrades to one of Manhattan's most prominent synagogues.
- Obtained a first-of-its-kind approval for the development of a day habilitation facility for adults with developmental disabilities.
- Successfully managed a complex multi-year construction dispute with New York State agencies on behalf of a Bronx property owner to facilitate critical repairs to an 1,800-unit affordable housing complex.

Professional Associations

- New York City Bar Association (Committee on Land Use, Planning and Zoning 2019-Present)