



Vivien Krieger

Co-Chair, Zoning, Land Use & Development

New York

vkrieger@cozen.com | (212) 883-2228

Vivien concentrates her practice on real estate law, representing developers, lenders, owners, purchasers, and nonprofits in New York City land use and zoning matters.

Vivien regularly prepares applications and appears before various city and state entities, as well as public benefit corporations including, NYC City Planning Commission, NYC Board of Standards and Appeals, NYC Landmarks Preservation Commission, NYS Department of Transportation, NYS Office of General Services, Metropolitan Transportation Authority, Port Authority of NY and NJ, and Empire State Development Corporation. She also presents projects to community boards and elected officials, and works closely with architects, engineers, financial experts, and environmental experts.

Vivien has drafted and negotiated various zoning lot development agreements, easement agreements, restrictive declarations, zoning opinions and letters, analyses of site development potential, zoning resolution determination requests, and zoning challenges. She has also litigated complex real estate matters involving land use.

Vivien is an active member of the Urban Land Institute (ULI) where she serves as a member of the Awards for Excellence in Development Committee and as a member of the Technical Assistance Panels Steering Committee. She also serves on the Land Use Planning and Zoning Committee of the New York City Bar Association and she is a fellow of the Urban Design Forum.

Experience

Served as land use counsel to a developer for a 2,200 unit residential development in the Mott Haven neighborhood of the Bronx, including the acquisition of development rights from lands under water from the State of New York and the City of New York and the acquisition of development rights from a public utility company.

Served as land use counsel to a developer for the redevelopment of a 242-acre site in the Charleston neighborhood of Staten Island to accommodate a more than two million sq. ft. industrial development relating to offshore wind, including obtaining discretionary approvals from the City Planning Commission.

Served as land use counsel to a developer for a mixed-use development in the Gowanus neighborhood of Brooklyn, including obtaining the first waterfront certification pursuant to the Special Gowanus Mixed Use District.

Served as land use counsel to a developer for a commercial development in the Long Island City neighborhood of Queens, including negotiating a design and construction phase agreement with Amtrak, negotiating an easement agreement with the LIRR, and bringing an action to quiet title for a portion of the development site.

Served as land use counsel to a not-for-profit organization for the redevelopment of a community center in the New Brighton neighborhood of Staten Island, including obtaining discretionary approvals from the City Planning Commission.

Practice Areas

- Infrastructure
- Real Estate
- Real Estate Development
- Zoning, Land Use & Development

Industry Sectors

- Real Estate & Construction

Education

- New York Law School, J.D., 2006
- La Trobe University, B.A., 2001

Bar Admissions

- New York

Affiliations

- **Urban Land Institute New York:**
 - Committee Member, Awards for Excellence in Development
 - Steering Committee Member, Former Chair, Technical Assistance Panels
 - Former Committee Member, Management Committee
 - Former Co-Chair, WLI Communications Committee
- **Urban Design Forum:**
 - Fellow
 - Firm Representative, Founding Member of Global Circle for Global Exchange Program
- **New York City Bar Association:**
 - Committee Member, Land Use, Planning and Zoning Committee
- **The Real Estate Board of New York:**
 - Member, Zoning and Design Committee

Awards & Honors

- New York Metro Super Lawyer "Rising Star," 2015-2017
- The Top Women Attorneys New York Metro Super Lawyer "Rising Star," 2017

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P: (212) 883-2228 | F: (646) 588-1566

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Served as land use counsel to a developer for the redevelopment of a former warehouse complex in the DUMBO neighborhood of Brooklyn, including providing advice and guidance for compliance with the Brooklyn Bridge Park General Project Plan.

Served as land use counsel to an affordable housing developer for the development of two sites in the East Harlem neighborhood of Manhattan in connection with a residential rezoning and amendment to an existing Urban Renewal Plan.

Served as land use counsel to a developer for the development of a site in the Jackson Heights neighborhood of Queens, including obtaining a discretionary approval from the Board of Standards and Appeals regarding the height of the building due to its proximity to LaGuardia Airport.

Served as land use counsel to a not-for-profit organization for the disposition of development rights in the East Midtown neighborhood of Manhattan.

Served as land use counsel to an affordable housing developer for the acquisition of development rights in the West Farms neighborhood of the Bronx.