

People



Richard Bass, AICP, PP

Senior Planning and Development Consultant, Real Estate*
New York Land Use and Zoning *

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A licensed professional planner and an American Institute Certified Planner (AICP), Richard Bass helps clients navigate the regulatory and political landscapes of New York and New Jersey to guide complex rezoning, special permit, variance applications, and redevelopment plans. His practice focuses on land use, zoning, community and economic development, and political process matters on behalf of for-profit and not-for-profit clients. He has extensive experience with inclusionary housing regulations, transfer of development rights, landmarks issues, and various tax exemption programs. Valued by clients for his comprehensive knowledge and experience in all aspects of zoning and land use regulations, Richard creatively maximizes property entitlements and advises clients in transaction and redevelopment efforts.

Richard started his career in Jerusalem, planning new towns for the State of Israel. He served as the Planning Director of the Manhattan Borough President's Office (Ruth Messinger), the City of Jersey City, and the City of Coral Gables. Richard effectively represented 26 properties impacted by Phase I of the 2nd Avenue Subway Project by providing technical and political assistance and was involved with the #7 Train Expansion. He serves as an expert witness for eminent domain compensation trials involved with Hudson Yards, Atlantic Yards, and the Columbia University expansion. Richard has also successfully represented clients impacted by blight and redevelopment plans in Newark, Hoboken, Jersey City, Hudson County, and other New Jersey locations.

He was an Urban Planning Graduate School adjunct professor from 1991 to 2018, and has taught at Columbia University and Hunter College. In his role as an educator, his students produced a master plan for Bat Yam Israel, provided critical programmatic review of the 2nd Avenue Subway project to Congresswoman Carolyn Maloney, and provided a frame work for Western Queens in order to take advantage of the Cornell/Techion development on Roosevelt Island. He is a frequent speaker concerning planning, development, and community empowerment.

Areas of Experience

New York Land Use and Zoning
Environment and Natural Resources
Land Use and Development
Real Estate
Real Estate Acquisitions and Sales
Israel

Education

M.A., Hunter College, Master of Urban Planning, 1977,
Donald G. Sullivan Award, 1999
B.A., University of South Florida, 1975

Admissions*

Bars

* Not admitted to the practice of law

Related Content

Akerman Sponsors 26th Annual New York State
Affordable Housing Conference
May 15, 2025

The Real Deal Quotes Richard Bass, Highlights Role
in Steering Sheepshead Bay Project Through
Approvals
February 27, 2025

Josh Rinesmith to Speak on Panels at NYSAFAH
Annual Conference
May 16, 2024

Published Work and Lectures

- Real Estate Board of New York (REBNY), Teaching Development and NYC Zoning, September 2019
- Hunter College, Instructor, “Where Do We Go From Here: Bracing for the Impacts of the L Train Closure,” L Train Workshop, Spring 2017
- Municipal Art Society of New York (MAS), Panelist, “Comparative Zoning: Looking to Other Cities,” April 6, 2017
- 2016 Queens Real Estate Conference, Moderator, “Transportation in Queens,” October 5, 2016
- *The Rivertowns Enterprise*, Quoted, “Group wants upgrades to 9A/Ravensdale intersection,” September 16, 2016
- Netanya Academic College, Netanya, Israel, Presenter, “NYC Planning and Land Use Process,” December 29, 2015
- New York Chapter of the Appraisal Institute, Speaker, “Zoning Rules! Legal Permissibility - the Threshold of the Highest and Best Use,” October 20, 2015
- Hunter College, Instructor, “Toward A Regional Trail Network,” Spring 2015 Studio
- Netanya Academic College, organized a forum of Harlem developers and gave a tour of Harlem, 2014
- Co-authored land use and zoning blog, 2005-2014
- Hunter College Masters of Urban Planning, Professor, “The NJ Edge Studio.” As a professor in the Hunter College Master of Urban Planning Program, Richard supervised a project called “The NJ Edge Studio,” a student-created plan to reposition the Lackawanna Center in New Jersey, bridging the gap between Hoboken and Jersey City, and redeveloping the area based on its current condition and needs. This plan would establish a livable community and transform a former industrial railroad hub into a vibrant, mixed-use community.
- Hunter College Department of Urban Affairs and Planning, Studio Advisor, “Second Avenue Subway: Lessons Learned,” Spring 2011 Studio Project
- *Fordham Urban Law Journal*, Co-Author, “A Tale of Three Northern Manhattan Communities: Case Studies of Political Empowerment in the Planning and Development Process,” January 2004

Affiliations

- American Institute of Certified Planners (AICP)
- State of New Jersey Licensed Professional Planners
- Municipal Art Society of New York, Planning Committee, 1993-Present
- Village of Hastings on Hudson: Comprehensive Plan Committee; Waterfront Infrastructure Committee; Planning Board; Transportation Working Group; Waterfront Zoning Committee
- Miami-Dade County Infill Strategy Task Force, Member, 1997
- Hunter College Urban Planning Alumni Association, President, 1993-96
- Trust for Public Land, New York City Advisory Board, 1990-96
- American Planning Association (APA), Member, NY, NJ, FL; Co-Chair NYC Zoning Committee, 1994-96

Honors and Distinctions

- Outstanding Public Study Award for the Coral Gables Central Business District Plan, 1998