

People

Jaclyn Scarinci

Partner, Real Estate
New York Land Use and Zoning

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Jaclyn Scarinci focuses her practice on advising property owners, developers, lender, institutions and nonprofit organizations on a wide range of land use, zoning, regulatory, and transactional matters affecting the development and use of real estate in New York City. She works with architects, engineers, designers, and environmental consultants to achieve strategic results for clients. She regularly prepares analyses of real estate development potential to establish the highest and best use of property for clients.

Jaclyn regularly appears on behalf of clients before government agencies responsible for approving development projects and land use entitlements, including the Department of Buildings, the Department of City Planning, the City Planning Commission, the Board of Standards and Appeals, Housing Preservation and Development, and the Department of Environmental Protection. Her land use practice includes preparing and handling the public review for Uniform Land Use Review Procedure (ULURP) applications. She also prepares and consults with clients applying for New York City's voluntary and Mandatory Inclusionary Housing program as well as the Affordable New York/421-a tax exemption program for mixed use and residential developments. Jaclyn also handles a variety of real estate transaction matters, including negotiating purchase and sale agreements, transfer of development rights, zoning lot development agreements (ZLDAs), zoning opinions and letters, easements agreements, and access agreements.

Notable Work

Peninsula Rockaway LP: Represented Peninsula Rockaway LP in connection with Edgemere Commons, a large scale general development plan and Environmental Impact Statement to facilitate the redevelopment of the former Peninsula Hospital site, a 9.41-acre site in Far Rockaway, Queens, into a new 2 million square-foot mixed-use development with 2,050 low and moderate income housing units as well as commercial, community facility and public open space.

Areas of Experience

New York Land Use and Zoning
Real Estate
Affordable and Workforce Housing
Land Use and Development
Real Estate Acquisitions and Sales

Education

J.D., Pace University School of Law, 2013, cum laude,
Certificate in Environmental Law
M.A., Yale University, 2013
B.A., Boston College, 2009

Admissions

Bars

New York
New Jersey

Related Content

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

Akerman Sponsors Annual ULI New York Awards for
Excellence in Development
April 23, 2025

Akerman Hosts CREFC Young Professionals Spring
Event on Affordable Housing
April 3, 2025

Variety Boys and Girls Club of Queens: Represented Variety Boys and Girls Club of Queens in the rezoning of an obsolete center to facilitate its redevelopment to two mixed-use buildings including 100 affordable units pursuant to New York City's Mandatory Inclusionary Housing program and a new community center for after school, recreational arts, and programming for the Boys and Girls Club.

JCAL Development: Represented JCAL Development in obtaining a rezoning, disposition of city-owned property, Mandatory Inclusionary Housing text amendment, FRESH certification, and height authorization for developing a FRESH supermarket that facilitated 75 affordable housing units and a new FRESH supermarket in Harlem.

Fulton Star LLC: Represented Fulton Star LLC in connection with the acquisition of City-owned land and a zoning special permit to reduce parking in Brooklyn Community District 2.

Northern Boulevard LLC: Represented 241-15 Northern Boulevard LLC in a rezoning in Douglaston Queens to facilitate the redevelopment of an underutilized parking lot into a mixed-use building with a ground floor restaurant and 60-unit senior housing development that will provide affordable independent residences for seniors pursuant to the City's Mandatory Inclusionary Housing program.

Zoning Compliance: Represented development team in connection with the review of zoning compliance review for 1,650-unit development as part of construction financing pursuant to the New York City Housing Authority's PACT Program.

Islamic Center of Jackson Heights: Represented the Islamic Center of Jackson Heights in obtaining a zoning variance to facilitate the development of a new mosque for the community.

Rabsky Group: Represented the Rabsky Group in obtaining Inclusionary Housing Regulatory Agreement and closing with the New York City Department of Housing Preservation and Development for a 500-unit project of which 100 units will be affordable housing units for the former Rheingold Brewery site.

The Jay Group: Represented The Jay Group in obtaining Inclusionary Housing approvals and closing from the New York City Department of Housing Preservation and Development for 54 West 125th Street a 200-unit, mixed use development in Harlem.

Jonathan Rose Companies: Represented Jonathan Rose Companies in obtaining the Inclusionary Housing approvals and closing for The Pierrepont, an 86-unit development in Brooklyn Heights.

Rezoning and Disposition: Represented client in obtaining a rezoning, disposition of City-owned property, Mandatory Inclusionary Housing text amendment, FRESH certification, and height authorization that facilitated 75 affordable housing units and a new FRESH supermarket in Manhattan.

Construction Loan: Assist in the representation of client to obtain financing for a \$278 million construction loan.

Rezoning: Assist in the representation of client to rezone an underutilized site to facilitate a 90,000 square foot-retail, office and community facility development.

Inclusionary Housing: Represented client in closing an Inclusionary Housing agreement with the New York City Department of Housing Preservation and Development for a 500-unit project of which 100 units will be affordable housing units.

Affiliations

- New York State Association for Affordable Housing (NYSFAFH), Member
- New York State Bar Association, Real Estate Committee, Member
- Urban Land Institute (ULI), Member

Honors and Distinctions

- *GlobeSt. Real Estate Forum*, 2023 “CRE’s Fifty Under 40” Honoree
- *The Legal 500* 2021-2022, 2024, Recommended for Real Estate and Construction – Land Use/Zoning; 2024, Recognized as a “Next Generation Partner”
- *Best Lawyers*, 2021-2025, Listed in New York for Land Use and Zoning Law and Real Estate Law as “One to Watch”
- *Super Lawyers* Magazine 2020-2023, Listed in New York as a “Rising Star” for Land Use/Zoning
- *Super Lawyers* Magazine 2017-2019, Listed in New York as a “Rising Star” for Real Estate

Published Work and Lectures

- Akerman Real Estate Presentation, Presenter, “A Practical Guide to City of Yes: Building in NYC with the City’s New Zoning,” January 30, 2025
- Akerman Real Estate Presentation, Presenter, “Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar - Seminar Two,” October 7, 2021
- *Bisnow*, Author, “‘Blueprint For The Future:’ How Economic, Public Health Crises Could Reshape New York City’s Rezoning Process,” August 10, 2020