

People



Eleanore ('Nora') C. Martins

Partner, Real Estate
New York Land Use and Zoning

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” [Nora] and her team’s expertise along with her patient, cost-effective approach was critical to our success.

- *Best Lawyers*

Nora Martins concentrates her practice on New York City zoning and land use, particularly applications for discretionary approvals from the City Planning Commission (such as zoning map amendments, City map changes, zoning text amendments, and special permits) and the Board of Standards and Appeals (including variances and special permits) to maximize development potential and entitlements. Nora also coordinates and reviews the related CEQR applications required in connection with these land use applications.

Nora’s practice ranges from preliminary zoning due diligence to the preparation and management of discretionary land use applications for all types of properties and projects, from small multifamily buildings to complex large-scale mixed-use waterfront developments. Nora’s practice also includes many complex projects requiring significant interagency coordination, including land use applications with City agencies as co-applicants (HPD, Parks, DHS), projects involving City and MTA-owned property, and HUD Section 18 dispositions and PACT transactions with NYCHA.

Nora also represents clients before various other New York City agencies and entities, appearing before the Landmarks Preservation

Areas of Experience

New York Land Use and Zoning
Land Use and Development
Real Estate

Education

J.D., Fordham University School of Law, 2010
B.A., Fordham University, 2006

Admissions

Bars

New York

Related Content

Akerman Sponsors +Pool Summer Party
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Legal 500 U.S. Guide
June 12, 2025

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Affordable Housing Conference
May 15, 2025

Commission, the Department of Buildings, local community boards, and elected officials.

Notable Work

New Providence Redevelopment: Represented Project Renewal, the nonprofit operator of the existing New Providence shelter on East 45th Street in Midtown East, Manhattan, as land use counsel in connection with the disposition of City-owned land and site selection.

581 Grant Avenue Rezoning: Represented Thorobird Companies LLC in obtaining the necessary land use approvals to facilitate the redevelopment of a City-owned municipal parking lot with a 213-unit, 100% affordable apartment building adjacent to an existing transit station.

Campos Plaza: Represented Madison Realty Capital as a co-applicant with NYCHA in a public/private application to DCP to modify a prior large-scale residential development special permit to facilitate transfer of development rights from Campos Plaza to build a new 24-story, 175-unit mixed-use building on the corner of E. 14th Street and Avenue C.

Arthur Avenue Hotel Rezoning: Represented Bajraktari Realty Management Corp. in securing land use approvals, including a rezoning, to permit development of a hotel on Arthur Avenue in the Bronx's Little Italy neighborhood.

Self-Storage Special Permit: Represented Home Depot in obtaining a special permit and with several real estate, land use, and tax incentive matters related to the development of its new store in Maspeth, Queens.

Tillary Street Air Rights: Represented MADDD Equities in the acquisition of a \$25 million fee parcel and approximately 90,000 square feet of air rights from the adjacent NYCHA Ingersoll Houses development to construct two new mixed use towers with commercial, community facility, and residential space. Also obtained approval of the Section 18 disposition with NYCHA.

Daycare Special Permit: Represented Cayre Equities in connection with obtaining a special permit from BSA to allow a daycare in a manufacturing district in Queens.

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 Four," December 16, 2021
- Akerman Real Estate Presentation, Presenter, "Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar," September 9, 2021
- *Bisnow*, Quoted, "Outdoor Dining Saved Thousands Of NYC Restaurants. Its Future Is Still An Open Question," August 20, 2021
- *Bisnow*, Quoted, "Cuomo Wants Empty Offices, Hotels Converted Into Housing. Most Landlords Aren't Ready To Make The Leap," February 15, 2021

- Lawline CLE Webcast, Presenter, “Practical Skills in NYC Zoning and Land Use Due Diligence,” December 14, 2019
- Lawline CLE Webcast, Presenter, “Basic NYC Zoning and Land Use for Real Estate Lawyers,” April 11, 2019
- Akerman Real Estate CLE Webcast, Presenter, “Basic NYC Zoning and Land Use for Real Estate Lawyers,” March 28, 2019
- *New York Real Estate Journal (NYREJ)*, Author, “Automotive use to affordable apartments: The Jerome Ave. rezoning - by Nora Martins and Joshua Rinesmith,” July 3, 2018

Affiliations

- Real Estate Board of New York (REBNY), Member
- New York State Association for Affordable Housing (NYSFAFH), Member
- New York City Bar Association, Member
- Urban Land Institute (ULI) New York, Member
- Urban Land Institute (ULI) NEXT New York, Member
- Citizens Housing and Planning Council, Policy Innovation Network, Member

Honors and Distinctions

- *Connect CRE*, 2024 Women in Real Estate Award Winner, New York & Tristate
- *New York Business Journal*, 2024, “Women of Influence” Honoree
- *GlobeSt.*, 2024, “Aspiring Leaders in CRE” Honoree
- *Fordham Law Women*, 2024, Awarded the Santangelo Alumna Mentorship Award
- *New York Real Estate Journal (NYREJ)* Publication 2021, Listed as “Ones to Watch”
- *Super Lawyers* Magazine 2014-2022, Listed in New York as a “Rising Star” for Land Use and Zoning
- *The Legal 500*, 2022, 2025, Recommended for Real Estate – Land Use/Zoning
- Honored as a “Top Woman in Business” by *Queens Courier* in 2015