

## People



### Vivien R. Krieger

Partner, Real Estate  
New York Land Use and Zoning

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Vivien Krieger is a real estate attorney with a focus on land use and zoning matters in New York City. She represents a wide range of clients, including developers, lenders, property owners, buyers, and nonprofit organizations.

Vivien frequently drafts applications and represents clients before a variety of city and state agencies, as well as public benefit corporations, including the 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. Additionally, Vivien presents projects to community boards and elected officials, collaborating closely with architects, engineers, financial advisors, and environmental consultants.

Vivien has significant experience drafting and negotiating zoning lot development agreements, easement agreements, restrictive declarations, zoning opinions and letters, site development potential analyses, zoning resolution determination requests, and zoning challenges. She has also handled litigation in complex real estate cases involving land use issues.

An active participant in the Urban Land Institute (ULI), Vivien contributes as a member of the Awards for Excellence in Development Committee and the Technical Assistance Panels Steering Committee. She is also involved with the Land Use Planning and Zoning Committee of the New York City Bar Association, is a fellow of the Urban Design Forum, is a member of the Real Estate Board of New York's Zoning and Design Committee, and serves on the Board of Directors of Plus Pool.

## Notable Work

**Bronx Residential Development:** 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

### Areas of Experience

New York Land Use and Zoning  
Land Use and Development  
Real Estate  
Multifamily Development and Acquisitions  
Residential Land Acquisitions and Development

### Education

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

### Admissions

#### Bars

New York

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.

**Staten Island Redevelopment:** 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 2 million square foot industrial development relating to offshore wind, including obtaining discretionary approvals from the City Planning Commission.

**Brooklyn Mixed-Use Development:** 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.

**Queens Commercial Development:** 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.

**Staten Island Community Center Redevelopment:** Served as land use counsel to a nonprofit 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.

**Brooklyn Redevelopment:** 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.

**East Harlem Affordable Housing Development:** 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.

**Queens Development:** 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.

**Midtown Manhattan Development Rights:** Served as land use counsel to a nonprofit organization for the disposition of development rights in the East Midtown neighborhood of Manhattan.

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

## Published Work and Lectures

- Appraisal Institute Metro NY Chapter, Speaker, “Warning...Zoning Rules Have Changed,” June 4, 2025
- MAS, AIA New York, APA NY, Speaker, “Closer LOOK: ULURP Under Review,” June 3, 2025

- NYU, Schack Institute, Guest Lecturer, Introductory Course for Graduate Students, March 4, 2025
- L+M Development Partners and LMxD, Speaker, City of Yes Zoning Reform Overview and Discussion, February 10, 2025
- FX Collaborative Architects, Speaker, City of Yes Zoning Reform Overview and Discussion, January 9, 2025
- Gensler Architects, Speaker, City of Yes Zoning Reform Overview and Discussion, December 4, 2024
- AIA New York Planning and Urban Design Committee, Speaker, “Reimagining Montefiore Einstein-Morris Park as a Transit-Connected Campus,” October 10, 2024
- Marvel Designs, Speaker, Lunch and Learn, “City of Yes Initiatives,” October 9, 2024
- *Law360*, Co-Author, “What NYC’s Green Fast Track Means For Affordable Housing,” July 2, 2024
- FXCollaborative and the Pratt Graduate Architecture and Urban Design (Pratt GAUD), Speaker, “Re:al Estates Housing Crisis,” March 20, 2024
- University of Pennsylvania, Penn Carey Law, Guest Lecturer, Land Use Course, November 2022-2024
- New York Urban Land Institute, NYU Schack Institute of Real Estate, and the Waterfront Alliance Panel, Speaker, May 4, 2021
- Urban Land Institute New York Technical Assistance Panel, Speaker, October 29, 2019

## 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
- 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
- Plus Pool, Board of Directors

## Honors and Distinctions

- *Chambers USA*, 2025, Ranked in New York for Real Estate: Zoning/Land Use
- *Super Lawyers* Magazine, 2015-2017 Listed in New York as a “Rising Star” for Land Use & Zoning