

People



## Joseph A. Sbarro

Associate, Real Estate

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vCard

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Joseph Sbarro focuses his practice on land use and zoning real estate matters. In particular, he concentrates on land use and zoning diligence and applications for discretionary approvals with governmental agencies including the New York City Planning Commission, Department of City Planning, Department of Housing Preservation and Development, and the Board of Standards and Appeals.

Joseph also prepares and assists clients with applications for New York City's Voluntary and Mandatory Inclusionary Housing programs. Additionally, he handles a variety of real estate transactional matters including zoning lot merger and transfer of development rights transactions, zoning lot development agreements, and light and air easement agreements.

### Notable Work

**Mandatory Inclusionary Housing:** Represented the developer in closing on a Mandatory Inclusionary Housing (MIH) restrictive declaration and Privately Financed Affordable Senior Housing regulatory agreement with the New York City Department of Housing Preservation and Development, in addition to consulting on the 421-a Program, a partial real property tax exemption. This transaction will facilitate a new mixed-use, Inclusionary Housing/Affordable Independent Residences for Seniors project located in Douglaston, Queens, with 54 total units and 16 MIH/PFASH units. Additionally, Akerman secured financing for this new construction project.

**New York City Food Health (FRESH) Program:** Represented the client in closing on a restrictive declaration with the New York City Planning Commission to secure zoning incentives for a new mixed-use development in Bedford-Stuyvesant, Brooklyn. These zoning incentives were obtained through the New York City Food Retail Expansion to Support Health (FRESH) Program, which the City

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### Areas of Experience

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

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### Education

J.D., Boston College Law School, 2019  
M.B.A., Boston College, 2019  
B.S., Fairfield University, 2014, cum laude

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### Admissions

#### Bars

New York

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### Related Content

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

New York City Council Passes "City of Yes for Housing Opportunity"  
December 18, 2024

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

designed to establish and maintain grocery stores in underserved areas of New York City.

**New York City Housing Authority (NYCHA) Development:**

Represented client in the acquisition of a \$25 million fee parcel and approximately 90,000 square feet of air rights from the adjacent New York City Housing Authority (NYCHA) Ingersoll Houses development to construct two new mixed-use towers with approximately 400 apartments in Downtown Brooklyn.

**Mandatory Inclusionary Housing (MIH) Development:** Represented the client in connection with closing on a Mandatory Inclusionary Housing (MIH) restrictive declaration and Privately Financed Affordable Senior Housing regulatory agreement with the New York City Department of Housing Preservation and Development, in addition to consulting on the 421-a Program, a partial real property tax exemption. This transaction will facilitate a new residential Inclusionary Housing/Affordable Independent Residences for Seniors project located in Douglaston, Queens with 48 total units and 14 MIH/PFASH units. They also secured financing for this new construction project.

**Mandatory Inclusionary Housing (MIH) Development:** Represented the client in closing on a Mandatory Inclusionary Housing (MIH) restrictive declaration with the New York City Department of Housing Preservation and Development. The transaction will facilitate the development of a new mixed-use Inclusionary Housing project located in the Williamsburg neighborhood in Brooklyn, New York with 234 total units and 77 MIH units.

**Affordable Housing Development and Financing:** Represented the client in the development and financing of phase two of Linden Terrance, an affordable housing project located in East New York, Brooklyn.

## Related Professional Experience

- Judicial Intern for the Honorable Melissa Crane, New York State Supreme Court, Civil Division, New York County, 2019
- Judicial Intern for the Honorable Suzanne Adams, New York City Civil Court, New York County, 2019

## Affiliations

- New York State Association for Affordable Housing (NYSFAFH), Member
- Columbian Lawyers Association, First Department, Officer
- New York State Bar Association, Member

## Honors and Distinctions

*Best Lawyers*, 2025, Listed in New York for Land Use and Zoning Law as “One to Watch”