



# Laurie A. Stanziale

Partner

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Ranked among New York's leading construction law attorneys by *Chambers USA*, Laurie advises clients throughout the project lifecycle, mitigates risks and protects and defends their interests in disputes involving construction defects, payment claims, liens and other issues.

Laurie represents domestic and international developers and owners, major construction companies, trade contractors, architects, engineers and consultants in a broad range of construction matters, including contract negotiation and dispute resolution. Acting as a business partner, she counsels clients in the preparation, review and negotiation of:

- Construction and design contracts
- Easements, licensing and zoning lot development agreements with neighboring properties
- Insurance policies, financing and leases
- Project management, development, branding and brokerage agreements
- Joint venture agreements
- Settlement, prosecution and defense of contract dispute, lien disputes and construction defect cases

Laurie is also listed as a mediator and arbitrator on the American Arbitration Association's construction industry and commercial arbitration panels.

Among her successes throughout the coronavirus pandemic, Laurie assisted multiple clients in evaluating schedule delays and reaching settlements with contractors as to how to mitigate delays, maximize off-site productivity and minimize costs while maintaining project progress. She continues to counsel clients on addressing the ongoing supply and labor chain impacts facing the construction industry as a result of the pandemic.

## Services

- Real Estate
- Construction
- Architecture, Engineering & Design Professional Firms
- Intellectual Property
- Litigation
- Corporate
- Retail Industry
- Affordable Housing

- Cooperative & Condominium Law

## Before Fox Rothschild

Prior to joining Fox Rothschild, Laurie was a partner in the real estate and construction practice of an East Coast law firm.

## Beyond Fox Rothschild

Laurie is an active speaker, published author and CLE instructor. She has taught the popular CLE program "Welcome to the Neighborhood" with National Law Institute for the past decade.

Laurie also is an adjunct professor and mentor at Brooklyn Law School, where she teaches Construction Law.

She is an active member of the Palm Beach/Treasure Coast and New York Chapters of CREW Network.

## Bar Admissions

- New York
- Florida

## Court Admissions

- U.S. Court of Appeals, Second Circuit
- U.S. District Court, Eastern District of New York
- U.S. District Court, Southern District of New York

## Education

- Brooklyn Law School (J.D., 1997)
- Binghamton University – State University of New York (B.A., *cum laude*)

## Memberships

- Professional Women in Construction, New York Chapter
- CREW Network
  - New York Chapter
  - Palm Beach/Treasure Coast Chapter
- New York Building Congress
  - Construction Law Committee
- Executive Women of the Palm Beaches Foundation, Inc.

## Board of Directors

- Professional Women in Construction, New York Chapter

## Honors & Awards

- *Chambers USA*, Construction - New York (2020-2025)
- Named to the "Notable Women in Law" list by *Crain's New York Business* (2021, 2022)
- Selected to the "Best Lawyers in America" list for Construction Law in New York, NY by *Best Lawyers* (2021-2026)
- Selected to the "Super Lawyers" list for Construction Litigation in New York (2021-2025)
- LEED Green Associate

## Representative Matters

- Successfully argued for adjoining property owner's right to a license fee for loss of use of rooftop terrace and alleyway due to neighboring co-op's Local Law 11 work. Supreme Court's decision, which also awarded the owner and coop a per diem

penalty if the work was not completed on time, held that notwithstanding that the petitioner's intrusion was for the purpose of repairs, as opposed to new or elective construction, respondent should not have to bear the loss uncompensated. The Appellate Division upheld the decision and also held that the Supreme Court also did not abuse its discretion in granting respondent's attorneys' and engineers' fees. (*Van Dorn Holdings, LLC v. 152 W. 58<sup>th</sup> Owners Corp.*, 2016 NY Slip Op 31598(U))

- Handle construction contracts and neighboring property owner agreements for U.S. subsidiary of Chinese international real estate firm developing a mixed-use, 16-story, 269-unit condo and hotel building at the site of a historic theater in Flushing, Queens. Project includes 17,000 square feet of retail, 15,000 square feet for a community facility, 305 parking spaces, the restoration and reuse of the landmarked theater lobby and negotiations with more than 21 adjoining property owners. The project involved several court proceedings to obtain access. Have represented the client in multiple projects, including development of an 82-unit mixed-use building housing condominiums and retail space in Hell's Kitchen.
- Drafted and negotiated construction contracts and license agreements with neighboring properties for mixed-use condominium projects on the Upper West Side of Manhattan — totaling 250,000 square feet and valued at more than \$100 million — for vertically integrated owner, developer and operator of residential real estate in New York.
- Represents a construction manager handling the first phase of a redevelopment of approximately 20 acres, which will consist of seven buildings totaling approximately 1,395 residential units and 48,280 square feet of commercial space. Phased over a 10-year period, the project is \$500 million, while the current phase in contract is for \$111 million. This work is significant as it involves the Yonkers Industrial Development Agency and furthers its goals of creating economic development and job growth in Yonkers, NY.
- Represents a prolific construction manager and contractor that has completed almost 400 projects and built over five million square feet of space for residential, office and retail properties, with a focus on Brooklyn, NY. Counseling the company in a variety of capacities, including contract negotiation, energy consulting company and litigation disputes with subcontractors and owners. In addition, provide ongoing assistance during projects to address contract disputes and change orders and also provide labor and employment guidance.
- Counsel a vertically integrated owner, operator and developer of residential, commercial and hotel properties in the New York metropolitan area in all aspects of development of a property portfolio valued at more than \$1 billion in real estate assets. Representing the developer in several areas including:
  - Handling its development, joint venture, construction and licensing contracts.
  - Handling several litigations arising from contract disputes with subcontractors of over \$1 million.
  - The defense and pursuit of claims in various large lawsuits regarding breach of contract and payment disputes.
- Counsel the U.S. arm of an international, Swedish-based investment company that specializes in the creation of first-class apartments, on the drafting and negotiation of construction contracts for renovations, upgrades and apartment reconfigurations for over 20 New York City properties. Assist in gaining access to adjoining properties and handling disputes with contractors over defective work, fees and the resumption of work under COVID-10 protocols.
- Represent international developer in the \$100 million redevelopment and repositioning of a long vacant Times Square theater.
- Drafted and negotiated construction contracts and agreements for \$50 million, 12-story co-living dormitory facility in Williamsburg, Brooklyn, for London-based developer of unique live/work and co-living spaces designed to foster human connections and promote more fulfilling lives.
- Commenced RPAPL 881 against neighbor who wanted an exorbitant and non-market amount of license fee for minor rooftop protection during construction, including money to relocate all tenants of the building. Supreme Court in Queens County, New York granted our client a license with minimum license fees. The neighbor appealed and the Appellate Division, in March 2021, upheld the decision of the lower court as proper and within the court's discretion.
- Helped client avoid a construction delay by preventing the cancellation of its construction insurance based on a material representation. Wrote response letter that convinced the carrier to rescind its cancellation, allowing the project to start on schedule.
- Represent high net worth owners in significant home renovations and protection from adjoining construction.
- Assist prolific developer in rescuing distressed projects across the country, including joint venture agreements at the owner and construction manager level, workouts of breached contracts and lien disputes to assist in the project being completed successfully.
- Assisted a client's bankruptcy counsel in preparing for trial and eventually settling with the owner of a neighboring property that refused to extend the term of an access agreement due to the bankruptcy. The license agreement was essential to the client's ability to get the reorganization plan confirmed.
- Obtained a temporary restraining order ceasing a neighboring developer's unlawful underpinning of the building of our client, Sunset Park Terrace I Condominium.