



PHYLLIS H. WEISBERG

PARTNER

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Phyllis Weisberg serves as co-leader of the firm's Cooperative and Condominium Law practice area. She has over 40 years of experience, primarily focusing on the representation of boards of cooperative apartment buildings and condominiums. Her extensive experience in the industry includes handling governance issues, alterations, disputes between and among shareholders/unit owners, issues with neighboring buildings, construction and contract issues, and municipal matters.

Phyllis has also made significant contributions to the broader industry in her role as former chair of the New York City Bar's Committee on Cooperatives and Condominiums. During her tenure, the Committee completed and issued the new form of Condominium Contract of Sale. She is frequently quoted by national and industry media and regularly authors articles for publications, including *The New York Times*, *The Cooperator* and *Habitat Magazine*. She is a frequent lecturer and panelist at symposia on cooperative and condominium law, as well as other real estate-related matters.

Extending her counsel to the community, since 2011 Phyllis has assisted women co-op and condo board presidents in exploring issues important to their roles, including the impact of gender in board interactions.

In addition to her active legal practice, Phyllis serves as regional support to AT Government Strategies. Phyllis appears often before local governmental bodies on behalf of her clients. She also interacts with local elected officials on behalf of her clients and in connection with issues related to the broader coop and condo community.

BACKGROUND

Prior to joining the firm, Phyllis was a partner at a mid-Atlantic law firm, where she served as co-chair of the Cooperative and Condominium Law practice.

EDUCATION

- New York University School of Law (J.D., *cum laude*, 1972)
 - Order of the Coif
- Mount Holyoke College (B.A., *with honors*, 1969)

PROFESSIONAL ACTIVITIES

- New York City Bar (Chair, Committee on Cooperatives and Condominiums, 2013-2016; Chair, Subcommittee on CLE Programs, 2011-2012; Subcommittee

SERVICES AND INDUSTRIES

Cooperative and
Condominium Law
Real Estate
Real Estate, Development,
Construction

ADMISSIONS

Connecticut
New York

on Case Law, 2010-2011; Chair, Subcommittee on Legislation and Reports, 2008-2013; Subcommittee on Mediation, 2006-2007; Chair, Subcommittee on the Courts, 2004-2006)

- The Real Estate Board of New York (Associate member)
- Connecticut Bar Association (Sections on Litigation and Real Property, 1998-present)

CHARITABLE AND CIVIC INVOLVEMENT

- B'nai B'rith Real Estate Unit (Board of Directors; Co-Chair, 2000-2003)

ACCOLADES

- *Martindale-Hubbell*®, AV Preeminent Rating
- [Crain's New York Business, Notable Women in Law](#) (2022)
- New York Magazine, New York's Women Leaders in the Law (March 2012 and March 2013)
- *New York Metro Super Lawyers*®, *Real Estate* (2006-2007, 2009-2020); Business Edition (2011-2018)
- *Martindale-Hubbell* Bar Register of Pre-eminent Women Lawyers (2011-2012)
- Avenue Magazine's Legal Elite, compiled by Avenue and Lexis Nexis
- *Martindale-Hubbell* New York City's Top Women Real Estate Attorneys (October 2011)

EXPERIENCE

Won Matter on Appeal for Coalition of Cooperative Apartment Buildings

Won a major victory from the New York Supreme Court Appellate Division, First Department on behalf of a coalition of cooperative apartment buildings. The coalition was formed to challenge the transformation of an historic church building, located at 583 Park Avenue in a residentially zoned neighborhood in Manhattan, New York, into a commercial catering hall. The Appellate Division reversed a trial court ruling and reinstated the determination of the New York State Liquor Authority to deny the caterer's application for a liquor license. The Appellate Division accepted the coalition's arguments, including that the caterer had dramatically transformed the church building so that it lost its primary use as a house of worship.

Successful Challenge to a Decision by the Metropolitan Transit Authority Concerning Siting of a Subway Entrance

As a result of challenge by several neighboring buildings, an attempt by the Metropolitan Transit Authority to site a subway entrance mid-block on a busy street was abandoned and the entrance was moved to a new site as had been requested by the community.

THOUGHT LEADERSHIP

July 19, 2022

New York Condominium Act Amendment Authorizes Electronic Unit Owner Meetings

June 3, 2022

Cooperatives Required to Notify Tenants of Rights to Reasonable Accommodations for Persons with Disabilities

January 10, 2022

New York Amends Its Mitchell-Lama Law

December 29, 2021

Housing Stability Tenant Protection Act Provisions Rolled Back for Cooperatives

December 20, 2021

NYC Imposes Mandatory COVID-19 Vaccination Requirements for Condominiums, Cooperatives

December 15, 2021

Reverse Mortgages Soon Legal For Co-Ops in New York

December 13, 2021

NY Gov. Announces Mask Requirement for Indoor Public Places

October 4, 2021

Buildings May Now Require 32BJ Employees Be Vaccinated, Provided Certain Protocols Are Followed

July 12, 2021

Boards and Necessary Repairs

New York Law Journal

June 18, 2021

New York Governor Lifts COVID-19 Restrictions – Considerations for Co-Op and Condo Board Policies

May 21, 2021

Considerations for Co-ops and Condos in Light of New CDC Recommendations

April 1, 2021

Update on Reasonable Accommodations Disclosure

March 22, 2021

NYS Human Rights Law Amendment Requires Notice of Reasonable Accommodations for Disabilities

January 27, 2021

Housing Cooperatives and the Need Certification for PPP Loans

January 7, 2021

Consolidated Appropriations Act Brings Changes to PPP for Cooperatives

December 2, 2020

New Law Narrows Exemption from Climate Mobilization Act for Buildings Containing Rent-Regulated Units

August 21, 2020

NY State Department of Health Issues Guidance for Reopening Gyms, Fitness Centers

June 29, 2020

Holding a Virtual Shareholder Meeting in New York

June 17, 2020

Construction and Real Estate Activities Resume in New York City Under Phases 1 and 2 of New York Forward

May 29, 2020

Recent Developments Regarding Non-Essential Gatherings, the New York Forward Safety Plan and New York Forward Loan Fund

May 20, 2020

Protocols in the Age of COVID-19

April 24, 2020

Impact of New York's Shared Work Program on Co-ops, Condos

April 16, 2020

NY Executive Order Impacts "Public Places" in Condo, Co-op Buildings

April 6, 2020

Condo Co-op PPP Eligibility Advisory Update

April 2, 2020

Condos and Co-ops and the Paycheck Protection Program

March 30, 2020

COVID-19 Update – Most Construction Activities in New York Now Prohibited

March 26, 2020

Corporate Procedure in the Time of Coronavirus

March 2, 2020

New York Real Estate Tax Update

August 1, 2019

Climate Mobilization Act: A Green New Deal for New York City

November 2018

Duty of Directors

Habitat Magazine

November 2017

When Your Condo Starts Turning Into a Hotel...Raise Your Entry Standards

Habitat Magazine

November 2, 2015

How to Get Legislators to Help You

Habitat Magazine

November 2014

Proper Procedures Matter

Habitat Magazine

August 19, 2014

Sharing Economy Poses Significant Legal Challenges

New York Law Journal

November 2013

Four Steps to Avoid Toxic Mold Litigation

New York Association of Realty Managers

November 2013

The Power to Make Changes

Habitat Magazine

November 2012

Cumulative Voting: Use It Properly

Habitat Magazine

November 2011

Protecting a Condo from Undesirables

Habitat Magazine

September 2011

Fannie Mae Not

Habitat Magazine

February 2011

Understanding The 'Docs' Is The Key To Smooth Operations

Habitat Magazine

February 2010

Inside, Outside, Whose Side?

Habitat Magazine

EVENTS

December 8, 2022

AT Academy: Co-Op and Condo Series - Remote and Hybrid Meetings

Online Event

April 26, 2022

AT Academy: Co-op and Condo Virtual Law Series – Insurance Issues in Co-ops and Condos

Online Event

March 23, 2022

AT Academy: Co-op and Condo Virtual Law Series – Annual Meetings

Online Event

November 14, 2021

CNYC's 41ST Annual Housing Conference

Council of New York Cooperatives and Condominiums Webinar

November 8, 2021

AT Academy: Co-op and Condo Virtual Law Series - Apartment Alterations, Combinations and Expansions

Online Event

September 20, 2021

AT Academy: Co-op and Condo Virtual Law Series - How to Handle Accommodation Requests: Dogs, Ramps and More

Online Event

May 6, 2021

AT Academy: Co-op and Condo Law Series - Discrimination Issues

Online Event

June 9, 2020

Live Webinar - Factors to Consider as Co-ops and Condos Create COVID-19 Policies - Session #2

Online Event

June 8, 2020

Live Webinar - Factors to Consider as Co-ops and Condos Create COVID-19 Policies - Session #1

Online Event

November 26, 2019

AT Academy: Co-op and Condo Law Series: Modernizing Organizational Documents-Cooperatives

Armstrong Teasdale

November 17, 2019

Repairs in a Cooperative - Who's Responsible for What?

CNYC 39th Annual Housing Conference

September 24, 2019

AT Academy: Co-op and Condo Law Series: Rights and Responsibilities of Board Members

Armstrong Teasdale LLP

November 11, 2018

Repairs in a Cooperative – Who's Responsible for What?

Council of New York Cooperatives & Condominiums' 38th Annual Housing Conference & Expo

November 12, 2017

Repairs in a Cooperative – Who's Responsible for What?

Council of New York Cooperatives & Condominiums' 37th Annual Housing Conference & Expo

October 3, 2017

Case Law Update: Hot Topics Affecting Cooperatives and Condominiums

New York City Bar

July 19, 2017

Protecting Your Cooperative and Condominium Assets: Liability Exposures Facing Board Members

FirstService Residential's Panel Discussion

November 13, 2016

Repairs in a Cooperative – Who's Responsible for What?

Council of New York Cooperatives & Condominiums' 36th Annual Housing Conference & Expo

January 6, 2016

Compliance Round-Up 2016

New York Association of Realty Managers

November 15, 2015

Repairs in a Cooperative – Who's Responsible for What?

Council of New York Cooperatives & Condominiums' 35th Annual Housing Conference & Expo

June 3, 2015

Current Governance Issues In Coops & Condos

New York City Bar

November 16, 2014

Repairs in a Cooperative – Who’s Responsible for What?

Council of New York Cooperatives & Condominiums’ 34th Annual Housing Conference & Expo

November 13, 2014

Executive Symposium for Cooperative Housing Corporations and Condominiums

PKF O’Connor Davies

October 29, 2014

Pestilence, Pests, Infectious Organisms – Now What? Shelter in Place?

New York Association of Realty Managers’ Building Management Expo

December 12, 2013

Mold Laws and NYC City Council’s Intro No. 108

New York Association of Realty Managers