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Cohen and Perfetto launch full service R.E. boutique law firm; Padnick is partner

NEW YORK, NY Marshall Cohen and Louis Perfetto, formerly co-managing partners and co-chairmen of the real estate transactional department at Stadtmauer Bailkin, have formed Cohen & Perfetto LLP, a full service R.E. boutique law firm.

Cohen and Perfetto, together with their former associate, now partner, Jennifer Padnick, have moved their practice to 444 Madison Ave., with their existing clients, who include land developers, residential and commercial developers, banks, institutional and individual owners, landlords and tenants, and lenders and borrowers from middle market to Fortune 500 companies.

“We see ourselves as spearheading a trend in the emergence of boutique firms who are expert in commercial real estate and willing to walk through walls for their clients, an attribute that has been lost with the growth of the mega firms,” said Perfetto. Cohen, who began his career at Fried Frank, said, “We will stress big firm quality and extraordinary service and accessibility to our clients.”

For certain of its clients, Cohen & Perfetto acts as quarterback for complex development projects. For example, Perfetto led the team that acquired and, for the first time on Staten Island, rezoned industrial waterfront property for residential use. Cohen coordinated the legal and engineering team that acted for the interest of the condominium tower at the Museum of Modern Art in connection with the redevelopment of the museum.

Jennifer Padnick has been an integral part of Cohen’s and Perfetto’s transactional team from the beginning of her private practice career and has a well-rounded background in all aspects of commercial real estate transactions. A graduate of Brooklyn Law School, Padnick began her legal career working in state government and made the transition to private practice, first at J.P. Morgan’s legal dept., after which she joined Cohen and Perfetto in their practice.

Marshall Cohen joined Stadtmauer Bailkin in 1991 where he established a full service real estate practice. Cohen’s specialties include conveyancing, retail, office and ground leasing, and financing. Previously he was a partner at Tenzer Greenblatt, a real estate law firm. Cohen is a summa cum laude graduate of Rutgers College. He has a Ph.D. in American History from Harvard and a J.D. from Columbia Law School, where he has taught the real estate transactions course.

Louis Perfetto joined Stadtmauer Bailkin in 1994 as an associate, and in five years, became the youngest partner in the firm’s history. Perfetto’s specialties include economic development, incentives, conveyancing, office, retail and ground leasing, and financing from both the lender’s and borrower’s perspective, including a well developed specialty in financing with New York City’s Industrial Development Agency and New York State’s Empire State Development Corp. He is one of New York’s leading lawyers for self-storage development deals and is credited with originating and expanding the firm’s banking practice. A major league baseball prospect after high school, Perfetto earned a B.A. degree from St. Joseph’s College, a J.D. cum laude from Thomas M. Cooley Law School and an LL.M. from New York University.