

NY LAW SCHOOL PROMOTES DISPUTE RESOLUTION THROUGH MEDIATION

CRAIG J. MCGUIRE

A new community service program launched by **New York Law School** is encouraging New York City co-op and condo owners, residents, employees, managing agents, and attorneys to resolve their disputes through mediation, rather than costly litigation.

Dubbed the Co-op Mediation Project, the program addresses the increasing number of disputes among co-op and condo residents, said mediation expert and New York Law School Professor **Lawrence Grosberg**.

"With the increase in the number of co-op and condo owners, more New Yorkers have a vested interest in long-term quality-of-life issues," Grosberg said. "This leads to more disputes."

The nature of these disputes varies from the use of common spaces and pet regulations to noise disturbances and maintenance fees, Grosberg said.

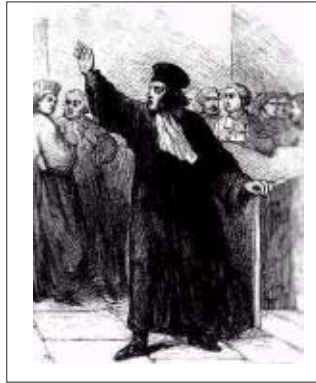
"Most times, filing a lawsuit against a neighbor is the least effective and most costly and time-consuming approach to dealing with a dispute," Grosberg added.

From a legal perspective, the basis for settling a dispute in the program may reflect applicable law, but is not necessarily required to incorporate the law.

"A mediator cannot impose or mandate an agreement, and the mediator does not act as a judge," Grosberg explained.

Essentially, the mediator's role is to explore the issues, facilitate an understanding among all parties, clearly state the reality all parties face, including possible legal ramifications, and help develop possible solutions.

Specifically, the Co-op Mediation Project provides a free



one-hour consultation to the parties involved in a dispute in a co-op or condo in all five boroughs in New York City.

During these one-hour sessions, the mediator and all of the parties involved discuss the process of mediation.

Then, once all parties agree to mediation, New York Law School provides the mediation facilities at no charge. There are charges, however, for the mediators themselves.

The Law School has a relationship with the Center for Mediation and Law, which provides trained mediators who conduct the mediation at significantly reduced rates that are determined at the time of the consultation.

There are no limitations placed on the number of mediation sessions; participants work together until the dispute is solved. And, New York Law School students, under the supervision of Grosberg, may assist in the preparation and conduct of mediations.

*To schedule a mediation consultation or to learn more about the project, contact **Helena Prigal**, the director of New York Law School's Office of Public Interest and Community Service. Prigal can be reached by telephone at 212.431.2318 or by e-mail at hprigal@nyls.edu.*

Borders Books Signs Lease for Space in AOL Time Warner Center

NEW YORK — **Borders Books and Music**, the major retailer of books, music, and videos, recently signed a long-term lease for a 26,000 square foot space in the AOL Time Warner Center.

Located at Columbus Circle on Manhattan's West Side, the Borders at AOL Time Warner Center will join the company's recently announced downtown flagship store at 100 Broadway, which is scheduled to open this spring and will also feature a Dean & DeLuca cafe.

"With this store, we'll be able to serve shoppers in midtown Manhattan, the Upper West Side and in the Central Park area," said **Tami Heim**,

president of Borders.

"This is an ideal location for Borders," said **Ginny Pittarelli**, Executive Managing Director of Madison HGCD. "This will be one of the first mall-like environments in an urban market and we expect local residents to eagerly welcome Borders to the neighborhood."

Other Borders stores in New York City are located at 465 Park Avenue and 57th Street, and 550 Second Avenue in Kips Bay. Madison HGCD is the exclusive representative for Borders in New York City. — *C.M.*