

Paul J. Proulx

Partner

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Paul J. Proulx is a Partner and member of Pryor Cashman’s Real Estate Group, where he focuses on land use, zoning, and urban development in New York City. Paul advises clients ranging from high-profile developers to discreet property owners, guiding them through complex regulatory and transactional processes that shape the built environment.

A seasoned practitioner with a background in urban planning, Paul has deep experience structuring development rights transfers, zoning lot mergers, long-term leases, joint ventures, and entitlement strategies. He drafts and negotiates zoning lot development agreements (ZLDAs), easements, declarations, and other instruments essential to unlocking development potential and mitigating risk.

Paul frequently appears before city agencies including the City Planning Commission (CPC), Board of Standards and Appeals (BSA), and Landmarks Preservation Commission (LPC), and is adept at navigating ULURP and related discretionary approvals. He also counsels on real estate tax incentives such as the Manhattan Commercial Revitalization Program (M-Core), other New York City Industrial Development Agency (IDA) incentive programs, as well as the suite of state as-of-right tax abatement programs for multi-family residential housing (421-a/485-x), commercial conversions (467-m) and commercial developments (ICAP).

Prior to joining Pryor Cashman, Paul practiced land use law at two Am Law 100 firms and served as in-house counsel to a New York City-based real estate investment company, giving him a well-rounded perspective on both policy and private-sector execution.

Services

- Land Use + Zoning
- Real Estate
- Real Estate Development

Education

- Brooklyn Law School (J.D., 2003)
- Pratt Institute (M.S., 2003)
 - City and Regional Planning
- University of Detroit Mercy (B.A., *magna cum laude*, 1996)

Recognition

- Recognized as a leading attorney in Land Use and Zoning Law (2024-25) and Real Estate Law (2026) by *Best Lawyers in America*
- *Super Lawyers*, Real Estate and Land Use (2024)

Admissions

- New York

Professional Affiliations

- Association of the Bar of the City of New York, Committee on Land Use Planning and Zoning

Publications

July 9, 2025

Proulx Quoted in Law360 on Zoning Reform's Role in Senior Housing Development

Law360 Real Estate Authority