

RESOLUTION - 2025

WHEREAS, the Emergency Tenant Protection act of 1974, Chapter 576, Laws of 1974 is in effect; and

WHEREAS, under the Act, the Westchester County Board of Legislators recommends for appointment to the Rent Guidelines Board persons to be representatives of tenants, owners of property, and the public sector, and the State Division of Housing and Community Renewal (“DHCR”) is the appointing authority; and

WHEREAS, a vacancy exists for the Public Member position on the Westchester County Rent Guidelines Board; and

WHEREAS, the Board of Legislators Committee on Appointments has done due diligence and recommends to the Board a candidate who meets the requirements of the ETPA of 1974; NOW THEREFORE BE IT

RESOLVED, that this Honorable Board of Legislators does hereby recommend for appointment by the New York State Division of Housing and Community Renewal Natalie Felsenfeld, of Ossining, New York, as Public Member of the Westchester County Rent Guidelines Board for a term to commence upon approval by DHCR and expire on December 31, 2029.

Dated: April 28, 2025  
White Plains, New York

COMMITTEE ON APPOINTMENTS

## NATALIE FELSENFELD

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### ADMISSIONS:

New York – January 2017; Southern District of New York – April 2017; Connecticut – July 2017

### EDUCATION:

**Pace University School of Law, White Plains, NY**

Juris Doctorate, *cum laude*, May 2016 GPA: 3.50

*Honors:* Case Note and Comment Editor, PACE LAW REVIEW; Dean's List (Spring 2015 and Fall 2016); Merit Scholarship; Phi Alpha Delta (PAD) Law Fraternity - Adolf Homburger Law School Chapter - Society of Scholars (Top 1/3 of class); Student Mentor (2014 - 2015)

*Research:* "K9 Independence: A Future Full of Rights for K9 Officers" (advocating for retirement benefits for service animals)

*Activities:* Pace Law VITA (Volunteer Income Tax Assistance), *Founding Member, Vice-President*; BARBRI Bar Preparation, *Representative*; Student Mentor; American Bar Association; New York State Bar Association; Westchester County Bar Association; Jewish Law Students Association; Women's Association of Law Students; Public Interest Law Student Organization

*Other Skills:* WestlawNext and LexisNexis Certifications; IRS Certifications Basic and Advanced

*Areas of Focused Study:* Wills, Trusts & Estates; Federal Income Taxation & Gifts; Surrogate's Practice; Estate Planning; Guardian ad litem

**State University of New York at New Paltz, New Paltz, NY**

B.A. in Psychology, *cum laude*, May 2013 GPA: 3.67

*Minors:* Sociology, Communication, Disaster Studies

*Honors:* Dean's List (all semesters); Alpha Kappa Delta Honor Society; Psi Chi Honor Society

*Activities:* Council of Organizations, *Executive Board*; Undergraduate Psychology Association, *Vice-President*; Student Association Productions, *Executive Board*; Student Senator; Oasis Crisis Counseling

### ACTIVITIES AND OTHER SKILLS:

*Activities:* Ossining Volunteer Ambulance Corp., *Board of Director*; Mount Kisco Ambulance Corp., *LOSAP Committee; Member*; New York State Bar Association; Westchester County Bar Association; Westchester Women's Bar Association; Microsoft Office Suite; CPR / AED First Responder.

Skills: Strong interpersonal skills, communication, collaboration, and analytical skills.

### LEGAL EXPERIENCE:

**Law Offices of Natalie S. Felsenfeld PLLC, Ossining, NY**

*Principal Attorney*, July 2020 – Present

Client education, strong emphasis on customer service and retention objectives. Planning and prioritizing proactive outreach to clients, monitoring client interactions with various attorneys, estate representatives, beneficiaries and various state and federal agencies to administer estates, trust, and real estate transactions. Reviewing client notes in regard to estate administration and planning. Capturing client information such as preferences and transaction information. Identifying need for guidance based on consultative dialogue with clients. Providing required situational guidance and follow up with client to ensure implementation of estate plan and estate administration. Day-to-day client engagement, drafting, executing, and funding of estate plans including deeds, assignments, powers of attorney, healthcare proxies, trusts and other related document preparation. Counsel clients on various legal matters, including trust administration, estate and tax planning, estate settlement and probate avoidance. Representation of clients in title transfers and real estate related estate planning. Formation of corporations and limited liability companies. Negotiation of lease agreements and related real estate transactions. Drafting and implementation of COVID consent and screening forms for dental office. Representation of clients in residential real estate transactions.

**McCarthy Fingar, LLP, White Plains, NY**

*Associate Attorney, February 2019 – March 2020*

Preparation of all client 706 Estate (and Generation-Skipping Transfer) Tax Returns and 1041 Fiduciary Income Tax Returns for Estates and Trusts. Preparation of various receipt and release agreements for trusts and estates. Day-to-day client engagement, drafting, executing, and funding of estate plans including wills, powers of attorney, healthcare proxies, trusts and other related document preparation. Preparation, filing and administration of various complicated estates. Preparation of Court Examiner reports for various guardianships. Preparation of annual and final accountings on various guardianships.

**Bertine, Hufnagel, Headley, Zeltner, Drummond & Dohn, LLP, Scarsdale, NY**

*Law Clerk/ Associate Attorney, August 2016 – January 2019*

Handled all aspects of probate and trust administration; fulfilled decedent's intentions by marshaling and securing assets, determining validity of claims, calculating taxes and distributing assets as stipulated. Prepared all client 706 Estate (and Generation-Skipping Transfer) Tax Returns, 1041 Fiduciary Income Tax Returns for Estates and Trusts and annual and final 1040 tax returns for clients and decedents. Calculate accuracy of Required Minimum Distribution withdrawals and Qualified Charitable Distributions (QCD) to satisfy RMD withdrawals for the taxable year to reduce income tax burden. Counseled dozens of clients from initial consultation to final resolution on various legal matters, including trust administration, estate and tax planning, estate settlement and probate avoidance. Developed trial strategy based on client's needs and represented clients in all aspects of estate and trust litigation, from initial filing of petitions and complaints, to conducting trials. Court appearances on various legal matters including will contests and Article 81 guardianship. Representation of clients in residential real estate transactions. Preparation of various litigation documents including complaints, pretrial motions, memoranda and discovery requests and responses. Formation of corporations and limited liability companies. Day-to-day client engagement, drafting, executing, and funding of estate plans including deeds, assignments, powers of attorney, healthcare proxies, trusts and other related document preparation.

**Mental Hygiene Legal Service, Tarrytown, NY**

*Legal Intern, June 2015 – April 2016*

Legal research and preparation of memorandum on mental hygiene law, including fiduciary responsibility and ability for appointment, mismanagement of mentally incapacitated funds, responsibility of banks, and general research regarding New York State regulations and Mental Hygiene Law. Draft motions on behalf of AIPs. Review and analysis of annual accounting. Assist in representation of AIP in various Article 81 guardianship proceedings. Assist in representation of Article 9 patients in advisement of rights and court hearings. Complete statistical analysis and review of psychiatric hospital admission forms. Interview clients in nursing homes, psychiatric hospitals, group homes and personal residences.

**Rockland District Attorney, New City, NY**

*Legal Intern, Summer 2014*

Under a student practice order, attended and appeared on criminal court calendar calls. Interviewed victims of harassment and domestic abuse. Performed legal research and advised ADA on courses of action, including trespass and obstruction of justice. Observed court proceedings, opened and closed files, organized and inputted closed records and files for use by multiple law enforcement and governmental agencies.