

Real Estate Journal

COVERING ALL OF LONG ISLAND, NEW YORK CITY AND UPSTATE NEW YORK

FCSMC&C IS ONE OF REGION'S PREMIER FIRMS FOR FOR LAND USE, ZONING AND REAL ESTATE LAW

Tsoukalas's unique practice benefits both applicants and municipalities for all legal needs



Andrea Tsoukalas

MINEOLA, NY Since joining the law offices of Forchelli, Curto, Schwartz, Mineo, Carlino & Cohn LLP (FCSMC&C) as an associate in 2005, attorney Andrea Tsoukalas has worked diligently to support the firm's powerful reputation as one of the region's premier land use, zoning and real estate law firms.

A graduate of New York Law School, Tsoukalas concentrates her practice in zoning, land use, environmental and municipal law matters and civil litigation. She represents a wide variety of clients, including national corporate chains, local developers and small business owners in the development of commercial and residential properties. She also serves as counsel to

art of being a successful land use attorney is to know that during the hearing stage, your presentation and the documentation you present to the board will be the only information a judge will review in the event that a proceeding is commenced to challenge an unfavorable decision. As a land use attorney, Tsoukalas recognizes that she has a responsibility not only to her clients, but to the community at large.

the zoning board of appeals and architectural review boards for the Villages of Kensington and Russell Gardens.

She is a member of the New York State Bar, Nassau County Bar and Nassau County Women's Bar Associations.

Land Use and Zoning Law

What is unique about Tsoukalas' practice is that she represents both applicants and municipalities. Tsoukalas counsels zoning boards and draft decisions on their behalf. This gives her an invaluable perspective when representing applicants. She knows what a board is looking for, the importance of a municipality's comprehensive plan and how community support can affect the outcome of an application.

Another unique aspect of Tsoukalas' practice is drafting opinions of counsel on behalf of lending institutions for multi-million dollar

loans. This is a highly specialized area that involves an interpretation of zoning regulations in relation to an existing or proposed development for large-scale residential and commercial projects.

It is important to apply a consistent approach to every zoning application. Tsoukalas begins with the due diligence period. This involves first and foremost an inspection of the property and a review of the building department records to determine the property's legal status. The firm's function as land use attorneys is to look beyond the certificate of occupancy to ensure that the buildings and uses conform to an approved plan. Tsoukalas also examines the municipality's zoning map, regulations, and comprehensive plan to determine whether the client's objectives can be met and whether there is a viable application. Once the due diligence period

is completed, the firm assembles a team of experts appropriate for the project, meet with municipal officials when necessary to obtain their input and then formulate a strategy to meet our client's objective.

Another facet of Tsoukalas' practice is representing applicants and municipalities in litigating zoning issues. This type of litigation requires a sound understanding of the legal issues associated with zoning, municipal and environmental matters. Part of being a successful land use attorney is to know that during the hearing stage, your presentation and the documentation you present to the board will be the only information a judge will review in the event that a proceeding is commenced to challenge an unfavorable decision.

As a land use attorney, Tsoukalas recognizes that she has a responsibility not only to her clients, but to the community at large. Buildings and uses define the character of a community. She understands that she is part of a very important process that has a long-term impact. The key is to balance client goals and objectives with that of the municipality. Having this insight enables Tsoukalas to counsel her clients in a more effective manner.