

Need a real estate lawyer? Forchelli Deegan Terrana has you covered

UNIONDALE, NY Forchelli Deegan Terrana LLP (FDT) started over 40 years ago as a three-lawyer general real estate and land use & zoning law firm. As FDT's clients' needs became greater and more complex, the founders realized that the firm needed to grow—both in number of attorneys and diversity of practice areas. While FDT has grown over the years into one of Long Island's leading full-service commercial law firms, the "heart" of the firm remains its various real estate practices. Nearly two-thirds of the firm's attorneys practice in one or more of the following areas:

General Real Estate / Transactions

The Real Estate Group delivers comprehensive, innovative, and practical legal services for life-cycle real estate needs on a local, regional, and national basis—handling acquisitions, sales, leasing, and financing of industrial, commercial, warehouse, retail, multifamily, residential, hotel, and office properties.

Land Use & Zoning

The Land Use & Zoning Group represents homeowners, small businesses, major developers, national corporations, organizations, associations, and municipalities in every aspect of



land use and zoning—including applications for zone changes, subdivisions, site plans, special permits, variances, architectural review, environmental impact statements, and all types of zoning litigation.

Tax Certiorari

The Tax Certiorari Group handles proceedings to challenge real estate tax assessments and reduce real estate taxes, and has saved its clients millions of dollars over the years. The Group also counsels on other aspects of real estate taxation, including tax exemptions, new construction tax estimates, lease tax escalation clauses, and tax liens.

Construction

The Construction Group drafts and negotiates contracts and re-

lated project documents, handles bid protests, files and defends against mechanic's liens and surety bond claims, handles prevailing wage issues, prosecutes and defends construction-related claims, and mediates, arbitrates and litigates construction contract disputes.

Banking & Finance

The Banking & Finance Group provides institutional and private lender clients, including a wide variety of national, regional, and local banks, with general counsel, loan due diligence and closing, and collection services. The group also represents borrowers in debt financing transactions.

Industrial Development Agency (IDA)

The IDA Group represents

private sector businesses and developers in their applications to Industrial Development Agencies (IDAs). IDAs incentivize businesses to locate, expand and/or remain in New York State. Some of the potential benefits of IDA transactions include sales tax exemption on construction materials and eligible equipment, mortgage recording tax exemptions, and the ability to enter into Payment in Lieu of Taxes (PILOT) agreements.

Environmental

The Environment Group counsels on compliance with all major environmental programs, and advises clients regarding the investigation and remediation of contaminated sites, structuring transactions to minimize potential environmental liability, and matters involving environmental impact review issues.

Condos & Coops

The Condos & Coops Group has significant experience preparing and filing offering plans with the New York State Attorney General's Office. The Group is skilled in converting existing residential and commercial properties in the NY metropolitan area to cooperative, condominium or association ownership.