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WHO'S WHO

2021

*in
Commercial & Residential
Real Estate Law*

Judy Lynn Simoncic

Forchelli Deegan Terrana LLP



Judy Lynn Simoncic is Forchelli Deegan Terrana LLP's deputy managing partner and one of its veteran partners having been with the firm since 1992. Simoncic began her legal career working in the Oyster Bay Town Attorney's Office and was the first woman named partner by the firm in areas 2003. Simoncic is currently the chair of the Municipal Law and Land Use Committee of the Nassau County Bar Association.

Simoncic concentrates her practice in the of land use, zoning, environmental, municipal and real estate law with almost 30 years of experience. She has an impeccable reputation and a proven track record in representing Real Estate Investment Trusts (REITs), national franchises, Fortune 500 companies and real estate developers in the development of residential, commercial and industrial properties throughout Long Island. Simoncic has also built on her land use and zoning experience to develop a niche practice, the tax-exempt leasehold condominium group, with Partner Nathan R. Jones. The group represents hospitals and other non-for-profit entities seeking tax exemption status via the creation of commercial leasehold condominiums.

Simoncic regularly appears before municipal boards in the towns, villages and cities in Long Island on a wide range of zoning applications. She has secured zoning approvals for a wide variety of projects such as senior housing projects, mixed-use developments, industrial, retail and office complexes, multiple residence projects, Planned Unit Developments, assisted living facilities, equestrian facilities, public storage facilities, fitness and recreational facilities, public utilities and restaurant franchises, among others.

Purchasing a property carries with it more risks than selling a property, Simoncic said.

"One of the most important steps prior to entering a deal to purchase or lease property is to perform proper due diligence," she said. "All too often cli-

ents come to me after they have closed on a property only to find out that their proposed use is not permitted under the local zoning code or, even worse, that it is prohibited by a private restrictive covenant, leaving the client with a piece of property which they are unable to use as intended."

"Due diligence should include, at a minimum, a zoning analysis, a full title search, and a Phase I Environmental Assessment of the property," Simoncic said. "Conducting due diligence carries with it some expense. However, this is money well spent before committing to a deal."

Simoncic has been selected to New York Metro Super Lawyers lists (Land Use and Zoning) and earned Hofstra University's "Outstanding Women in Law" Award and the "Long Island Power Women in Business" Award.

She is a member of the firm's Women's Initiative executive leadership team, which recruits, retains and empowers women attorneys to advance professionally and personally.

Simoncic earned a juris doctor from Hofstra University School of Law and a bachelor's degree from Ithaca College.

She is admitted to practice in New York State and New Jersey. Simoncic is chair of the Municipal Law and Land Use Committee of the Nassau County Bar Association, and associate board member of the Association for a Better Long Island. She is also a member of Long Island Real Estate Group (LI-REG), Hauppauge Industrial Association, Vision Long Island (Board of Directors, 2016-present) and Options for Community Living, Inc. (Board of Directors, 2011-present).

Founded in 1976, Forchelli Deegan Terrana LLP is one of Long Island's largest and most distinguished law firms. Headquartered in Uniondale, NY, the firm employs 65 attorneys across more than a dozen practice groups. The firm is committed to providing exceptional service to a broad range of national, regional and local clients. and not-for-profit organizations.