

Andrea Tsoukalas Curto is a partner at Forchelli Deegan Terrana LLP, where she concentrates her practice in zoning, land use, environmental and municipal law matters. She is also co-chair of the firm's Renewable Energy Practice Group. Tsoukalas Curto represents a wide variety of clients in the development of commercial and residential properties. Her practice is unique as she represents both applicants and municipalities. Counseling zoning boards, which includes drafting decisions on their behalf, gives her an invaluable perspective when representing applicants such as 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.

Tsoukalas Curto has an extensive track record of success with and before municipal boards and agencies on significant projects throughout Long Island.

Following the wake of the pandemic, the demand for industrial e-commerce warehouse and distribution sites on Long Island has skyrocketed, Tsoukalas Curto said.

"These distribution sites are needed for faster and more efficient delivery of essential goods and services such as groceries, clothing, pharmaceutical and other health-related items, as well as home improvement and building materials," she said. "Although the demand is great, the supply for industrial sites is scarce and the approval process can be onerous. The key is having a development team that understands local zoning and the entitlements needed to develop the property."

The pandemic has also exacerbated the affordable housing crisis on Long Island, Tsoukalas Curto noted.

"Although not a novel issue on Long Island, the pandemic created an even greater shortage in the housing supply, an increase in rents and a spike in cost-of-living expenses," she said. "Towns and villages throughout Nassau and Suffolk Counties have adopted legislation

to rezone blighted and other downtown areas to encourage the development of affordable housing for our young professionals, seniors, students and fixed-income workers."

Tsoukalas Curto is also on the firm's Women's Initiative executive leadership team. The objective of the Women's Initiative is to recruit, retain and empower women attorneys to advance professionally and personally.

She is also village attorney for the Villages of Lake Success, Kensington and Russell Gardens; and general counsel to the Long Island Gasoline Retailers Association, a nationally recognized non-profit trade association with more than 600 members. In 2020, Tsoukalas Curto was appointed chair of the Village of Roslyn Harbor's Planning Board. She also serves as a board member of the Commercial Industrial Brokers Society's Women's Committee.

She has earned many accolades including a "Top Women in Business" award from The Queens Courier. Tsoukalas Curto was also a recipient of Long Island Press' "Long Island Power Women" award and she was named Executive of the Month by the New York Real Estate Journal.

Tsoukalas Curto graduated, cum laude, from New York Law School and earned a bachelor's degree, magna cum laude, from Hofstra University.

She is admitted to practice before the New York State Bar. She is also a member of the New York State Bar Association, Nassau County Bar Association, Nassau County Women's Bar Association and is a member of the Board of Directors of the Nassau County Women's Bar Foundation, the charitable arm of the Woman's Bar Association.

Founded in 1976, Forchelli Deegan Terrana LLP (FDT) is one of Long Island's largest and most distinguished law firms. Headquartered in Uniondale, the firm employs more than 60 attorneys collaborating across more than a dozen practice groups. FDT is committed to providing exceptional service to a broad range of national, regional and local clients.

