



## WHO'S WHO 2023

*in Real Property & Tax  
Certiorari Law*

**ANDREA  
TSOUKALAS  
CURTO**

*Forchelli Deegan Terrana LLP*



**A**ndrea Tsoukalas Curto is a land use and zoning partner at Forchelli Deegan Terrana LLP (FDT) where she concentrates her practice in zoning, land use, environmental and municipal law matters.

Tsoukalas Curto represents clients in the development of commercial and residential properties and has an extensive track record of success with and before municipal boards and agencies on significant projects throughout Long Island. She has obtained approvals for multi-family housing, senior and assisting living communities, minor and major subdivisions, hotels, restaurants, auto dealerships, urgent-care and medical offices, office buildings, as well as the redevelopment of shopping centers with big box retailers, supermarkets, restaurants and fast-food establishments. Tsoukalas Curto has also obtained approvals for industrial sites that service the e-commerce sector on Long Island.

Tsoukalas Curto has extensive experience in all aspects of real estate development.

“Post-pandemic, I have seen large retailers including Lord & Taylor, Sears and Bed Bath & Beyond leaving malls and shopping centers opening opportunities for other uses,” she said. “One of the biggest development trends in the land use sector is the conversion of retail to medical space. City MD, NYU Langone, Northwell Health and Catholic Health have all leased former department stores and other retail space for the future use of medical offices.”

“There is a growing demand for medical care on Long Island and these new locations are often more convenient to get to because they are located near residential districts,” she said. “Cost is also a major factor in this trend. It is significantly less expensive to renovate an existing building or space than building a new facility and landlords are also offering more favorable lease terms to medical tenants.”

Tsoukalas Curto is also a co-chair of FDT’s Renewable Energy Practice Group. 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 (LIGRA), a nationally recognized non-profit trade association with more than 600 members. In 2020, she 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 (CIBS) Women’s Committee.

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. Tsoukalas Curto 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.

She has earned many accolades, including the Top Women in Business award from The Queens Courier, the Long Island Power Women award from Long Island Press and was named Executive of the Month by the New York Real Estate Journal.

Founded in 1976, Forchelli Deegan Terrana LLP is one of Long Island’s largest full-service law firms servicing a broad range of national, regional and local clients. The firm employs 70 attorneys in nearly 20 practice areas. Headquartered in Uniondale on the top floor of The Omni, FDT’s office is in a prime geographic location for servicing clients on Long Island and in New York City.