50 YEARS FDT™

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# A Legacy of Growth Through Practice Excellence

In 1976, Jeffrey D. Forchelli founded a general practice law firm dedicated to serving local residents and businesses. From the outset, the firm — now known as Forchelli Deegan Terrana LLP — was grounded in excellence, personal service, and enduring client relationships. Those principles continue to define FDT five decades later.

As the firm grew, so did its vision. Recognizing the value of strategic expansion, FDT broadened its practice areas and deepened its bench of accomplished attorneys. Under Mr. Forchelli's leadership, the firm developed focused, leading-edge practice groups capable of delivering full-service solutions to increasingly sophisticated clients. Growth was deliberate — adding complementary disciplines, attracting respected lateral talent, and building industry-focused platforms that strengthened the firm's regional presence. John V. Terrana, who joined the firm in 1993 and now leads the Tax Certiorari practice group, became Co-Managing Partner in 2020. Together with Mr. Forchelli, they form a dynamic leadership team guiding the firm's continued evolution. As Forchelli Deegan Terrana LLP celebrates its 50th Anniversary, its transformation from a local general practice into a full-service regional powerhouse is best understood through the depth, scale, and strategic development of the practice groups that define the firm today.

## Land Use & Zoning

The firm's Land Use & Zoning practice group — the largest on Long Island — has shaped the region's development landscape for decades and remains a cornerstone of the firm's identity. Chaired by Jeffrey D. Forchelli and Kathleen Deegan Dickson, and distinguished by Deputy Managing Partner Judy L. Simoncic together with partners William F. Bonesso and Andrea Tsoukalas Curto, the group brings unmatched institutional knowledge of Long Island's regulatory framework.

Attorneys routinely secure rezonings, special permits, site plan approvals, variances, and environmental clearances before municipal, county, and state agencies. Trusted by leading developers, healthcare systems, retailers, institutions, and public entities, the group advances some of the region's most complex and highly scrutinized projects with disciplined strategy and credibility. Its sustained presence and scale firmly establish it as the market leader in land use and zoning.

## Tax Certiorari

FDT's Tax Certiorari practice group is the largest Tax Certiorari practice on Long Island and among the largest commercial property tax practices in New York State, and is a principal driver of the firm's growth. Under the direction of John V. Terrana and co-chair Donald F. Leistman, the practice has become the dominant force in commercial property tax assessment litigation across Nassau and Suffolk Counties, with a substantial presence throughout New York State outside New York City.

The group represents commercial property owners, developers, retailers, and healthcare systems in complex assessment challenges and valuation disputes. Known for its disciplined valuation strategy and command of local assessing authorities, the team handles high-value and portfolio matters with institutional precision across jurisdictions statewide. Partner Douglas W. Atkins plays a strategic role within the group, and the firm's expansion — including the additions of Koeppel Martone & Leistman, L.L.P. in 2022 and Cronin, Harris & Associates, PLLC in 2024 — has further strengthened its bench and geographic reach.

## Litigation

Co-chaired by Andrew E. Curto and Elbert F. Nasis, the firm's Litigation practice group represents businesses, institutions, municipalities, and individuals in complex disputes across industries. With a strong foundation in commercial litigation, the group handles contract disputes, shareholder and partnership conflicts, business torts, construction disputes, employment matters, condemnation proceedings, and other high-stakes civil cases in state and federal courts. The team also represents clients in administrative proceedings and alternative dispute resolution forums, delivering strategic, business-focused advocacy aligned with each client's long-term objectives.

## Construction / Construction Litigation

Ledby Joseph P. Asselta, the Construction practice group advises owners, developers, contractors, and design professionals on the legal and business aspects of complex construction projects. The group structures and negotiates construction agreements — including union contracts — for residential and commercial developments, helping clients allocate risk and preserve project efficiency.

Working closely with architects, engineers, and project stakeholders, the team provides practical guidance from inception through completion. When disputes arise, the group delivers strategic representation in construction litigation and related proceedings, regularly advising on some of the largest projects in Nassau and Suffolk Counties.

## Employment & Labor

Chaired by GregoryS. Lisi, the Employment & Labor practice group represents management in all aspects of labor and employment law. The group advises executives and human resources professionals on hiring and termination decisions, restructurings, restrictive covenants, wage and hour compliance, union relations, and collective bargaining.

The team prepares employment agreements, multi-state handbooks and policies, conducts workplace training, and provides proactive compliance guidance. In litigation and administrative proceedings, the group represents employers in discrimination, wage and hour, wrongful termination, trade secret, whistleblower, and labor matters in state and federal courts and before agencies such as the National Labor Relations Board.

## Real Estate

Led by Jeffrey D. Forchelli and Brian R. Sahn, with Daniel S. Dornfeld as a key partner, the Real Estate practice group represents developers, property owners, investors, lenders, and national corporations in sophisticated real estate transactions throughout the region and beyond.

The group advises on acquisitions and dispositions, commercial and retail leasing, joint ventures, development projects, structured financings, and complex workouts. Attorneys regularly handle large-scale portfolio transactions, construction and permanent financing, and negotiation of development agreements for mixed-use, retail, industrial, and multifamily projects.

## Environmental

FDT's Environmental practice group plays a critical role in supporting the firm's development platform, advising on regulatory compliance, permitting, remediation, and environmental risk management, working closely with Land Use & Zoning, Tax Certiorari, Real Estate, Construction, and Banking & Finance. The team addresses environmental

due diligence, brownfield redevelopment, regulatory enforcement, and liabilities associated with acquisitions and development projects.

## Renewable Energy

Co-chaired by Andrew E. Curto and Andrea Tsoukalas Curto, the Renewable Energy practice group reflects FDT's forward-looking approach to infrastructure and sustainability. The team advises developers, investors, and property owners on solar and other renewable energy projects, integrating land use, regulatory, and transactional guidance to advance clean energy initiatives across the region.

## Condominium, Cooperative & HOA

Led by Brian R. Sahn, the Condominium, Cooperative & HOA practice group advises boards, sponsors, developers, and managing agents in all aspects of common-interest community governance. The group handles formation and offering plan matters, compliance and governance issues, amendments to governing documents, transactional matters, and dispute resolution, delivering practical guidance tailored to residential and mixed-use communities.

## Municipal

The Municipal practice group, led by Daniel P. Deegan, represents municipalities, public authorities, and quasi-governmental entities in governance, regulatory, land use, and litigation matters. With decades of experience advising public bodies throughout the region, the group provides strategic, solutions-oriented counsel grounded in a deep understanding of the public sector.

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## IDA

Also led by Daniel P. Deegan, the IDA practice group advises industrial development agencies, municipalities, and private developers on public-private partnerships, economic development initiatives, and tax incentive programs. The team structures and negotiates PILOT agreements, bond financing, and related transactions that support commercial, industrial, and mixed-use development, advancing projects that drive investment and job creation.

## Condemnation

The Condemnation practice group represents property owners in eminent domain proceedings, safeguarding their right to just compensation. The team works closely with valuation professionals to advance comprehensive compensation claims in matters involving infrastructure, transportation, utilities, and other public developments.

## Bankruptcy & Corporate Restructuring

Chaired by Gerard R. Luckman, the Bankruptcy & Corporate Restructuring practice group provides counsel in complex restructurings, workouts, and insolvency proceedings. Representing creditors, financial institutions, debtors, trustees, and fiduciaries, the team advises on Chapter 11 reorganizations, liquidations, asset sales, creditor rights litigation, distressed acquisitions, and negotiated workouts designed to preserve value and mitigate risk.

## Trusts & Estates

Co-chaired by Robert H. Groman and Stephanie M. Alberts, the Trusts & Estates practice group provides comprehensive estate planning, wealth preservation, and estate and trust administration services. The group designs sophisticated planning strategies for complex asset structures and closely held businesses.

The practice also maintains a robust estate and trust litigation component, representing fiduciaries and beneficiaries in contested probate proceedings and Surrogate's Court matters, combining thoughtful planning with decisive advocacy.

## Tax

Co-chaired by Robert H. Groman and Rachel Partain, the Tax practice group advises businesses and individuals on sophisticated federal, state, and local tax planning and compliance. The team provides strategic guidance on business formations and restructurings, real estate investments, complex transactions, and long-term wealth planning, helping clients manage risk while maximizing opportunity.

## Corporate & Mergers & Acquisitions

Led by Joseph V. Cuomo and Mary E. Mongioi, the Corporate & Mergers and Acquisitions practice group advises founders, closely held businesses, private equity sponsors, and strategic acquirors from formation and governance through complex liquidity events and succession planning.

The group has developed a sophisticated sponsor-side buy-side M&A platform mirroring the rigor and pace of private equity transactions. Attorneys regularly lead acquisitions, roll-ups, recapitalizations, and strategic add-ons nationwide, negotiating nuanced deal structures, purchase price adjustments, rollover equity arrangements, and post-closing protections. The team handles transactions in excess of $100 million and provides ongoing counsel on governance, equity structuring, and management incentives aligned with long-term value creation.

## Emerging Companies & Venture Capital

Led by Alexander Kerzhner, the Emerging Companies & Venture Capital practice group provides lifecycle counsel to early-stage companies, founders, and investors. The team advises clients from formation through growth, representing issuers and capital providers — including venture funds, family offices, and high-net-worth investors — in debt and equity financings, angel investments, SAFEs, seed rounds, and later-stage transactions.

## Banking & Finance

Chaired by James C. Ricca, with Steven Gaebler serving as Counsel to the Firm, the Banking & Finance practice group concentrates exclusively on commercial banking and finance transactions. The group represents national and regional financial institutions in secured and unsecured credit facilities, asset-based loans, real estate and construction financing, syndicated credit arrangements, and related enforcement and restructuring matters.

## Cannabis

Co-chaired by Kathleen Deegan Dickson and Danielle E. Tricolla, the Cannabis practice group provides multidisciplinary counsel to operators, investors, landlords, and ancillary businesses in this evolving industry. The team advises on regulatory compliance, licensing and permitting, land use approvals, corporate structuring, financing, and real estate transactions, guiding clients through the complex interplay of state and local regulation.

## Veterinary Law

Conceived by Robert H. Groman and developed and led by Mary E. Mongioi, the Veterinary Law practice group has evolved into a nationally recognized platform serving private equity sponsors, consolidators, and growth-oriented operators. The team leads multi-state roll-ups, platform formations, add-on acquisitions, recapitalizations, and exit transactions, providing disciplined deal execution within the regulatory framework governing professional practices.

Building on its success in veterinary consolidation, the practice has expanded into adjacent healthcare sectors, including human health and medical spa roll-ups, advising sponsors on transactional structuring and healthcare regulatory compliance, including corporate practice and controlled substance considerations.

## Fifty Years of Strategic Growth

From the Land Use & Zoning practice that formed its foundation, to its Tax Certiorari platform — each now the largest on Long Island — the firm's growth has been deliberate and strategic. Under the leadership of Co-Managing Partners Jeffrey D. Forchelli and John V. Terrana, FDT remains defined by depth, discipline, and enduring client trust.

Since its inception, the firm has embraced a guiding principle: the whole is greater than the sum of its parts. From that unity flows its strength to evolve with purpose, expand with conviction, and set the standard for the market it serves — today and for generations to come.