

WHO'S WHO | in Women in Professional Services

By LISA MORRIS JOSEFAK

KATHLEEN DEEGAN DICKSON, ESQ.

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Kathleen Deegan Dickson, Esq. is a partner at Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP in Uniondale. Deegan Dickson concentrates her practice in the areas of real estate development matters, and, in particular, land use and zoning law.

Deegan Dickson has an extensive track record of success with and before municipal boards and agencies on significant projects throughout Long Island. She has a reputation for effectiveness and integrity in the pre-hearing meetings and outreach to municipal planning staffs and civic groups that are now considered a must in Long Island's current development climate.

"As an attorney practicing in the area of land use and zoning law, one major issue that affects my industry is the need to create higher density housing and mixed use developments in our downtowns and near our transit hubs," Deegan Dickson said. "This type of development is essential in order to expand our tax base, provide desperately needed workforce and next generation housing, and encourage economic development – and the jobs that go along with it – in areas of Long Island that can handle it, while taking the development pressure off of others areas of the Island."

Long Island is losing its young people to cities throughout the country that have affordable rental housing, jobs and fun things to do, Deegan Dickson noted.

"In contrast, the historical pattern of development on Long Island has been single family homes separated from our commercial centers," she said. "Young people today are not interested in this suburban



lifestyle. To compound this, there is a severe shortage of affordable rental housing throughout Long Island. The result is a substantial decrease in the number of 18 to 34 year olds here on Long Island – a demographic that is essential to Long Island's growth and survival."

Giving Long Island's young people places to live, work and play will help to attract and retain the next generation – as well as provide additional tax revenue to our schools and local governments – here on Long Island, Deegan Dickson added. Deegan Dickson is former counsel to the City of Glen Cove planning and zoning boards, and currently represents many developers, property owners, corporations and private individuals in all types of matters involving real property transactions, zoning and land use.

Deegan Dickson has been awarded an "AV" legal ability and ethics rating by Martindale-Hubbell Law Directory, the very highest rating this nationally recognized publication has established. This rating is based upon extensive confiden-

tial peer review surveys.

Deegan Dickson is admitted to practice before the courts of the states of New York and Connecticut. She is a member of the American and the New York State Bar Associations, as well as the Nassau County Women's Bar Association, Women Economic Developers of Long Island, the Nassau County Catholic Lawyer's Guild and the New York Democratic Lawyers Council. She also serves as chairperson of the All Saints Regional Schools, on the advisory council of the North Shore University Hospital at Glen Cove, and the board of Tomorrow's Hope Foundation.

Deegan Dickson has published articles on land subdivision in the *New York Real Estate Journal*. She is a graduate of St. John's University School of Law. She was named a New York SuperLawyer (2011 & 2012). Most recently, she was honored by the John J. Byrne Community Center Uniondale™ at its inaugural Long Island Outstanding Advocate for Children and Youth Awards.

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP, one of Long Island's leading full-service law firms, has a solid reputation for successfully representing clients in real estate, land use and zoning, tax, trusts and estates, tax certiorari, corporate and commercial and litigation matters. Formed in 1976, the firm's areas of expertise have expanded to include banking, bankruptcy, employment and labor, municipal incentives/IDA, entertainment, and more. Throughout the firm's growth, one thing has remained constant – its focus on obtaining excellent results for clients.

The firm employs nearly 50 attorneys who handle complex matters for a broad client base including national, regional and local businesses, major real estate developers and organizations, banks, insurance companies, municipalities, educational institutions, and individuals.