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Douglas W. Atkins is a partner at Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP in Uniondale. Atkins concentrates his practice in the areas of tax certiorari, real estate and condemnation. He has extensive experience in property tax reduction proceedings for all types of commercial real estate throughout New York State. He has handled complex cases for specialty properties such as golf courses, cellular towers, self-storage facilities, nursing homes and condominium communities.

Atkins also regularly advises property owners and municipalities on the negotiation and tax impact of Industrial Development Agency PILOT agreements.

Atkins keeps his eyes on “the blurry line between realty value and business value.”

“Property tax in New York state can only be charged on real estate value, yet some property types have difficult separation from their realty and business components,” he noted. “Examples of this include senior living facilities, hotels and self-storage facilities.”

Prior to joining the firm, Atkins held positions at the Suffolk County District Attorney’s Office and the Kings County Supreme Court.

Atkins is a graduate of Brooklyn Law School and is admitted to the bars of New York and Connecticut. He is a member of the Nassau and Suffolk County Bar Associations,



WHO'S WHO

*in Real Property & Certiorari Law
Firms and Health Care Law*



where he serves on the Tax Certiorari and Condemnation Law Committee for each. He is also an active member of the Huntington Township Chamber of Commerce.

Atkins is also a frequent lecturer and writer on the topics of commercial property tax and valuation. He has been published in the *New York Real Estate Journal*, *New York Law Journal*, *Suffolk County Lawyer* and various

other local publications.

The Huntington Township Chamber of Commerce selected Atkins as one of Long Island’s top 30 young professionals in 2010. Since 2011, he has been annually selected as a Rising Star by New York Super Lawyers. Atkins has successfully completed both commercial and residential real estate appraisal courses through the Columbia Society of Real Estate Appraisers.

Forchelli, Curto, Deegan, Schwartz, Mineo & Terrana, LLP is among Long Island’s leading full-service law firms representing clients in real estate, land use and zoning, tax, trusts and estates, tax certiorari, corporate and commercial and litigation matters.

The firm has one of the fastest growing tax certiorari departments on Long Island as it maintains computerized New York City, Nassau and Suffolk County tax roll information and records. This enables the firm to quickly assess property tax issues and promptly file claims for tax reductions and refunds.

Formed in 1976, under the helm of Managing Partner Jeffrey D. Forchelli, the firm’s areas of expertise have expanded to include banking, bankruptcy, employment and labor, municipal incentives/IDA, entertainment, construction law and more. Throughout the firm’s growth, one thing has remained constant - its focus on obtaining results for clients. The firm employs more than 60 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, contractors, architects/engineers and individuals.