



Simone M. Freeman

Partner

Garden City

T: 516.393.8290

F: 516.393.8282

sfreeman@jaspanllp.com

Simone M. Freeman is an experienced land use and zoning attorney, with an extensive background in public sector/municipal law. Simone's expertise lies in executing public and private development, risk/site analysis, and litigation for public/municipal and private corporations. Through her practice in both the public and private sectors, she has become adept in overseeing a wide variety of legal, operational, and fiscal responsibilities relating to various types of public/municipal and private projects.

Prior to joining the firm, Simone was Corporation Counsel for the City of Long Beach where she served as chief legal advisor to the City Council, City Manager, and City Commissioners and Officers, as well as counsel to the Zoning Board of Appeals. As Corporation Counsel, Simone oversaw the prosecution and defense of all actions and proceedings by and against the City, as well as the administration and management of all other legal matters.

Before that Simone was a senior attorney for seven years at another prominent real estate, land use and zoning firm, where she represented telecommunication companies and national retail franchises in all aspects of the zoning process, including site analysis, applications, public hearings, permit procurement, project development and governmental and municipal compliance. During this time Simone successfully handled and argued, *Matter of Colin Realty Co., LLC v. Town of North Hempstead*, 966 N.Y.S.2d 501(2d Dept. 2013), *aff'd* 24 N.Y.3d 96 (2014) before the New York State Court of Appeals.

Simone began her career in the Office of the Town Attorney at the Town of North Hempstead where she served as co-counsel to the Town's Board of Zoning and Appeals; counsel to the Department of Public Works; and Record's Access Officer from 2007 to 2013. While serving first as an Assistant Town Attorney, and then as a Deputy Town Attorney, Simone regularly advised the Town Board on issues relating to applications for special permits, site plan approvals, changes of zone, and creation and extension of special improvement districts. She also gained extensive experience in all aspects of public bidding and procurement, as well as project development.

Simone is Treasurer of the Women's Bar Association of the State of New York, and Past President of the Nassau County Women's Bar Association. She had been selected as Super Lawyers New York Metro Rising Stars (2015-2019), and is the recipient of the Maurice A. Deane School of Law Center for Children, Families and the Law Long Island Outstanding Woman in Law award (2016); and Nassau County Women's Bar Association Bessie Ray Geffner, Esq. Memorial Award for Outstanding Newly Admitted Attorney (2011).

She received her J.D. from the Maurice A. Deane School of Law at Hofstra University, where she was a member of the *Family Court Review* and Moot Court Association, and received Hofstra Law School's Pro Bono Certificate, Bronze Level Award for her work in the public sector during law school.

Education

Hofstra University Maurice A. Deane School of Law, J.D., 2007

Fordham University, M.A., 2004

Hofstra University, B.A., 2001

Recent Experience

North Hempstead Community Center at New Cassel. Construction of an approximately 60,000 square foot, \$26 million, U.S. Green Building Council (USGBC), Leadership in Energy & Environmental Design (LEED) Certified Platinum rated green building.

Participated in all aspects of the public bidding process. Drafted contract documents and construction management agreement with special co-counsel. Participated in project labor agreement negotiations with special co-counsel. Worked with grant officials to ensure compliance with federal and state grant project agreements.

North Hempstead Manorhaven Pool Complex at Manorhaven Beach Park. Renovation of an approximately 25,000 square foot main pool complex; and an approximately 12,000 square foot bathhouse complex with event space, food service and new locker rooms. Participated in all aspects of the public bidding process. Revised contract documents. Participated in project labor agreement negotiations with special co-counsel.

Levitt Park at Roslyn Heights Special District Creation- Summer 2014 Development of a special improvement "park district" including all properties in the greater Roslyn Country Club community to develop a pool and tennis facility. Project cost of approximately \$7.75, including, construction of a 3,500 square foot bath house, concession space, and dedicated food court deck area. Worked closely with design professionals, attended project meetings, advised on legal issues relating to the public work aspects of the project, and prepared application to the New York State Comptroller for permission to create the special improvement district and related legal opinions.

Admissions

New York State Bar

United States Supreme Court

Affiliations & Appointments

Real Estate Institute at Stony Brook University, Board of Directors (2021-Present)

Treasurer, Women's Bar Association of the State of New York (2020-2022)

Past President, Nassau County Women's Bar Association (2015-2016)

The Safe Center LI, Annual Gala committee, Member (2017-present)

Hofstra Law School Alumni Association, Career Services Committee, Member (2011-present)

News & Publications

Long Island Business News: Home Stretched (February 11, 2022)

Contributor, *Commercial Litigation in New York State Courts, Chapter 147 Land Use Litigation* (Thomson Reuters, Fifth Edition), edited by Robert L. Haig

Long Island Business News: Condos Pitched for Great Neck Commercial Site (May 13, 2021)

Time's up Public Employers! Deadline to Implement Emergency Operations Plans was April 1st (April 8, 2021)

Partner Simone M. Freeman has been nominated as Treasurer for the Women's Bar Association of the State of New York for a second term. (March 15, 2021)

Cuomo's Green Energy Program: The Answer To A Cleaner, Greener New York, My Friend, Is Blowin' In The Wind, *NY Business Law and Commercial Litigation blog*, (Jan. 19, 2021)

Staying Transparent, While Staying Apart: Public Bidding Best Practices in the COVID-19 Pandemic, *NY Business Law and Commercial Litigation blog*, (Jan. 15, 2021)

Effectively Consolidating Two or More Special Improvement Districts *Nassau Lawyer*, March 2009, at 7

Focus Editor, *Nassau Lawyer*, Municipal Law edition (March 2009)

Upholding Students' Due Process Rights: Why Students are in Need of Better Representation

at, and Alternatives to, School Suspension Hearings Family Court Review, Volume 45, No. 4, 638-56 (2007)

Staff Editor, Family Court Review (2006-2007)

Speaking Engagements

Stony Brook University Introduction to the Business of Real Estate Lecture on Land Use and Zoning & Environmental Law, Presented by Simone M. Freeman, Director, Real Estate Institute at Stony Brook University (March 2, 2022)

National Business Law Institute, CLE on Land Use Law: Handling Subdivision, Zoning and Annexation Issues, Presented by Simone M. Freeman (June 29, 2021)