



JOHN D. CHILLEMI / PARTNER

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EDUCATION

- St. John's University School of Law (J.D., Dean's List 2015)
- Pace University (B.A., magna cum laude, 2010)

PRACTICE AREAS

- Energy
- IDA & Municipal Development Incentives
- Real Estate
- Zoning & Land Use

John Chillemi is a Partner at Ruskin Moscou Faltishek, P.C., where he is a member of the firm's Real Estate Department, Zoning and Land Use Practice Group, and IDA & Municipal Development Incentives Practice Group.

John's practice focuses on commercial real estate transactions, including the acquisition, disposition, leasing and financing of commercial properties throughout the United States. Specifically, has experience handling "zero net bond leasing" transactions and 1031 Tax-Deferred Exchange transactions. He also represents borrowers and lenders with respect to construction and permanent financing.

In addition to his real estate work, John has experience with land use and zoning transactions, including representation of land developers of various projects ranging from change of zone petitions, variances, municipal hearings and IDA financing.

He is an active board member of Vision Long Island, whose mission is to promote more livable, economically sustainable and environmentally responsible growth on Long Island through Smart Growth. Additionally, John is a proud member of the Long Island Association's Young Professionals Committee, which is a diverse group designated by the members of the LIA Board of Directors as the next generation of business leaders.

John is a graduate of St. John's University School of Law. During law school, he was a Senior Articles Editor of the St. John's Law Review, where he published *The Need for Speed and Judicial Notice: New York's Admissibility of LIDAR Technology in Law*

Enforcement, in 2015. He was the recipient of the Vincent J. Crowe '47L and James J. Crowe '54CBA Scholarship, as well as Dean's Award for Academic Excellence in Legal Writing and Analysis Recipient.

John is admitted to practice law in the State of New York and the State of New Jersey.

Publications

- The End of Anonymous All-Cash Residential Deals: FinCEN's New Reporting Rule is Effective March 1, 2026 (Alerts, Real Estate)
- Twenty-Six Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2025 (Press Release)
- Ten RMF Attorneys Recognized in 2026 Edition of The Best Lawyers in America (Press Releases)
- Thirty-Three Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2024 (Press Release)
- Thirty-One Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2023 (Press Release)
- Long Island Business News "Who's Who" in Real Property and Tax Certiorari Law (Articles, Real Estate)
- Upcoming Changes to the Peconic Bay Community Preservation Fund Tax (Alerts, Real Estate)
- John Chillemi To Be Honored At Long Island Herald's Real Estate Achievement and Leadership Awards (Press Releases)
- Ruskin Moscou Faltischek, P.C. Announces the Promotion of Lois Bladykas, John Chillemi and David Durso to Partner (Press Releases)
- Thirty-One Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2022 (Press Releases)
- Ruskin Moscou Faltischek, P.C. Announces the Promotion of Lois Bladykas and John Chillemi to Of Counsel (Press Release)
- RMF Attorneys David Schoenhaar and John Chillemi Honored By Long Island Business News As A "Leadership In Law" Award Winner. (Press Releases)
- Twenty-Five Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2021 (Press Releases)
- RMF Attorney John Chillemi Named Adjunct Professor of Molloy College (Announcements)
- Michael L. Faltischek And Attorneys Recently Closed On A \$102,116,000 Tax Exempt Bond Financing Deal For The Development Of Fountaingate Gardens At Gurwin In Commack, New York. (Press Releases)
- RMF Attorney John D. Chillemi Moderated A Panel At Vision Long Islands 19th Annual Smart Growth Summit (Announcements)
- RMF Partner Russell Stern Represents Coram Materials And Its Affiliates In \$142 Million Sale to U.S. Concrete (Construction, Press Releases)
- Standing the Test Of 'Time Is of the Essence' (Real Estate)

