

DENISE MARZANO-DOTY

Touro Law Center
225 Eastview Drive, Central Islip NY 11722
Office: 631-761-7472
E-mail: dmarzano@tourolaw.edu

EMPLOYMENT

July, 2024 – Present Assistant Clinical Professor of Law & Director of
The Small Business Legal Assistance Clinic
TOURO UNIVERSITY JACOB D. FUCHSBERG LAW CENTER
225 Eastview Drive
Central Islip, NY 11722

March, 2010 – June, 2024 Senior Staff Attorney, Senior Citizens Law Program Clinic
TOURO UNIVERSITY JACOB D. FUCHSBERG LAW CENTER
225 Eastview Drive
Central Islip, NY 11722

COURSES TAUGHT

Clinic Seminar
Interviewing, Negotiating & Counseling – PT evening class
Aging: Health, Law and Policy – asynchronous – one week
module on Elder Abuse
Externship Seminar

**PRESENTATIONS/
TRAININGS**

Perfect for Practice, Continuing Legal Education: Elder
Law Basics – Touro Law Center Graduates
Medicaid Issues and Advance Directives – Family Service
League LI – Ombudsman Training – 2012-2020
JCC-Y Commack – Elder Law Basics for Seniors
Brookhaven Town Senior Citizens – Medicaid and Advance
Directives
Leisure Village – Ridge, New York – Elder Law Basics
Bristol Assisted Living – Lake Grove, NY – Issues Affecting the
Senior Community

PRIOR EMPLOYMENT

Law Offices of Denise Marzano-Doty, Farmingdale, NY April 2009 – March 2010

Represent clients on a variety of matters in Supreme, Civil, Family and Criminal Courts.

- Meet with clients to ascertain their personal situations and estate-planning needs and prepare wills, health care proxies and living wills to reflect their wishes.
- Represent clients in real estate transactions and zoning/land-use matters.
- Prepare Medicaid applications and associated documentation for clients seeking community and nursing home Medicaid.
- Cultivate and manage client relationships, marketing and business development in order to retain and increase existing client base.

Amato & Associates, PC, Garden City, NY

June 2006 – October 2008

- Assisted in obtaining approximately 50 zoning approvals for clients from various municipal zoning and planning boards in Nassau and Suffolk counties.
- Analyzed complex municipal zoning code provisions and drafted zoning feasibility analyses to guide clients in choosing new locations and assess the likelihood of obtaining zoning approval for a particular site.
- Reviewed and analyzed zoning/construction drawings and lease exhibits for proposed projects with an eye towards constructing wireless telecommunication facilities that would be aesthetically pleasing and minimally intrusive to the public eye.
- Prepared persuasive hearing testimony to be presented to zoning and planning boards to demonstrate the value of adding additional wireless telecommunication facilities within a particular community, ie., increased access to 911 emergency services; improved cellular/data/wireless telephone service; fewer dropped/failed calls.

Morici & Morici, LLP, Garden City, NY

June 2005 – March 2006

- Negotiated and closed approximately 20 real estate sales/purchases and refinances for clients in various counties in New York State.
- Coordinated documents and represented banks and lending institutions at approximately 75 purchases/refinances, without post-closing issues.
- Handled approximately 50 appearances with clients on a variety of matters in Supreme Court, District Court, Criminal Court and Family Court in Nassau/Suffolk counties and the 5 boroughs.
- Met with clients to ascertain their personal situations and estate-planning needs and prepared wills, health care proxies and living wills to reflect their wishes.

Law Offices of Denise Marzano-Doty, Roslyn Heights/Farmingdale, NY July 2000 – May 2005

- Cultivated and managed client relationships, marketing and business development in order to retain and increase existing client base.
- Met with clients to ascertain their existing personal situations and estate-planning needs; prepared wills, estate planning documents, powers of attorney, health care proxies and living wills to reflect their wishes.

- Recovered in excess of \$13,000.00 for a client who had been the victim of fraud by a contractor who initially claimed to have no funds with which to make restitution.
- Negotiated and closed approximately 50 real estate sales/purchases and refinances for clients in Nassau, Suffolk and Queens counties.
- Appeared as title closer at approximately 50 closings as a representative of Commonwealth Land and Title Insurance Company.

Morton Weber and Associates, Melville, NY

January 1996 – June 2000

- Coordinated firm’s residential real estate practice managing 30 to 50 sales and purchases at any time; extensive daily contact with clients; maintained communications as to the status of each transaction.
- Worked on complex commercial real estate transactions, reviewed bank documents and negotiated more favorable terms for clients.
- Coordinated all facets of industrial development agency deals from application process through closing.
- Assisted in obtaining approximately 30 zoning approvals for clients from various municipal zoning and planning boards in Nassau and Suffolk counties.
- Worked on complex corporate financing transactions and purchases/sales of businesses.

Miller & Milone, P.C., Garden City, NY

September 1994 – November 1995

- Appeared at numerous Medicaid hearings on behalf of clients who were denied benefits and obtained favorable rulings.
- Coordinated approximately 15 real estate matters from contract through closing.
- Represented individuals and nursing homes seeking guardianship of incapacitated persons under Article 81 of the Mental Hygiene Law with many successful appointments.

EDUCATION

Law School	TOURO COLLEGE, JACOB D. FUCHSBERG LAW CENTER, J.D., May, 1994
Honors	Research Editor, The Touro Law Review American Jurisprudence Award in Social Security Disability Clinic
College	NEW YORK UNIVERSITY, B.S., May, 1988

**PROFESSIONAL AND
COMMUNITY SERVICE**

Member, New York State Bar Association

Member, Suffolk County Bar Association

Lector, St. Kilian's Church, Farmingdale, NY

Nassau County Bar Association Middle-School Mentor Program – Woodland MS, East Meadow, NY