



→ E. Gail Suchman

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Gail Suchman is a partner in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's New York office.

Areas of Practice

Gail has more than 30 years' experience in all facets of environmental and energy law and policy, advising clients on transactions, litigation and regulatory matters. Her practice includes permitting and compliance, transactional due diligence, litigation and legislative matters. She works closely with real estate and industrial developers on traditional environmental and land use matters, as well as community and governmental matters, sustainability, and resilience.

Gail is a member of the firm's ESG and Sustainability team and advises clients on disclosure rules in connection with climate impacts and "green advertising." She works on renewable energy and energy storage projects, the conversion of traditional refineries to biofuel production, and carbon capture and sequestration.

Prior to private practice, Gail had a long career in public service, including more than ten years as an assistant attorney general in the Environmental Protection Bureau of the New York State Attorney General's Office, three years at the U.S. Environmental Protection Agency, Region V, in Chicago, and three years as regional director of the Massachusetts Department of Environmental Protection. She taught for several years Environmental Justice and Sustainable Development Law at Columbia Law School and Environmental Science and Policy at Columbia's School of International and Public Affairs. In 2003-4, she was invited to South Africa as visiting faculty at the University of Cape Town Law School and to advise the new government on environmental legislation and regulation.

Gail also served as senior environmental counsel for New York Lawyers for the Public Interest, representing communities in litigation and legislative work involving solid waste management, energy, brownfields, and environmental justice.

Honors

Power Player, Climate Change, Energy and Sustainability, *PoliticsNY* and *amNY Metro*, 2023

Martindale-Hubbell® AV Preeminent Rating - Real Estate Law

Recommended Attorney - Environmental, *The Legal 500*, 2020

Chambers USA: America's Leading Lawyers for Business, Top National Lawyer in Climate Change and Environmental Law, 2008-2025

The Best Lawyers in America, Energy Law and Environmental Law, 2018-2026

New York Metro Super Lawyer and Top Women Lawyers, *Super Lawyers*, 2013-2022, 2025

Department of Environmental Conservation's Environmental Justice Advisory Group for 10 years

New York City Mayor Bloomberg's Task Force on Energy Policy for 12 years

Senior Specialist, Fulbright Scholarship Board/Council for International Exchange of Scholars

Articles

- Trump Administration Gives Data Centers a Big Push
New York Law Journal, 08.07.2025
- NYS Proposed Bill to Require Enhanced Public Participation Plans for Major Projects: Will It Pass This Time Around?
New York Law Journal, 02.28.2024
- New York City Zoning for Carbon Neutrality
New York Law Journal, 07.03.2023

Energy Law Blog Posts

- "NYSERDA Issues Request for Information in Preparation for Sixth OREC Solicitation with Transmission Issues in the Forefront," January 9, 2025
- "Six Key Considerations for Transitioning Existing Fossil Fuel Transport, Storage and Electricity Generation Assets to New Uses," May 9, 2023
- "IRS Issues Guidance for Inflation Reduction Act Low-Income Bonus Tax Credits," March 13, 2023
- "Offshore Wind Comes to the Gulf of Mexico," November 8, 2022
- "SheppardMullin Six: Groundbreaking BOEM Lease Sale in New York Bight Further Accelerates Offshore Wind Development in the Atlantic," January 20, 2022
- "Six Key Things to be Aware of in the Development of Floating Offshore Wind in California," May 27, 2021
- "Congress Extends Renewable Energy Tax Credits in 2021 Omnibus Spending Bill," December 23, 2020
- "Six Key Items to be Aware of Today in U.S. Offshore Wind ('OSW')," October 26, 2020

Real Estate, Land Use and Environmental Law Blog Posts

- "DC Circuit Rejection of CEQ Authority Leaves NEPA Review in Limbo," November 22, 2024
- "NYC's Zoning for Carbon Neutrality is Here to Stay," December 7, 2023
- "Last Mile Warehouse Bills and Proposed Special Permit," February 23, 2023
- "Updated CEQ Guidance for Analysis of GHG Emissions Sidesteps Key Legal Issues," February 21, 2023
- "EPA Endorses New Standard for Phase I Environmental Site Assessments," January 11, 2023

- "Navigable Waters Protection Rule: How are the "Waters of the United States" Being Defined?" February 6, 2020

Corporate & Securities Law Blog Posts

- "House Passes Bill Requiring SEC to Define Mandatory ESG Metrics," June 22, 2021

Media Mentions

Clean Energy Cos. Must Pay Heed To PFAS Crackdown
Law360, 03.16.2024

Clean Energy Can Revive Fossil Fuel Sites, But Risks Abound
Law360, 02.02.2024

5 Firms Guide Queens Tower \$425M Construction Loan
Law360, 06.22.2023

Speaking Engagements

Speaker, "Repurposing Fossil Fuel Assets for Renewable Energy: Legal Implications, Deal Structures, Managing Regulatory Issues," Strafford, October 18, 2023

Speaker, "WISE: Ask Me Anything with Sheppard Mullin's Gail Suchman," *Building Energy Exchange*, November 9, 2022

Speaker, "Carbon Capture, Utilization and Sequestration," October 2022

Speaker, "How climate change will impact the legal landscape in the Americas," International Bar Association, Latin American Regional Forum Conference, Miami, December 6-8, 2021

Speaker, "The Role of Hydrogen," *Our Energy Policy*, March 24, 2021

Events

Good, Better, BESS: How to Build Your Battery Energy Storage System
Webinar, 03.27.2024

Critical Minerals: Domestic Mining, Supply Chains and U.S. Policy
04.12.2023

Energy Roundtable: Opportunities for an Industry in Transition
Webinar, 03.21.2023

New Standards for Environmental Diligence: What They Mean for Prospective Owners, Operators and Investors
Webinar
02.07.2023

PFAS & Real Property Transactions: The Essentials of Diligence and Compliance
Presented by Sheppard Mullin and SLR
Webinar, 06.09.2022

Memberships

Member, New York City Bar Association

Member, Environmental Law Section, New York State Bar Association

Member, Environment, Energy and Natural Resources Section, American Bar Association

Board of Directors, Environmental Advocates of New York

Board of Directors (Secretary), Green Light New York – Building Energy Exchange

Podcasts & Webinars

Good, Better BESS: How to Build your Battery Energy Storage System
03.27.2024

Energy Roundtable: Opportunities for an Industry in Transition
03.21.2023

New Environmental Diligence Standards: What They Mean for Prospective Owners, Operators and Investors
02.07.2023

PFAS & Real Property Transactions: The Essentials of Diligence and Compliance
06.09.2022

Practices

Real Estate, Energy, Land Use & Environmental

Environmental

Corporate

Litigation

Construction

Energy, Infrastructure and Project Finance

ESG and Sustainability

Real Estate Portfolio Transactions

Industries

Construction

Energy, Infrastructure and Project Finance

ESG and Sustainability

Education

J.D., Boston College Law School, 1979

B.S., Environmental Science and Engineering, Northwestern University, 1976, with honors

Admissions

New York

Illinois

Minnesota

Massachusetts

U.S. District Court for the Southern, Eastern, Western and Northern Districts of New York

U.S. District Court for the Northern District of Illinois

U.S. District Court for the District of Minnesota

U.S. Court of Appeals for the Second, Third, Seventh, and Eighth Circuits

U.S. Supreme Court