



## Lindsey M. Cook

Partner

Alternative Dispute Resolution Service Team Co-Chair

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**Offices:** Lancaster, PA, York, PA, Hunt Valley, MD, Columbia, MD

**Email:** [lcCook@barley.com](mailto:lcCook@barley.com)

**Tel:** (717) 399-2160

### OVERVIEW:

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Lindsey is a partner in Barley Snyder's [Litigation Practice Group](#) and co-chairs the firm's [Alternative Dispute Resolution Service Team](#). She focuses her practice on commercial litigation, handling a variety of matters including contract disputes, construction defects, and intellectual property claims. She also has experience handling insurance coverage issues.

Lindsey has represented some of the largest businesses in Maryland and Pennsylvania, both at a trial court level and before appellate courts. She frequently works with tech companies, professional services and financial institutions.

Lindsey approaches the practice of law with a deep commitment to fairness, justice and real-world practicality. She understands that legal disputes can be disruptive, costly and time-consuming - and she works to minimize that impact for her clients. With a results-driven mindset, Lindsey helps business owners navigate complex legal issues efficiently and effectively, so they can stay focused on what matters most: running their businesses. Whether through strategic negotiation, early resolution or strong courtroom advocacy, she is dedicated to achieving the best possible outcome with the least disruption for her clients.

In 2021, the American Arbitration Association recognized Lindsey's extensive commercial litigation experience and [admitted her to its panel](#) as an arbitrator. The prestigious association includes accomplished attorneys and former federal and state judges from around the country. In her arbitration practice, Lindsey strives to resolve complex disputes efficiently, while ensuring both parties are given full and fair opportunity to present their claims.

Prior to joining Barley Snyder, Lindsey practiced at law firms in Harrisburg, Pa. and Baltimore, Md. While in law school, Lindsey interned for Judge Robert M. Bell, the chief judge of the Maryland Court of Appeals. She also participated as a member of the University of Maryland's National Trial Team and was admitted to the Order of Barristers, a recognition reserved for the top 5 percent of law students in trial advocacy.

Lindsey is a native of Lancaster County - a Warwick High School graduate - with a devotion to its residents and businesses. In 2022, Lindsey was named to Central Penn Business Journal's [Women of Influence list](#) - a testament to her steadfast dedication to her community and her craft.

**View some of Lindsey's representative cases below:**

Lindsey and team represented a large Central Pennsylvania manufacturer that had received a defective interior coating project at its facility from a commercial painting contractor. The coating application had failed, causing peeling paint and mold in the facility. After the Barley Snyder team pursued recovery in the Lancaster County Court of Common Pleas, the contractor paid \$325,000 to settle the claims, which was approximately twice what the Barley Snyder client had paid for the interior coating project.

Lindsey and team represented a construction materials company in a patent infringement matter in the U.S. District Court for the Middle District of Pennsylvania. The construction materials company had a proprietary technology that Barley Snyder's intellectual property attorneys had previously helped protect. When a competitor began using an infringing design, the Barley team filed suit and fended off various efforts to have the matter dismissed. Ultimately, the competitor agreed to make a six-figure payment for its prior infringement and agreed to abandon its infringing design.

Lindsey Cook and team represented a large apartment complex owner in a multi-jurisdictional dispute involving one of its shareholders and prior executive. The dispute centered on the repayment of loans and included allegations of fraud against the prior executive. The Barley Snyder team initiated multiple actions in state and federal courts in Pennsylvania, Maryland, and Virginia to recover for the multi-state conduct of the prior executive. Right before trial in one of the matters, the prior executive agreed to a seven-figure settlement payment to resolve the multiple claims.

Lindsey and team successfully represented a company that had been denied insurance coverage for a cyber-attack due to an allegation that the company had failed to document an internal policy for verifying wire transfers. The Barley Snyder team prevailed on summary judgment with final determination that the insurance company had misinterpreted its own policy and wrongfully denied coverage, resulting in a six-figure judgment.

Lindsey and team represented a subcontractor that had not been paid for substantial excavation work by a general contractor. Following a judgment against the general contractor, it proceeded to close its business and open another similar business to avoid paying the judgment to Barley's client. The Barley Snyder team was successful in pursuing the new company, as well as both individual owners of the company, for the full value of the original judgment, plus punitive damages and attorney fees for fraudulent conveyance.

Lindsey and team represented a large homebuilder relative to a claim by a family that their child received lead poisoning as a result of certain conditions in their home. The family was seeking more than \$400,000 in damages. The Barley Snyder team conducted discovery and depositions that revealed both factual and contract-based reasons why the homebuilder was not responsible for the alleged injuries. Upon filing a motion for summary judgment, the York County Court of Common Pleas dismissed the homebuilder from the case while allowing the family to pursue other defendants for any injuries.

Lindsey prevailed before the Superior Court on behalf of sellers of real estate in a claim brought by the

buyers after the total loss of the property's primary structure while it was under contract. Lindsey successfully argued that because insurance proceeds had been paid to a limited liability company and not the individual sellers, the sellers had no duty to remediate the loss. While the buyers had claimed approximately \$850,000 in damages, judgment was entered in the sellers' favor and they were not required to pay any damages for the loss of the structure.

Lindsey and team successfully overturned the application of a municipality's business privilege tax on landlords within its limits. This litigation victory not only benefitted the client-negating all past years of collection of the tax and all future years - it further limited the imposition of the business privilege tax on all other local landlords.

Lindsey and team successfully defended an international manufacturing company in a dispute with a supplier in the York County Court of Common Pleas. The supplier alleged the manufacturing company interfered with a contract, breached fiduciary duties, breached a contract, committed fraud and engaged in civil conspiracy. The vendor sought \$3.8 million in damages, but the Barley Snyder team convinced the court to dismiss all claims against its client.

Lindsey and team represented an industrial manufacturer in a matter before the Pennsylvania Public Utilities Commission concerning an electric utility dispute. They convinced the commission to overrule unfavorable aspects of the initial administrative decision and to make additional findings in support of their client's position. As a result, the manufacturer was able to obtain an important declaration about its ability to obtain electric distribution service.

## **EDUCATION:**

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- University of Maryland Francis King Carey School of Law, J.D., magna cum laude
- University of Maryland, Baltimore County, B.A., English, cum laude

## **ADMISSIONS:**

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- Pennsylvania
- Maryland
- U.S. District Court for the Middle District of Pennsylvania

## **PRACTICE AREAS:**

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- Litigation
- Alternative Dispute Resolution (ADR)
- Fiduciary Litigation
- Real Estate Litigation

- Intellectual Property Litigation
- Commercial Litigation
- Family Owned Businesses
- Workers' Compensation
- Appellate Litigation

## COMMUNITY INVOLVEMENT:

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### **Lancaster Chamber of Commerce**

Board of trustees member

### **Clare House**

Board member

### **Lancaster Chamber of Commerce**

Women in Business Advisory Committee

### **Child Care Consultants Inc.**

Former board member

### **Coalition for Smart Growth**

Former board member

## MEMBERSHIPS:

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- American Arbitration Association, panel member arbitrator
- Lancaster County Bar Association
- Pennsylvania Bar Association

## RECOGNITION:

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- Central Penn Business Journal's Women of Influence List (2022)
- Pennsylvania Super Lawyers Rising Stars (2022)
- Leadership Lancaster (2019 graduate)

## PRESENTATIONS:

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- "Understanding Operating Expenses & CAM: Impacts on Transactions and Future Buyers", Wake Up With Barley: A Morning on Real Estate Seminar (June 2025)
- "Use of Surveillance in Workers' Compensation and Employment Cases," 40th Annual Employment Law Seminar (May 2023)
- "Getting Your Business Back to Business Webinar Part 2", Barley Snyder Webinar Series (May 2020)
- "The Legal Implications: Re-opening Your Business In Defiance of the Governor's Order", Barley Snyder Webinar Series (May 2020)
- "Getting Your Business Back to Business Webinar Part 1", Barley Snyder Webinar Series (April 2020)

## OTHER PROFESSIONAL EXPERIENCE:

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- Former Adjunct Professor in Trial Advocacy, University of Maryland Francis King Carey School of Law

## RELATED NEWS:

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- Pennsylvania Appellate Courts Signal No Bar on Premises Liability Exposure Off Premises  
May 4, 2026
- Barley Snyder Partner Lindsey Cook Joins National Arbitration and Mediation as Hearing Officer  
April 8, 2026
- Barley Snyder Partner Lindsey Cook Elected to Lancaster Chamber Board of Trustees  
December 10, 2025
- Barley Snyder Names Partners Lindsey Cook and Paul Minnich Co-Chairs of Alternative Dispute Resolution Service Team  
May 29, 2025
- Barley Snyder Welcomes New Partners to the Partnership Group beginning 2023  
January 5, 2023
- Barley Snyder Attorney Cook Named to Arbitration Panel  
February 2, 2021
- Barley Snyder Attorney Cook Named to Child Care Board  
January 15, 2021
- Defying Governors Order is a Risky Proposition  
May 12, 2020

- Legal FAQ for the Construction Industry  
May 5, 2020
- Most Insurance Policies Unclear on Business Loss Insurance (UPDATED)  
March 31, 2020
- Barley Snyder Attorney Cook Graduates from Leadership Lancaster  
June 11, 2019
- Barley Snyders Cook Named to Coalition for Smart Growth Board  
May 21, 2019
- Unexpected Loopholes to Liability for Special Events  
March 26, 2018
- Barley Snyder Hires Two New Attorneys  
January 22, 2018

## RELATED RESOURCES:

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- Pandemic Contingency Planning Webinar Replay  
July 15, 2020
- Running Under Green Webinar Replay  
June 26, 2020
- GRCA Best Practices for Re-Opening Your Business Certificate Program Session 3  
June 11, 2020
- 9. COVID-19 Legal Update Podcast  
June 11, 2020
- The Legal Implications: Re-Opening Your Business in Defiance of the Governors Order Webinar  
May 14, 2020
- Getting Your Business Back To Business COVID-19 Webinar  
May 1, 2020