

## Albert J. Pirro, Jr.

PARTNER



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This biography is provided for informational purposes only and does not constitute legal advice.

### PRACTICE AREAS

- Environmental, Land Use and Zoning
- Government Relations, Litigation, Strategy and Representation
- Real Estate Law

Albert J. Pirro, Jr. is a Partner at Abrams Fensterman, LLP and a member of the Land Use and Zoning practice group working out of the firm's White Plains office.

Mr. Pirro is a result driven, commercial, transactional land use and zoning attorney with forty-five years in private practice representing businesses and real property organizations. Mr. Pirro has represented clients throughout the Hudson Valley where his considerable land use experience has resulted in large scale projects such as The Westchester in White Plains, NY, the Centre at Purchase in Purchase, NY, The Summit in Mount Pleasant, NY and a myriad of residential and specialty land use approvals.

This specialty in land use and zoning is accompanied by representation of clients in real estate, commercial, and business transactions. As many transactions require judicial intervention, Mr. Pirro's expertise includes commercial, land use and corporate litigation, arbitration mediation.

Mr. Pirro has served as a registered lobbyist in both New York State and Washington, D.C., where, among other clients, he served the greater New York Hospital Association and its 300 affiliated hospitals.

Mr. Pirro is admitted to practice in New York State and the U.S. Southern District of New York.

## **EDUCATION**

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- Albany Law School, J.D., 1974
  - United States Department of Justice Fellowship, Law Enforcement Assistance Administration, Albany Law School (1971-1974)
- S.U.N.Y. at Albany, M.A., Criminal Justice Administration, 1971
  - United States Department of Justice Fellowship, Law Enforcement Assistance Administration, S.U.N.Y. at Albany (1970-1971)
- St. Bonaventure University, B.A., 1969
  - Academic Tuition Scholarship, St. Bonaventure University (1965-1969)

## **BAR ADMISSIONS**

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- New York
- U.S. District Court, Southern District of New York

## **REPRESENTATIVE MATTERS**

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### **GOVERNMENTAL RELATIONS**

#### Health Care and Biotechnology

- Greater New York Hospital Association (199 Hospitals in the Tri-State area)
- New York Presbyterian Hospital
- Shine Medical Technologies, Inc. Academic Medical Development Corporation (AMDEC)
- Continuum Health Partners (Beth Israel Medical Center)
- Care Plus Health Plan and the Greater New York Healthcare Facilities Association
- Greater New York Hospital Association Ventures, Inc.
- HIMCO, Inc., manager of the HANYS Insurance Company
- Pinnacle Healthcare, Inc.
- Qualcare Alliance Networks, Inc.
- United Healthcare, Inc.
- Westchester County Health Care Corporation

#### Energy & Power

- Mirant, Inc. (formerly Southern Energy)
- PPL Global, LLC

#### Transportation

- General Motors

- Parson's Transportation Group
- The Association of New York City Concrete Producers, Inc.

#### Consumer Products

- The Coca-Cola Bottling Company of New York
- Lorillard Tobacco Co.
- UST Public Affairs

#### Real Estate and Commercial Development

- New York Jets
- Insignia, ESG
- Niagra Falls Development Corporation

#### Miscellaneous

- Comprehensive Computer Resources, Inc.
- DeLeuw, Cather & Co.
- Primedia, Inc.
- Strategic Development Concepts, Inc.
- Zachy's Wine & Liquor Store, Inc.

#### Former Special Project Clients

- Basketball City USA
- The Cable Television Association of New York, Inc.
- The Consulate-General of Japan
- Daxor Corporation
- International Model Management Association
- Metrocare Ambulance Service
- New York Methodist Hospital
- New York State Association of Counties
- Oxygenated Fuels Association
- Powerhouse Technologies, Inc.
- St. Mary's Hospital for Children
- Trump's Taj Mahal Associates, Trump Castle Associates and Trump Plaza Associates
- Unified Technologies

Mr. Pirro during the Trump administration, served as a Washington, DC lobbyist for the following clients:

- Greater New York Healthcare Associates Unified Technologies
- SHINE Technologies, Inc.
- Build a Better Infrastructure Coalition, Inc.
- Laborers International Union of North America (LIUNA)

#### Land Use and Zoning Representation

- Related Properties regarding the development of Bronx Terminal Market as consultant for Brownfield Cleanup Program.
- Trump Organization, Trump Briarcliff Golf Course.
- Hudson Hills Golf Course.
- Forest City Ratner as consultant for transportation infrastructure improvements for the Ridge Hill Development in Yonkers, New York.
- Cappelli Enterprises as Brownfield consultant for the development of the Concord Hotel and the White Plains Ritz Carlton.
- Keren Limited Partnership located in the Town of Greenburgh in relation to all necessary approvals in connection with various tenants as well as the development of a master plan with associated generic site plans for the property.
- Home Depot USA, Inc. with regard to a proposed retail store in the Town of Greenburgh.
- Home Depot USA, Inc., in relation to site plan approval and environmental review for the construction of a facility in the Town of Mount Pleasant and the City of Port Chester.
- The Westchester, White Plains, New York, a 1,500,000 square foot enclosed mall connecting the Neiman Marcus store, the former B. Altman store and the former Minskoff property in the City of White Plains including an expansion of existing facilities to include Nordstrom's department store (The Westchester f/k/a The Fashion Mall).
- Bloomingdales and Federated Department Stores expansion in White Plains, New York
- Travelers Insurance Company regarding the approval of a corporate headquarters facility in the Town of North Castle, New York.
- Ferncliff Cemetery expansion in Greenburgh, New York.
- The Summit, presently owned by S.L. Green, regarding the development of over one million (1,000,000) square feet of office development.
- Trafalgar Real Estate.
- The Centre at Purchase regarding all environmental and land use approvals for a 1,500,000 square foot office complex built by Related Properties.
- Yonkers Contracting and Hampshire Management Corporation regarding land use approvals for shopping centers.
- National Amusements, Inc. for the land use approvals for cinemas in the town of Mount Pleasant and Yonkers, New York.
- Marriott Courtyard for land use approvals for facilities in Greenburgh, New York and Rye, New York.
- A concrete plant in Buchanan, New York.
- An asphalt plant in Peekskill, New York.
- A 244,000 square foot light industrial park in Buchanan, New York.
- The Price Club in New Rochelle, New York regarding the approvals for a specialty store.
- Purchase Corporate Park Associates VI regarding the final development phase of the Centre at Purchase in Purchase, New York.
- Best Rent Properties 202, LLC regarding the site development of Costco Wholesale Facility in the Town of Yorktown.

- The representation of The Trump Organization regarding the development of David's Island in New Rochelle, New York and certain golf course properties in New York.
- Associated representation of The Trump Organization regarding the financing and municipal approvals for the Two Billion Dollar Riverside South project on the westside of Manhattan.
- Cappelli Associates V with Toll Brothers regarding a 28 unit residential development in Mount Pleasant, New York.
- Crestwood Builders, LLC regarding the design and development of a 43,000 square foot apartment complex in Tuckahoe, New York, together with an application for Brownfield Tax Credits.
- 12 Nelson Avenue Associates and Colonial Arms, LLC regarding development of multi-family dwelling buildings in Harrison, New York.
- Park Lane Development, a three-hundred and six (306) unit clustered subdivision with lots ranging in size from one (1) acre to six (6) acres in Harrison, New York.
- New Rochelle Lincoln Avenue Affordable Housing Project.
- A two hundred forty-four (244) acre project in the Town of Lewisboro which incorporates three (3) developments.
- A one hundred eighty-two (182) unit condominium development in the City of White Plains, New York.
- A mixed-use building in the City of White Plains.
- The adaptive re-use of the former Battle Hill School in the City of White Plains for a one hundred seventy-two (172) unit condominium development.
- Special permit and site plan approval necessary for a ninety (90) unit condominium development in the Village of Mamaroneck.
- Subdivision and site plan approval for a one (1) acre cluster community for sixty-two (62) units in the Town of Ossining.
- A fifty-two (52) unit condominium development in the Village of Mamaroneck.
- Pheasant Ridge, a twenty-three (23) unit clustered subdivision together with the use of Town Law Section 280A (open development area) in the Town of Harrison.
- The Landing, a one hundred forty (140) unit cluster development in Dobbs Ferry which features a transfer of development rights from riparian lands located beneath the Hudson River.
- A sixteen (16) acre and a sixty-five (65) acre subdivision in the Town of Harrison.
- A six (6) acre and a seventy-six (76) acre subdivision in the Town of Cortlandt.
- A twenty-seven (27) single family residential subdivision in the Village of Buchanan.
- A fifteen (15) home subdivision in White Plains.
- A seventy-two (72) unit waterfront development in Peekskill.
- Proposal for six hundred (600) units in Rhinebeck.
- The Halpern Organization, proposal for one thousand two hundred (1,200) units in North Tarrytown.
- Town estate zoning and forty-five (45) unit subdivision application in the Village of Ossining including historic restoration of a historical building (Havell House).
- A one hundred forty (140) unit residential rental project in White Plains.
- Blue Mountain Estates, Woodside Manor and Washington Ridge subdivisions all in Cortlandt, New York.
- Trafalgar, proposal for four hundred sixty (460) units in Port Chester, New York.

- Pirro Group, two hundred fifty-one (251) units in Wallkill, New York.
- Simone Development and Pirro Group, thirteen (13) estate lots in Purchase, New York.
- Stagg Group LLC development of multi-family residential in Port Chester and Harrison, New York.
- Crosby Equities, multi-family residential, Scarsdale, New York.
- 221 Buena Vista LLC, 105 affordable Senior Housing Units Yonkers, New York.

Response to Request For Proposals (R.F.P.) for urban renewal development, condemnation, and inter-municipal agreements

- An R.F.P. issued by the County of Westchester regarding an eleven hundred (1100) parking space facility at the Westchester County Airport
- An R.F.P. issued by the County of Westchester regarding an eleven hundred (1100) parking space facility at the Westchester County Medical Center.
- An R.F.P. issued by the United States Postal Service for the development of 400,000 square foot postal facility in Washington D.C.
- An R.F.P. issued by the City of White Plains for a comprehensive sale, preservation and development of a historic building and the development of a 170,000 square foot office building.
- An R.F.P. for a residential development in the Village of Port Chester Harbor area for approximately four-hundred sixty (460) condominium units, together with a marina and boat slips.
- An R.F.P. for the design and development of a golf course at Mohansic Golf Course

## PUBLICATIONS

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- [Harrison Approves Mt. Sinai Hospital Cancer Infusion Center](#), The Examiner News, Featured (November 4, 2022)
- [Cancer infusion center approved for Harrison](#), Westchester County Business Journal, Featured (October 28, 2022)
- What Does Zealous Representation in Mediation Matters Require?, New York Law Journal, (November 15, 2019)
- SEQRA: How to Avoid an Adverse Statute of Limitations Determination, New York Law Journal, (June 20, 2019)
- Improving Spot Zoning Challenges; New York Law Journal, (August 29, 2017)
- When Is a SEQRA Determination Ripe for Judicial Review? New York Law Journal, (June 26, 2017)
- Addressing Municipal Estoppel Upon Invalidly Issued Building Permit; New York Law Journal, (November 2, 2016)
- Considering the Issues When it comes to Selling Property; Real Estate Weekly, (August 15, 2007)
- The Unconstitutionality of Consolidated Planning Boards: Interlocal Planning Under New York Law; Pace Law Review, Vol. 16, No. 3, (Summer 1996)
- Financing Development Projects with the Westchester County IDA, Westchester County Business Journal, (April 24, 1995)

- Public and Private Benefits of Privatization, Area Development, (February 1995)
- The Open Development Area as a Planning and Zoning Device, The Westchester County Bar Journal, (Spring 1988)
- Adjournment In Contemplation of Dismissal; CPL Section 170.56, Albany Law Review, commented (Winter 1974)
- Acupuncture: The Practice of Medicine? Albany Law Review, Vol. 38, No. 4, (Spring 1974)

## **PRO BONO SERVICES**

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- City of White Plains Retired Police Benevolent Association
- City of White Plains Retired Managerial/Confidential
- My Sister's Place Domestic Violence Shelter
- Vietnam Veteran Association
- Westchester Hemophilia Association

## **ARBITRATIONS AND MEDIATIONS**

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- United Federation of Police Officers v. County of Rockland and CSEA, et al. (April 27, 2009).
- Village of Spring Valley v. Simpson, disciplinary hearing, August 23, 2010 (settled)
- United Federation of Police Officers Local 279 v Village of Walton (September 10, 2010).
- The GEO Group, Inc. v. United Federation of Special Police and Security Officers (Mark Berry) FMCS Case No. 10-56303-8 (November 30, 2010).
- United Federation of Special Police and Security Officers v. The Geo Group, Inc. (Aleasha Barton) FMCS Case No. 11-51250 (Connolly), December 2, 2010)
- United Federation of Police Officers v. Village of Sleepy Hollow (Impasse) PERB Case No. M 2009-266 (Korn, January 6, 2011)
- United Federation of Special Police and Security Officers v. Mount Sinai Medical Center (Alan Schuster) (Biren, August 25, 2011)
- United Federation of Special Police and Security Officers v. Garda
- United Federation of Special Police and Security Officers (Jeffers) v. G4S Regulated Security Solutions, Inc. FMCS Case No. 110831-58438-1 (Paradis, March 7, 2012)
- United Federation of Special Police and Security Officers (Inman) v. The Geo Group, Inc., FMCS Case No. 11-57956-6 (Bass, March 21, 2012)
- United Federation of Special Police and Security Officers (Phillips), FCMA Case No. 12-09980069
- Cantu v. Village of Spring Valley, October 31, 2012
- United Federation of Special Police and Security Officers (LaBarre) v. G4S Regulated Security Solutions, FMCS Case No. 12-50270-1 (Wolfson, March 1, 2013, settled)

## **FEATURED PUBLICATIONS**

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- Abrams Fensterman White Plains Attorneys to Speak at CLE on New York Land Use and Zoning

— 11/10/2025

<https://www.abramslaw.com/media/announcements/abrams-fensterman-white-plains-attorneys-to-speak-at-cle-on-new-york-land-use-and-zoning>

- **Abrams Fensterman's Al Pirro Leads Zoning Application for Drive-Thru Dunkin' Donuts in Larchmont Office Building** — 09/26/2025

<https://www.abramslaw.com/media/announcements/abrams-fenstermans-al-pirro-leads-zoning-application-for-drive-thru-dunkin-donuts-in-larchmont-office-building>

- **Al Pirro, Jr. Strategic Withdrawal of Harrison Development** — 05/22/2025

<https://www.abramslaw.com/media/notable-cases/albert-j-pirro-jr-strategic-withdrawal-of-harrison-development>

- **Al Pirro Leads Legal Efforts in New 140-Unit Residential Development in Harrison** — 04/03/2025

<https://www.abramslaw.com/media/notable-cases/al-pirro-leads-legal-efforts-in-new-140-unit-residential-development-in-harrison>

- **Abrams Fensterman Secures Attorney General No-Action Letter for Samaritan Daytop Village Leasehold Condominium** — 03/31/2025

<https://www.abramslaw.com/media/announcements/abrams-fensterman-secures-attorney-general-no-action-letter-for-samaritan-daytop-village-leasehold-condominium>

- **Al Pirro Quoted in Westfair Business Journal** — 05/02/2024

<https://www.abramslaw.com/media/news/al-pirro-quoted-in-westfair-business-journal>

- **Rockland Yeshiva Files Civil Rights Lawsuit against Briarcliff Manor over Ex-Pace Campus** —

05/31/2023

<https://www.lohud.com/story/news/local/rockland/2023/05/31/yeshiva-sues-briarcliff-manor-for-discrimination-over-ex-pace-campus/70270373007/>

- **Abrams Fensterman, LLP Representing Rockland County Congregation in Zoning Fight over Religious School** — 05/27/2023

[https://www.law.com/newyorklawjournal/2023/05/27/abrams-fensterman-representing-rockland-county-congregation-in-zoning-fight-over-religious-school/?utm\\_source=dlvr.it&utm\\_medium=linkedin](https://www.law.com/newyorklawjournal/2023/05/27/abrams-fensterman-representing-rockland-county-congregation-in-zoning-fight-over-religious-school/?utm_source=dlvr.it&utm_medium=linkedin)

- **Harrison Planning Board Approves Cancer Infusion Center** — 12/05/2022

<http://harrisonherald.com/wp-content/uploads/2022/11/HH1222.pdf>

- **Pirro's Positive Predictions for Westchester Real Estate** — 11/28/2022

[https://westfaironline.com/wp-content/uploads/2022/11/wf\\_112822.pdf](https://westfaironline.com/wp-content/uploads/2022/11/wf_112822.pdf)

- **Attorneys 'On the Move': Al Pirro, Jr. Joins Abrams Fensterman Land and Zoning Practice Group** — 11/15/2022

<https://www.law.com/newyorklawjournal/2022/11/15/attorneys-on-the-move-paul-weiss-adds-finance-lawyer-to-head-special-situations-practice-ropes-gray-names-new-partners/>

- **Albert J. Pirro, Jr., Esq. Joins Abrams Fensterman, LLP** — 11/14/2022

<https://www.abramslaw.com/media/announcements/albert-j-pirro-jr-esq-joins-abrams-fensterman-llp>

- **Al Pirro, Jr. Joins Abrams Fensterman, LLP as a Partner and Member of the Land Use and Zoning Practice Group** — 11/10/2022

<https://www.abramslaw.com/media/announcements/al-pirro-jr-joins-abrams-fensterman-as-a-partner-and-member-of-the-land-use-and-zoning-practice-group>

- **Harrison Approves Mt. Sinai Hospital Cancer Infusion Center** — 11/04/2022

<https://www.theexaminernews.com/harrison-approves-mt-sinai-hospital-cancer-infusion-center/>

- **Harrison Approves Cancer Infusion Center** — 10/28/2022

<https://www.abramslaw.com/media/announcements/harrison-approves-cancer-infusion-center>