

Abrams Fensterman Secures Attorney General No-Action Letter for Samaritan Daytop Village Leasehold Condominium

FEATURED ATTORNEY



Albert J. Pirro, Jr.

Partner

New York, NY — Abrams Fensterman, LLP is proud to announce that the New York State Department of Law has issued a no-action letter for the leasehold condominium located at 1520 Williamsbridge Road, Bronx, NY, paving the way for Samaritan Daytop Village to expand its critical mission of delivering life-saving services to New Yorkers in need.

The transaction, approved on March 27, 2025, is the result of months of dedicated work by Abrams Fensterman Partners [Albert J. Pirro, Jr.](#) and Lewis Kuper, whose combined expertise in real estate development, land use, and regulatory compliance proved essential to navigating the complex approval process. Samaritan Daytop Village is one of New York's most respected nonprofit service providers, offering treatment and support for individuals and families facing addiction, homelessness, mental health challenges, and other life disruptions.

“We are honored to have helped facilitate this unique structure for Samaritan Daytop Village. Our team was proud to leverage decades of experience in large- scale development and economic incentive strategies to support an organization doing such vital work.”

– Al Pirro, Partner, Land Use and Zoning Practice Group

With this leasehold condominium structure, Samaritan Daytop Village can continue delivering services with the financial and operational flexibility that this arrangement affords.

“Creating leasehold condominiums for nonprofit institutions is one of the most impactful ways to achieve long-term property tax exemptions and operational sustainability. We were pleased to obtain the no-action letter that now enables Samaritan Daytop Village to maximize its real estate assets while focusing on its core mission.”

With deep roots in New York real estate law, Abrams Fensterman continues to be the go-to firm for structuring complex leasehold condominiums on behalf of healthcare institutions, schools, and social service providers across the state.

To learn more about this matter, please visit the attorney profile for [Al Pirro](#) or explore our [Cooperative and Condominium](#) and [Land Use and Zoning](#) practice pages for additional information.