

# Abrams Fensterman Trial Team Delivers Eminent Domain Victory for the Town of Harrison

## FEATURED ATTORNEYS



**Albert J. Pirro, Jr.**

Partner



**Lisa Colosi Florio**

Partner

[Albert J. Pirro, Jr., Esq.](#) and [Lisa Colosi Florio, Esq.](#) of Abrams Fensterman, LLP, Brody D. Smith, Esq. and Kathleen M. Bennett, Esq. of Bond, Schoeneck & King PLLC, partnered to give Town of Harrison a victory in an eminent domain trial.

In 2020, the Town of Harrison elected to condemn the 122-acre golf course parcel, then known as Willow Ridge Country Club, for the public purpose of recreational facilities to be owned by the Town for use by its residents.

On June 17, 2021, the Town, pursuant to a property appraisal, paid the property owners \$13,650,000. The property owners claimed the proper value they should have been paid was \$55,600,000. Accordingly, the property owner sought at trial an additional payment by the Town of \$42,000,000. After a lengthy trial, the court awarded the property owner the sum of \$6,958,000 on its \$42,000,000 claim, or a mere 16% of its claim.

The trial team was selected by the Town Attorney's Office. Jonathan D. Kraut, Esq., who coordinated and supervised the trial on behalf of the Town Attorney's Office, stated:

"This decision is a huge win for the Town of Harrison. Years of preparation and hard work by lawyers, planners and engineers contributed to this victory."

**– Albert J. Pirro, Jr., Esq**

Trial attorney Albert J. Pirro, Jr., Esq. added that the case was a definitive victory, which will likely be the subject of an appeal. Pirro stated that, "the Town's position is that, at most, the Town should have paid an additional \$2,000,000 not \$6,958,000 and, if appealed, the Town will seek the reduction."