

# 2023-124  
(AS Amended)

**LOCAL LAW NO. \_\_\_\_ - 2023**

A Local Law amending Section 104.11(5)(f) of the Laws of Westchester County to provide the County of Westchester with authority to lease County property located at the southwesterly corner of Court and Quarropas Streets in the City of White Plains to a corporation formed by HANAC, Inc. and Monadnock Development LLC its successors and assigns, for a term of sixty-five (65) years, with three (3) consecutive options to renew for a term not to exceed ten (10) years each, for a total term, including renewal options, not to exceed ninety-five (95) years, for the purpose of constructing affordable senior rental housing

**NOW, THEREFORE, BE IT ENACTED** by the County Board of the County of Westchester as follows:

**Section 1.** Section 104.11(5)(f) of the Laws of Westchester County is hereby amended to read as follows:

Limitation of terms. The county shall not execute any leases either as lessor or lessee for a term exceeding 30 years, including renewals, except for county property located at Grasslands Reservation, Valhalla, New York, known as Sunshine Cottage, Vosburgh Pavilion, Munger Pavilion, and the Old Commissioner's House, together with a suitable means of ingress and egress thereto, which may be leased to New York Medical College for a period not to exceed 60 years, including renewals, which property must be used by New York Medical College for medical and/or paramedical research and/or educational

purposes, and except for a parcel of county property consisting of approximately 21 acres located at Grasslands Reservation, Valhalla, New York (fronting on Route 9A on the west for approximately 220 feet, continuing northwest along the Con Edison right-of-way for approximately 1,200 feet, continuing on the north approximately 700 feet along property now or formerly owned by the Robert Martin Company, returning south on a broken line approximately 1,350 feet to the northeast corner of property now or formerly owned by the Robert Martin Company and extending approximately 850 feet back to Route 9A), which may be leased for nonmunicipal purposes for an initial term not to exceed 99 years, including renewals, which may be further renewed for a term not to exceed 33 years by mutual agreement of the parties, and except for county property located at Grasslands Reservation, Valhalla, New York known as the Westchester County Medical Center Campus which may be leased to the Westchester County Health Care Corporation, its successors or assigns, for an initial period not to exceed 60 years, with three consecutive options to renew for terms not to exceed ten years each, and one fourth and final option to renew for a term not to exceed five years, for a total term, including renewal options, of 95 years to be exercisable at the option of the Westchester County Health Care Corporation, its successors or assigns, and except for county property located at the southwesterly corner of Court and Quarropas Streets in the City of White Plains which may be leased to a corporation formed by HANAC, Inc. and [the Bluestone Organization] Monadnock Development LLC, its successors or assigns, for a term of 65 years, with three consecutive options to renew for a

term not to exceed ten years each, for a total term, including renewal options, not to exceed 95 years, for the purpose of constructing affordable senior rental housing, and except for county property located at the north portion of the Grasslands Reservation (also known as the Valhalla Campus at Grasslands) in the Valhalla section of the Town of Mt. Pleasant, New York, and commonly referred to as the "North 60" which may be leased to Fareri Associates, LP, its successors or assigns, for a term not to exceed 99 years for the purpose of creating a research and development complex, to support the County of Westchester's growing medical and bio-tech industry, and except for county property located off Knollwood Road in the Town of Greenburgh, New York neighboring the Westchester Community College campus which may be leased to Mayfair Housing LLC, and Mayfair Housing Development Fund Company, Inc., for a term of 65 years for the purpose of development, rehabilitation and operation of an affordable housing project consisting of approximately 74 residential rental units exclusively for low and moderate-income senior citizens aged 62 and older and except for county property consisting of 17.58 acres located in the Grasslands Campus (also known as the Grasslands Reservation and the Valhalla Campus at Grasslands) in the Valhalla section of the Town of Mt. Pleasant, New York which may be leased to New York Medical College, its successors or assigns, for a term not to exceed ninety-nine (99) years exclusively for the administration and operation of a duly licensed and accredited health sciences college or university.

**§2.** The County Executive or his authorized designee is hereby authorized and empowered to execute all instruments and to take all actions reasonably necessary to effectuate the purposes of this Local Law.

**§3.** The Clerk of the Board shall cause a notice of this Local Law to be published at least once a week for two successive weeks, the first publication of which shall be had within ten days after such local law is adopted, in the official newspapers published in the County of Westchester, said notice to contain the number, date of adoption and a true copy of the Local Law, and a statement that this Local Law changes a provision of law relating to the sale, exchange or leasing of County property and is therefore subject to the provisions of Section 209.171(7) of the Westchester County Administrative Code providing for a permissive referendum.

**§4.** This local law shall take effect sixty (60) days after its adoption subject to the provisions of Section 209.181 of the Westchester County Administrative Code.