

ACT 208 - 2024

HONORABLE BOARD OF LEGISLATORS THE COUNTY OF WESTCHESTER

DRAFT
IMA ON FILE

Your Committee is in receipt of a communication from the County Executive wherein he requests that your Honorable Board adopt an Act which, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an inter-municipal agreement ("IMA") with the Town of North Castle ("Town") and acquire an easement from the Town to allow the County to install and maintain a water main on New King Street to address per- and polyfluoroalkyl substances ("PFAS") found in the wells of certain privately owned properties.

Your Committee is advised that the County and the New York State Department of Environmental Conservation ("NYSDEC") previously entered into Consent Order 3-20180308-44 in connection with PFAS found in the Westchester County Airport ("Airport") groundwater. The Consent Order required characterization of PFAS contamination at the Airport as well as off-site, and remedial work to address it. Following testing, PFAS was found in the wells of certain privately owned properties located off-site on New King Street in the Town ("Private Parcels"). While the County has temporarily provided bottled water to the Private Parcels, the County desires to extend the Airport's water main through the Town's right-of-way on New King Street in order to provide a permanent source of potable water to the Private Parcels ("Project").

Your Committee is advised that pursuant to the proposed IMA, the County will be responsible for the design and construction of the Project and the Town will grant an easement to the County for the life of the Project bonds. The project is being financed by County bonds issued pursuant to Bond Act No. 122-2021 approved by your Honorable Board on June 28, 2021. The County has designed the Project, procured public bids, and awarded a contract for construction. Following final acceptance of the Project by the County, the Town will be responsible for all maintenance of the Project and related costs. Upon the satisfaction of all Project bonds, all of the County's right, title and interest in the Project will transfer to the Town, and all County obligations under the IMA will cease. The term of the IMA will be for a period of






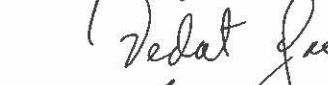

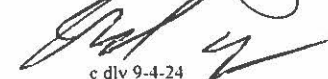
40 years, commencing upon execution and terminating on the expiration of any County bonds issued in connection with the Project.








Pursuant to the IMA, the County and the Town shall defend, indemnify and hold harmless each other, their officers, employees and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly out of their respective acts or omissions or those of third parties under their direction or control.


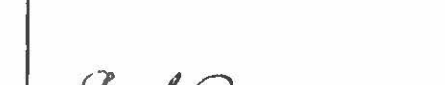
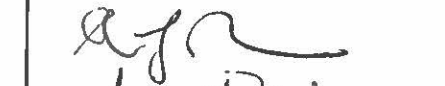



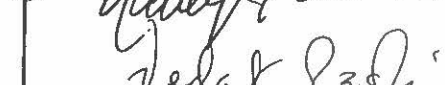
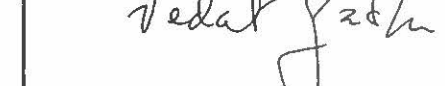

As your Honorable Board is aware, no action may be taken with regard to the proposed legislation until the requirements of the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQRA") have been met. The Planning Department advises that the proposed IMA is classified as a Type II action. Therefore, no further action is required by your Honorable Board. Your Committee has reviewed the annexed SEQRA memo and concurs with that conclusion.

Upon careful consideration, your Committee finds the proposed IMA to be in the County's best interest as it provides for a permanent source of safe drinking water, and therefore your Committee recommends approval of the proposed Act.

Dated: October 7th, 2024
White Plains, New York









c div 9-4-24

Budget & Appropriations

Public Works & Transportation

Human Services

Dated: October 7th, 2024
White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Human Services

A handwritten signature in black ink, appearing to read "Joe Alamo". The signature is fluid and cursive, with a long horizontal stroke at the end.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: A0097

☒ NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

☐ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one):

☐ Current Appropriations

☐ Capital Budget Amendment

IMA and temporary easement Town of North Castle in connection with A0097

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal

PPU

Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest):

Total Debt Service (Annual Cost x Term):

\$ -

Finance Department:

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: n/a

Prepared by: Diane Vanadia

Title: Associate Budget Director

Department: Budget

Date: 9/11/24

Reviewed By: 

Budget Director

Date: 9/12/24

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: A0116

☒ NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

☐ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one):

☐ Current Appropriations

☐ Capital Budget Amendment

IMA and Easement Town of North Castle in connection with A0116

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal

PPU

Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest):

Total Debt Service (Annual Cost x Term):

\$ -

Finance Department:

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: n/a

Prepared by: Diane Vanadia

Title: Associate Budget Director

Department: Budget

Date: 9/11/24


Reviewed By: 

9/11/24
9/12/24

Budget Director

Date: 9/12/24

TO: David Vutera, Associate County Attorney
Department of Law

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: September 10, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR:
NEW KING STREET WATER MAIN, NORTH CASTLE**

PROJECT/ACTION: In connection with a New York State Department of Environmental Conservation Order on Consent, the County proposes to install and maintain a water main on New King Street in order to address per- and polyfluoroalkyl substances ("PFAS") found in the wells of certain privately owned properties located in this area, which is adjacent to the Westchester County Airport. An intermunicipal agreement with the Town of North Castle, as well as a temporary easement from the Town, will be required in order to install the water line within the Town road. Pursuant to the agreement, ownership and maintenance of the water main will transfer to the Town and the easement will terminate following the satisfaction of the county bonds used to fund the project.

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required because the project/action may be classified as a TYPE II action pursuant to section(s):

- **617.5(c)(13):** extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions or in connection with any action on this list;
 - **617.5(c)(35):** civil or criminal enforcement proceedings, whether administrative or judicial, including a particular course of action specifically required to be undertaken pursuant to a judgment or order, or the exercise of prosecutorial discretion.
-

COMMENTS: This work is being done pursuant to DEC Case No.: CO 3-20180308-44. The project will be financed by County bonds issued pursuant to Bond Act No. 122-2021 (in connection with capital projects A0097 and A0116), which was approved by the Board of Legislators on June 28, 2021, along with a Negative Declaration (Resolution 123-2021), for improvements to the water supply infrastructure on County Airport property necessary to provide the water connection to New King Street.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Brian Hegt, Assistant to the Commissioner, Dept. of Public Works & Transportation
Claudia Maxwell, Principal Environmental Planner

ACT NO. 208 ~ 2024

AN ACT authorizing the County of Westchester to enter into an inter-municipal agreement with the Town of North Castle and acquire an easement from the Town to allow the County to install and maintain a water main on New King Street to address per- and polyfluoroalkyl substances found in the wells of certain privately owned properties.

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

Section 1. The County of Westchester ("County") is hereby authorized to enter into an inter-municipal agreement ("IMA") with the Town of North Castle ("Town") and acquire an easement from the Town to allow the County to install and maintain a water main on New King Street to address per- and polyfluoroalkyl substances ("PFAS") found in the wells of certain privately owned properties (Private Parcels").

§2. Pursuant to the IMA, the County shall be responsible for the design and construction of an extension of the water main from Westchester County Airport through the Town's right-of-way on New King Street in order to provide a permanent source of potable water to the Private Parcels ("Project"). The Town shall grant an easement to the County for the life of the Project bonds. Following final acceptance of the Project by the County, the Town shall be responsible for all maintenance of the Project and related costs. Upon the satisfaction of all County bonds financing the Project, all of the County's right, title and interest in the Project shall transfer to the Town, and all County obligations under the IMA shall cease.

§3. The term of the IMA shall be for a period of 40 years, commencing upon execution and terminating on the expiration of any County bonds issued in connection with the Project.

§4. Pursuant to the IMA, the County and the Town shall defend, indemnify and hold harmless each other, their officers, employees and agents from and against any and all liability, damage, claims, demands, costs, judgments, fees, attorneys' fees or loss arising directly out of their respective acts or omissions or those of third parties under their direction or control.

§5. The County Executive or his duly authorized designee, is hereby authorized to execute and deliver all instruments approved as to form and substance by the County Attorney as are necessary and appropriate to effectuate the purposes of this Local Law.

§6. This Act shall take effect immediately.

SCHEDULE "A"

PROJECT PLANS, SCOPE OF WORK AND BUDGET

[to be attached]

Backflow Preventer Replacements

Since WJWW is taking ownership of the portion of the existing 12 inch airport water main along the west side of the airport, the existing backflow preventer building at Tower Road is being replaced and a new backflow preventer along with water meter vault is being constructed. The new buildings are sized to house new RPZ's, water meters and check valves as required by WJWW. The new buildings, with communication conduits and fiber extended from existing facilities allow for monitoring and control.

New King Street Water Main Extension

New King Street is the location of four developed properties which currently rely on private wells for water supply. Recently these wells were found to have detections of perfluoroalkyl substances (PFAS) and Westchester County is providing them with a connection to a treated municipal water supply source. The nearest municipal water supply available is the Westchester County Airport's (WCA) internal water main which is in turn fed by Westchester Joint Waterworks (WJWW). This work includes the installation of approximately 2,600 linear feet of 12 inch water main and appurtenances along Airport Road to the northern end of New King Street.

This contract also includes water service piping up to and including a valve box located at the property line for each of the properties listed below.

- 1 & 3 New King Street
- 4 New King Street
- 10 New King Street
- 20 New King Street

Contract 22-522 – Domestic Water Supply Improvements at Westchester County Airport

Project Location:

1 New King Street and 3 New King Street, White Plains, New York 10604

Property Owner:

Thomas Fitzgibbons
Lordae LLC
tom@lordae.com

Project Description:

The project will involve site excavation, plumbing and electric to facilitate the installation of a new water service connection to the municipal water main in New King Street, including an exterior, heated enclosure housing the water meter and backflow prevention device. The work will terminate on site at a location adjacent to the existing electrical and water service infrastructure at the building. Final electrical and water connections to the building will be the responsibility of the property owner. The work is not expected to exceed 90 days. The work will be in accordance with current codes and industry practices, and disturbed areas will be repaved or reseeded as applicable.

Contract 22-522 – Domestic Water Supply Improvements at Westchester County Airport

Project Location:

4 New King Street and 10 New King Street, White Plains, New York 10604

Property Owner:

Mitch Benerofe
Benerofe Properties
mib@benerofes.com

Project Description:

The project will involve site excavation, plumbing and electric to facilitate the installation of a new water service connection to the municipal water main in New King Street, including an exterior, heated enclosure housing the water meter and backflow prevention device. The work will terminate on site at a location adjacent to the existing electrical and water service infrastructure at the building. Final electrical and water connections to the building will be the responsibility of the property owner. The work is not expected to exceed 90 days. The work will be in accordance with current codes and industry practices, and disturbed areas will be repaved or reseeded as applicable.

Contract 22-522 – Domestic Water Supply Improvements at Westchester County Airport

Project Location:

20 New King Street, White Plains, New York 10604

Property Owner:

Matt Greene
Safe Flight Instrument, LLC
mgreene@safeflight.com

Project Description:

The project will involve site excavation and plumbing to facilitate the installation of a new water service connection to the municipal water main in New King Street, including a new water meter in a sub-surface pit. The work will terminate on site at a location adjacent to the existing water service at the building. Final water connections to the building will be the responsibility of the property owner. Refer to the attachments for additional information. The work is not expected to exceed 90 days. The work will be in accordance with current codes and industry practices, and disturbed areas will be repaved or reseeded as applicable.

GENERAL NOTES

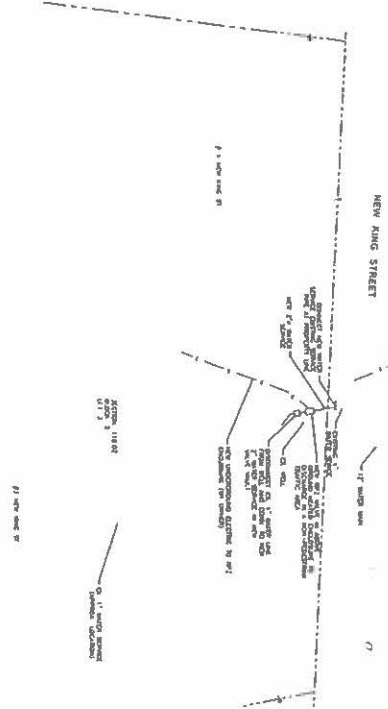
1. ALL PROPOSED INSTALLATIONS OF BACKFLOW PREVENTION DEVICES TO BE INSTALLED ON ALL EXISTING WATER SERVICES FOR NEW CONSTRUCTION MUST BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
2. THE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. THE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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11. THE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

ELECTRICAL NOTES

1. ALL DRAWINGS AND SPECIFICATIONS FOR BACK CONTRACT NUMBER 22-222 ARE
2. ALL ELECTRICAL WORK MUST BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
3. ALL ELECTRICAL WORK MUST BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

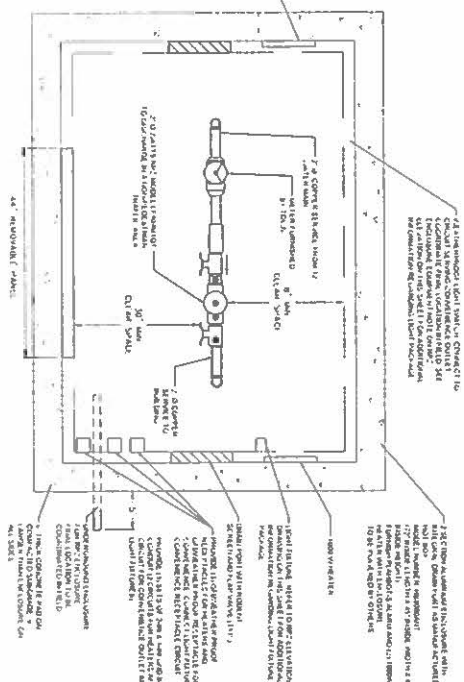
SITE PLAN

SCALE 1"=40'



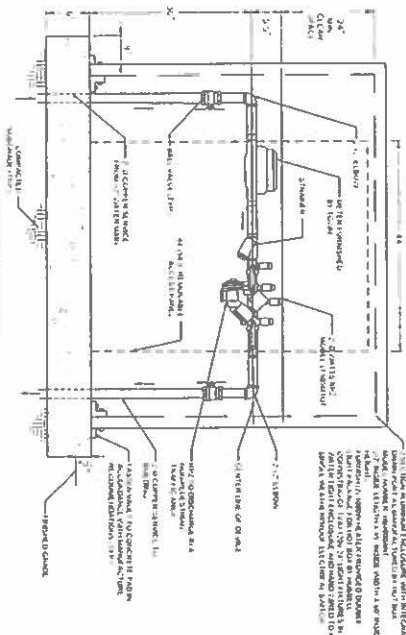
183 NEW KING STREET RPZ PLAN

SCALE 1"=40'

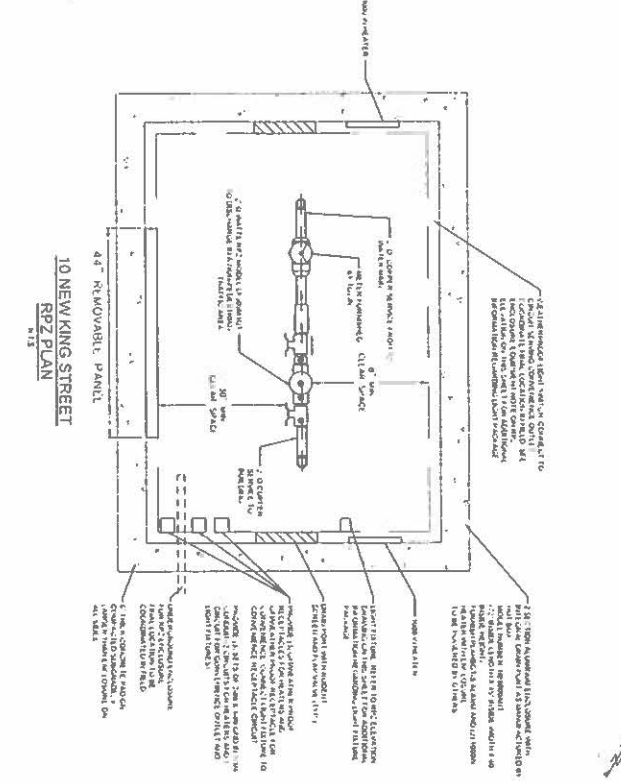
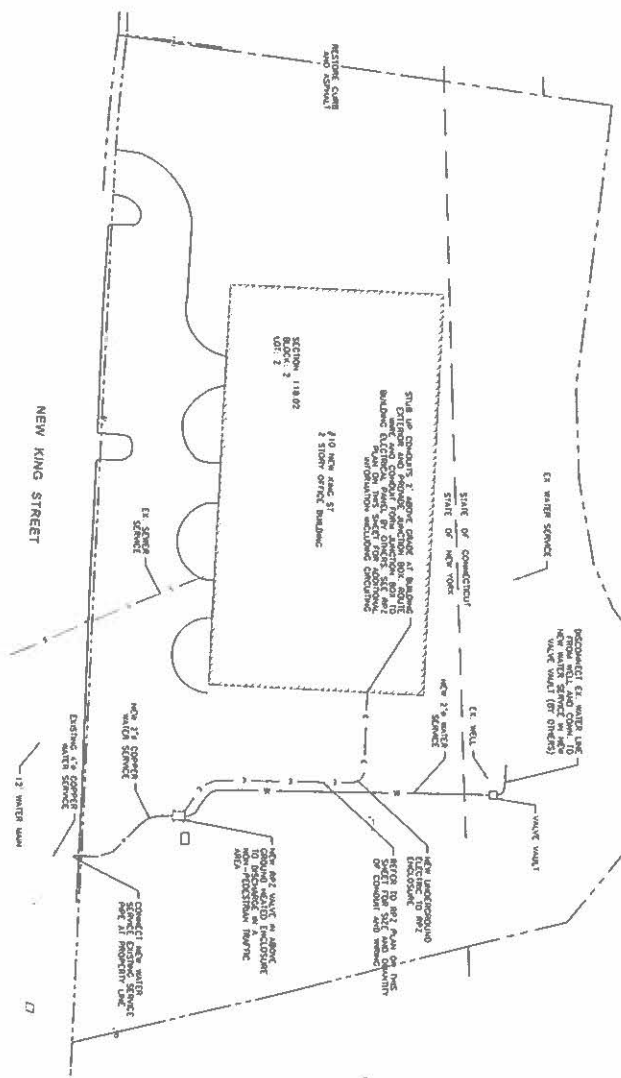


183 NEW KING STREET RPZ ELEVATION

SCALE 1"=40'



CONTRACTOR'S DATA CONTRACT NO. _____ PROJECT NO. _____ DATE _____		RECORD DRAWING CERTIFICATION I, _____, CONTRACTOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SIGNED _____ DATE _____	
OWNER'S DATA PROJECT NO. _____ DATE _____		PROJECT COORDINATOR NAME _____ DATE _____	
WESTCHESTER COUNTY, NEW YORK DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DIVISION OF ENGINEERING 183 NEW KING STREET BLACKFLOW PREVENTION PLAN AND DETAILS		CONTRACT NO. _____ SHEET NO. _____ DATE _____	



GENERAL NOTES

1. ALL PROPOSED INSTALLATIONS OF BACKFLOW PREVENTION DEVICES TO BE INSTALLED ON ALL DOMESTIC WATER SUPPLY LINES (SECTION 118.02).
2. THE OPERATIONAL OF SUCH DEVICES MUST BE APPROVED BY THE CITY ENGINEER AND THE CITY ENGINEER MUST BE NOTIFIED IN WRITING IN COMPLIANCE WITH THE APPLICABLE CODES AND ORDINANCES.
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SITE PLAN

DATE: 11/1/02

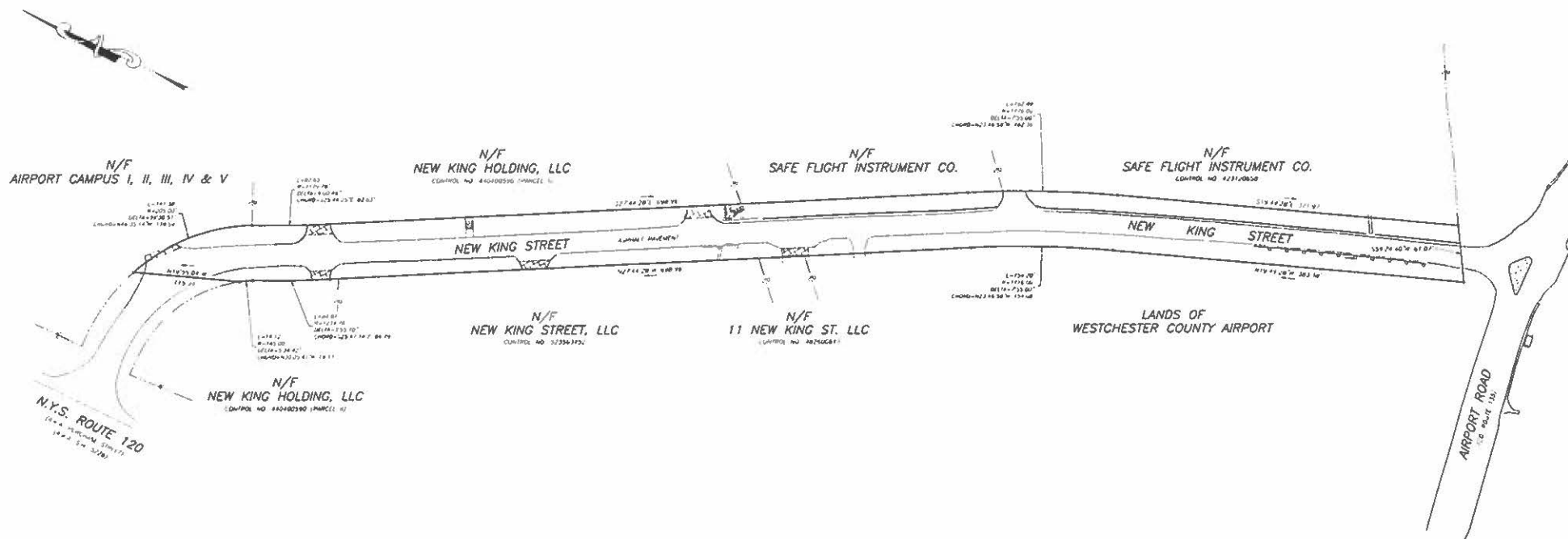
WESTCHESTER COUNTY, NEW YORK DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DIVISION OF ENGINEERING TOWN OF HARRISON, NORTH CASTLE & VILLAGE OF RYE BROOK BLACKFLOW PREVENTION PLAN AND DETAILS		PROJECT NO. 22-422 SHEET NO. 1 OF 1 DATE: 4/1/2002
PROJECT COORDINATOR NAME: _____ TITLE: _____		CONTRACTOR NAME: _____ TITLE: _____
RECORD DRAWING CERTIFICATION AS BUILT - CHANGES AS NOTED NO CHANGES		DATE: _____ BY: _____
REVISIONS NO. DATE BY 1 11/1/02 ALD 2 11/1/02 ALD 3 11/1/02 ALD		REVISIONS NO. DATE BY 1 11/1/02 ALD 2 11/1/02 ALD 3 11/1/02 ALD

Bid Tabulation Sheet		Contract No.:		22-522		
					Triumph Construction Corp.	
ITEM No.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT BID	
A	Soil Erosion and Sediment Control	LS	1	\$ 100,000.00	\$ 100,000.00	
B	Traffic Control	LS	1	\$ 200,000.00	\$ 200,000.00	
C	Con Edison Fee Allowance	DC	1	\$ 50,000.00	\$ 50,000.00	
D	Cement Lined Ductile Iron Water Main Pipe - 12" Diameter, Furnished and Installed	LF	5,900	\$ 400.00	\$ 2,360,000.00	
E	Cement Lined Ductile Iron Water Main Pipe - 10" Diameter, Furnished and Installed	LF	45	\$ 300.00	\$ 13,500.00	
F	Cement Lined Ductile Iron Water Main Pipe - 6" Diameter, Furnished and Installed	LF	90	\$ 150.00	\$ 13,500.00	
G	Cement Lined Ductile Iron Water Main Pipe - 4" Diameter, Furnished and Installed	LF	320	\$ 100.00	\$ 32,000.00	
H	Miscellaneous Water Min Fittings (Elbows, Bends, Fittings and Tees), Furnished and Installed	Pound	30,000	\$ 3.00	\$ 90,000.00	
I	Inline Gate Valve - 12", Furnished and Installed	EA	33	\$ 5,000.00	\$ 165,000.00	
J	Inline Gate Valve - 10", Furnished and Installed	EA	2	\$ 3,000.00	\$ 6,000.00	
K	Inline Gate Valve - 6", Furnished and Installed	EA	12	\$ 2,000.00	\$ 24,000.00	
L	Inline Gate Valve - 4", Furnished and Installed	EA	11	\$ 1,000.00	\$ 11,000.00	
M	Insertion Valve (Live Shut Down) - 12", Furnished and Installed	EA	2	\$ 5,000.00	\$ 10,000.00	
N	Fire Hydrant Assembly, Furnished and Installed	EA	12	\$ 5,000.00	\$ 60,000.00	
O	Rock Removal and Disposal	CY	1,000	\$ 1.00	\$ 1,000.00	
P	Temporary Asphalt Pavement	Ton	260	\$ 75.00	\$ 19,500.00	
Q	Asphalt Top Course, Furnished and Placed	Ton	330	\$ 200.00	\$ 66,000.00	
R	Asphalt Binder Course, Furnished and Placed	Ton	520	\$ 200.00	\$ 104,000.00	
S	Pavement Sawcutting	LF	7,300	\$ 1.00	\$ 7,300.00	
T	Sub-base Course, Furnished and Placed	CY	780	\$ 2.00	\$ 1,560.00	
U	Select Fill, Furnished and Placed	CY	440	\$ 1.00	\$ 440.00	
V	Bedding Sand, Furnish and Place	CY	970	\$ 1.00	\$ 970.00	
W	Exploratory Excavation (Test Pits)	CY	170	\$ 300.00	\$ 51,000.00	
X	Controlled Low Strength Material	CY	1,450	\$ 125.00	\$ 181,250.00	
Y	Waste Transportation and Disposal	CY	2,800	\$ 35.00	\$ 98,000.00	
Z	Crushed Stone, Furnished and Placed	CY	970	\$ 65.00	\$ 63,050.00	
AA	Topsoil, Furnished and Placed	CY	90	\$ 75.00	\$ 6,750.00	
BB	Grass Seed, Furnished and Placed	SY	800	\$ 15.00	\$ 12,000.00	
CC	Culvert Replacement	LS	1	\$ 100,000.00	\$ 100,000.00	
DD	Meter Vault, Furnish and Install	LS	1	\$ 600,000.00	\$ 600,000.00	
EE	Tower Road Backflow Preventer Building	LS	1	\$ 1,000,000.00	\$ 1,000,000.00	
FF	Airport Road Backflow Preventer Building	LS	1	\$ 1,000,000.00	\$ 1,000,000.00	
GG	Groundwater Treatment and Disposal	LS	1	\$ 800,000.00	\$ 800,000.00	
HH	MOBILIZATION (Must not exceed 2.00% of Subtotal Shown	LS	1	\$ 130,000.00	\$ 130,000.00	
II	CONTRACT BONDS AND INSURANCE (Must not exceed 3.00% of Subtotal Shown Above)	LS	1	\$ 200,000.00	\$ 200,000.00	
W800	MISCELLANEOUS ADDITIONAL WORK	DC	1	\$ 1,000,000.00	\$ 1,000,000.00	
W851	TESTING OF MATERIALS AND FIELD TESTING EQUIPMENT	DC	1	\$ 100,000.00	\$ 100,000.00	
					Total: \$ 8,677,820.00	

SCHEDULE "B"

PROJECT PROPERTY FOR EASEMENT

[to be attached]

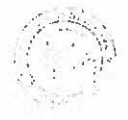


GENERAL NOTE:
 1. THE PURPOSE OF THE MAP IS TO DEFINE THE PERIMETER BOUNDARY OF NEW KING STREET AS PLATTED FOR RECORD AND RECORD OF THE SAME. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 2. SELECTED EXISTING CONDITIONS SHOWN HEREON ARE PRELIMINARY EXAMINATIONS OF THE SAME.
 3. DIMENSIONAL DATA REPRESENTS THE NEW KING STREET PLANNED CONSTRUCTION SYSTEM (S.C.C.) FROM THE 1970'S. DIMENSIONAL DATA REPRESENTS THE SYSTEM OF 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S.

CERTIFICATIONS RELATED HEREON SHALL BE THE SURVEYOR'S RESPONSIBILITY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE EXISTING CONDITIONS OF THE PLANNED CONSTRUCTION SYSTEM (S.C.C.) FROM THE 1970'S. DIMENSIONAL DATA REPRESENTS THE SYSTEM OF 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S.

TERRY BERGENHOFF COLLINS
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SURVEYOR'S SEAL



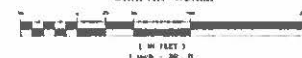
NEW YORK STATE, 1990

PERIMETER BOUNDARY SURVEY
D&B ARCHITECTS AND ENGINEERS, P.C.
 NEW KING STREET

TOWN OF NORTH CASTLE WESTCHESTER CO., N.Y.
 SCALE: 1" = 50'
 MAY 16, 2022

COURTESY: TERRY BERGENHOFF COLLINS ALL RIGHTS RESERVED

GRAPHIC SCALE



REVISIONS		
DATE	DESCRIPTION	BY

THE PLANNED CONSTRUCTION SYSTEM (S.C.C.) FROM THE 1970'S. DIMENSIONAL DATA REPRESENTS THE SYSTEM OF 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S. ALL DIMENSIONAL DATA IS BASED ON THE 1970'S.



52 Starr Ridge Road
Brewster NY 10509

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OLA Consulting Engineers
New King Street
North Castle, New York
May 13, 2022
Job No. OLA – Westchester Airport
G:/Deeds/D&B/Westchester Airport/New King Street

All that certain plot, piece or parcel of land situate, lying and being in the Town of North Castle, County of Westchester and State of New York being more particularly described as follows:

Beginning at a point on the northerly line of lands of Westchester County Airport where the same is intersected by the southwesterly corner of lands now or formerly Safe Flight Instrument Co., as described in Control No. 423120658, and which point is the southeasterly corner of the parcel herein described; thence along the northerly the northerly line of lands of Westchester County Airport S 59°24'40" W 61.07' to the easterly line of lands of Westchester County Airport; thence along the easterly line of lands of Westchester County Airport N 19°49'28" W 383.38' to a point on a curve to the left; thence along said curve to the left having a radius of 1116.00', a central angle of 7°55'00", a length of 154.20' and a chord of N 23°46'58" W 154.08' to a point; thence partly along the easterly line of lands of Westchester County Airport and partly along the easterly line of lands 11 New King St. LLC, as described in Control No. 482600611 and Control No. 523563452, and partly along the easterly line of lands now or formerly New King Holdings, LLC, as described in Control No. 440400590, Parcel II, respectively, N 27°44'28" W 698.96' to a point on a non-tangent curve to the right; thence along said curve to the right along the easterly line of lands now or formerly New King Holdings, LLC, as described in Control No. 440400590, Parcel II, having a radius of 1239.78', a central angle of 3°55'10", a length of 84.81' and a chord of N 25°47'14" W 84.79' to a point on a non-tangent curve to the left; thence continuing along the easterly line of lands now or formerly New King Holdings, LLC, as described in Control No. 440400590, Parcel II along said non-tangent curve to the left having a radius of 145.00', a central angle of 5°34'42", a length of 14.12' and a chord of N 30°05'41" W 14.11' to a point on the easterly line of "Lands of the People of the State of New York – Map 115 R-2, Parcel 181" as shown on filed map no. 15340 filed in the Westchester County Clerk's Office April 13, 1967; thence along the easterly line of lands as shown on said filed map no. 15340 N 19°55'04" W 115.99' to a point on a non-tangent curve to the right on the westerly line of lands now or formerly Airport Campus I, II, III, IV & V; thence



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along the westerly line of lands now or formerly Airport Campus I, II, III, IV & V along said non-tangent curve to the right having a radius of 205.00', a central angle of 39°30'51", a length of 141.38' and a chord of S 46°35'14" E 138.59' to a point on a non-tangent curve to the left; thence along said non-tangent curve to the left along the westerly line of lands now or formerly New King Holding, LLC, as described in Control No. 440400590, Parcel I, having a radius of 1179.78', a central angle of 4°00'49", a length of 82.65' and a chord of S 25°44'25" E 82.63' to a point; thence partly along the westerly line of New King Holding, LLC, as described in Control No. 440400590, Parcel I and partly along the westerly line of lands now or formerly Safe Flight Instrument Co., as described in Control No. 423120658, S 27°44'28" E 698.96' to a point on a curve to the right; thence along said curve to the right along the westerly line of lands now or formerly Safe Flight Instrument Co., as described in Control No. 423120658, having a radius of 1176.00', a central angle of 7°55'00", a length of 162.49' and a chord of S 23°46'58" E 162.36' to a point; thence S 19°49'28" E 371.97' to the point and place of beginning. Containing within said bounds 1.934 acres more or less.

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing Act, Act No. 208 - 2024, with the original on file in my office, and that the same is a correct transcript therefrom, and of the whole, of the said original Act, which was duly adopted by the County Board of Legislators, of the County of Westchester on October 7, 2024, and approved by the County Executive on October 9, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 9th day of October, 2024.

Malik Vanderberg

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

