



Westchester County Legislator  
**MARGARET A. CUNZIO**  
*Proudly Serving the 3rd District*



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# Westchester County Board of Legislators NEWS

*Voice of the People of Westchester County for over 300 years*

Summer 2017 Newsletter



## Margaret A. Cunzio

District 3 ~ Mount Pleasant, North Castle, Pleasantville and parts of Briarcliff Manor, Sleepy Hollow and Greenburgh

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### IMPORTANT CONTACT INFORMATION

**Town of Mount Pleasant  
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**Village of Sleepy Hollow  
 Mayor**

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**Town of North Castle  
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**Village of Briarcliff Manor  
 Mayor**

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**Village of Pleasantville  
 Mayor**

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**Town of Greenburgh  
 Supervisor**

*Paul Feiner*  
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**I would like to thank the constituents in District 3 for their support. I will continue to work hard in all of our municipalities to keep Westchester moving forward.**

### North 60: Bio-Science & Technology Complex Lease Passes Unanimously

On Monday, April 3, 2017- the Westchester County Board of Legislators unanimously passed the North 60 lease (17-0). I am very proud to be part of this legislature that passed this important project after many months of collaborative discussions.

The North-60 is the county owned 60 acres located on the Grasslands Reservation in Valhalla, New York, adjacent to Westchester Medical Center and New York Medical College. As a member of the Budget and Appropriation committee, I worked diligently with my colleagues and all other parties involved to approve the lease of this \$1.2 Billion project.

The North 60 lease agreement is a wise long-term investment in our community. This project will spur economic development, create jobs and generate tax revenue for the school districts and the town, while still preserving more than 40 acres of open space and utilizing green technologies. There are no residential buildings in this project, therefore, no burden on the school districts.

There are 3 phases of the project. Phase 1 will have 500,000 square feet, which includes a Medical Office (100,000 sf), Bio-Tech Research Labs (220,000 sf), a Hotel (100,000 sf), and Retail space (80,000 sf).

The completed complex will have 3 million square feet utilizing only 46% of the land, including Medical Offices (400,000 sf), Bio-Tech/Research Labs (2,252,600 sf), Retail space (100,000 sf), a Hotel (100,000 sf), and a Children's Museum-Living Science Center (34,000 sf). Westchester County projects to have



thousands of permanent jobs after the completion of the complex and thousands of construction jobs during its building process. The County projects \$9 million per year in new real estate property taxes and \$7 million in rent to the county. The majority of these taxes will benefit the two school districts that are in this area- the Mt. Pleasant Central School District and the Pocantico Hills School District, as well as the Town of Mt. Pleasant.

John Fareri, president of Fareri Associates based in Greenwich, Connecticut raised the money to build Maria Fareri Children's Hospital which is named in honor of his daughter, and is adjacent to Grasslands Reservation. Fareri Associates develops office, retail, and mixed-use properties.

Fareri Associates owns 20 acres adjacent to North-60 and will be utilizing their land with this project. Fareri Associates will spend \$40 million on road access to alleviate traffic concerns, sewer and electrical hookups to the property prior to the first phase of construction thereby building the foundation and infrastructure of the complex.

The Town of Mount Pleasant must approve the project before Fareri Associates begins construction of the foundation and basic infrastructure.

As a former school teacher and current college professor, I am excited about the educational opportunities for students in the bioscience field, as well as the interactive children's museum that can be utilized by all children in Westchester County. ■

# District Photo Gallery



1. Presenting a proclamation to Columbus Elementary School Principal Michael Cunzio, my husband, and Mount Pleasant Superintendent Sue Guiney at "Take a Veteran to School Day."
2. Participating in a ribbon cutting at Blythedale Children's Hospital in Valhalla with other elected officials.
3. Presenting proclamations to the Eagle Scouts of Troop 12 in Pleasantville.
4. It was an honor to attend New York Medical College Founders Dinner with members of their board, faculty and other officials including New York State Senator Terrence Murphy.
5. Talking with Devin Juros at the Pleasantville Farmers Market about his accomplishments, including his coordination of the Hillside Donation Day, where fresh food is donated to help those in Westchester County who need it.
6. Honoring Mount Pleasant Police Chief Paul Oliva at the Italian American Heritage Night at the BOL with a proclamation recognizing his commitment to public safety and the community.
7. Presenting information to the Greenburgh town supervisor and board at one of their town board meetings.
8. The Appointments Committee at the BOL, which I chair, is responsible for fully vetting all of the candidates that come before this committee.
9. I had the opportunity to discuss the North 60 project with members of the Business Council of Westchester.
10. Participating in the ribbon cutting at Touro Dental School in Valhalla with other elected officials including County Executive Rob Astorino.
11. Lending a helping hand barbecuing at the Fall Festival in Mount Pleasant.
12. At Pleasantville's Ragamuffin Parade with Pleasantville Mayor Peter Scherer.
13. Attending the annual tree lighting at the community center in North White Plains with other elected North Castle officials.
14. Greeting a furry constituent at the Frosty Parade in Armonk.
15. Marching at the Sleepy Hollow St. Patrick's Day Parade with Sleepy Hollow Mayor Ken Wray.