

**VILLAGE OF TARRYTOWN
BOARD OF TRUSTEES
WORK SESSION 6:00 P.M.
WEDNESDAY, JANUARY 12, 2022**

Due to the increase in COVID-19 cases, this meeting will be held via Zoom Video Conference.

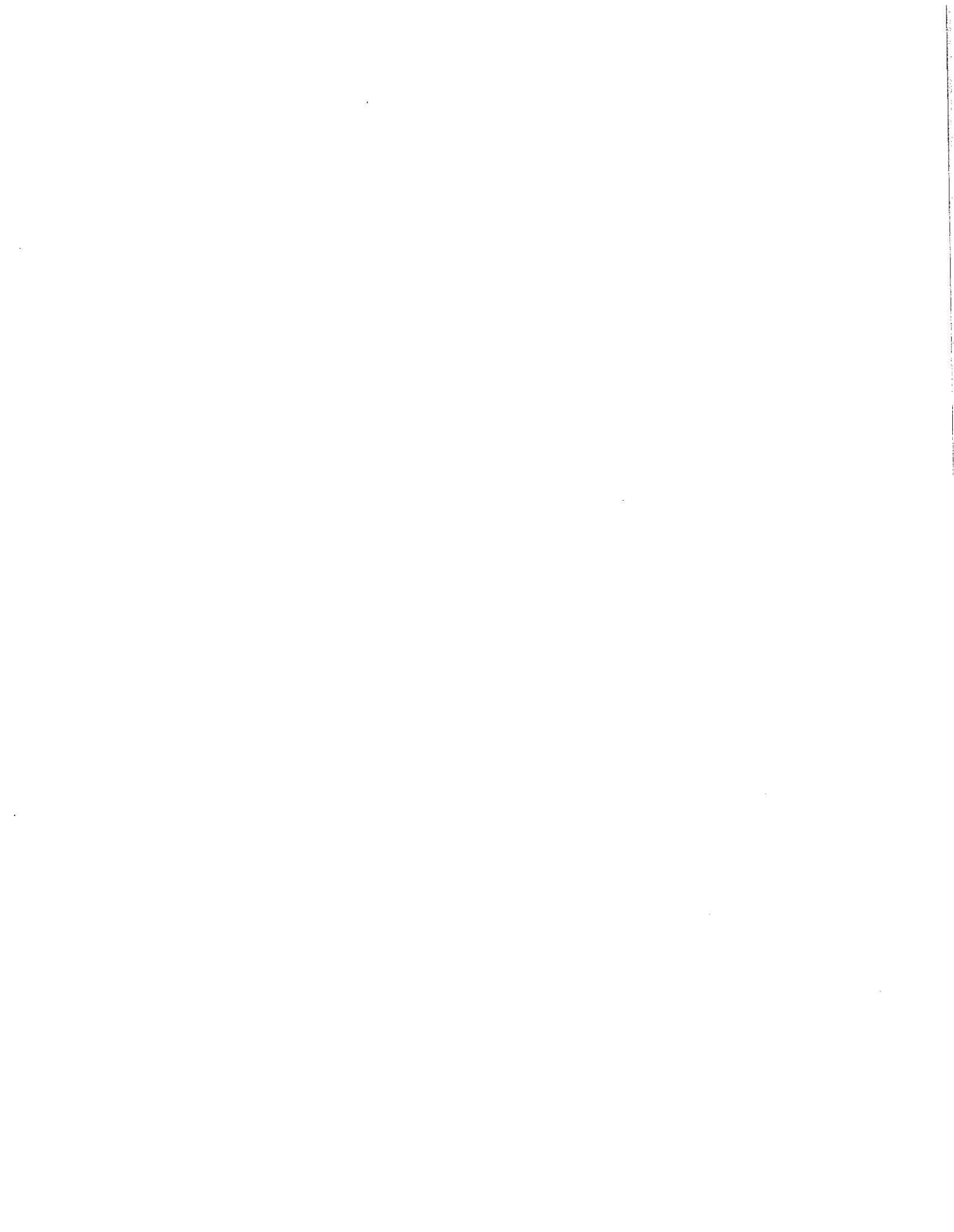
Meeting Live-Stream: <https://www.tarrytowngov.com/home/events/37501>

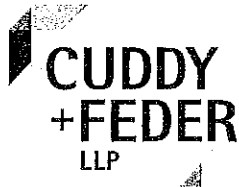
Executive Session

- (A) Appointment to Placemaking Committee
- (B) Appointment Part-Time Parking Enforcement Officer
- (C) Advice of Counsel

Open Session 6:30 p.m.

1. Board of Trustees Concerns
2. 29 South Depot Plaza
3. Proposed Zoning Text Amendment
4. Preliminary Budget Discussion
5. Records Management System – Fire Department
6. IMA – Westchester County – Bus Shelters





RECEIVED

DEC 20 2021

TARRYTOWN VILLAGE ADMINISTRATOR

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

December 16, 2021

VIA ELECTRONIC MAIL: rslingerland@tarrytowngov.com

Mayor Karen G. Brown and
Members of the Board of Trustees
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591-3199

Re: 29 South Depot Plaza, Tarrytown, NY

Dear Mayor Brown and Members of the Board of Trustees:

On behalf of Lighthouse Living, we are pleased to submit this letter and enclosures in furtherance of our client's interest in redeveloping premises located at 29 South Depot Plaza in the Village. Lighthouse Living ("Lighthouse") is a vertically integrated real estate development company with extensive experience constructing top of the line multifamily developments primarily in Westchester County. Indeed, Lighthouse has 14 successful buildings locally and is also developing multifamily projects in South Carolina.

Lighthouse has followed the progress of the potential to redevelop 29 South Depot Plaza and sees an opportunity to complete a successful project that will support the reactivation of the streetscape at a key location in the Village. Lighthouse proposes to construct a new 4 story / 47' 6" tall multifamily building with 89 units. It is important to note that Lighthouse is proposing that 20% of the units shall be affordable units. Please see enclosed preliminary renderings of the proposal. Lighthouse's proposal is consistent with the Village's 2018 Comprehensive Plan and its sustainable growth goals, is compliant with zoning and will provide the benefits of a true transit-oriented development adjacent to the train station. Importantly and in this regard, the proposed redevelopment will enhance the streetscape from Village Hall into Depot Plaza, include new street lighting, new signage and way finding and provide landscaped medians. Lighthouse also proposes to incorporate onsite amenities including a gym, rooftop pool, outdoor terraces and a rooftop pickleball court.

In order to realize this project, a Payment In Lieu Of Taxes ("PILOT") from the Westchester County Industrial Development Agency will be required. Notwithstanding the need for PILOT, Lighthouse's projections are that there will be no adverse impact to municipal services and that there will be an approximate 325% increase in taxes. We obviously would like to discuss the



12/16/21

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specifics of any proposed PILOT with you in order to identify any comments or concerns you might have.

We welcome the opportunity to discuss this exciting and dynamic project with you and respectfully request that this proposal be placed on the next available Board agenda for us to present Lighthouse's vision and address any questions the Board may have.

Thank you in advance for your consideration.

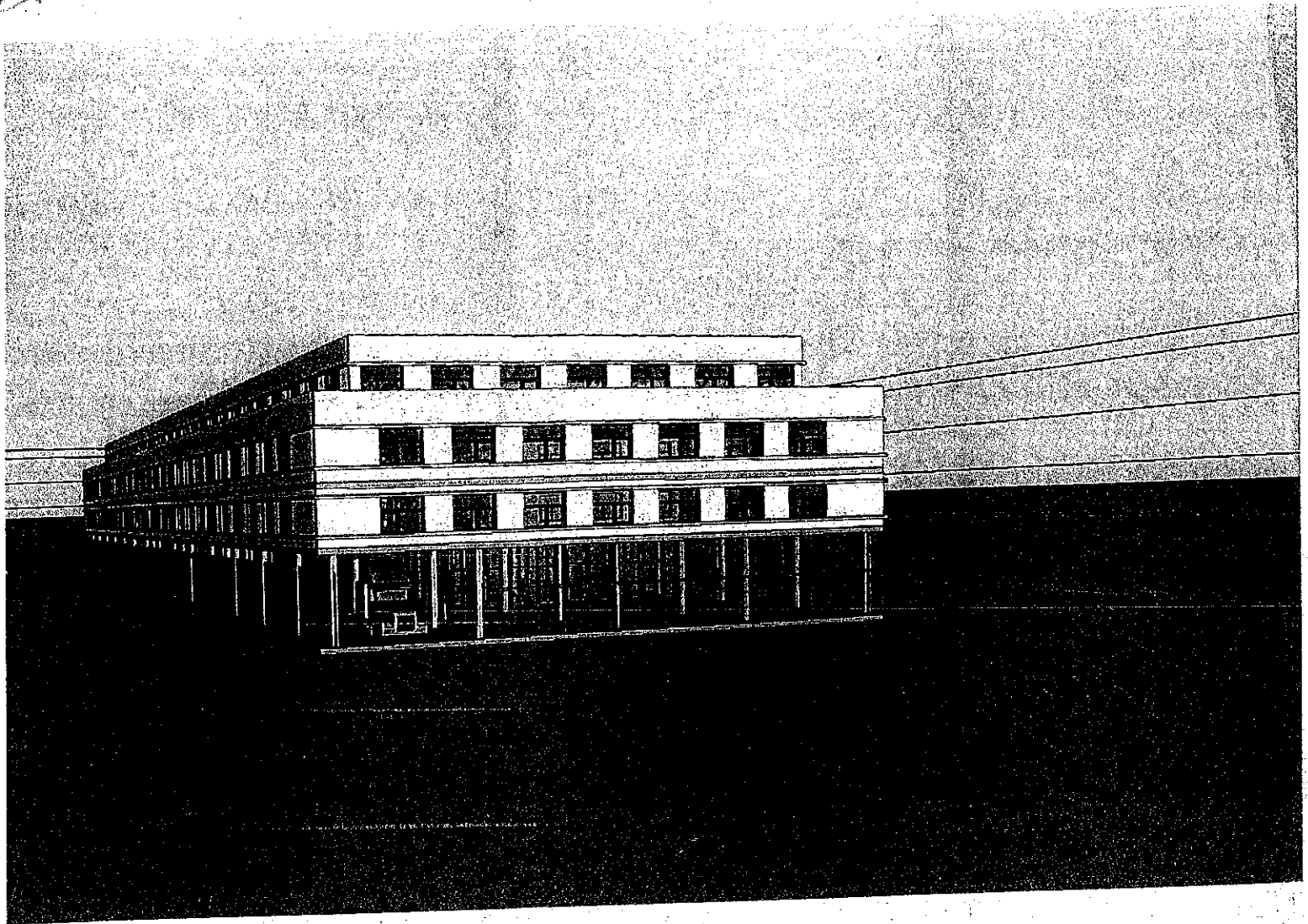
Very truly yours,

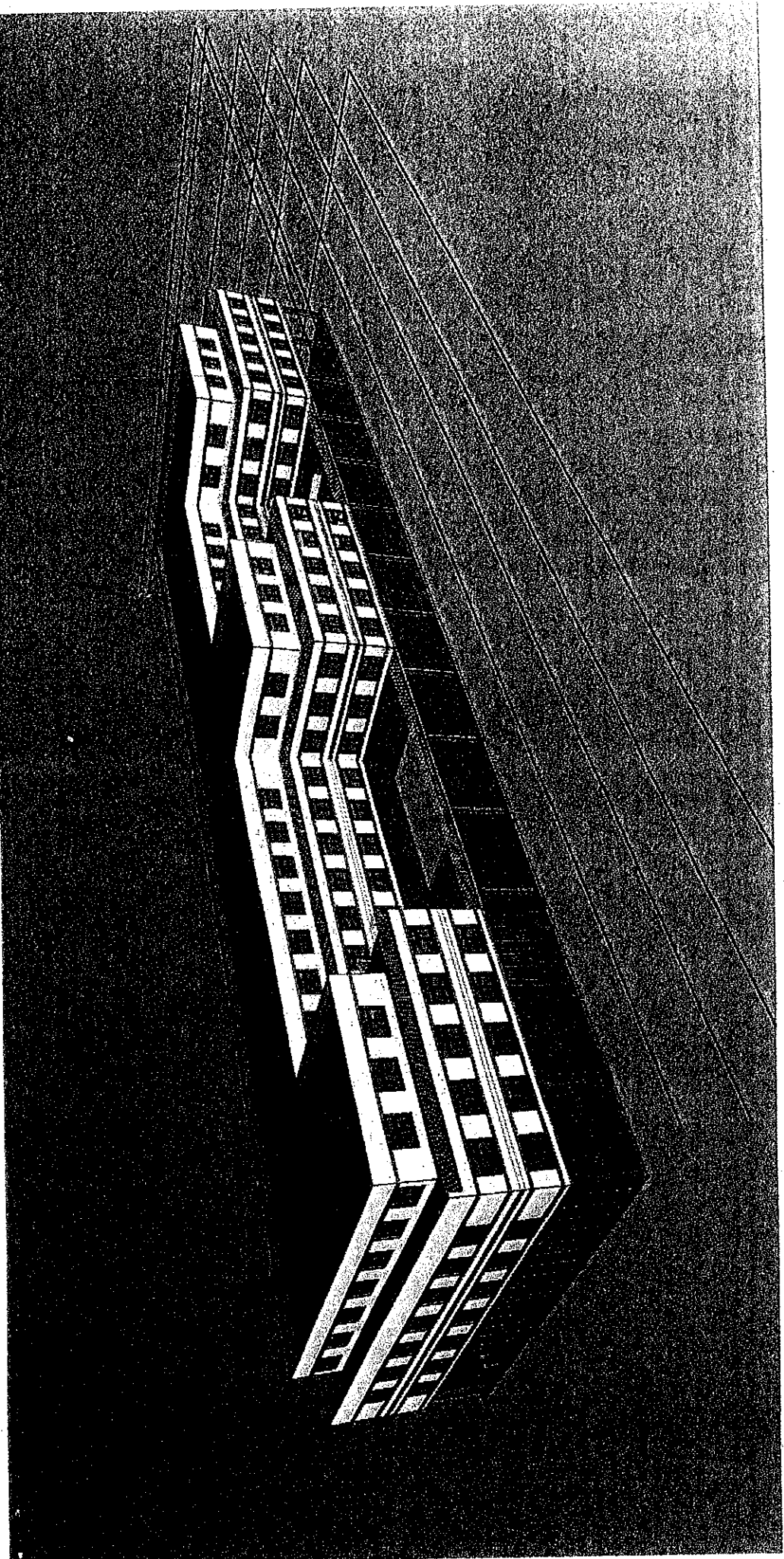
Anthony B. Gioffre III

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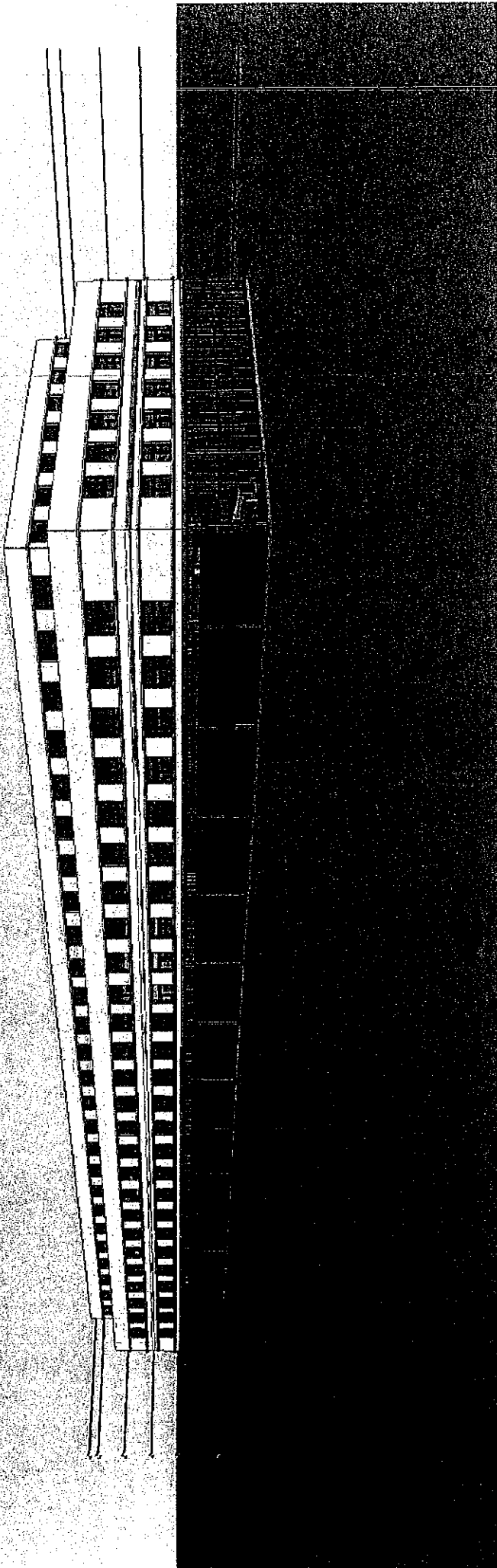
Enclosure

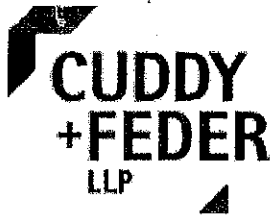
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January 5, 2022

VIA ELECTRONIC DELIVERY AND HAND DELIVERY

Mayor Karen G. Brown
and Honorable Members of the Village Board of Trustees
Village of Tarrytown
One Depot Plaza
Tarrytown, NY 10591

Re: MMC Corporation/Montefiore Medical Center
Petition for Zoning Text Amendment
Premises: 555 South Broadway (SBL 1.221-129-6)

Dear Mayor Brown and Members of the Board of Trustees:

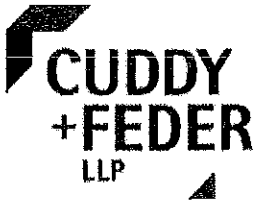
On behalf of MMC Corporation/Montefiore Medical Center (“Montefiore” or the “Petitioner”), we respectfully submit this letter in furtherance of the enclosed Petition (the “Petition”) to amend the Village of Tarrytown’s Zoning Code (“Zoning Code”).¹ The Petitioner is requesting that the Board of Trustees amend the Zoning Code as set forth in the enclosed Petition and as illustrated in the Proposed Zoning Text Amendment attached to the Petition as **Exhibit F** (or, in the alternative, as illustrated in the Proposed Alternative Zoning Text Amendment attached to the Petition as **Exhibit G**).

The Petitioner respectfully requests that Section 305-34 of the Tarrytown Zoning Code, entitled “Office Building OB Zone,” be amended allowing a new accessory use (or, in the alternative, a compatible use) permitting the storage of pharmaceuticals, vaccines, personal protective gear, and related goods, which goods may be used on-site or repackaged for use off-site. This use is proposed to comprise an approximately 17,000 square-foot portion of the existing “Building D” found on Montefiore’s office campus (the “Premises”) located in the Office Building (“OB”) Zoning District at 555 South Broadway (Section/Block/Lot 1.221-129-6).² As set forth in the enclosed Petition, the Proposed Zoning Text Amendment is strictly tailored to ensure that this use only comprises an incidental use of the Premises.

¹ On November 12th, 2021, the Petitioner submitted to the Village’s Zoning Board of Appeals (“ZBA”) a request for a Determination that the storage use described herein is allowed as an accessory use in the Office Building (“OB”) Zoning District. As of the date of this submission, this request is currently being reviewed by the ZBA. Moreover, the Petitioner has proactively submitted an Application for Site Plan Approval to the Village of Tarrytown’s Planning Board (“Planning Board”). The Planning Board is currently awaiting action to be undertaken by the ZBA or the Village’s Board of Trustees before reviewing said Site Plan Application.

² Please note, the Premises also contains the lot found at 555 Broadway Avenue (Section/Block/Lot 1.140-88-8), which is located in the OB Zoning District, and 0 South Broadway (Section/Block/Lot 1.221-129-5), which is located in the Historic Commons (“HC”) Zoning District.

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In connection with this Petition, the Petitioner proposes to use a portion of Building D as an accessory storage facility to store the above-described goods in connection with its use of the Premises as “[e]xclusive business, sales, accounting and general offices and research laboratories,” which is a specifically permitted principal under Section 305-34.B.1.u of the Zoning Code. This storage area will not be open to the public, and no one from the public can come to this location to obtain a prescription or purchase any goods. This storage area is for Montefiore’s private use only and the pharmaceuticals and other goods will be sent to other hospitals within Montefiore’s network. Montefiore will employ a security alarm and cameras and require key-card entry for all personnel.

Approximately ten employees will coordinate operations between 8:00 a.m. and 5:00 p.m. Monday through Friday, and any trips to or from Building D for this accessory use will occur during these hours. Building D has two (2) existing lift gates that will be utilized for loading by a van or small box trucks. Montefiore anticipates a minimal five (5) trips a day entering and exiting the Premises.

Amending the Zoning Code to permit this proposed incidental use is consistent with the spirit and intent of the Village’s 2018 Comprehensive Plan (“Comprehensive Plan”). As articulated in the Petition, amending the Zoning Code will allow the Petitioner to expand its economic activity, increasing job opportunities and contributing to a resilient business environment (*see* Comprehensive Plan at pages 31-35, 40, and 118). It will also allow the Petitioner to further realize the benefit of their relocation to Tarrytown, which the Comprehensive Plan highlights as a strength (*see* Comprehensive Plan at page 32). Amending the Zoning Code is also in line with the Comprehensive Plan’s note that in “the Office Building and Mixed Use districts, it is a priority to adapt to each successive era – at the present, the decline of corporation headquarters and the growth of the healthcare and technology sectors” (*see* Comprehensive Plan at page 40). The proposed amendment will allow the Petitioner, a healthcare provider whose business model is evolving in light of the ongoing COVID-19 pandemic, to streamline their operations and provide crucial health supplies to its off-site facilities.

In consideration of the above, we respectfully request that the Board of Trustees grant the enclosed Petition.

In support of the Petition, please find four (4) hardcopies of this letter and the Petition with the following documentation:

- Exhibit A: Survey of the Premises, prepared by John Meyer Consulting, PLLC, dated January 25, 2013;
- Exhibit B: Deed to Property, Recorded in the Westchester County Clerk Land Records at Control Number 530173561;
- Exhibit C: Photographs of Building D;
- Exhibit D: Building Permit Denial, dated September 14th, 2021;
- Exhibit E: Architectural Drawings, prepared by Cardarelli Design & Architecture, P.C., dated April 1, 2021, last revised November 10th, 2021;
- Exhibit F: Proposed Zoning Text Amendment Establishing an Accessory Use;



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Page 3

- Exhibit G: Proposed Alternative Zoning Text Amendment Establishing a Compatible Use; and
- Exhibit H: Short Environmental Assessment Form.

We respectfully request that this matter be placed on the next available Board of Trustees' Work Session Agenda for discussion. In the interim, should the Board of Trustees or Village Staff have any questions or comments, please feel free to contact the undersigned. Thank you in advance for your time and consideration in this matter.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures

cc: Client
Cardarelli Design & Architecture, P.C.
John Meyer Consulting, PLLC
Maximillian R. Mahalek, Esq.
Village Administrator Richard Slingerland

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**BOARD OF TRUSTEES, VILLAGE OF TARRYTOWN
COUNTY OF WESTCHESTER, STATE OF NEW YORK**

-----X

In the Matter of the Application of:

PETITION

MMC Corporation/Montefiore Medical Center

For an Amendment to Section 305-34 of the Village of Tarrytown Zoning Code to Permit the Storage of Pharmaceuticals, Vaccines, Personal Protective Equipment, and Related Goods as an Accessory Use (or in the Alternative, as a Compatible Use) at Certain Locations within the Office Building OB Zoning District in furtherance of the Proposed Use of Property Located at 555 South Broadway (SBL 1.221-129-6)

-----X

TO THE BOARD OF TRUSTEES OF THE VILLAGE OF TARRYTOWN:

The Petitioner, MMC Corporation/Montefiore Medical Center ("Montefiore" or the "Petitioner"), by its attorney, Anthony B. Gioffre III, of Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601, as and for its Petition, alleges and states as follows:

PREMISES AND BACKGROUND

1. The Petitioner is the owner of certain property situated in the Village of Tarrytown commonly referred to as 555 South Broadway, 0 South Broadway, and 555 Broadway Avenue, which bear the Tax Assessment Map designations of 1.221-129-6, 1.221-129-5, and 1.140-88-8, respectively. (See Survey of Premises, prepared by John Meyer Consulting, PLLC, dated January 25, 2013, enclosed as **Exhibit A.**)

2. The Premises is currently owned by MMC Corporation, as reflected in the Deed from Kraft Foods Group, Inc. and General Foods Corporation to MMC Corporation dated January 31, 2013 and recorded in the Westchester County Clerk Land Records at Control Number 530173561, enclosed as **Exhibit B.**

3. Montefiore Medical Center is the sole shareholder of MMC Corporation.

4. The Premises was previously occupied by Kraft Food Groups, Inc./General Foods Corporation.

5. The Premises consists of three separate tax lots totaling approximately 89.7 acres and is classified in the Village's Office Building ("OB") Zoning District and the Historic Commons ("HC") Zoning District.

6. The Premises has frontage along South Broadway/Broadway Avenue (also known as New York State Route 9) and is located in the southwestern portion of the Village.

7. The Premises has a signalized driveway connection along South Broadway/Broadway Avenue approximately 1,000 feet south of the eastbound exit 9 for Interstate 287.

8. The Premises contains six buildings comprising of approximately 231,943 square feet.

9. The Premises is utilized by MMC Corporation/Montefiore Medical Center for executive business sales, accounting and general offices, and research laboratories. The portion of the Premises used as such is classified in the OB Zoning District, and this is a principally permitted use in the OB Zoning District pursuant to Section 305-34(A) of the Zoning Ordinance of the Village of Tarrytown ("Zoning Ordinance").

10. The portion of the Premises located in the HC Zoning District, commonly known as o S. Broadway and designated on the Tax Assessment Map as 1.221-129-5, is unimproved.

11. The portion of the Premises that is to contain the proposed accessory storage use associated with this Petition is commonly known as 555 South Broadway and bears the Tax Assessment Map designation of 1.221-129-6, and contains a 119,761 square-foot building commonly known as "Building D." (See Photos of Building D enclosed at **Exhibit C.**)

12. The Premises contains 743 parking spaces.

13. Building D has two existing lift gates.

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PROPOSED ACCESSORY USE

14. The existing structures on the Premises, which are classified in the OB Zoning District, may be utilized as “executive business, sales, accounting, and general offices and research laboratories,” which is a principally permitted use in the OB Zoning District, pursuant to Section 305-34(A)(4) of the Zoning Ordinance.

15. “Maintenance and utility shops and storage facilities incidental to the principal use” is permitted as an accessory use in the OB Zoning District pursuant to Section 305-34(B)(1)(u) of the Zoning Ordinance.

16. The Petitioner intends to use a relatively small portion of Building D for the storage of pharmaceuticals, vaccines, personal protective equipment, and related goods, that would be utilized at the hospital facilities owned and/or operated by the Petitioner (the “Proposed Accessory Use”).

17. On September 14th, 2021, the Village of Tarrytown’s Building Inspector determined that the Proposed Accessory Use did not qualify as storage, a permitted accessory use in the OB Zoning District pursuant to Section 305-34(B)(1)(u) of the Zoning Ordinance. (See Building Permit Denial enclosed as **Exhibit D**). The Petitioner has since submitted an appeal to the Village’s Zoning Board of Appeals, which is currently being considered. This instant Petition is being submitted to the Village’s Board of Trustees simultaneously.

18. This Petition is being made to clarify that the Proposed Accessory Use is permitted in the OB Zoning District.

19. Building D is a 119,761 square-foot building containing offices and laboratory space.

20. The Applicant proposes to adaptively reuse approximately 17,000 square feet of Building D’s first floor 68,870-square foot footprint.

21. Approximately 17,000 square feet of Building D will be dedicated to the incidental storage of pharmaceuticals, vaccines, personal protective gear, and related goods, along with

expanded office space. (See Architectural Drawings, prepared by Cardarelli Design & Architecture, P.C., dated April 1, 2021, last revised November 10th, 2021, enclosed as **Exhibit E.**)¹

22. Of the approximately 17,000 square feet of space dedicated to storage and office use, it is estimated that the stored goods will only take up roughly 2,400 square feet.

23. There will be no sales or displays of such goods on the Premises, and the storage facility will not be accessible to the public.

24. No retail or over-the-counter transactions will be conducted on the Premises in connection with the Proposed Accessory Use.

25. Because pharmaceuticals are being stored on-site, a pharmacy license is required from New York State, but again, no transactions are taking place on-site.

26. The Petitioner will employ a security alarm and install cameras and require key-card entry for all personnel.

27. The hospitals within the Montefiore network will identify their needs and coordinate with the Montefiore employees working at the Premises and a group of pharmacists, as required by New York State, to receive the necessary goods from the accessory storage facility and arrange for goods to be provided to Montefiore's hospitals.

28. The Petitioner intends for approximately ten employees to coordinate operations between 8:00 a.m. and 5:00 p.m. Monday through Friday, and any trips from Building D will occur during these hours.

29. Five vehicle trips entering and five vehicle trips exiting the Premises daily are estimated.

30. There will be no significant changes to traffic or pedestrian circulation, utility demand, waste production, or parking demand.

¹ An Application for Site Plan Approval for the Proposed Accessory Use has been submitted to the Village of Tarrytown Planning Board. The Planning Board has not commenced its review of this Application as it awaits a decision of the Village's Zoning Board of Appeals or the Board of Trustees.

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66. The Proposed Alternative Zoning Amendment has the same benefits as the Proposed Zoning Amendment, and adheres to the Village's Comprehensive Plan in the same fashion as the Proposed Zoning Amendment.

67. The Proposed Alternative Zoning Amendment and Proposed Accessory Use, being considered jointly, are considered an Unlisted Action under the State Environmental Quality Review Act ("SEQRA"), New York Environmental Conservation Law Article 8. A Short Environmental Assessment Form is provided hereto as **Exhibit H**.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the next available Board of Trustees Agenda and that the Board of Trustees amend the Village's Zoning Code, Chapter 305 as described herein.

Dated: January 5, 2022
White Plains, New York

Anthony B. Gioffre III

Respectfully submitted,
Anthony B. Gioffre III
Attorney for Petitioner
445 Hamilton Avenue, Floor 14
White Plains, New York 10601
Tel. (914) 761-1300

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**Proposed Amendment to Chapter 305 of the Tarrytown Village Code
Zoning Text Amendment Establishing Accessory Use**

A Local Law to amend Chapter 305 of the Code of the Village of Tarrytown regarding zoning.

Be it enacted by the Board of Trustees of the Village of Tarrytown as follows:

Section 1. Amendment

Chapter 305, Section 34 entitled "Office Building OB Zone" is hereby amended as follows (with additions in bold):

B. Accessory Uses

(1) Permitted accessory uses.

- **(z) Storage facilities for pharmaceuticals, vaccines, personal protective equipment, and related goods, which said goods may be utilized either on-site or may be repackaged for use off-site at other locations of such principally permitted use operating on-site, provided that the space dedicated to such use is contained entirely within an existing principal building and does not exceed 15% of the square footage of the site's gross floor area, and further provided that the principal building is located within 2,000 feet of the south of Interstate 287.**

Section 2. Ratification, Readoption, and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 305 of the Village of Tarrytown is otherwise to remain in full force and effect and is otherwise ratified, readopted, and confirmed.

Section 3. Numbering for Codification

It is the intention of the Village of Tarrytown and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Village of Tarrytown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word Local Law shall be changed to "Chapter," "Section," or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt therefrom.

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**Proposed Amendment to Chapter 305 of the Tarrytown Village Code
Zoning Text Amendment Establishing Accessory Use**

Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State.

**Proposed Alternative Amendment to Chapter 305 of the
Tarrytown Village Code
Alternative Zoning Text Amendment Establishing a Compatible Use Permit**

A Local Law to amend Chapter 305 of the Code of the Village of Tarrytown regarding zoning.

Be it enacted by the Board of Trustees of the Village of Tarrytown as follows:

Section 1. Amendment

Chapter 305, Section 34 entitled "Office Building OB Zone" is hereby amended as follows (with additions in bold):

C. Uses requiring compatible use permits.

(3) Storage facilities for pharmaceuticals, vaccines, personal protective equipment, and related goods, which said goods may be utilized either on-site or may be repackaged for use off-site at other locations of such principally permitted use operating on-site, provided that:

- o **The space dedicated to such use is contained entirely within an existing principal building and does not exceed 15% of the square footage of the site's gross floor area.**
- o **The principal building is located within 2,000 feet of the south of Interstate 287.**
- o **The Compatible Use Permit shall expire after either a five year term or upon a conveyance of the property, whichever may occur first. A renewal of the Compatible Use Permit shall be required upon expiration of said five year term.**

Section 2. Ratification, Readoption, and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 305 of the Village of Tarrytown is otherwise to remain in full force and effect and is otherwise ratified, readopted, and confirmed.

Section 3. Numbering for Codification

It is the intention of the Village of Tarrytown and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Village of Tarrytown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word Local Law shall be changed to "Chapter," "Section," or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid, or

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**Proposed Alternative Amendment to Chapter 305 of the
Tarrytown Village Code
Alternative Zoning Text Amendment Establishing a Compatible Use Permit**

unconstitutional provision, clause, sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt therefrom.

Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State.

December 28, 2021

Chief Kelly Murphy
Tarrytown Fire Department
PO Box 158
Tarrytown, NY 10591

Dear Kelly,

Thank you for your interest in the RedNMX Records Management System for the Tarrytown Fire Department. Enclosed are the following proposals for the department based on functions requested -

- **TARRY-18 RedNMX Records Management System**
- **TARRY-19 RedNMX Mobile Dispatch (Windows)**
- **TARRY-20 RedNMX Attendance Kiosk System**

The RedNMX System will integrate the Tarrytown Fire Department's needs and requirements into one comprehensive package and provide additional functionality, improving the efficiency of the Department. Data only needs to be entered once and many system functions will become automated or require significantly reduced manual effort.

The modular design of the RedNMX System allows the Department to expand the system as additional needs develop over time.

Payment options are available such as spreading payments out over multiple years.

We are looking forward to the opportunity to work with the Tarrytown Fire Department. Please call our office at **(585) 264-9080** if you have any questions.

Sincerely,

Susan Testan

Tarrytown Fire Department

RedNMX Records Management System

System Scope

Introduction

This document explains information regarding the Alpine Software proposed RedNMX System. All information and the proposals are based upon RedNMX System functionality the Tarrytown Fire Department has requested. Specifications have been compiled based on the demonstration and phone consultation. The main points of this proposal are:

1. **3rd Party CAD Interface from Westchester County.**
 - Calls are automatically loaded into the system.
2. **Email and Text Messaging System**
 - Wrapped around entire program.
3. **Responder App**
 - Full integration with CAD Interface
4. **Point System** showing total number of points for each member. **Example is found in Appendix A.**
5. **Inventory Management Modules** including general inventory, apparatus, SCBA and hose modules.

This is a working document and additional information may be added as the project develops and details are defined.

Proposed System Description

Alpine Software has provided the Tarrytown Fire Department with a complete system proposal of the fully integrated RedNMX Records Management System (RMS). This system will dramatically improve the operational functionality of the Department and facilitate data and information sharing. Overall administration efficiency will become improved.

After implementation, the system will eliminate redundant data entry, guide users through the incident entry process, and provide all the transactions and information needed by the Tarrytown Fire Department. All functionality will be directly accessible by authorized Tarrytown Fire Department administrative personnel at all times without delay. The system is designed to be intuitive, easy to use for all levels of computer knowledge, and secure.



Tarrytown Fire Department

RedNMX Records Management System

System Scope

Proposed System Modules

Listed below are the modules proposed to meet the Tarrytown Fire Department's expressed needs:

System Modules	Description	Reference Brochure
3 rd Party CAD Interface - Westchester County	Integration with several different CAD vendors. CAD Systems automatically populate NFIRS, EMS, Unit History, and staffing records	CADINT-1
Alpha Numeric Paging/Text Messaging Interface	Links with 3 rd Party CAD Interface or Computer Aided Dispatch for sending a page at the time of the alarm. Incorporates Alpha Numeric Paging for automatic notification of emergency personnel. Fully accommodates standard individual and group TAPI paging, internet based paging, text messaging, and e-mailing. Send pages to individuals and/or groups. Send pages based upon call type and status.	PAGE-1
RedNMX Responder Application	A native application (app) available for both iOS and Android devices. The Responder app <i>receives push notifications</i> for new alarms, lets personnel respond to open alarms, and view critical call information like hydrants, hazardous materials, and dispatch warnings.	RESPAPP-1
NFIRS 5.0 Incident Reporting	Premium Fire Incident Reporting provides for the accurate entry and disk submission of the state incident reports. Additional state formats are included for historical data. This module produces perfect laser printout of each state incident report forms, including HazMat, Civilian, Fire, Medical Exposure Arson, Wild land reports. The module is approved by FEMA for submission of NFIRS 5.0 reports.	INC-1
Personnel Module	Manages membership/personnel information including medical records, inventory, incident and event attendance, training requirements and other pertinent data required by your Department.	PERS-1
Training and Station Event Management	Assists in tracking training schedules and course requirements. This module produces several different reports that flag which personnel are deficient in specific training requirements. Also tracks an unlimited number of other non-incident events including meetings, drills, work details, standbys and other events. Personnel attendance is also compiled to provide data for manpower and point standing reports.	NON-1
Length of Service Awards Program (LOSAP)	Service Awards Programs have been established by several state legislatures to help benefit volunteer firefighters and retain membership. In order for these programs to be fully implemented, the firefighter's yearly activity, including incident and non-incident attendance, offices, committees, and several other events must be tracked. This can become quite complicated. This module provides an easy means to track data efficiently and produce reports mandated by the various programs. Reports are customized the departments specific requirements and needs.	LOSAP-1
Inventory Management	Tracks all inventory for a Department. Inventory can be assigned to personnel, apparatus, fire stations and even be tracked by vendor. Service history and ownership is also recorded.	INV-1

Tarrytown Fire Department

RedNMX Records Management System

System Scope

Apparatus Management	Tracks apparatus records, service, inspections, inventory, and incident/non-incident usage. Includes <i>Additional Specifications</i> section to track additional apparatus information. Links with Incident, CAD, Personnel and Inventory modules. Produces several reports providing maintenance and inspection schedules based on mileage, date, incident usage, and hours.	APP-1
Self Contained Breathing Apparatus Management	System tracks SCBA records, service, inspections and maintenance. Allows for setting inspection and maintenance intervals for hydrostatic test dates, general service, and end of service dates. SCBAs can also be assigned to stations, personnel, and apparatus.	SCBA-1
Hose Management	Tracks hose inventory and hose testing. Allows for quick access to location and batch testing of hoses. Automatically flags which hoses are scheduled for testing and provides assigned location.	HOSE-1
Document Imaging	Module allows you to attach documents to several of the modules. Examples include the ability to attach a graphic floor plan to a commercial address, incident drawing to a ems incident, and a photograph to an arson investigation. Attach JPG, PDF and other image files.	IMAGE-1
User Security Access	Provides for a multi level password protected method of restricting information and functions. Allows for the tracking of user logins and automatic logout features in the case of system inactivity.	SEC-1
Mobile Data Terminal Dispatch System	Enables remote users to send and receive dispatch call information. Compatible with both RedNMX CAD and select 3 rd Party CAD Systems. Mapping, preplan, GPS, HazMat and mobile NFIRS options.	MDT-10
Finger Print Touch Screen Kiosk Attendance System	This module is combined with specialized hardware to provide a highly customizable personnel attendance and event tracking solution. Personnel are positively identified through the integrated biometric finger reader and the touch screen allows for entry of additional participation information for incidents, drills, training, duty hours, and any other type of event. It guarantees that the individual was present at the time of verification. This module is available is customized to meets the departments operational procedures. All solutions fully integrate with LOSAP.	PERS-14

Proposed Services Description

System Installation and Configuration - RedNMX will be installed and configured by Alpine Software personnel. The majority of system installation will be provided using an approved remote internet connection. The remote connection is required to be provided by the Tarrytown Fire Department (See *Requirements* section for more details).

Initial module configuration will be provided by Alpine to assist the Tarrytown Fire Department with set up options. The System Administrator(s) will be able to continue with configuration of specific codes and set up options as desired. Alpine will consult throughout the process.

- **System Customization** - Alpine will be providing system customization as specified in the Services section of the itemized price proposal.

Tarrytown Fire Department

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RedNMX Records Management System

System Scope

- **Staff Training** - Training is included for the specified personnel in the itemized proposal. Training is provided in a Train the Trainer type format on a specifically configured RedNMX Training System. Training is estimated based on the size and application of the project. Additional training is available if necessary.
- **Standard and Custom Documentation** - Alpine Software will provide both standard user manuals and additional supplemental documentation for specific items configured or customized for any Tarrytown Fire Department specific configuration.

Requirements System Implementation

Hardware and Network. Supplemental document GEN-8 provides information on the RedNMX System Hardware Specifications. No hardware or database licensing is provided with the proposal.

Remote Connection. ConnectWise, Windows Remote Desktop or similar remote connection tool needs to be configured by the Department for installation and support.

System Support

Alpine Software will provide regular upgrades and support via the Internet utilizing ConnectWise, Windows Remote Desktop or similar remote connection tool and as well as RedAlert Direct On-line.

Tarrytown Fire Department

RedNMX Records Management System

System Scope

Appendix A

Sample LOSAP Report

Last Name, First	Months to Date				Year to Date				Department Monthly Meetings	Department Points Rank
	Calls	Official Drills	Unofficial Drills	All Other Attendance	Calls	Official Drills	Unofficial Drills	All Other Attendance		
Lagunas, Larry	28	0	0	1	638	0	0	5	208	1
Lumpson, William	22	1	0	1	65	0	1	5	217	2
Reilly, Chris	12	2	0	1	100	0	0	5	214	3
Southwell, William	20	2	0	1	70	0	0	5	131	4
Darcy, Sean	10	1	0	1	105	0	0	5	166	5
Fisher, Robert	9	0	0	1	84	0	1	5	176	6
Dafnis, Gerald	14	1	1	1	107	0	0	5	188	7
Sudano, Steve	23	1	0	0	72	0	1	0	189	8
Hoffman, James	10	0	0	1	100	0	0	5	189	9
Miscak, Matthew	10	0	0	1	105	0	1	4	170	10
Bell, Bradley	16	0	1	1	105	0	0	5	197	11
Nicoletti, Michael	13	1	0	2	69	0	0	4	134	12
Fodella, Patrick	24	1	0	1	67	0	0	5	198	13
Alex Adams	17	0	0	1	51	0	1	4	140	14
Akins, Craig Sr.	11	1	0	0	100	0	0	5	182	15
Thayer, James	13	0	0	1	47	0	0	5	147	16
Morano, William	12	4	0	0	30	0	0	15	109	17
Andrews, Stephen	4	0	0	0	40	0	1	3	130	18
Harris, David	10	0	0	0	100	0	1	5	190	19
Ruff, Zachary	15	1	0	2	41	0	1	5	120	20
Bouffler, Robert	14	0	0	0	61	0	0	1	114	21
Rinobold, Michael	10	1	0	1	46	0	0	3	144	22
Schiff, David	10	1	0	1	100	0	0	5	186	23
LaRosa, David	4	1	0	2	22	0	0	13	103	24
Roberts, Bruce	8	1	0	0	100	0	0	5	188	25
Brady, Charles	7	4	0	2	33	0	0	3	98	26
Prochaska, Jon	6	1	0	0	27	0	0	11	82	27
Ruff, Paul	13	1	0	0	32	0	1	1	90	28
Greenhill, Jason	10	1	0	1	100	0	0	5	186	29
Emstusik, Bohdan	4	0	0	2	27	0	0	9	96	30
Blair, Steven	4	0	0	0	100	0	0	5	186	31
Mason, Bryan	14	2	0	1	38	0	0	3	81	32
Swingby, Richard	7	1	0	1	100	0	0	5	186	33
Reich, Harold	4	1	0	1	23	0	1	4	78	34
Swingby, James	7	0	0	0	100	0	0	5	186	35
Bradford, Ryan	12	0	0	1	18	0	0	2	68	36
Bradford, Christopher	10	0	0	0	100	0	0	5	186	37
Smith, Brian	0	0	0	0	20	0	0	2	65	38
Akins, Craig Jr.	7	1	0	0	91	0	0	10	100	39
Ruff, Eileen	3	1	0	0	25	0	0	1	64	40
Partridge, Gary	2	1	0	1	100	0	0	5	186	41
Florack, Kevin	7	1	0	1	100	0	0	5	186	42
Russo, Michael	8	1	0	0	14	0	0	0	54	43
Rosenbarger, Rodd	13	1	0	1	24	0	0	2	60	44
Kyles, Frank	2	1	0	0	17	0	0	3	61	45
Vican, Christopher	9	0	0	0	20	0	0	0	58	46
Santa, Krystle	6	0	0	2	100	0	0	5	186	47
Bylth, Jean	0	0	0	2	1	0	0	11	59	48
Kline, Kirk	2	2	0	1	100	0	0	5	186	49
Larson, Cindy	2	1	0	1	13	0	0	4	58	50
Malafas, Brett	3	1	0	1	100	0	0	5	186	51
Setin, Rob	0	0	1	0	16	0	1	3	51	52
Small, Steven	2	1	0	1	100	0	0	5	186	53
Gallina, Daniel	0	0	0	1	16	0	0	2	48	54
Rosenzweig, Marc	4	1	0	1	1	0	0	2	45	55
Bradstreet, Adam	4	1	0	0	1	0	0	1	29	56
McWilliams, Timothy	0	0	0	0	0	0	0	1	28	57
Curn, Ryan	3	0	0	0	1	0	0	0	22	58
Vicari, Joseph	1	0	0	0	1	0	0	1	11	59
Hoskenfeld, Harold	0	0	0	1	1	0	0	3	30	60
Parkie, Pete	0	1	0	0	1	0	0	0	10	61
Thayer, Jeff	0	2	0	0	1	4	0	0	14	62
Barkley, Robert	0	0	0	0	0	0	0	0	0	63
Rinobold, John	0	0	0	0	0	0	0	0	0	64

Total Calls From/Of Out This Month:	64	This Year:	209
Total Official Drills This Month:	4	This Year:	24
Total Unofficial Drills This Month:	5	This Year:	12

Work Station Hardware Requirements

Component	Recommended
CPU	Second generation Intel Core I3 Processor or better.
Hard Drive Size	120 GB or larger
RAM	4 GB or more
Monitor	19 Inch SVGA 1024 x 768 minimum Dual Monitors are Recommended if using mapping and/or dispatch.
Operating Systems	Windows 7, Windows 8.x, Windows 10 (Pro or Enterprise) 32 Bit or 64 bit. (Home versions of Windows are not supported)

Server Hardware Requirements

Component	Recommended
CPU	x64 class processor (like Intel Xeon with Intel EM64T support) with at least 4 cores and running at 4 GHz or better
Hard Drive Size	1 TB or larger recommended (Clients with Documents and Imaging may need more storage). Redundancy or RAID configuration is recommended.
RAM	16 GB or more recommended
Monitor	Not Applicable
Operating Systems	Windows Server 20012 - 2019
Database	MS SQL Server or MySQL <i>Ask about versions compatible with your application.</i> MS SQL Server is recommended for systems with services and or 10+ users

Mobile Data Terminal Requirements

Component	Recommended
CPU	Intel Core m3 processor or better
Hard Drive Size	64 GB or larger
RAM	3 GB or more
Monitor	Touch screen. 1024 x 768 or better.
Operating Systems	Windows 7, Windows 8.x, Windows 10 (Pro or Enterprise) 32 Bit or 64 bit. (Home versions of Windows are not supported)
Wireless Communications	Wireless N Compliance or better. Some applications may need 3G/4G Cellular Wireless.

Bulletin Board Computers

PC	The workstations dedicated to running the bulletin board application can be any pc capable of being networked and need to meet only the minimum specifications required to support the monitors they will be paired with. (Home versions of Windows are not supported)
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Alpine Software Corporation T: (585) 264-9080 F: (585) 264-9844 PO Box 281, Pittsford, NY 14534

Attention: Chief Kelly Murphy
 Tarrytown Fire Department
 PO Box 158
 Tarrytown, NY 10591

Proposal: TARRY-18
 RedNMX Records Management System

Date: 12/28/2021

PO Number:

A. Modules

Modules Discounted

Quantity	Description	List	Cost
1	RedAlert(tm) NMX System RedAlert(tm) Client Server Enterprise Records Management Version	5,995.00	1,995.00
1	RedNMX CAD Interface - Westchester County -Requires CAD data to be available in readable format. -Allows both Initialization and Call Posting (if available). -Includes all Dispatch Times, Responses, and NFIRS Fields. -See configuration for set up requirements. *Does not include any charges for items required from CAD vendor (when necessary). See spec sheets: CADINT-1	1,995.00	1,595.00
1	Paging System: Non Dispatch System -Network Version. -TCP/IP or dialup. See spec sheets: PAGE-1	1,495.00	1,095.00
1	RedNMX Responder System Android and iPhone Versions See spec sheets: RESPAPP-1	1,995.00	1,595.00
1	40 User Pack	0.00	500.00
1	NFIRS 5.0 National Reporting System. -NFIRS 5.0 Incident Form -Dual Mode Incident System -Fire Service Casualty -Civilian Casualty -Medical Exposure -Includes NFIRS 5.0 and Switch Date Function. See spec sheets: INC-1	1,295.00	895.00
1	Personnel Management -Office and Promotion History -Medical History -Committees -Additional Phone Numbers. See spec sheets: PERS-1	1,295.00	895.00
1	Non-Incident Event Management -Meetings -Drills with Evolution Attendance. -Work Details -Standbys -Miscellaneous Activities -Attendance Reports. -Links with LOSAP See spec sheets: NON-1	1,495.00	1,095.00
1	Service Awards, Pension, and Retirement System -Integrates the Following. -Non-Incidents.	695.00	295.00

-NFIRS Incidents.
 -Training Management.
 -Personnel.
 See spec sheets: LOSAP-1

1 General Inventory Management

795.00

395.00

-Service History.
 -Location Management.
 See spec sheets: INV-1

1 Self Contained Breathing Apparatus

695.00

295.00

-Inspection History
 -Hydro Tracking
 -Service History
 See spec sheets: SCBA-1

1 Hose Management and Maintenance

695.00

295.00

-Batch Hose Testing
 -Hose Deficiency Reports
 See spec sheets: HOSE-1

1 Apparatus Management

695.00

295.00

-Service History
 -Fuel Usage
 -Inspection History
 -Compartment Link
 See spec sheets: APP-1

1 Document Imaging

1,995.00

1,595.00

-Store Scanned Images
 -Sound and Video Files.
 -Attach Documents / Photos to Addresses.
 -Indexed on Description, Date, Type, Reference Number.
 -Links with Arson, Incident, Inventory, Personnel, and Preplan.
 See spec sheets: IMAGE-1

1 Security Access Management Module

495.00

0.00

-Security Log In Audit Trail.
 -Table Edits System.
 -Timeout Feature.
 See spec sheets: SEC-1

Totals:

21,630.00

12,835.00

Module Total:

12,835.00

B3 - Installation and Customization

Length	Description	Cost
5.00	CAD Interface Setup - Westchester County -Configure CAD Interface and select Fields for Transfer. -Implement and test CAD interface application. -Requires establishing ODBC connection to Westchester County CAD Database. -Department must verify data availability.	\$600.00
2.00	Paging Module Installation Install the Paging System, test it on the network and test against their paging companies. Set up using AuthSMTP paging.	\$240.00
3.00	Install Responder App -Install Responder Backend Server -Install Responder Registry Server (Required for IOS) -Create Push Service for Notification server -Create download Portal for Smartphones	\$360.00
8.00	Module Installation and Setup -Installation and Setup of the NFIRS, Personnel, Non Incident Events, General Inventory, Apparatus, Hose, SCBA and Security modules.	\$960.00
8.00	Service Awards Set Up and Report Customization -Design and Customization of one service award report to Department specification. -Department to provide rules/bylaws or other document that provides details of service awards program. -Department to provide sample reports currently being used.	\$960.00

2.00 Document Imaging/Site Planning Installation and Setup
 Install and setup module.

\$240.00

Installation Totals: 3,360.00

C. Training

12 hours of training and consulting provided remotely via standard support connection.

Training Total: 1,200.00

D. Network License

Number of Users:	0.00
License Percentage:	0.00
Base System Cost from Section A:	12,835.00
Network Cost:	0.00

F. Data Conversion

Data conversion from Fire Station software - 15 hours.

Data Conversion: 1,500.00

I. Terms and Comments

Additional modules, hardware, software, customization, custom reports, configuration services, training, network licensing, data conversion and other services will be quoted separately upon request by the department.

All data for interface options must be available to the RedNMX System in readable format. CAD data must be available in readable format. This proposal does not include any additional charges that may be required by 3rd party vendors to provide their interface component or other services. Please contact Alpine to discuss each specific interface as necessary.

Department must provide paging and/or text messaging devices and service. A fee for the authenticated paging gateway will be calculated into annual support.

For the Responder App, the first year cost is \$12.50 per user and each year after is billed at \$7.50 per user with your annual support invoice.

This proposal includes the first six months of support. Annual support is calculated at 15% of the system cost.

Additional modules will be calculated into the annual support cost.

Proposal valid for 90 days.

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J. Cost Summary

A - Modules	12,835.00
B3 - Installation and Customization	3,360.00
C - System Training	1,200.00
F - Data Conversion	1,500.00

Total: 18,895.00



Alpine Software Corporation T: (585) 264-9080 F: (585) 264-9844 PO Box 281, Pittsford, NY 14534

Attention: Chief Kelly Murphy
Tarrytown Fire Department
PO Box 158
Tarrytown, NY 10591

Proposal: TARRY-19
RedNMX Mobile Dispatch (Windows)

Date: 12/28/2021

PO Number:

A. Modules

Modules Discounted

Quantity	Description	List	Cost
1	RedNMX Mobile Dispatch Application -Receive call informatin on mobile computers. -Return status times back to RedNMX CAD. -View call details and dispatcher comments. -View status of all Units. *Requires data connection to the RedNMX database.	4,495.00	2,495.00
1	GIS Mapping System: Mobile Version -Address Identification. -Display all open alarms with icons. -Hydrant Locations.	695.00	395.00
1	Mobile GPS -Utilize GPS data from mobile units for display and tracking on GIS map. -Generate computer based directions. *Requires mobile computers to be utilizing GPS receiver and producing Lat and Lon.	895.00	595.00
1	AVL System AVL System for Dispatch	995.00	695.00
Totals:		7,080.00	4,180.00
		Module Total:	4,180.00

B3 - Installation and Customization

Length	Description	Cost
3.00	Mobile Application Installation -Remote install mobile modules into RedNMX System at Department. -Set up Mobile CAD Interface on RedNMX Server. -Configure client application for Department. -Test application on mobile workstations.	\$360.00
2.00	Mobile GIS Configuration -Configure District GIS for mobile data use. -Requires RedAlert GIS Mapping and Mobile CAD interface modules.	\$240.00
2.00	Mobile GPS Integration -Configure Mobile Data Terminal GPS data to work with RedAlert Mobile CAD interface. -Requires GPS data to be produced on network mobile units.	\$240.00
Installation Totals:		840.00

C. Training

Training Total: 120.00

1 hour of training and consulting provided remotely via standard support connection.

D. Network License

Cost Per Additional User.. 2
 License Percentage: 0.00

Network Cost: 790.00

1 mobile license is included at no cost. The cost is for 2 additional licenses for a total of 3 licenses.

Additional licensing is available upon request.

I. Terms and Comments

Additional modules, hardware, software, customization , custom reports, configuration services, training, network licensing, data conversion and other services will be quoted separately upon request by the department.

This proposal will utilize standard Westchester County GIS data unless other data is submitted for review and approved by Alpine.

Mobile Data requires the following:

- All hardware and network equipment, hardware and network configuration.
- Mobile Data Computers.
- Air cards.
- Verizon wireless EVDO cellular service (or equivalent).
- Mobile GPS Module requires mobile computers to receive GPS data.

Additional modules will be calculated into the annual support cost.

Proposal valid for 90 days.

J. Cost Summary

A - Modules	4,180.00
B3 - Installation and Customization	840.00
C - System Training	120.00
D - Network Cost	790.00

Total: 5,930.00

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Alpine Software Corporation T: (585) 264-9080 F: (585) 264-9844 PO Box 281, Pittsford, NY 14534

Attention: Chief Kelly Murphy
 Tarrytown Fire Department
 PO Box 158
 Tarrytown, NY 10591

Proposal: TARRY-20
 RedNMX Attendance Kiosk System

Date: 12/28/2021 PO Number:

A. Modules	Quantity	Description	Modules Discounted	
			List	Cost
	1	Finger Reader: Kiosk Application -Utilizes a touch screen monitor for enhanced incident and attendance logging. -Specifically designed for use with integrated touch screen finger reader kiosk device. - Utilizes finger print readers for automatic call attendance. - Allows member to select event, apparatus, and position or task. - Custom configuration to District specific parameters. -Accommodates multiple calls. -Hardware sold separately from module.	2,995.00	2,495.00
Totals:			2,995.00	2,495.00
			Module Total:	2,495.00

B1 - Hardware		Cost
Quantity	Description	
5	Finger Reader: Attendance Kiosk - Touchcomputer with Windows 10 - Intergrated PC & Touch Screen - Remote Support Access System - Standard Desk Mount or Wall Mount - 1 Finger reader device per kiosk included. - Mounting for finger readers included. *** Requires Power and LAN Connection ***	\$10,500
5	HID Proximity Reader for Key FOBs and Cards -Stand alone reader for HID compatible Key FOBs and Cards for use with attendance tracking systems. -Requires USB connection on network computer operating 24/7.	\$1,245
Hardware Total:		11,745.00

B3 - Installation and Customization		Cost
Length	Description	
10.00	Kiosk Assembly - Build attendance kiosks - Run necessary updates on tablets - Install attendance software on tablets - Test	\$1,200.00
6.00	Kiosk Customization Custom attendance workflow to meet department's specifications. Show Department Points.	\$720.00
Installation Totals:		1,920.00

C. Training	Training Total:	240.00
2 hours of training and consulting provided remotely via standard support connection.		

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I. Terms and Comments

Additional modules, hardware, software, customization, custom reports, configuration services, training, network licensing, data conversion and other services will be quoted separately upon request by the department.

It is the Department's responsibility to mount the Attendance Kiosk in the Fire Station and supply Power and Network connectivity to them. Finger Print recognition software is licensed to a specific computer and is not transferrable. Additional finger print recognition licenses can be purchased at any time for \$50 each. Hardware specifications may change based on product availability.

Warranty Information -

1. 6 month warranty on workmanship.
2. 1 year warranty through Microsoft on Surface Pro tablet.
3. 1 year warranty through vendor on finger reader.
4. 2 year warranty through vendor on fob reader.
5. Warranty work shipping paid for by fire department.

Additional modules will be calculated into annual support.

Proposal valid for 90 days.

J. Cost Summary

A - Modules	2,495.00
B1 - Hardware	11,745.00
B3 - Installation and Customization	1,920.00
C - System Training	240.00

Total: 16,400.00

George Latimer
County Executive

Department of Public Works and Transportation
Hugh J. Greechan, Jr., P.E., Commissioner
Gayle M. Katzman, P.E., First Deputy Commissioner
Hernane De Almeida, P.E., Deputy Commissioner

December 16, 2021

Honorable Mayor Karen G Brown
Village of Tarrytown
1 Depot Plaza
Tarrytown, NY 10591-3199

Dear Honorable Mayor Karen G Brown and Members of Board of Trustees:

The Westchester County Department of Public Works & Transportation has entered into a license agreement with Signal Outdoor, Inc. to operate and maintain the County's bus shelters. As with previous agreements, a portion of the revenue from this agreement will be distributed to the municipalities based on the number of bus shelters that are located in each municipality. To facilitate this arrangement, attached is an Inter-Municipal Agreement for your review and signature.

If you have any questions regarding the County's Bus Shelter program or the Inter-Municipal Agreement, please contact:

Michael Swee, Director of Surface Transportation
995-1647
Mas9@westchestergov.com

Sincerely,



Hugh J. Greechan, Jr., P.E.
Commissioner
Westchester County Department of Public Works and Transportation

HJG/MAS



RECEIVED
DEC 29 2021
TARRYTOWN VILLAGE ADMINISTRATOR

6

INTERMUNICIPAL AGREEMENT

THIS AGREEMENT entered into this ___ day of _____, 20__ by and between

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine-Avenue, White Plains, New York 10601 (the "County"),

and

THE VILLAGE OF TARRYTOWN, a municipal corporation of the State of New York, having an office and place of business at One Depot Plaza, Tarrytown, NY 10591 (the "Cooperating Municipality").

WITNESSETH:

WHEREAS, the County has entered into a License Agreement with a private franchisee to operate and maintain bus passenger shelters at various locations within the County as well as provide advertising on bus shelters; and

WHEREAS, the Cooperating Municipality is desirous of having the County provide bus passenger shelters within the Cooperating Municipality pursuant to said License Agreement for the comfort and benefit of its citizens.

NOW, THEREFORE, in consideration of the terms and conditions herein contained, the parties agree as follows:

FIRST: The County is hereby authorized to provide and maintain shelters pursuant to a License Agreement between the County and Signal Outdoor Advertising, LLC, or its successors or assigns (the "County Licensee"), at locations within the Cooperating Municipality, all as shown on Attachment "A" attached hereto and made a part hereof. The Cooperating Municipality further certifies and guarantees that the sites designated on Attachment "A" are legally designated bus stop locations or that the sites will be so designated prior to installation of new bus passenger shelters. If such designation is the responsibility of a governmental agency

other than the Cooperating Municipality, the Cooperating Municipality will use its reasonable efforts to obtain such designation.

Attachment "A" shall consist of:

1. A list of all bus shelters built under the County Bus Shelter Program located in the Cooperating Municipality.
2. A list of all necessary permits and the name of the municipal official who should be contacted. As the bus shelters are going to be provided as a municipal service, all permit fees shall be waived.

Upon mutual agreement between the County and the Cooperating Municipality, additional bus passenger shelters other than those in Attachment "A" may be installed. Any new approved shelters will be installed according to site suitability and passenger usage.

SECOND: The term of this Agreement shall be for five (5) years commencing on July 1, 2021 and expiring on June 30, 2026, which term coincides with the expiration of the License Agreement with the County Licensee (currently Signal Outdoor Advertising, LLC). A copy of the License Agreement is on file with the Westchester County Department of Public Works and Transportation ("WCDPWT") and may be examined by an authorized representative of the Cooperating Municipality upon reasonable notice to the County. This Agreement shall encompass presently existing bus passenger shelters and those constructed pursuant to the License Agreement.

THIRD: The design and installation of any bus passenger shelters to be erected within the Cooperating Municipality shall be similar to, but may vary in details from the design drawings entitled "Westchester County Bus Shelter Detail" and dated December, 2010, copies of which are on file with the Cooperating Municipality and the County (hereinafter the "Design Drawings"). In no event, however, shall the size and illumination of the advertising signs vary

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from those shown in the Design Drawings without prior approval of the Cooperating Municipality.

Prior to the County's commencement of any work in connection with the design and construction of any new bus passenger shelters, the Cooperating Municipality shall convey to the County and its successors, assigns, invitees, contractors and agents, a non-exclusive easement, in substantially the form attached hereto as Attachment "B" (the "Easement"), in, upon, under and over any property interest of the Cooperating Municipality as depicted on the maps and legal descriptions contained in Schedule "A" to the Easement, attached hereto and made a part hereof, for the purpose of creating a financeable property interest allowing the County to issue tax exempt general obligation bonds to fund the design and/or construction of any new bus passenger shelters (the "County Bonds"). Said Easement shall be in effect for so long as the County Bonds are outstanding. Upon maturity or redemption of the County Bonds, the County's Easement will automatically terminate. The Cooperating Municipality acknowledges and agrees that the new bus passenger shelters shall be owned by the County. The Cooperating Municipality agrees to execute or cause to be executed any and all such documents as are necessary and appropriate to effectuate County ownership.

FOURTH: The revenue received by the County from the County Licensee shall be divided between the County and the Cooperating Municipalities on a 50/50 ratio. The share of the revenue due the Cooperating Municipality will be determined by the ratio of that number of shelters operated by the County Licensee and producing revenue in the Cooperating Municipality to the total County-wide number of shelters operated under the License Agreement during one annual payment period. Payment will be made by the County to the Cooperating Municipality on or around August 31st of each year of this Agreement, beginning on August 31, 2022.

FIFTH: Pursuant to the aforementioned License Agreement, or other written agreement, the County represents that the County Licensee shall be required to hold harmless and defend the Cooperating Municipality and its employees, officers and agents from all claims, suits and actions arising from the construction and maintenance of the shelters. The County represents that during the term of the aforementioned License Agreement, the Cooperating Municipality

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shall be named as an additional insured under the insurance certificate provided by the County Licensee.

SIXTH: All advertising to be displayed on the bus passenger shelters will be submitted to the County Commissioner of WCDPWT for approval. The Cooperating Municipality agrees that this approval shall be sufficient approval for the display of such advertising within the Cooperating Municipality. The County agrees that no political or religious advertising shall be allowed. The County further agrees that no advertising for tobacco products will be allowed, nor shall the County accept any advertising which does not meet reasonable standards of good taste.

SEVENTH: The County shall use reasonable efforts to ensure that the County Licensee shall maintain all shelters in good condition. In accordance with the aforementioned License Agreement, the County Licensee shall clean each shelter on a regular basis, and shall be required to repair any damaged shelter.

EIGHTH: During the term of this Agreement, the Cooperating Municipality shall not enter into bus shelter advertising programs on its own. The Cooperating Municipality shall waive all municipal fees for the bus shelters.

NINTH: If during the term of this Agreement any bus passenger shelter is required to be removed or relocated for any reason at the request of the Cooperating Municipality and upon approval of the County, said approved removal or relocation shall be done only by the County Licensee or the County and/or its contractors.

TENTH: This Agreement and its attachments constitute the entire Agreement between the parties with respect to the subject matter hereof and shall supersede all previous negotiations, commitments and writings. It shall not be released, discharged, changed or modified except by an instrument in writing signed by a duly authorized representative of each of the parties.

ELEVENTH: All notices of any nature referred to in this Agreement shall be in writing and either sent by registered or certified mail postage pre-paid, or delivered by hand or overnight

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courier, as set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt. Notices shall be sent to the following:

To the County:

Commissioner
Department of Public Works & Transportation
County of Westchester
Michaelian Office Building, Room 500
148 Martine Avenue
White Plains, New York 10601

with a copy to:

County Attorney
Michaelian Office Building, Room 600
148 Martine Avenue
White Plains, New York 10601

To the Municipality:

TWELFTH: This Agreement shall not be enforceable until signed by both parties and approved by the Office of the County Attorney.

THIRTEENTH: This Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Agreement shall be construed and enforced in accordance with the laws of the State of New York.

FOURTEENTH: In the event of any conflict between the terms of this Agreement and those of its attachments, the terms of the Agreement shall control.

[NO FURTHER TEXT ON THIS PAGE. SIGNATURE PAGE FOLLOWS.]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement in triplicate.

THE COUNTY OF WESTCHESTER

By: _____
Hugh J. Greechan, Jr., P.E.
Commissioner of Public Works And
Transportation

COOPERATING MUNICIPALITY

By: _____

(Name & Title)

Authorized by the Board of Legislators of the County of Westchester pursuant to Act No. 152-2021 adopted on the 20th day of September, 2021.

Authorized by the governing board of the Cooperating Municipality on the ____ day of _____, 20__.

Approved:

Sr. Assistant County Attorney
County of Westchester

Corporate Counsel
Cooperating Municipality

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MUNICIPALITY'S ACKNOWLEDGEMENT

STATE OF NEW YORK)

) ss.:

COUNTY OF WESTCHESTER)

On this _____ day of _____, 20____, before me personally came

_____, to me known, and known to me to be the

_____ of _____,

the municipal corporation described in and which executed the within instrument, who being by me duly sworn did

depose and say that he, the said _____ resides at

and that he is _____ of said municipal corporation.

Notary Public County

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CERTIFICATE OF AUTHORITY
(Municipality)

I, _____,
(Officer other than officer signing contract)

certify that I am the _____ of the _____
(Title)

(Name of Municipality)

(the "Municipality") a corporation duly organized in good standing under the

(Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law)

named in the foregoing agreement that _____
(Person executing agreement)

who signed said agreement on behalf of the Municipality was, at the time of execution
_____ of the Municipality,
(Title of such person),

that said agreement was duly signed for on behalf of said Municipality by authority of its

(Town Board, Village Board, City Council)

thereunto duly authorized, and that such authority is in full force and effect at the date hereof.

(Signature)

STATE OF NEW YORK)

ss.:

COUNTY OF WESTCHESTER)

On this _____ day of _____, 20____, before me personally came _____
_____ whose signature appears above, to me known, and know to be the
_____ of _____
(title)

the municipal corporation described in and which executed the above certificate, who being by me duly sworn did depose and say that he, the said _____
resides at _____, and that
he is the _____ of said municipal corporation.
(title)

Notary Public County

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ATTACHMENT "A"

[LIST OF SHELTERS LOCATED IN MUNICIPALITY TO BE INSERTED.]

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ATTACHMENT "B"
SAMPLE EASEMENT

THIS EASEMENT AGREEMENT, made the ___ day of _____, 20___, by

THE CITY, TOWN OR VILLAGE, a municipal corporation of the State of New York, having an office and place of business at **ADDRESS** (hereinafter referred to as the "Grantor" or the "Municipality"),

and

THE COUNTY OF WESTCHESTER, a municipal corporation of the State of New York, having an office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 (hereinafter referred to as the "County" and/or the "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of the fee title of those certain parcels of real property located in the **[Insert Municipality Name]**, New York and identified on the tax maps of the Town as: Section __, Block __, Lot __, which real property is more particularly described in Schedule "A," which is annexed hereto and made a part hereof (the "Subject Property").

That the Grantor in consideration of the sum of One (\$1.00) Dollar lawful money of the United States, paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant and release unto the Grantee, its successors and assigns, a non-exclusive easement (the "Easement") in, on, over, under and through the Subject Property, as more particularly described in Schedule "A" which is attached hereto and made a part hereof for the purpose of accessing, constructing, operating, maintaining, repairing, replacing, inspecting, and/or restoring certain improvements (the "Improvements") as described in a separate inter-municipal agreement between the Grantor and Grantee, to construct, operate, maintain, repair, replace, inspect, and/or restore the Improvements.

The Easement granted herein is subject to the following restrictions:

The Grantor covenants that, until such time as the Bonds (defined below) have matured or been fully redeemed, neither it, nor its successors or assigns, shall do anything, or allow anything to be done, which in the reasonable opinion of the County would injure, endanger, impede use of or impair the Improvements in any material respect, or the operation thereof, located within the Subject Property.

The Grantor acknowledges that the easement rights of the County granted herein regarding the Improvements constructed in, on, over, under or through the Subject

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Property shall encumber such Improvements for so long as the bonds of the County (the "Bonds"), which made funds available for said Improvements are outstanding, pursuant to the terms of a certain inter-municipal agreement by and between the Municipality and the County. The Grantee shall not interfere with or disturb the construction, use, operation, maintenance or repair of any improvements now or hereafter situated within or upon the Subject Property.

The Easement shall run with the land and the provisions contained herein shall be binding upon and inure to the benefit of and be enforceable by the County, its successors and assigns until the Bonds have matured or been fully redeemed.

TO HAVE AND TO HOLD the Easement granted herein unto the County, its successors and assigns, until such time as the Bonds have matured or been fully redeemed.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

[GRANTOR MUNICIPALITY]

By: _____

COUNTY OF WESTCHESTER

By: _____

Record and Return to:

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MUNICIPALITY'S ACKNOWLEDGMENT

STATE OF NEW YORK)
 ss.:
COUNTY OF WESTCHESTER)

On the _____ day of _____ in the year 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument; and, acknowledged if operating under any trade name, that the certificate required by the New York State General Business Law Section 130 has been filed as required therein.

Signature and Office of individual
taking acknowledgment

COUNTY'S ACKNOWLEDGMENT

STATE OF NEW YORK)
 ss.:
COUNTY OF WESTCHESTER)

On the _____ day of _____ in the year 20__ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument; and, acknowledged if operating under any trade name, that the certificate required by the New York State General Business Law Section 130 has been filed as required therein.

Signature and Office of individual
taking acknowledgment

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SCHEDULE "A"

[Legal Description of the Easement.]

COMMUNITY	NUMBER	ON STREET	CROSS STREET	LOCATION
Tarrytown	TT01	Willey St	Central Ave	S/W Corner
Tarrytown	TT02	S B'way (Rte 9)	Leroy Ave	S/E Corner
Tarrytown	TT03	White Plains Rd (Rte 119)	Meadow St	S/E Corner
Tarrytown	TT06	Benedict Ave	Prospect Ave	N/W Corner
Tarrytown	TT07	White Plains Rd (Rte 119) 150	I-87 exit	S/E Corner
Tarrytown	TT08	White Plains Rd (Rte 119)	Sawyer Ave	S/E Corner
Tarrytown	TT09	White Plains Rd (Rte 119)	Crescent Drive (Old White Plains Rd)	S/E Corner
Tarrytown	TT10	S B'way (Rte 9) 303	1100' N/O White Plains Rd.	Westside