

ID #113701

Date: May 12, 2026

To: The Honorable Board of Acquisition and Contract

From: Hugh J. Greechan, Jr.
Commissioner of Public Works and TransportationKathleen M. O'Connor
Commissioner of Parks, Recreation and ConservationChristopher D. Steers
Director of Countywide Administrative Services and Real Estate

Re: Authorizing the County of Westchester to enter into an easement agreement with the New York Power Authority and New York Transco LLC to grant permanent and temporary easements over certain County roads and real property in order to facilitate the Propel NY Energy underground electric transmission project (Agreement No. 26-916)

Authority of your Honorable Board is requested for the County of Westchester ("County") to enter into an easement agreement with the New York Power Authority ("NYPA") and New York Transco LLC ("Transco") to grant permanent and temporary easements over certain County roads and real property in order to facilitate the Propel NY Energy underground electric transmission project (the "Project"). Pursuant to the terms of the proposed easement agreement with NYPA and Transco, the County would convey to Transco and NYPA, and their successors and assigns, the right to lay, maintain, operate and replace electrical lines under, over and across the Easement Areas (defined below) along with all related equipment and appurtenances.

NYPA and Transco are jointly developing the Project to address a New York Public Service Commission identified transmission need. NYPA and Transco's Project was selected through a competitive bidding process by the New York Independent System Operator, which monitors the reliability of the state's power system and coordinates the daily operations to distribute electricity supply. The Project will improve the reliability, resiliency and increase the energy capacity of New York's electric grid through the installation of new underground and submarine transmission lines and new and upgraded substations through portions of Long Island, New York City and Westchester County. The Project is the first major transmission project in southern New York in more than 30 years. The Project's bi-directional transmission lines will move any available generation sources to boost overall system reliability, alleviate existing electric grid congestion, and aid in managing increasing electrical demand.

NYPA and Transco have asked the County to grant a permanent easement to construct, install, and operate underground transmission lines and ancillary equipment, manholes, and appurtenances (collectively, the "Transmission Line") under County real property and County roads. The County would also grant a temporary easement for purposes of construction staging and temporary storage of vehicles, machinery, equipment, and materials, and for vehicle, pedestrian, and equipment access during construction. In consideration of the easements granted, NYPA and Transco will pay the appraised value to the County and will restore all disturbed areas. The appraised value for the permanent easement is \$855,000.00 and the value of the temporary easement is \$94,000.00.

The easement areas ("Easement Areas") are comprised of:

- A) Tuckahoe Road (County Road 59 and County Road 36) in the City of Yonkers - approximately 0.24 miles from a point approximately 180 feet west of East Grassy Sprain Road to Salisbury Road; and, approximately 0.19 miles from Iroquois Road to Parkview Avenue (totaling 34,871 square feet);
- B) Main Street (County Road 37) in the Village of Tuckahoe and Town of Eastchester - approximately 0.17 miles in Main Street from Cameron Place to Winter Hill Road (totaling 27,828 square feet);
- C) Winter Hill Road (County Road 37) in the Village of Tuckahoe - approximately 0.07 miles from Main Street to Midland Avenue (totaling 7,925 square feet); and
- D) Bronx River Parkway Reservation - approximately 0.16 miles from the west boundary of Parcel Tax ID 1.9-9008-1 (City of Yonkers) at Parkview Avenue, across Parcel Tax ID 22./1/2.-T, to the east boundary of Parcel Tax ID 22./1/2.-B at Garrett Avenue (totaling 21,566 square feet).

On May 4, 2026, the Board of Legislators adopted Act 2026-89 authorizing the County to grant these easements to NYPA and Transco.

The purpose of the agreement is to help facilitate this important electric transmission project.

Accordingly, we respectfully request that your Honorable Board approve the attached Resolution.

HJG/KMO/CDS/dlv
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/28/2026 RAYMOND SCUKY SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation, the Commissioner of Parks, Recreation and Conservation, and the Director of Real Estate, be it hereby:

RESOLVED, that the County of Westchester ("County") is authorized to enter into an easement agreement with the New York Power Authority ("NYPA") and New York Transco LLC ("Transco"), and their successors and assigns, in order to grant permanent and temporary easements over certain County roads and County real property in order to facilitate the Propel NY Energy underground electric transmission project. The proposed easement agreement with NYPA and Transco shall include the right to lay, construct, install, maintain, operate and replace underground transmission lines and ancillary equipment, manholes, and appurtenances (collectively, the "Transmission Line"). The County would also grant a temporary easement for purposes of construction staging and temporary storage of vehicles, machinery, equipment, and materials, and for vehicle, pedestrian, and equipment access during construction; and be it further

RESOLVED, that the easement areas shall be comprised of:

- A) Tuckahoe Road (County Road 59 and County Road 36) in the City of Yonkers - approximately 0.24 miles from a point approximately 180 feet west of East Grassy Sprain Road to Salisbury Road; and, approximately 0.19 miles from Iroquois Road to Parkview Avenue (totaling 34,871 square feet);
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and be it further

RESOLVED, that NYPA and Transco shall pay the appraised value to the County as consideration for both the permanent and temporary easements and shall restore all disturbed areas. The appraised value for the permanent easement is \$855,000.00 and the value of the temporary easement is \$94,000.00; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized to execute and deliver any and all documents and to take all action necessary and appropriate to effectuate the purposes hereof.

Agreement No. 26-916

Account to be Charged/credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	165	42	1100	9542		\$222,000.00
	101	46	6000	9289		\$727,000.00

Budget Funding Year(s) 2026 Start Date: Upon Execution of Agreement End Date: In Perpetuity
(must match resolution)

Funding Source: Tax Dollars _____
 State Aid _____
\$949,000.00 Federal Aid _____
 (must match resolution) Other _____ Revenue _____