

Staff Summary

Subject ACQUISITION OF A PERMANENT EASEMENT FROM Y PROPERTIES HOLDINGS II, LLC IN SUPPORT OF THE PENN STATION ACCESS PROJECT, BRONX, NY
Department REAL ESTATE
Department Head Name DAVID FLORIO
Department Head Signature
Project Manager Name ANGELA SZU

Date JANUARY 26, 2026
Vendor Name
Contract Number
Contract Manager Name
Table of Contents Ref. #

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	01/26/26		X	
2	Finance Committee	01/28/26	X		
3	Board	01/28/26	X		

Internal Approvals			
Order	Approval	Order	Approval
1	Legal		
2	Chief Administrative Officer		
3	Chief Financial Officer		

AGENCY: Metropolitan Transportation Authority ("MTA")

GRANTOR: Y PROPERTIES HOLDINGS II, LLC

LOCATION: 1140 Sackett Avenue, Bronx, NY (Bronx Block 4085, Lot 4) ("Property")

ACTIVITY: Acquisition of a permanent subsurface easement in support of the Penn Station Access project ("PSA")

ACTION REQUESTED: Authorization to enter into easement

EASEMENT TERMS: Permanent

EASEMENT AREAS: 800± square feet

COMPENSATION: \$110,000

COMMENTS:

PSA will be a new MNR link to Penn Station that will provide one-seat passenger rail service for MNR's New Haven Line customers. The new MNR service will run through the Bronx via Amtrak's Hell Gate Line, enter Queens via the Hell Gate Bridge, and connect to the LIRR Mainline at Harold Interlocking, from which it will access Penn Station. An upgrade to the power systems will be needed at various sites along the new MNR service corridor to provide adequate power for the expected increase in train traffic due to PSA. PSA's infrastructure improvements include construction of four new MNR stations in the Bronx, two new substations in the Bronx, and other right-of-way augmentations.

The above-described permanent subsurface easement is required for drainage from the right-of-way to drainage facilities located at the nearest public street, Sackett Avenue. The drainage pipe will be constructed within the subsurface permanent easement area. MTA Real Estate extended a formal offer of \$110,000 to Grantor upon completion of an independent appraisal of the required permanent subsurface easement, which was accepted by Grantor.

Based on the foregoing, MTA Real Estate requests authorization for the MTA to acquire the interests from Y Properties Holdings II, Inc. on the above-described terms and conditions.