

# Staff Summary

<b>Subject</b> <b>LICENSE AGREEMENT WITH DOVER GREENS LLC FOR COMMUTER PARKING AT THE MNR HARLEM VALLEY-WINGDALE STATION</b>
<b>Department</b> <b>REAL ESTATE</b>
<b>Department Head Name</b> <b>DAVID FLORIO</b>
<b>Department Head Signature</b>
<b>Project Manager Name</b> <b>GARRETT BURGER</b>

<b>Date</b> <b>APRIL 30, 2026</b>
<b>Vendor Name</b>
<b>Contract Number</b>
<b>Contract Manager Name</b>
<b>Table of Contents Ref. #</b>

Board Action					
Order	To	Date	Approval	Info	Other
1	MNR Committee	04/28/26		X	
2	Finance Com.	04/28/26	X		
3	Board	04/30/26	X		

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

**AGENCY:** MTA Metro-North Railroad ("MNR")  
**LICENSOR:** Dover Greens, LLC  
**LOCATION:** 73 Wheeler Road, Wingdale, NY 12594; adjacent to MNR's Harlem Valley-Wingdale Station  
**PREMISES:** 37,000 ± square feet parcel comprising 83 parking spaces, drive aisles, access drives, and drainage improvements (portions of Tax Lots 555750 and 814768 in Section 7059 on the Tax Map of the Town of Dover, Dutchess County)  
**USE:** Commuter parking, associated access and maintenance of drainage improvements  
**ACTION REQUESTED:** Authorization to enter into a license agreement  
**TERM:** Three (3) years  
**COMPENSATION:** \$10,000 per annum; and a one-time retroactive payment of \$54,969.41

**COMMENTS:**

MNR is seeking to enter into a license agreement with Licensor to retain existing commuter parking at the Harlem Valley-Wingdale Station. On December 6, 1996, MNR entered into a twenty-five (25) year easement agreement ("NYS Easement Agreement") with the State of New York ("NYS") to construct, maintain, and improve commuter parking at the Harlem Valley-Wingdale Station. The NYS Easement Agreement also provided MNR with access to and from the parking areas and the ability to install and maintain drainage improvements to collect and discharge stormwater runoff associated with the parking facility. There was no compensation payable by MNR.

NYS sold the Premises to a private entity in October 2003, and following several other conveyances, the Licensor acquired the Premises in July 2013. The NYS Easement Agreement expired on December 6, 2021, but MNR has continued to occupy the Premises and operate the commuter parking facility without compensating the current owner.

MTA Real Estate initiated negotiations with the Licensor, who has agreed to a three-year license agreement, retroactive to January 1, 2026, with an annual fee of \$10,000. This license fee is in line with a broker's opinion of value obtained by MTA Real Estate. In addition, since MNR has continued to operate parking on the Premises since the expiration of the NYS Easement Agreement, the Licensor requested that MNR retroactively compensate them for this use. Following negotiations, the Licensor has agreed to a retroactive payment of \$54,969.41, which is based on a daily rate that is lower

# Staff Summary

**FINANCE COMMITTEE MEETING  
LICENSE AGREEMENT WITH DOVER GREENS LLC FOR COMMUTER PARKING AT THE MNR  
HARLEM VALLEY-WINGDALE STATION (Cont'd.)**

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than what MNR will pay under the terms of the above-described new license agreement, to cover the period from December 6, 2021 through December 31, 2025 which payment shall be incorporated into the terms of the new license agreement..

Based on the foregoing, MTA Real Estate requests authorization to enter into a license agreement on behalf of MNR with Dover Greens LLC under the above-described terms and conditions.