



Town of Mount Pleasant adopts zoning; opening the way for long-planned North80 project

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North80 Rendering

Valhalla, NY The Mount Pleasant Town Board has unanimously approved the zoning for a 3 million s/f science and technology center next to the Westchester Medical Center, New York Medical College, and near the expansive Regeneron Pharmaceuticals complex.

The next step for the project, known as the North80, will be for the developer, Fareri Associates, to prepare a site-plan application for Phase One. The application is expected to be submitted to the Mount Pleasant Planning Board early next year.

The North80 is envisioned as a science-focused campus that includes a walkable Main Street with shops, a hotel, a conference center, restaurants, and landscaped public areas. The site is a combination of 60 acres of undeveloped county-owned land for which Fareri holds a long-term lease and 20 adjacent acres owned by Fareri. When complete, the multi-phased \$1.2 billion project would be the largest single economic development in Westchester.

“The board’s decision to approve the zoning ensures that Mount Pleasant will continue to attract high-paying life sciences jobs, as it already has done with Regeneron, PepsiCo and other quality businesses,” said Mount Pleasant Supervisor Carl Fulgenzi. “The review of this plan has been extensive, careful, and thorough, the direct access to the Sprain Brook Pkwy., the proximity of both the Harlem and Hudson lines of MetroNorth, and numerous other factors, combined with the infrastructure investment that will come with the plan, make the location uniquely well-suited. We look forward to seeing the first phase of the site plan coming to fruition.”

Fareri Associates is a premier developer in Westchester and Fairfield counties with over 40 years of experience and more than four million s/f of retail, commercial and residential space.

“We are thankful for the Town Board’s support of our vision for the North80,” said John Fareri, president and CEO of the Greenwich-based company. “We are confident that our vision for this unique location will bring thousands of new jobs and economic opportunities to Westchester and

New York State, while working synergistically with the adjacent and nearby uses. It's a win-win for the town, the county and the state, and we look forward to getting started.”

The North80 is seen by local, regional, and state leaders as a critical component in the ongoing emergence of Westchester as a science, technology, research and medical hub that is linked to other major life-science hubs in New York City and the Hudson Valley. To advance this goal, the New York State Regional Economic Development Council awarded the North80 a \$3 million grant last year.

The approval of the North80 zoning is the latest land-use approval designed to promote Mount Pleasant's fiscal health and desirability as a place to live and work.

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