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Press Release

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Metro-North

IMMEDIATE

New Tenants Transforming Metro-North Station Houses at Purdy's, Hastings-on-Hudson, Mt. Kisco, Peekskill and Tarrytown

Tenants Bring New Dining and Shopping Options, as Well as Station House Improvements, to Customers and Communities

The Mt. Kisco, Purdy's, Hastings-on-Hudson, Peekskill and Tarrytown stations are being reinvigorated, becoming more vibrant, welcoming places for commuters and residents, thanks to a renewal initiative by MTA Metro-North Railroad. Metro-North has granted leases to new tenants who will bring dining and shopping options, commuter and community services, as well as improvements to these station house buildings.

These five leases are providing \$193,000 annually, and growing, to Metro-North, and because the tenants will be responsible for building cleaning and upkeep, the railroad will save another estimated \$90,000 per year, bringing the total value that the leases bring to Metro-North to \$283,000 annually.

"A welcoming station house that offers customers an inviting spot to grab a bite or a cup of coffee, wait for a train, unwind after work or meet up with family and friends can only make commuting a more positive experience," said Metro-North President Catherine Rinaldi. "New restaurants and services at the Mt. Kisco, Hastings and Purdy's stations not only benefit customers, but enhance local communities. I'm delighted to welcome our new tenants to these Metro-North stations."

"With these deals, we're enlivening the stations, meeting customer needs, and – because the tenant takes over responsibility for upkeep and maintenance -- cutting costs," said MTA Chief Development Officer Janno Lieber. "That's a home run for our customers, and for the MTA."

Mt. Kisco Station

Earlier this month, Locali Kitchen & Bar opened in the Mt. Kisco station building, a 2,890-square foot space that includes an office loft, basement and an outdoor plaza adjacent to the building. Locali assumed the lease in 2016 after a transparent and competitive request for proposals to license the space.

Locali, known for its vast menu and dishes with vibrant flavors and textural contrasts, is co-owned and operated by Joe Buetti, who also runs the Village Social Kitchen & Bar in Mt. Kisco, Locali Pizza Bar & Restaurant in New Canaan, Connecticut, and a wood-fired pizza truck that operates at various locations in the tri-state area. The owners plan on bringing specialty pizza and northern Italian cuisine to the Mt. Kisco station. Customers can choose between bar seating, tables or sofa seating.

Customer-friendly renovations to the station building include a recently constructed counter and bar area, new seating and fixtures, as well as upgraded restrooms, and heating and air conditioning systems.

Purdy's Station

The Purdy's station building been vacant since June 2017, but that will soon change. Hayfields LLC., which operates as Hayfields Market, responded to a 2018 request for proposals to license the 240-square foot stand-alone building at the station. The MTA Board approved Hayfield's lease in March.

Hayfields Market, a well-known staple in the North Salem area, will offer customers a wide array of dining options, fresh produce, dry goods, beverages, and even small gift items, gardening décor and flowers. Commuters will be able to enjoy the convenience of a menu of take-out foods like pastries, sandwiches, soups, "to-go" breakfast, lunches and dinners, ice cream and packaged snacks, and beer and wine.

The services offered at Hayfield Market will center around the needs of Metro-North's customers, and as an added benefit, Hayfields plans to offer a concierge service, which may include: dry cleaning, shoe repair and car detailing.

The lease holder is also responsible for renovating and refurbishing the station building's interior space and will install new trade fixtures, counters, racks and displays.

Hastings-on-Hudson Station

The incoming tenant at the Hastings-on-Hudson Station house, The Good Witch LLC, will operate a full-service bakery and a "to go" café. The space has been vacant since July 2018, and the MTA Board approved the lease to revitalize the space in March.

The principal for The Good Witch LLC, Joanna Prisco, has operated a roaming pop-up shop around the river towns of the Lower Hudson Valley for the past year and a half, appearing at farmers markets, kids concerts and flea markets. Her vision is to transform the Hastings station house into a community gathering place by offering a rotating calendar of events that will attract both children and adults. The family-friendly coffee shop will serve internationally inspired pastries and sandwiches.

The tenant's planned improvements to the building that will create a more modern, airy feel.

Metro-North will reserve rights for use of the waiting area and restrooms for its customers during the minimum hours of 6 a.m. 10 a.m., and at any other time that the café is open.

Both The Good Witch and Hayfields Market are slated to open within the next year.

Peekskill Station

A reimagined concept for the Peekskill station is currently under construction. Louis Lanza, who heads Hudson Hospitality Group, is converting the current waiting room into a fast, casual eating experience. Customers can select from a variety of Italian specialty foods, breakfast items in the morning, and enjoy fresh brewed coffee and take-out items at any time during the day.

The station building will become home to Stazione Peekskill, a casual Italian restaurant with a wood burning pizza oven and will offer appetizers, light entrees, full bar service and an extensive wine selection. Customers and residents can unwind and dine in the outdoor patio area.

The station building will become a central and convenient welcoming point for visitors to the Hudson Valley, providing information to customers about the many outdoor, cultural and dining excursions that the area has to offer.

With its aim of attracting customers to venture the short distance from the city to begin a day or weekend excursion in the Hudson Valley, the new Peekskill station house will contribute to the region's growth and economic vitality.

Tarrytown Station

Building plans are currently under review for The Bakehouse Inc. - which also runs the Riviera Bakehouse, a well-known bakery located in Ardsley New York - to operate a full-service bakery and restaurant at the station, offering customers both take-out and sit-down menus. The ticket office will remain at the station house, along with the public use of the waiting area and bathrooms.

The station building is currently underutilized, housing a ticket agent booth and small concession stand. Under the proposed plan, the interior will be reconfigured and refurbished, while maintaining the building's existing charm and integrity. A new seating area will be installed near the ticket window, creating a more appealing waiting area for over 3,200 customers who board trains at the station on an average weekday.

Early morning commuters will be able to enjoy the convenience of a full coffee bar and breakfast items right at the station. A large counter area will have display cases for cakes, pies, cookies, breakfast items and breads, and nearby informal seating will cater to customers on the go. Forgot your lunch? No time to make dinner? No problem. Just reach-in to one of the self-service cases for carry out/ready-made meals.

Bronxville, Rye and additional stations

The MTA Real Estate Department has recently offered leasing opportunities at the Bronxville station and the Rye station and anticipates submitting terms for transactions at both locations to the MTA Board in the coming months.

The MTA Real Estate Department leases retail spaces throughout its service area. Retail opportunities in the MTA system range from full service restaurants, to newsstands and cafés. The Real Estate Department also leases and licenses parking lots and industrial spaces within its territory. This comprehensive, successful program includes lease holders at the following Metro-North stations:

- Hartsdale: Starbucks
- Tuckahoe: Starbucks
- Brewster: The Dining Car
- Pearl River: Rainside Cafe
- Spring Valley: Golden Krust
- Pelham: Houlihan Lawrence and Steam Café