

7251

I N   S E N A T E

May 2, 2012

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Introduced by Sen. SALAND -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to authorize the conveyance of certain real property in the city of Poughkeepsie subject to section twenty of the general city law

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. Notwithstanding any other provision of law, the city of  
2 Poughkeepsie is hereby authorized to convey to 1687 Properties LLC, all  
3 its rights, title and interest in the real property and improvements  
4 thereon described as Parcel A in section two of this act, now owned by  
5 the city of Poughkeepsie upon such terms and conditions as the parties  
6 shall agree. The conveyances authorized by this act are subject to  
7 section 20 of the general city law.

8     S 2. The property authorized by this act to be conveyed by the city of  
9 Poughkeepsie to 1687 Properties LLC is generally described as a parcel  
10 of real property with improvements thereon, consisting of approximately  
11 2.717 acres, located at 83 North Water Street in the City of Poughkeepsie,  
12 County of Dutchess, and is bounded by the Hudson River on the west,  
13 the Fallkill Creek on the South, North Water Street on the East and the  
14 property line of Central Hudson Gas and Electric Corp. on the North, and  
15 being more particularly described as Follows:

16                     Parcel A

17                     SCHEDULE A DESCRIPTION

18     All that parcel of land situate in the City of Poughkeepsie, County of  
19 Dutchess and State of New York, bounded and described as follows:

20     Beginning at a point on the assumed westerly line of North Water  
21 Street at the northeasterly corner of lands, now or formerly of Adolfo's  
22 of Poughkeepsie and the southeasterly corner of lands now or formerly of  
23 Center Hudson Gas & Electric Corp., thence along the northerly line of  
24 lands now or formerly of Adolfo's of Poughkeepsie, the northerly line of  
25 the Creek, and the southerly line of lands now or formerly of Central  
26 Hudson Gas & Electric Corp., the following three (3) courses and  
27 distances:

28     1. North 73° 10' 58" West 14.34 feet,

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 2. North 75° 20' 27" West 118.70 feet,  
2 3. North 88° 51' 50" West 210.31 feet to a point near the easterly  
3 line of the Hudson River, thence along said easterly shore of the Hudson  
4 River and line of formerly Water Grants the following two (2) courses  
5 and distances:  
6 4. North 00° 20' 35" East 100.00 feet,  
7 5. North 09° 54' 25" West 53.00 feet to a proposed lot line between  
8 Lot 1 to the north and the herein described Lot 2 to the south, thence  
9 along said proposed lot line between Lot 1 and Lot 2 the following eight  
10 (8) courses and distances:  
11 6. North 88° 18' 40" East 139.71 feet,  
12 7. North 86° 53' 00" East 127.26 feet,  
13 8. North 49° 38' 00" West 53.00 feet,  
14 9. North 44° 30' 00" West 76.17 feet,  
15 10. North 59° 51' 00" East 74.41 feet,  
16 11. North 88° 31' 20" East 201.06 feet,  
17 12. North 50° 31' 40" East 134.80 feet,  
18 13. South 89° 23' 46" East 42.30 feet to a point on the aforementioned  
19 assumed westerly line of North Water Street, thence along the aforemen-  
20 tioned westerly road line of North Water Street the following six (6)  
21 courses and distances:  
22 14. South 20° 22' 30" West 50.19 feet,  
23 15. South 22° 38' 15" West 84.62 feet,  
24 16. South 26° 55' 56" West 236.59 feet,  
25 17. South 67° 25' 17" West 46.96 feet,  
26 18. South 44° 48' 46" West 45.43 and  
27 19. South 08° 25' 51" West 32.06 feet to the point of beginning.  
28 Containing 2.717 acres, more or less  
29 Subject to a Access Easement No. 1, Access Easement No. 2, Utility  
30 Easement No. 1, Utility Easement No. 2 and Utility Easement No. 3 as  
31 shown on Filed Map #11198.  
32 Utility Easement No. 1, Utility Easement No. 2 and Utility Easement  
33 No. 3 are further described as follows:  
34 Utility Easement No. 1  
35 Beginning at a point on the assumed westerly line of North Water  
36 Street at its intersection with the division line between lands now or  
37 formerly of Adolfo's of Poughkeepsie, now or formerly Mid-Hudson Chil-  
38 dren's Center Doc. 02-2004-4074 on the south and lands now or formerly  
39 of Central Hudson Energy Group, Inc. on the north. Thence along said  
40 division line North 73° 10' 58" West 6.43 feet. Thence through said  
41 lands of Central Hudson Energy Group, Inc. (hereafter called Lot 2) the  
42 following four (4) courses and distances: 1) North 33° 09' 00" West  
43 39.94 feet, 2) North 55° 49' 36" West 159.95 feet, 3) North 48° 01' 30"  
44 West 58.68 feet, 4) North 45° 28' 10" West 42.10 feet to its inter-  
45 section with the lot line between Lot 1 F.M. 11198 on the north and said  
46 lot 2 on the south. Thence along said lot line the following two (2)  
47 courses and distances: 1) North 88° 18' 40" East 26.27 feet, 2) North  
48 86° 53' 00" East 14.93 feet. Thence through said Lot 2 the following  
49 four (4) courses and distances: 1) South 45° 28' 10" East 13.20 feet, 2)  
50 South 48° 01' 30" East 55.96 feet, 3) South 55° 49' 36" East 163.92, 4)  
51 South 33° 09' 00" East 25.92 feet to its intersection with said line of  
52 North Water Street. Thence along said line of North Water Street the  
53 following two (2) courses and distances: 1) South 44° 48' 46" West 4.69  
54 feet and 2) South 08° 25' 51" West 32.06 feet to the point of beginning.  
55 Containing 8,461 Sq. Ft. or 0.194 Acre more or less.  
56 Utility Easement No. 2

1 Beginning at a point on the assumed westerly line of North Water  
2 Street being distant the following four (4) courses and distances as  
3 measured along said line of North Water Street from its intersection  
4 with the division line between lands now or formerly of Mid Hudson Chil-  
5 dren's Center Doc. 02-2004-4074 on the south and Lot 2, F.M. 11198 on  
6 the north; 1) North 08° 25' 51" East 32.06 feet, 2) North 44° 58' 46"  
7 East 45.43 feet, 3) North 67° 25' 17" East 46.96 feet, 4) North 26° 55'  
8 56" East 90.08 feet. Thence through said Lot 2 the following four (4)  
9 courses and distances: 1) North 74° 32' 00" West 109.86 feet, 2) South  
10 78° 59' 00" West 86.29 feet, 3) South 83° 09' 00" West 90.01 feet to the  
11 northeasterly line of aforescribed Utility Easement No. 1, Thence  
12 along the just mentioned line the following two (2) courses and  
13 distances: 1) North 48° 01' 30" West 32.72 feet, 2) North 45° 28' 10"  
14 West 13.20 feet to its intersection with the lot line between Lot 1 F.M.  
15 11198 on the north and said Lot 2 on the south. Thence along said lot  
16 line the following two (2) courses and distances: 1) North 86° 53' 00"  
17 East 112.33 feet, 2) North 49° 38' 00" West 2.42 feet. Thence through  
18 said Lot 2 the following two (2) courses and distances: 1) North 78° 59'  
19 00" East 100.52 feet, 2) South 74° 32' 00" East 123.00 feet to its  
20 intersection with said line of North Water Street. Thence along said  
21 line of North Water Street South 26° 43' 56" West 30.61 feet to the  
22 point of beginning of this parcel.

23 Containing 9,381 Sq. Ft. = 0.215 Acre more or less.

24 Beginning at a point on the assumed westerly line of North Water  
25 Street being distant the following four (4) courses and distances are  
26 measured along said line of North Water Street from its intersection  
27 with the division line between lands now or formerly of Mid-Hudson Chil-  
28 dren's Center Doc 02-2004-4074 on the south and Lot 2 F.M. 11198 on the  
29 north: 1) North 08° 25' 51" East 32.06 feet, 2) North 44° 58' 46" East  
30 45.43 feet, 3) North 67° 25' 17" East 46.96 feet, 4) North 26° 55' 56"  
31 East 94.46 feet. Thence through said Lot 2, North 10° 50' 45" West  
32 169.66 feet to its intersection with the lot line between Lot 1 F.M.  
33 11198 on the north and said Lot 2 on the south (the last mentioned point  
34 being an angle point on said lot line). Thence along said lot line, N  
35 50° 31' 40" East 34.18 feet. Thence through said Lot 2, South 10° 50'  
36 45" East 147.33 feet to its intersection with said line of North Water  
37 Street. Thence along said line of North Water Street, S 26° 55' 56" West  
38 48.97 feet to the point of beginning of this parcel.

39 Containing 4,755 Sq. Ft. = 0.109 Acre more or less.

40 S 3. This act shall take effect immediately.