

5101--A

2013-2014 Regular Sessions

I N S E N A T E

May 8, 2013

Introduced by Sens. STEWART-COUSINS, LATIMER -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the leasing of certain parkland for development of a parking facility with roof top park occupying the same parkland footprint such that there is no net parkland loss associated with this facility, and for the construction of associated roadways, a pedestrian foot bridge, a loading dock and other new park amenities, required to support new development of an exhibition hall, cultural space, a wellness center, hotel, restaurants, and a community programming not for profit uniquely located on the Hudson River in a historic former power plant, which site is currently an abandoned brownfield site known as the Glenwood Power Plant, uniquely located on the Hudson River adjacent to John F. Kennedy Marina and Trevor Park in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable riverfront, transit-oriented project by enhancing the existing parks with new amenities

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

1 Section 1. Legislative findings. It is hereby found and declared that
2 the development, financing, and long term lease of a new parking facili-
3 ty, a pedestrian bridge and access to associated roadways on underuti-
4 lized parkland which shall be replaced in kind with a roof top park, and
5 additional parkland amenities, and sale of acreage required for a load-
6 ing dock and arrival court, which shall simultaneously benefit develop-

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

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1 ment of an exhibition hall, cultural space, a wellness center, hotel,
2 restaurants, and a community programming not for profit uniquely located
3 on the Hudson River in a historic former power plant, which site is
4 currently an abandoned brownfield site known as the Glenwood Power
5 Plant, uniquely located on the Hudson River adjacent to John F. Kennedy
6 Marina and Trevor Park in the city of Yonkers and shall also benefit the
7 general public by providing enhanced park recreational use amenities and
8 activities, including entertainment, amusement, education, enlight-
9 enment, cultural development and betterment and improvement of trade and
10 commerce, cultural and entertainment events, tourism, meetings and
11 assemblages, and other events of a civic, community and general public
12 interest. It is further found and declared that the development, financ-
13 ing, and long term lease of such parking facility and access to associ-
14 ated roadways in exchange for creation of a new replacement in kind park
15 occupying the same footprint as the parking facility and additional
16 parkland enhancements not currently present in the park as well as dedi-
17 cation of additional acreage in the city of Yonkers to offset the park-
18 land impact are for the benefit of the people of the state of New York
19 and abroad and for the improvement of their health, welfare, recreation-
20 al activities and prosperity, and for the improvement of trade and
21 commerce and are hereby declared to be public purposes. It is further
22 found and declared that the development, financing, and long term lease
23 of such parking facilities and associated roadways, and other improve-
24 ments, which would benefit the development of an exhibition hall,
25 cultural space, a wellness center, hotel, restaurants, and a community
26 programming non for profit uniquely located on the Hudson River in a
27 historic former power plant, which site is currently an abandoned brown-
28 field site known as the Glenwood Power Plant, uniquely located on the
29 Hudson River and simultaneously enhance and improve John F. Kennedy
30 Marina and Trevor Park, are park purposes permitted on lands dedicated
31 as parklands in the city of Yonkers. It is further found and declared
32 that development, financing, and lease of the parking facility and
33 pedestrian bridge and access to associated roadways to serve the needs
34 of the patrons of the new development and the general public to be able
35 to better access the Hudson River waterfront, will serve the public
36 convenience and welfare and constitute a public purpose and enhance the
37 use of the adjacent Glenwood Metro-North train station. It is further
38 found and declared that the sale of a one and a half acre portion of
39 John F. Kennedy Marina for a loading dock and arrival court immediately
40 adjacent to the power plant building, will facilitate the redevelopment
41 of the abandoned brownfield Glenwood Power Plant site.

42 S 2. a. Notwithstanding any other provision of law, general, special
43 or local to the contrary, the city of Yonkers, acting through the mayor
44 or his or her designee, is hereby authorized and empowered to enter into
45 one or more contracts, leases or rental agreements with Glenwood POH LLC
46 and/or a subsidiary thereof, or another entity or entities, for a term
47 not to exceed ninety-nine years, and to grant easements, licenses,
48 permits, concessions and other authorizations, with respect to certain
49 land of the city of Yonkers, including parkland in the city of Yonkers,
50 more particularly described in subdivision b of this section, for the
51 purpose of developing, constructing, and leasing the parking facility,
52 pedestrian bridge, and having access through and to associated roadways,
53 and sale of the parkland associated with the loading dock and arrival
54 court to serve the proposed redevelopment of the Glenwood Power Plant,
55 on such terms and conditions including the duration of the term of the
56 lease, and the consideration therefor, and to enter into or grant such

1 further agreements, easements, licenses, concessions and other authori-
2 zations as the city of Yonkers and such person or persons or entity or
3 entities may agree in order to carry out the purposes of this act.

4 b. The tracts of parkland authorized to be alienated in subdivision a
5 of this section are more particularly bounded and described as follows:

6 PARCELS FOR LEASE OR EASEMENT ACCESS

7 PERMANENT PARCEL 1A - #1

8 All that tract or parcel of lands being part of TREVOR PARK, SECTION
9 2, BLOCK 2125, LOT 1, city of Yonkers, state of New York more partic-
10 ularly bounded and described as follows:

11 BEGINNING at a point, said point being the following two (2) courses
12 from the southwesterly corner of Lot 1, Block 2125,

13 a) North 69°46'27" West a distance of 225.88 feet to a point, thence;

14 b) North 70°54'27" West a distance of 75.00 feet, and running thence;

15 1. North 73°50'27" West a distance of 18.23 feet to a point, thence;

16 2. North 13°02'29" East a distance of 110.24 feet to a point, thence;

17 3. South 76°57'31" East a distance of 18.20 feet to a point, thence;

18 4. South 13°02'29" West a distance of 111.23 feet to the POINT OF
19 BEGINNING.

20 Containing an area of 2,016 square feet or 0.046 acres more or less.

21 PERMANENT PARCEL 1A - #2

22 TREVOR PARK

23 SECTION 2, BLOCK 2125, LOT 1

24 BEGINNING at a point, said point being North 11°46'18" East a distance
25 of 190.00 feet from the intersection of Ravine Drive and Glenwood
26 Avenue, and running thence,

27 1. North 11°46'18" East a distance of 73.56 feet to a point, thence;

28 2. South 76°57'31" East a distance of 135.37 feet to a point, thence;

29 3. North 13°02'29" East a distance of 485.00 feet to a point, thence;

30 4. North 76°57'31" West a distance of 408.00 feet to a point, thence;

31 5. South 13°02'29" West a distance of 44.26 feet to a point, thence;

32 6. North 76°57'31" West a distance of 50.00 feet to a point, thence;

33 7. North 13°02'29" East a distance of 108.34 feet to a point, thence;

34 8. South 76°57'31" East a distance of 420.67 feet to a point, thence;

35 9. North 83°26'03" East a distance of 89.65 feet to a point, thence;

36 10. South 85°41'12" East a distance of 95.95 feet to a point, thence;

37 11. South 04°18'48" West a distance of 56.00 feet to a point, thence;

38 12. South 89°18'09" West a distance of 125.78 feet to a point, thence;

39 13. South 13°02'29" West a distance of 104.07 feet to a point, thence;

40 14. South 64°59'09" East a distance of 92.02 feet to a point, thence;

41 15. South 03°16'20" East a distance of 11.36 feet to a point, thence;

42 16. North 64°59'09" West a distance of 95.29 feet to a point, thence;

43 17. South 13°02'29" West a distance of 396.51 feet to a point, thence;

44 18. South 58°42'41" West a distance of 99.04 feet to a point, thence;

45 19. North 78°13'42" West a distance of 91.20 feet to the POINT OF
46 BEGINNING.

47 Containing an area of 65,402 square feet or 1.501 acres more or less.

48 PERMANENT PARCEL 1A - #3

49 TREVOR PARK

50 SECTION 2, BLOCK 2125, LOT 1

51 BEGINNING at a point in the westerly right-of-way line of Warburton
52 Avenue, said point being the following two (2) courses along said right-
53 of-way from the southeasterly corner of Lot 1, Block 2125,

54 c) North 08°10'38" East a distance of 101.29 feet to a point, thence;

55 d) North 04°18'48" East a distance of 149.53 feet, and running thence;

56 5. North 64°59'09" West a distance of 38.53 feet to a point, thence;

1 6. On a curve to the right having a radius of 480.00 feet, and arc
2 length of 10.42 feet, whose chord bears North 08°43'07" East a chord
3 distance of 10.42 feet to a point, thence;
4 7. South 64°59'09" East a distance of 37.67 feet to a point, thence;
5 8. South 04°18'48" West a distance of 10.69 feet to the POINT OF
6 BEGINNING.
7 Containing an area of 381 square feet or 0.009 acres more or less.
8 PERMANENT PARCEL 1B
9 TREVOR PARK
10 SECTION 2, BLOCK 2125, LOT 1
11 BEGINNING at a point, said point being North 12°56'23" East a distance
12 of 107.20 feet from the southwesterly corner of Lot 1, Block 2125, and
13 running thence,
14 1. North 12°56'23" East a distance of 34.51 feet to a point, thence;
15 2. South 76°57'31" East a distance of 105.94 feet to a point, thence;
16 3. South 13°02'29" West a distance of 34.51 feet to a point, thence;
17 4. North 76°57'31" West a distance of 105.88 feet to the POINT OF
18 BEGINNING.
19 Containing an area of 3,654 square feet or 0.084 acres more or less.
20 PERMANENT PARCEL 2A
21 J. F. KENNEDY PARK
22 SECTION 2, BLOCK 2640, LOT 1
23 CITY OF YONKERS
24 WESTCHESTER COUNTY, NEW YORK
25 BEGINNING at a point, said point being North 14°12'46" East a distance
26 of 225.16 feet from the southeasterly corner of Lot 1, Block 2640, and
27 running thence,
28 1. On a curve to the left having a radius of 488.00 feet, an arc
29 length of 48.26 feet, whose chord bears North 02°42'58" West a chord
30 distance of 48.24 feet to a point of reverse curvature, thence;
31 2. On a curve to the right having a radius of 212.00 feet, an arc
32 length of 52.61 feet whose chord bears North 01°33'37" East a chord
33 distance of 52.48 feet to a point of tangency, thence;
34 3. North 08°39'21" East a distance of 365.40 feet to a point of curva-
35 ture, thence;
36 4. On a curve to the right having a radius of 213.30 feet, an arc
37 length of 26.06 feet, whose chord bears North 11°38'58" East a chord
38 distance of 26.04 feet to a point of tangency, thence;
39 5. North 15°08'59" East a distance of 230.05 feet to a point, thence;
40 6. South 74°51'01" East a distance of 25.28 feet to a point, thence;
41 7. On a curve to the left having a radius of 46.00 feet, an arc length
42 of 48.97 feet, whose chord bears South 33°24'00" East a chord distance
43 of 46.69 feet to a point, thence;
44 8. South 15°10'46" West a distance of 37.11 feet to a point, thence;
45 9. On a curve to the left having a radius of 45.00 feet, an arc length
46 of 61.88 feet, whose chord bears South 54°32'47" West a chord distance
47 of 57.12 feet to a point of tangency, thence;
48 10. South 15°08'59" West a distance of 117.82 feet to a point to a
49 point of curvature, thence;
50 11. On a curve to the left having a radius of 189.30 feet, an arc
51 length of 21.45 feet, whose chord bears South 11°54'10" West a chord
52 distance of 21.44 feet to a point of tangency;
53 12. South 08°39'21" West a distance of 367.36 feet to a point of
54 curvature, thence;

1 13. On a curve to the left having a radius of 188.00, an arc length of
2 13.09 feet, whose chord bears South 06°39'40" West a chord distance of
3 13.09 feet to a point, thence;
4 14. South 14°15'25" West a distance of 86.70 feet to the POINT OF
5 BEGINNING.
6 Containing an area of 18,408 square feet or 0.423 acres more or less.
7 PERMANENT PARCEL 3A
8 TREVOR PARK
9 SECTION 2, BLOCK 2125, LOT 1
10 BEGINNING at a point, said point being the following two (2) courses
11 from the terminus of the eleventh (11) course of Permanent Parcel 3B,
12 e) South 74°48'40" East a distance of 16.54 feet to a point, thence;
13 f) On a curve to the left having a radius of 145.26 feet, an arc
14 length of 19.77 feet, whose chord bears South 78°42'40" East a chord
15 distance of 19.76 feet, and running thence;
16 5. On a curve to the left, having a radius of 145.26 feet, an arc
17 length of 49.18 feet, whose chord bears North 87°41'27" East a chord
18 distance of 48.94 feet to a point, thence;
19 6. South 04°43'17" West a distance of 116.96 feet to a point, thence;
20 7. South 15°38'33" West a distance of 217.19 feet to a point, thence;
21 8. South 10°27'26" West a distance of 310.97 feet to a point, thence;
22 9. North 76°57'31" West a distance of 76.46 feet to a point, thence;
23 10. North 13°02'29" East a distance of 587.79 feet to a point, thence;
24 11. North 23°54'27" East a distance of 43.38 feet to the POINT OF
25 BEGINNING.
26 Containing an area of 42,926 square feet or 0.985 acres more or less.
27 PERMANENT PARCEL 3B
28 TREVOR PARK
29 SECTION 2, BLOCK 2125, LOT 1
30 BEGINNING at a point in the westerly right-of-way line of Warburton
31 Avenue, said point being the common corner of Lot 1, Block 2125 and Lot
32 2, Block 2125, and running thence,
33 1. On a curve to the left having a radius of 1033.00 feet, an arc
34 length of 70.38 feet, whose chord bears South 11°09'41" West a chord
35 distance of 70.37 feet to a point, thence;
36 2. On a curve to the left having a radius of 58.00 feet, an arc length
37 of 53.99 feet, whose chord bears North 72°10'42" West a chord distance
38 of 52.06 feet to a point of tangency, thence;
39 3. South 81°09'16" West a distance of 15.31 feet to a point of curva-
40 ture, thence;
41 4. On a curve to the left having a radius of 100.00 feet, an arc
42 length of 83.21 feet, whose chord bears South 57°18'58" West a chord
43 distance of 80.83 feet to a point of tangency, thence;
44 5. South 33°28'39" West a distance of 122.78 feet to a point, thence;
45 6. South 33°30'09" West a distance of 193.30 feet to a point, thence;
46 7. South 32°44'29" West a distance of 98.69 feet to a point to a point
47 of curvature, thence;
48 8. On a curve to the left having a radius of 824.81 feet, an arc
49 length of 55.31 feet, whose chord bears South 30°49'14" West a chord
50 distance of 55.30 feet to a point of tangency, thence;
51 9. South 28°53'58" West a distance of 69.21 feet to a point of curva-
52 ture, thence;
53 10. On a curve to the right having a radius of 145.26 feet, an arc
54 length of 193.41 feet, whose chord bears South 67°02'39" West a chord
55 distance of 179.44 feet to a point of tangency, thence;
56 11. North 74°48'40" West a distance of 16.54 feet to a point, thence;

1 12. North 15°10'59" East a distance of 30.00 feet to a point, thence;
2 13. South 74°48'40" East a distance of 16.54 feet to a point of
3 tangency, thence;
4 14. On a curve to the left having a radius of 115.26 feet, an arc
5 length of 153.47 feet, whose chord bears North 67°02'39" East a chord
6 distance of 142.38 feet to a point of tangency, thence;
7 15. North 28°53'58" East a distance of 69.21 feet to a point to a
8 point of curvature, thence;
9 16. On a curve to the right having a radius of 854.81 feet, an arc
10 length of 57.32 feet, whose chord bears North 30°49'14" East a chord
11 distance of 57.31 feet to a point of tangency, thence;
12 17. North 32°44'29" East a distance of 98.89 feet to a point, thence;
13 18. North 33°30'09" East a distance of 193.50 feet to a point, thence;
14 19. North 33°28'39" East a distance of 137.97 feet to a point to a
15 point of curvature, thence;
16 20. On a curve to the right having a radius of 132.53 feet, an arc
17 length of 81.91 feet, whose chord bears North 51°10'57" East a chord
18 distance of 80.61 feet to a point, thence;
19 21. North 21°06'45" West a distance of 9.50 feet to a point, thence;
20 22. On a curve to the right having a radius of 150.00 feet, an arc
21 length of 106.34 feet, whose chord bears North 84°13'12" East a chord
22 distance of 104.12 feet to the POINT OF BEGINNING.
23 Containing an area of 30,111 square feet or 0.691 acres more or less.
24 TEMPORARY PARCEL 4A
25 TREVOR PARK
26 SECTION 2, BLOCK 2125, LOT 1
27 BEGINNING at a point, said point being the following two (2) courses
28 from the southwesterly corner of Lot 1, Block 2125,
29 g) North 69°46'27" West a distance of 225.88 feet to a point, thence;
30 h) North 70°54'27" West a distance of 75.00 feet, and running thence;
31 12. North 13°02'29" East a distance of 111.23 feet to a point, thence;
32 13. South 76°57'31" East a distance of 31.80 feet to a point, thence;
33 14. South 13°02'29" West a distance of 101.23 feet to a point, thence;
34 15. South 76°57'31" East a distance of 208.00 feet to a point, thence;
35 16. North 13°02'29" East a distance of 180.00 feet to a point, thence;
36 17. South 76°57'31" East a distance of 200.00 feet to a point, thence;
37 18. South 13°02'29" West a distance of 485.00 feet to a point, thence;
38 19. North 76°57'31" West a distance of 135.37 feet to a point, thence;
39 20. North 11°46'18" East a distance of 258.91 feet to a point, thence;
40 21. North 69°46'27" West a distance of 225.88 feet to a point, thence;
41 22. North 70°54'27" West a distance of 75.00 feet to the POINT OF
42 BEGINNING.
43 Containing an area of 89,733 square feet or 2.060 acres more or less.
44 TEMPORARY PARCEL 4B
45 TREVOR PARK
46 SECTION 2, BLOCK 2125, LOT 1
47 BEGINNING at a point, said point being South 85°35'07" West a distance
48 of 33.33 feet from the point of beginning of Temporary Parcel 4A, and
49 running thence,
50 1. North 13°02'29" East a distance of 180.00 feet to a point, thence;
51 2. South 76°57'31" East a distance of 208.00 feet to a point, thence;
52 3. South 13°02'29" West a distance of 180.00 feet to a point, thence;
53 4. North 76°57'31" West a distance of 208.00 feet to the POINT OF
54 BEGINNING.
55 Containing an area of 37,440 square feet or 0.860 acres more or less.
56 TEMPORARY PARCEL 5A

1 TREVOR PARK
2 SECTION 2, BLOCK 2125, LOT 1
3 BEGINNING at a point, said point being the terminus of the sixteenth
4 (16) course of Permanent Parcel 1A-#2, and running thence,
5 1. South 64°59'09" East a distance of 95.29 feet to a point, thence;
6 2. South 02°23'14" West a distance of 220.44 feet to a point, thence;
7 3. North 78°43'58" West a distance of 134.03 feet to a point, thence;
8 4. North 13°02'29" East a distance of 240.55 feet to the POINT OF
9 BEGINNING.
10 Containing an area of 25,807 square feet or 0.592 acres more or less.
11 TEMPORARY PARCEL 5B - #1
12 TREVOR PARK
13 SECTION 2, BLOCK 2125, LOT 1
14 BEGINNING at a point, said point being the southeasterly corner of Lot
15 1, Block 2125, and running thence,
16 1. North 72°40'12" West a distance of 1.77 feet to a point, thence;
17 2. On a curve to the right having a radius of 203.00 feet, an arc
18 length of 110.63 feet, whose chord bears North 13°06'52" West a chord
19 distance of 109.26 feet to a point of tangency, thence;
20 3. North 02°29'50" East a distance of 64.88 feet to a point of curva-
21 ture, thence;
22 4. On a curve to the left having a radius of 650.00 feet, an arc
23 length of 65.45 feet whose chord bears North 00°23'15" West a chord
24 distance of 65.43 feet to a point of tangency, thence;
25 5. North 03°16'20" West a distance of 52.56 feet to a point of curva-
26 ture, thence;
27 6. On a curve to the left having a radius of 300.00 feet, an arc
28 length of 109.38 feet, whose chord bears North 13°42'59" West a chord
29 distance of 108.77 feet to a point of compound curvature, thence;
30 7. On a curve to the left having a radius of 37.00 feet, an arc length
31 of 44.47 feet, whose chord bears North 58°35'34" West a chord distance
32 of 41.84 feet to a point, thence;
33 8. North 13°02'29" East a distance of 8.26 feet to a point, thence;
34 9. On a curve to the right having a radius of 45.00 feet, an arc
35 length of 51.80 feet, whose chord bears South 57°08'10" East a chord
36 distance of 48.98 feet to a point of compound curvature, thence;
37 10. On a curve to the right having a radius of 308.00 feet, an arc
38 length of 112.29 feet, whose chord bears South 13°43'00" East a chord
39 distance of 111.67 feet to a point of tangency, thence;
40 11. South 03°16'20" East a distance of 26.42 feet to a point, thence;
41 12. On a curve to the right having a radius of 488.00 feet, an arc
42 length of 21.77 feet, whose chord bears North 09°00'51" East a chord
43 distance of 21.76 feet to a point of reverse curvature, thence;
44 13. On a curve to the left having a radius of 187.00 feet, an arc
45 length of 47.38 feet, whose chord bears North 03°02'00" East a chord
46 distance of 47.25 feet to a point of tangency, thence;
47 14. North 04°13'30" West a distance of 23.28 feet to a point, thence;
48 15. On a curve to the right having a radius of 158.00 feet, an arc
49 length of 51.90 feet, whose chord bears North 05°11'05" East a chord
50 distance of 51.66 feet to a point of compound curvature, thence;
51 16. On a curve to the right having a radius of 48.00 feet, an arc
52 length of 21.44 feet, whose chord bears North 25°45'54" East a chord
53 distance of 21.26 feet to a point, thence;
54 17. North 89°18'09" East a distance of 11.14 feet to a point, thence;

1 18. On a curve to the left having a radius of 40.00 feet, an arc
2 length of 25.06 feet, whose chord bears South 30°45'44" West a chord
3 distance of 24.66 feet to a point of compound curvature, thence;

4 19. On a curve to the left having a radius of 150.00 feet, an arc
5 length of 49.39 feet, whose chord bears South 05°12'25" West a chord
6 distance of 49.16 feet to a point of tangency, thence;

7 20. South 04°13'30" East a distance of 23.28 feet to a point of curva-
8 ture, thence;

9 21. On a curve to the right having a radius of 195.00 feet, an arc
10 length of 49.41 feet, whose chord bears South 03°02'00" West a chord
11 distance of 49.27 feet to a point of reverse curvature, thence;

12 22. On a curve to the left having a radius of 480.00 feet, an arc
13 length of 65.30 feet, whose chord bears South 06°23'41" West a chord
14 distance of 65.25 feet to a point of tangency, thence;

15 23. South 02°02'50" West a distance of 112.48 feet to a point of
16 curvature, thence;

17 24. On a curve to the left having a radius of 195.00 feet, an arc
18 length of 98.31 feet, whose chord bears South 11°56'46" East a chord
19 distance of 97.27 feet to a point, thence;

20 25. South 08°10'38" West a distance of 11.54 feet to the POINT OF
21 BEGINNING.

22 Containing an area of 5,143 square feet or 0.118 acres more or less.

23 TEMPORARY PARCEL 5B - #2

24 TREVOR PARK

25 SECTION 2, BLOCK 2125, LOT 1

26 BEGINNING at a point, said point being North 85°41'12" East a distance
27 of 50.91 feet from the intersection of the terminus of the tenth (10)
28 course of Permanent Parcel 1A-#2 with the westerly right-of-way line of
29 Warburton Avenue, and running thence,

30 1. North 85°41'12" West a distance of 9.26 feet to a point thence;

31 2. On a curve to the right having a radius of 15.00 feet, an arc
32 length of 3.63 feet, whose chord bears North 18°58'12" West a chord
33 distance of 3.62 feet to a point of compound curvature, thence;

34 3. On a curve to the right having a radius of 88.00 feet, an arc
35 length of 43.12 feet, whose chord bears North 01°59'47" East a chord
36 distance of 42.69 feet to a point of tangency, thence;

37 4. North 16°01'59" East a distance of 96.14 feet to a point of curva-
38 ture, thence;

39 5. On a curve to the left having a radius of 112.00 feet, an arc
40 length of 31.89 feet, whose chord bears North 07°52'38" East a chord
41 distance of 31.78 feet to a point, thence;

42 6. North 89°43'16" East a distance of 8.00 feet to a point, thence;

43 7. On a curve to the right having a radius of 120.00 feet, an arc
44 length of 34.16 feet, whose chord bears South 07°52'38" West a chord
45 distance of 34.05 feet to a point of tangency, thence;

46 8. South 16°01'59" West a distance of 96.14 feet to a point of curva-
47 ture, thence;

48 9. On a curve to the left having a radius of 80.00 feet, an arc length
49 of 39.20 feet, whose chord bears South 01°59'47" West a chord distance
50 of 38.81 feet to a point of compound curvature, thence;

51 10. On a curve to the left having a radius of 7.00 feet, an arc length
52 of 1.69 feet, whose chord bears South 18°58'12" East a chord distance of
53 1.69 feet to a point of tangency, thence;

54 11. South 25°53'59" East a distance of 4.66 feet to the POINT OF
55 BEGINNING.

56 Containing an area of 1,403 square feet or 0.032 acres more or less.

1 TEMPORARY PARCEL 5B - #3
2 TREVOR PARK
3 SECTION 2, BLOCK 2125, LOT 1
4 BEGINNING at a point, said point being South 64°31'02" West a distance
5 of 27.35 feet from the terminus of the fifth (5) course of Temporary
6 Parcel 5B-#2, and running thence,
7 1. North 90°00'00" West a distance of 25.19 feet to a point, thence;
8 2. North 01°24'12" West a distance of 118.38 feet to a point, thence;
9 3. North 05°10'41" West a distance of 30.43 feet to a point, thence;
10 4. North 10°23'36" West a distance of 63.37 feet to a point, thence;
11 5. North 79°58'41" East a distance of 8.00 feet to a point, thence;
12 6. South 10°23'36" East a distance of 63.68 feet to a point, thence;
13 7. South 05°10'41" East a distance of 31.06 feet to a point, thence;
14 8. South 01°24'12" East a distance of 110.84 feet to a point, thence;
15 9. North 90°00'00" East a distance of 12.67 feet to a point to a point
16 of curvature, thence;
17 10. On a curve to the right having a radius of 5.00 feet, an arc
18 length of 8.36 feet, whose chord bears South 42°06'16" East a chord
19 distance of 7.42 feet to a point of tangency, thence;
20 11. South 05°47'28" West a distance of 2.51 feet to the POINT OF
21 BEGINNING.
22 Containing an area of 1,838 square feet or 0.042 acres more or less.
23 TEMPORARY PARCEL 5B - #4
24 TREVOR PARK
25 SECTION 2, BLOCK 2125, LOT 1
26 BEGINNING at a point, said point being the terminus of the first (1)
27 course of Permanent Parcel 3A, and running thence,
28 1. South 20°50'24" East a distance of 29.33 feet to a point of curva-
29 ture, thence;
30 2. On a curve to the right having a radius of 89.90 feet, an arc
31 length of 58.07 feet, whose chord bears South 02°14'45" East a chord
32 distance of 57.06 feet to a point of compound curvature, thence;
33 3. On a curve to the right having a radius of 216.20 feet, an arc
34 length of 20.20 feet, whose chord bears South 18°56'05" West a chord
35 distance of 20.19 feet to a point of reverse curvature, thence;
36 4. On a curve to the left having a radius of 240.26 feet, an arc
37 length of 61.23 feet, whose chord bears South 14°18'39" West a chord
38 distance of 61.06 feet to a point of reverse curvature, thence;
39 5. On a curve to the right having a radius of 551.36 feet, an arc
40 length of 143.11 feet, whose chord bears South 14°26'45" West a chord
41 distance of 142.71 feet to a point of reverse curvature, thence;
42 6. On a curve to the left having a radius of 357.96 feet, an arc
43 length of 67.95 feet, whose chord bears South 16°26'38" West a chord
44 distance of 67.85 feet to a point of reverse curvature, thence;
45 7. On a curve to the left having a radius of 228.38 feet, an arc
46 length of 52.62 feet, whose chord bears South 04°24'18" West a chord
47 distance of 52.51 feet to a point of reverse curvature, thence;
48 8. On a curve to the right having a radius of 312.62 feet, an arc
49 length of 88.82 feet, whose chord bears South 05°56'36" West a chord
50 distance of 88.52 feet to a point of reverse curvature, thence;
51 9. On a curve to the left having a radius of 436.92 feet, an arc
52 length of 78.03 feet, whose chord bears South 08°57'59" West a chord
53 distance of 77.93 feet to a point of compound curvature, thence;
54 10. On a curve to the left having a radius of 28.68 feet, an arc
55 length of 33.05 feet, whose chord bears South 29°09'59" East a chord
56 distance of 31.25 feet to a point, thence;

1 11. South 27°49'00" West a distance of 8.00 feet to a point, thence;
2 12. On a curve to the right having a radius of 36.68 feet, an arc
3 length of 42.27 feet, whose chord bears North 29°09'59" West a chord
4 distance of 39.97 feet to a point of compound curvature, thence;
5 13. On a curve to the right having a radius of 444.92 feet, an arc
6 length of 79.46 feet, whose chord bears North 08°57'59" East a chord
7 distance of 79.35 feet to a point of reverse curvature, thence;
8 14. On a curve to the left having a radius of 304.62 feet, an arc
9 length of 86.55 feet, whose chord bears North 05°56'36" East a chord
10 distance of 86.26 feet to a point of reverse curvature, thence;
11 15. On a curve to the right having a radius of 236.38 feet, an arc
12 length of 54.47 feet, whose chord bears North 04°24'18" East a chord
13 distance of 54.35 feet to a point of compound curvature, thence;
14 16. On a curve to the right having a radius of 365.96 feet, an arc
15 length of 69.47 feet, whose chord bears North 16°26'38" East a chord
16 distance of 69.36 feet to a point of reverse curvature, thence;
17 17. On a curve to the left having a radius of 543.36 feet, an arc
18 length of 141.04 feet, whose chord bears North 14°26'45" East a chord
19 distance of 140.64 feet to a point of reverse curvature, thence;
20 18. On a curve to the right having a radius of 248.26 feet, an arc
21 length of 63.27 feet, whose chord bears North 14°18'39" East a chord
22 distance of 63.10 feet to a point of reverse curvature, thence;
23 19. On a curve to the left having a radius of 208.20 feet, an arc
24 length of 19.45 feet, whose chord bears North 18°56'05" East a chord
25 distance of 19.45 feet to a point of compound curvature, thence;
26 20. On a curve to the left having a radius of 81.90 feet, an arc
27 length of 52.89 feet, whose chord bears North 02°14'38" West a chord
28 distance of 51.98 feet to a point of tangency, thence;
29 21. North 20°50'24" West a distance of 12.60 feet to a point, thence;
30 22. North 04°43'17" East a distance of 18.54 feet to the POINT OF
31 BEGINNING.
32 Containing an area of 5,015 square feet or 0.115 acres more or less.
33 TEMPORARY PARCEL 6A
34 J. F. KENNEDY PARK
35 SECTION 2, BLOCK 2640, LOT 1
36 BEGINNING at a point, said point being the terminus of the third (3)
37 course of Permanent Parcel 1C, and running thence,
38 1. North 76°15'44" West a distance of 16.12 feet to a point, thence;
39 2. North 14°07'15" East a distance of 786.44 feet to a point, thence;
40 3. North 17°50'36" East a distance of 611.83 feet to a point, thence;
41 4. North 42°35'06" West a distance of 154.38 feet to a point, thence;
42 5. North 19°22'04" East a distance of 134.89 feet to a point, thence;
43 6. South 72°15'22" East a distance of 104.93 feet to a point, thence;
44 7. South 17°44'38" West a distance of 13.51 feet to a point, thence;
45 8. North 72°15'22" West a distance of 90.00 feet to a point, thence;
46 9. South 19°22'04" West a distance of 109.18 feet to a point, thence;
47 10. South 42°35'06" East a distance of 153.64 feet to a point,
48 thence;
49 11. South 17°50'36" West a distance of 623.93 feet to a point,
50 thence;
51 12. South 14°07'15" West a distance of 292.13 feet to a point of
52 curvature, thence;
53 13. On a curve to the left having a radius of 98.73 feet, an arc
54 length of 41.27 feet, whose chord bears South 01°24'31" West a chord
55 distance of 40.97 feet to a point of tangency, thence;

1 14. South $10^{\circ}34'00''$ East a distance of 74.16 feet to a point to a
2 point of curvature, thence;
3 15. On a curve to the right having a radius of 165.00 feet, an arc
4 length of 141.82 feet, whose chord bears South $14^{\circ}03'25''$ West a chord
5 distance of 137.50 feet to a point of tangency, thence;
6 16. South $38^{\circ}40'50''$ West a distance of 74.36 feet to a point of curva-
7 ture, thence;
8 17. On a curve to the left having a radius of 100.00 feet, an arc
9 length of 43.53 feet, whose chord bears South $26^{\circ}12'33''$ West a chord
10 distance of 43.19 feet to a point of tangency, thence;
11 18. South $13^{\circ}44'16''$ West a distance of 139.01 feet to the POINT OF
12 BEGINNING.
13 Containing an area of 37,632 square feet or 0.864 acres more or less.
14 TEMPORARY PARCEL 6B - #1
15 J. F. KENNEDY PARK
16 SECTION 2, BLOCK 2640, LOT 1
17 BEGINNING at a point, said point being North $14^{\circ}07'15''$ East a distance
18 of 214.41 feet from the terminus of the sixth (6) course of Temporary
19 Parcel 6C, and running thence,
20 1. North $14^{\circ}07'15''$ East a distance of 8.06 feet to a point, thence;
21 2. On a curve to the right having a radius of 96.11 feet, an arc
22 length of 45.60 feet, whose chord bears South $69^{\circ}01'07''$ East a chord
23 distance of 45.17 feet to a point of reverse curvature, thence;
24 3. On a curve to the left having a radius of 25.10 feet, an arc length
25 of 37.68 feet, whose chord bears North $81^{\circ}33'51''$ East a chord distance
26 of 34.24 feet to a point of compound curvature, thence;
27 4. On a curve to the left having a radius of 136.56 feet, an arc
28 length of 90.59 feet, whose chord bears North $19^{\circ}33'03''$ East a chord
29 distance of 88.94 feet to a point of compound curvature, thence;
30 5. On a curve to the left having a radius of 343.87 feet, an arc
31 length of 88.41 feet, whose chord bears North $06^{\circ}49'08''$ West a chord
32 distance of 88.17 feet to a point, thence;
33 6. North $75^{\circ}54'08''$ West a distance of 46.29 feet to a point, thence;
34 7. North $17^{\circ}50'36''$ East a distance of 8.02 feet to a point, thence;
35 8. South $75^{\circ}54'08''$ East a distance of 94.56 feet to a point, thence;
36 9. On a curve to the left having a radius of 15.19 feet, an arc length
37 of 5.67 feet, whose chord bears North $13^{\circ}54'13''$ West a chord distance of
38 5.63 feet to a point of tangency, thence;
39 10. North $24^{\circ}35'41''$ West a distance of 24.19 feet to a point of curva-
40 ture, thence;
41 11. On a curve to the right having a radius of 59.00 feet, an arc
42 length of 77.33 feet, whose chord bears North $12^{\circ}57'16''$ East a chord
43 distance of 71.91 feet to a point of tangency, thence;
44 12. North $50^{\circ}30'12''$ East a distance of 15.54 feet to a point, thence;
45 13. On a curve to the left having a radius of 25.54 feet, an arc
46 length of 27.13 feet, whose chord bears North $65^{\circ}30'42''$ West a chord
47 distance of 25.88 feet to a point, thence;
48 14. On a curve to the right having a radius of 11.00 feet, an arc
49 length of 28.67 feet, whose chord bears North $62^{\circ}17'30''$ West a chord
50 distance of 21.22 feet to a point, thence;
51 15. On a curve to the right having a radius of 60.49 feet, an arc
52 length of 31.29 feet, whose chord bears North $65^{\circ}23'26''$ West a chord
53 distance of 30.94 feet to a point, thence;
54 16. North $17^{\circ}50'36''$ East a distance of 5.42 feet to a point, thence;

1 17. On a curve to the left having a radius of 55.49 feet, an arc
2 length of 32.17 feet, whose chord bears South $65^{\circ}07'19''$ East a chord
3 distance of 31.72 feet to a point, thence;
4 18. On a curve to the right having a radius of 11.00 feet, an arc
5 length of 29.29 feet, whose chord bears South $63^{\circ}50'06''$ East a chord
6 distance of 21.37 feet to a point, thence;
7 19. On a curve to the right having a radius of 30.54 feet, an arc
8 length of 28.83 feet, whose chord bears South $62^{\circ}50'54''$ East a chord
9 distance of 27.77 feet to a point, thence;
10 20. North $50^{\circ}30'12''$ East a distance of 3.58 feet to a point of curva-
11 ture, thence;
12 21. On a curve to the left having a radius of 17.73 feet, an arc
13 length of 9.77 feet, whose chord bears North $33^{\circ}15'15''$ East a chord
14 distance of 9.65 feet to a point of tangency, thence;
15 22. North $17^{\circ}27'35''$ East a distance of 22.19 feet to a point of curva-
16 ture, thence;
17 23. On a curve to the left having a radius of 6.00 feet, an arc
18 length of 9.25 feet, whose chord bears North $24^{\circ}53'08''$ West a chord
19 distance of 8.36 feet to a point of tangency, thence;
20 24. North $69^{\circ}01'00''$ West a distance of 78.83 feet to a point, thence;
21 25. North $17^{\circ}50'36''$ East a distance of 8.01 feet to a point, thence;
22 26. South $69^{\circ}01'00''$ East a distance of 79.27 feet to a point of
23 curvature, thence;
24 27. On a curve to the right having a radius of 14.00 feet, an arc
25 length of 21.42 feet, whose chord bears South $25^{\circ}11'37''$ East a chord
26 distance of 19.39 feet to a point of tangency, thence;
27 28. South $17^{\circ}27'35''$ West a distance of 22.09 feet to a point, thence;
28 29. On a curve to the right having a radius of 25.73 feet, an arc
29 length of 14.30 feet, whose chord bears South $33^{\circ}22'40''$ West a chord
30 distance of 14.11 feet to a point of tangency, thence;
31 30. South $50^{\circ}30'12''$ West a distance of 24.23 feet to a point of curva-
32 ture, thence;
33 31. On a curve to the left having a radius of 51.00 feet, an arc
34 length of 66.85 feet, whose chord bears South $12^{\circ}57'16''$ West a chord
35 distance of 62.16 feet to a point of tangency, thence;
36 32. South $24^{\circ}35'41''$ East a distance of 24.67 feet to a point, thence;
37 33. On a curve to the right having a radius of 16.00 feet, an arc
38 length of 11.06 feet, whose chord bears South $04^{\circ}47'51''$ East a chord
39 distance of 10.84 feet to a point of tangency, thence;
40 34. South $14^{\circ}59'58''$ West a distance of 7.34 feet to a point, thence;
41 35. North $75^{\circ}54'08''$ West a distance of 40.50 feet to a point of curva-
42 ture, thence;
43 36. On a curve to the left having a radius of 4.00 feet, an arc length
44 of 8.14 feet, whose chord bears South $45^{\circ}50'05''$ West a chord distance of
45 6.80 feet to a point of reverse curvature, thence;
46 37. On a curve to the right having a radius of 351.87 feet, an arc
47 length of 79.68 feet, whose chord bears South $05^{\circ}56'26''$ East a chord
48 distance of 79.51 feet to a point of compound curvature, thence;
49 38. On a curve to the right having a radius of 144.56 feet, an arc
50 length of 95.89 feet, whose chord bears South $19^{\circ}33'03''$ West a chord
51 distance of 94.15 feet to a point of compound curvature, thence;
52 39. On a curve to the right having a radius of 33.10 feet, an arc
53 length of 49.69 feet, whose chord bears South $81^{\circ}33'51''$ West a chord
54 distance of 45.16 feet to a point of reverse curvature, thence;

1 40. On a curve to the left having a radius of 88.11 feet, an arc
2 length of 42.75 feet, whose chord bears North 69°19'33" West a chord
3 distance of 42.33 feet to the POINT OF BEGINNING.
4 Containing an area of 5,707 square feet or 0.131 acres more or less.
5 TEMPORARY PARCEL 6B - #2
6 J. F. KENNEDY PARK
7 SECTION 2, BLOCK 2640, LOT 1
8 BEGINNING at a point, said point being South 75°14'25" East a distance
9 of 23.90 feet from the terminus of the twenty ninth (29) course of
10 Temporary Parcel 6B-#1, and running thence,
11 1. North 15°08'59" East a distance of 8.00 feet to a point, thence;
12 2. South 75°54'08" East a distance of 1.03 feet to a point, thence;
13 3. North 15°07'37" East a distance of 71.93 feet to a point, thence;
14 4. South 74°52'23" East a distance of 7.00 feet to a point, thence;
15 5. South 15°07'37" West a distance of 79.81 feet to a point, thence;
16 6. North 75°54'08" West a distance of 8.03 feet to the POINT OF BEGIN-
17 NING.
18 Containing an area of 567 square feet or 0.013 acres more or less.
19 TEMPORARY PARCEL 6C
20 J. F. KENNEDY PARK
21 SECTION 2, BLOCK 2640, LOT 1
22 BEGINNING at a point, said point being the terminus of the fourth (4)
23 course of Permanent Parcel 1C, and running thence,
24 1. North 13°44'16" East a distance of 19.36 feet to a point of curva-
25 ture, thence;
26 2. On a curve to the right having a radius of 100.00 feet, an arc
27 length of 43.53 feet, whose chord bears North 26°12'33" East a chord
28 distance of 43.19 feet to a point of tangency, thence;
29 3. North 38°40'50" East a distance of 74.36 feet to a point of curva-
30 ture, thence;
31 4. On a curve to the left having a radius of 165.00 feet, an arc
32 length of 141.82 feet, whose chord bears North 14°03'25" East a chord
33 distance of 137.50 feet to a point of tangency, thence;
34 5. North 10°34'00" West a distance of 74.16 feet to a point of curva-
35 ture, thence;
36 6. On a curve to the right having a radius of 98.73 feet, an arc
37 length of 41.27 feet, whose chord bears North 01°24'31" East a chord
38 distance of 40.97 feet to a point of tangency, thence;
39 7. North 14°07'15" East a distance of 292.13 feet to a point, thence;
40 8. North 17°50'36" East a distance of 623.93 feet to a point, thence;
41 9. North 42°35'06" West a distance of 15.16 feet to a point, thence;
42 10. North 14°11'26" East a distance of 57.33 feet to a point, thence;
43 11. On a curve to the left having a radius of 69.29 feet, an arc
44 length of 77.51 feet, whose chord bears North 35°44'06" East a chord
45 distance of 73.53 feet to a point, thence;
46 12. South 73°14'03" East a distance of 94.41 feet to a point, thence;
47 13. North 17°18'27" East a distance of 36.93 feet to a point, thence;
48 14. South 67°46'09" East a distance of 77.83 feet to a point, thence;
49 15. South 21°46'35" West a distance of 175.02 feet to a point, thence;
50 16. South 74°36'27" West a distance of 14.03 feet to a point, thence;
51 17. South 20°59'00" West a distance of 409.94 feet to a point, thence;
52 18. South 74°51'01" East a distance of 23.02 feet to a point, thence;
53 19. South 15°08'59" West a distance of 64.00 feet to a point, thence;
54 20. North 74°51'01" West a distance of 23.98 feet to a point, thence;
55 21. South 15°07'37" West a distance of 17.81 feet to a point, thence;
56 22. North 75°54'08" West a distance of 8.03 feet to a point, thence;

1 23. South 14°38'59" West a distance of 146.25 feet to a point, thence;
2 24. North 74°51'01" West a distance of 25.28 feet to a point, thence;
3 25. South 15°08'59" West a distance of 230.05 feet to a point of
4 curvature, thence;
5 26. On a curve to the left having a radius of 213.30 feet, an arc
6 length of 26.06 feet, whose chord bears South 11°38'58" West a chord
7 distance of 26.04 feet to a point of tangency, thence;
8 27. South 08°39'21" West a distance of 353.95 feet to a point, thence;
9 28. North 84°35'23" West a distance of 138.81 feet to the POINT OF
10 BEGINNING.
11 Containing an area of 179,448 square feet or 4.120 acres more or less.
12 All said parcels above subject to any easements or restrictions of
13 record which an accurate title search may discover.

14 J. F. KENNEDY PARK PARCEL 1.C FOR CONVEYANCE

15 SECTION 2, BLOCK 2640, LOT 1

16 BEGINNING at a point, said point being the southeasterly corner of Lot
17 1, Block 2640, and running thence,
18 1. North 73°24'27" West a distance of 257.70 feet to a point, thence;
19 2. North 13°22'17" East a distance of 181.53 feet to a point, thence;
20 3. South 76°15'44" East a distance of 97.31 feet to a point, thence;
21 4. North 13°44'16" East a distance of 119.65 feet to a point, thence;
22 5. South 84°35'23" East a distance of 138.81 feet to a point, thence;
23 6. South 08°39'21" West a distance of 11.45 feet to a point of curva-
24 ture, thence;
25 7. On a curve to the left having a radius of 212.00 feet, an arc
26 length of 52.61 feet whose chord bears South 01°33'37" West a chord
27 distance of 52.48 feet to a point of reverse curvature, thence;
28 8. On a curve to the right having a radius of 488.00 feet, an arc
29 length of 48.26 feet whose chord bears South 02°42'58" East a chord
30 distance of 48.24 feet to a point, thence;
31 9. South 14°12'46" West a distance of 225.16 feet to the POINT OF
32 BEGINNING.

33 Containing an area of 68,417 square feet or 1.571 acres more or less.
34 Subject to any easements or restrictions of record which an accurate
35 title search may discover.

36 S 3. The authorization provided in section two of this act shall be
37 subject to the requirement that the city of Yonkers dedicate additional
38 park lands of equal size and value including;

39 all that certain piece or parcel of land lying and being in the city
40 of Yonkers, county of Westchester and state of New York and being more
41 particularly bounded and described as follows:

42 Beginning at a point at the Northerly bounds of Nepperhan Avenue and
43 the Easterly bounds of New Main Street. Thence;

44 Along New Main Street N 29°58'00" W a distance of 268.75' to a point
45 at the Southerly bounds of Ann Street. Thence;

46 Along the Southerly bounds of Ann Street N 65°41'40" E a distance of
47 121.40' to a point at the Westerly Bounds of lands now or formerly the
48 City of Yonkers (Getty Square Parking Area). Thence;

49 Though the of lands now or formerly the City of Yonkers (Getty Square
50 Parking Area) S 37°29'05" E a distance of 160.61' to a point at the
51 Westerly bounds of Henry Herz Street. Thence;

52 Along the Westerly bounds of Henry Herz Street S 31°37'01" E a
53 distance of 98.04' to a point at the Northerly bounds of Nepperhan
54 Avenue. Thence;

1 Along the Northerly bounds of Nepperhan Avenue S $60^{\circ}13'00''$ W a
2 distance of 144.65' to a point which is the point of beginning,
3 Having an area of 35636.99 square feet, 0.818 acres.

4 All that certain piece or parcel of land lying and being in the city
5 of Yonkers, county of Westchester and state of New York and being more
6 particularly bounded and described as follows:

7 Beginning at a point, point being S $12^{\circ}40'23''$ W 142.89' from the North-
8 west corner of lands of now or formerly Yonkers CDA. Thence through the
9 lands of now or formerly Yonkers CDA the following 9 courses and
10 distances;

11 1. S $03^{\circ}19'54''$ W a distance of 39.47' to a point. Thence;

12 2. S $01^{\circ}50'41''$ W an American Sugar distance of 144.90' to a point.
13 Thence;

14 3. N $89^{\circ}01'20''$ W a distance of 88.02' to a point. Thence;

15 4. S $04^{\circ}18'15''$ W a distance of 51.28' to a point. Thence;

16 5. S $04^{\circ}02'40''$ W a distance of 38.06' to a point. Thence;

17 6. S $32^{\circ}58'32''$ W a distance of 63.42' to a point. Thence;

18 7. S $12^{\circ}13'48''$ W a distance of 248.54' to a point. Thence;

19 8. On a curve turning to the left with an arc length of 14.24', with a
20 radius of 32.00', with a chord bearing of S $66^{\circ}45'37''$ E, with a chord
21 length of 14.13' to a point. Thence;

22 9. On a reverse curve turning to the right with an arc length of
23 143.20', with a radius of 157.00', with a chord bearing of S $53^{\circ}22'59''$
24 E, with a chord length of 138.29' to a point at the Northerly bounds of
25 the now or formerly American Sugar. Thence;

26 Along the bounds of the now or formerly American Sugar N $87^{\circ}02'24''$ W a
27 distance of 57.60' to the Mean High Water Level. Thence;

28 Along Mean High Water Level 594± to a point. Thence:

29 S $78^{\circ}40'50''$ E a distance of 145.69' to a point. Thence:

30 N $12^{\circ}40'23''$ E a distance of 187.20' to a point which is the point of
31 beginning,

32 Having an area of 40691.34 square feet, 0.934 acres.

33 S 4. Should the leased lands described in section two of this act ever
34 cease to be used for the purposes described in section two of this act,
35 the lease shall terminate and those lands and improvements thereto shall
36 revert to the city of Yonkers for exclusive park and recreational
37 purposes.

38 S 5. This act shall take effect immediately.