

7429

2015-2016 Regular Sessions

I N A S S E M B L Y

May 12, 2015

Introduced by M. of A. HOOPER -- read once and referred to the Committee
on Governmental Operations

AN ACT to authorize the commissioner of general services to transfer and
convey certain unappropriated state land to the Cedarmore Corporation
for community programs

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

1 Section 1. Subject to the provisions of this act but notwithstanding
2 any other provision of law to the contrary, the commissioner of general
3 services is hereby authorized to transfer and convey to the Cedarmore
4 corporation, in consideration of one dollar and upon such other consid-
5 eration as the commissioner may deem proper, the state land located at
6 63 Babylon Turnpike, Freeport, in the county of Nassau, known as the
7 Freeport Armory, declared to be abandoned state land by the division of
8 military and naval affairs.
9 S 2. The lands authorized by section one of this act to be transferred
10 and conveyed are as follows:
11 ALL that piece or parcel of land, situate, lying and being in the
12 Village of Freeport, in the County of Nassau, State of New York, more
13 particularly bounded and described as follows:
14 BEGINNING at a point where the easterly line of Lakeview Avenue is
15 intersected by the southerly line of Hempstead-Babylon Turnpike and
16 running from said Point of Beginning thence southeasterly along the
17 southerly line of Hempstead-Babylon Turnpike about six hundred forty-six
18 (646) linear feet to the land of the City of New York and the Long
19 Island State Park Commission; thence running southwesterly and along the
20 lands of the City of New York and along the Long Island State Park
21 Commission two hundred (200) linear feet; thence running northwesterly
22 and parallel with the southerly line of Hempstead-Babylon Turnpike about
23 four hundred thirty (430) linear feet to a point which would be ten (10)
24 feet easterly from the center line of the 18 inch diameter water main

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

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1 tank header pipe; thence running northwesterly about fifty-eight (58)
2 linear feet and parallel with the 18 inch diameter water main tank head-
3 er pipe, to a point which would be about one hundred sixty-eight (168)
4 linear feet southerly from the southerly line of Hempstead-Babylon Turn-
5 pike, when measured at right angles thereto; thence running southwester-
6 ly and ten (10) feet parallel with and northerly from the 12 inch diam-
7 eter water main tank header pipe, when measured at right angles thereto,
8 about one hundred seven (107) linear feet to a point in the easterly
9 line of Lakeview Avenue; thence running northerly and along the easterly
10 line of Lakeview Avenue about two hundred fifty-eight (258) linear feet
11 to a point in the southerly line of Hempstead-Babylon Turnpike, the
12 point or place of beginning, containing within said bounds about three
13 (3) acres.

14 BEING the same lands described in a deed from the Village of Freeport
15 to the People of the State of New York, dated June 13, 1949 and recorded
16 in the Nassau County Clerk's Office on June 20, 1949 in Book 3857 of
17 Deeds at page 384.

18 S 3. The description in section two of this act of the land to be
19 conveyed is not intended to be a legal description but is intended to
20 identify the parcel to be conveyed. As a condition of the purchase, the
21 Cedarmore corporation may submit to the commissioner of general
22 services, for his or her approval, an accurate survey and description of
23 the lands to be conveyed, which may be used in the conveyance thereof.

24 S 4. The office of general services shall not transfer or convey the
25 aforesaid land unless application in a form acceptable to the office of
26 general services is made to the office of general services by the Cedar-
27 more corporation which application must be made within one year after
28 the effective date of this act. As part of that application the Cedar-
29 more corporation must submit to the office of general services a report
30 containing a master plan setting forth a proposed use and occupancy of
31 such land pursuant to an advertised public hearing that conforms with
32 the public purpose set forth in section five of this act, including
33 letters of commitment from not less than six community organizations not
34 affiliated with the Cedarmore corporation or its parents and subsid-
35 iaries. The Cedarmore corporation is situated to help develop, maintain,
36 and operate the facility as a refuge focusing on educational endeavors,
37 excluding public/private institutes of education as described by the
38 state education department, state university of New York, city universi-
39 ty of New York, et al. but have specialized programs for at-risk youth
40 and will house the following organizations, free of charge, for their
41 youth programs: the Long Island Youth Foundation, Inc. "Imani Dancers",
42 the Delta Sigma Theta Sorority, Inc.

43 The Nassau County American Legion shall have free of charge, private
44 office space large enough to accommodate a large number of people and to
45 store a vast amount of equipment, and the use of the main floor twice a
46 year for a stand-down for homeless veterans by such Legion.

47 The Quonset Hut will be used by the Freeport police department and the
48 Freeport Armory will also be accessible to EOC of Freeport/Roosevelt and
49 Freeport NAACP.

50 Such report shall also contain a health and safety assessment, includ-
51 ing but not limited to, possible asbestos contamination and abatement,
52 air and soil and groundwater quality, clean drinking water and healthy
53 creeks, the structural integrity of the buildings performed by a certi-
54 fied structural engineer, and any health and safety improvements includ-
55 ing such environmental remediation as may be necessary. Such report
56 shall also contain an independent audit of the financial operations of

1 the Cedarmore corporation for the past three years, and the record of
2 three public hearings documenting community response for educational
3 purposes.

4 S 5. The land described in section two of this act shall be used by
5 the Cedarmore corporation exclusively for voluntary youth associations,
6 educational and recreational programs to assist at-risk youth, public
7 safety purposes.

8 Upon termination of such use title to the lands so transferred along
9 with any improvements made thereto shall revert to the state of New
10 York.

11 S 6. This act shall take effect immediately.