

STATE OF NEW YORK

9863--A

IN ASSEMBLY

April 19, 2022

Introduced by M. of A. FRIEND -- read once and referred to the Committee on Cities -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the city of Elmira, county of Chemung, to alienate and sell parklands to Cerulean Holdings, Inc.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subject to the provisions of this act, the city of Elmira,
2 county of Chemung is hereby authorized, acting by and through its
3 governing body, and upon such terms and conditions as determined by such
4 body, to discontinue as parklands and to sell and convey the lands
5 described in section three of this act, to Cerulean Holdings, Inc. for
6 the purpose of constructing an apartment complex to serve low-income and
7 special needs residents.

8 § 2. The authorization contained in section one of this act shall be
9 effective only upon the condition that the city of Elmira, county of
10 Chemung, dedicate an amount equal to or greater than the fair market
11 value of the parklands being discontinued toward the acquisition of new
12 parklands and/or capital improvements to existing park and recreational
13 facilities.

14 § 3. The parklands authorized by section one of this act to be alien-
15 ated are described as follows:

16 ALL THAT TRACT OR PARCEL OF LAND situate in the City of Elmira, County
17 of Chemung and State of New York, bounded and described as follows:

18 Beginning at an iron pin standing in the ground at the intersection of
19 the south line of East Washington Avenue with the west line of lands of
20 New York, Lackawanna and Western Railway Company, conveyed by Elmira
21 iron and Steel Rolling Mill Company April 1, 1884 and recorded April 8,
22 1884 in the Chemung County Deeds Volume 82, page 538; running thence as
23 the needle played in November 1920 S. 76° west along the said south line
24 279.27 feet to an iron pin now standing in the ground; thence south 14°
25 21' 20" east and parallel with the east line of Canal Street 75 feet to
26 an iron pin now standing in the ground; thence south 76° west 40 foot to
27 an iron pin now standing in said east line of Canal Street; thence south
28 14° 21' 20" east along said east line and its prolongation south of
29 south line of East Seventh Street 568.55 feet to an iron pin now stand-
30 ing in the ground; thence north 76° 02' 40" east parallel with the north

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

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1 face the brick wall of the Old Rolling Mill and distant 25 feet perpen-
2 dicularly therefrom, 130.45 feet to an iron pin now standing in the
3 ground; thence south 13° 37' 20" east parallel with the east face of
4 said Old Rolling Mill and 25 feet distant perpendicularly therefrom
5 140.10 feet to a cross in a stone, which is 1 foot north of an iron pin
6 now standing in the ground; thence north 76° 08' 40" east parallel with
7 the north face of the new wing of the Old Rolling Mill, and distant 25
8 feet perpendicularly therefrom, 69.05 feet to an iron pin standing in
9 the said west line of lands of New York Lackawanna and Western Railway
10 Company; thence north 5° 31' 40" west along said west line 792.40 feet
11 to the point the place of beginning.

12 EXCEPTING ALL THAT TRACT OR PARCEL OF LAND, situate in the City of
13 Elmira, County of Chemung and State of New York beginning at a point in
14 the east line of Canal Street two hundred ninety-three and fifty-three
15 hundredths feet (293.53') south of the south line of East Washington
16 Avenue; thence south 14° 21' 20" east along the east line of Canal
17 Street and its extension south of the south line of East Seventh Street
18 three hundred fifty and two hundredths feet (350.02') to an iron pin;
19 thence north 76° 02' 40" east one hundred thirty and forty-five
20 hundredths feet (130.45') to an iron pin; thence south 13° 37' 20" east
21 one hundred forty and ten hundredths feet (140.10') to a cross cut in
22 stone which is one foot north of an iron pin; thence north 76° 08' 40"
23 east sixty nine and five hundredths feet (69.05') to an iron pin; thence
24 north 5° 31' 40" west four hundred ninety-six and fifteen hundredths
25 feet (496.15') along the west property line of the Erie Lackawanna Rail-
26 road Company to a point; thence south 75° 58' west two hundred seventy-
27 three and eighty hundredths feet (273.80') to the place of beginning.
28 The above described parcel containing two and twenty-six hundredths
29 acres (2.26 acres) of land.

30 AND FURTHER EXCEPTING all that tract or parcel of land situate in the
31 City of Elmira, County of Chemung and State of New York, beginning at a
32 point in the north property line on the above described premises thir-
33 ty-five and fourteen hundredths feet (35.14') east of the east line of
34 Canal Street; thence northerly at right angles to the north property
35 line four and seventy-two hundredths feet (4.72') to a point; thence
36 easterly along the north side of the building thirty-three and thirty-
37 five hundredths feet (33.35') to a point; thence southerly along the
38 east side of the building five feet (5'±) more or less, to the north
39 property line of the first described parcel; thence westerly thirty-
40 three and thirty-five hundredths feet (33.35') to the place of begin-
41 ning.

42 Such parklands containing 1.9 acres of land.

43 § 4. In the event that the city of Elmira, county of Chemung, received
44 any funding, support or assistance from the federal government for the
45 purchase, maintenance or improvement of the parklands set forth in
46 section three of this act, the discontinuance and alienation of such
47 parkland authorized by the provisions of this act shall not occur until
48 the city of Elmira, county of Chemung, has complied with any federal
49 requirements pertaining to the alienation or conversion of parklands,
50 including satisfying to the secretary of the interior that the alien-
51 ation or conversion complies with all conditions which the secretary of
52 the interior deems necessary to ensure the substitution of other lands
53 shall be equivalent in fair market value and usefulness to the lands
54 being alienated or converted.

55 § 5. This act shall take effect immediately.