

STATE OF NEW YORK

9291

IN SENATE

May 9, 2024

Introduced by Sen. MAYER -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 2

AN ACT to amend chapter 471 of the laws of 2023 relating to authorizing the City of White Plains to alienate property owned by the City of White Plains and operated as the former Galleria of White Plains public parking garage, in relation to the relevant parcels

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

1 Section 1. Sections 1 and 2 of chapter 471 of the laws of 2023, relating to authorizing the City of White Plains to alienate property
2 owned by the City of White Plains and operated as the former Galleria of
3 White Plains public parking garage, are amended to read as follows:

4 Section 1. Notwithstanding the provisions of section seventy-two-j of
5 the general municipal law to the contrary, the City of White Plains,
6 acting by and through its common council, may sell, lease for a term not
7 exceeding ninety-nine years, or otherwise dispose of, to any person,
8 firm or corporation, without public auction or sealed bids, subject to
9 such conditions as it may impose for the service of the public and the
10 protection of the public interest, [~~four~~] **five** parcels of property owned
11 by the City of White Plains included on the Urban Renewal Plan for the
12 Central Renewal Project (NY R-37) and operated as the former Galleria of
13 White Plains public parking garage, for the purpose of facilitating a
14 transit-oriented residential and commercial development project that
15 will include affordable housing and contain public spaces, provided that
16 such person, firm or corporation shall make available an adequate
17 amount of public parking, public space, and affordable housing as determined by the City of White Plains.

18 § 2. The [~~four~~] **five** parcels of property authorized by this act to be
19 disposed of by the City of White Plains are parcels of real property
20 with improvements thereon, consisting of approximately [~~3.9~~] **3.71** acres,
21 and more specifically described as follows:

22 PARCEL 1:

23 All that volume of space, situate, lying and being in the City of
24 White Plains, County of Westchester and State of New York shown and

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

LBD15490-02-4

designated as Parcel "B" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78 as Map No. 19512 which lies above the horizontal plane having elevation 233.50 feet above the datum level in use by the City of White Plains which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward the boundaries of all that plot or parcel described as follows:

Beginning at a point on the proposed westerly right-of-way line of Grove Street which point is identified North 376,179.184 and East [688,388.729] 655,388.729 the New York State Plane Coordinate System, and proceeding;

Thence, along the proposed westerly right-of-way line of Grove Street, South 10 degrees 56 minutes 53.1 seconds East 66.000 feet;

Thence, across proposed Grove Street, North 79 degrees 03 minutes 06.9 seconds East 111.333 feet to the proposed easterly right-of-way line of Grove Street;

Thence, along the proposed easterly right-of-way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 66.000 feet;

Thence, across proposed Grove Street, South 79 degrees 03 minutes 06.9 seconds West 111.333 feet to the Point of Beginning.

PARCEL 2:

~~[All that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York, shown and designated as Parcel "E 2" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situated in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978 as Map No. 19512 which lies above the horizontal plane having an elevation of 222.08 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said Volume is bounded by and lies within the vertical planes which are formed by projecting vertically upward, the boundaries of all that plot or parcel described as follows:~~

~~Beginning at a point which is intersection of the proposed easterly right of way line of Grove Street with the proposed southerly right of way line of Main Street, which point is further identified as North 376,419.026 and East 655,455.307 in the New York State Plane Coordinate System, East Zone, and proceeding;~~

~~Thence, along the proposed southerly right-of-way line of Main Street, North 79 degrees 03 minutes 06.9 seconds East 116.583 feet to a point;~~

~~Thence, South 10 degrees 56 minutes 53.1 seconds East 149.915 feet to a point;~~

~~Thence, South 79 degrees 03 minutes 06.9 seconds West 116.583 feet to the proposed easterly right of way line of Grove Street;~~

~~Thence, along the proposed easterly right of way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 149.916 feet to the proposed southerly right of way line of Main Street at the Point of Beginning.]~~

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of

1 New York shown and designated as Parcel A on a certain map entitled,
2 "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23,
3 prepared for White Plains Urban Renewal Agency, situate in City of White
4 Plains, Westchester County, New York" dated May 15, 1978, made by James
5 W. Delano and filed in the Office of the County Clerk of Westchester
6 County (Division of Land Records) on June 8, 1978, as Map No. 19512,
7 said parcel being more particularly bounded and described as follows:

8 BEGINNING at a point on the proposed northerly right-of-way line of
9 Martine Avenue 213.080 feet west of a point which is the westerly end of
10 a curve connecting the proposed northerly right-of-way line of Martine
11 Avenue with the proposed westerly right-of-way line of Court Street, and
12 which Point-of-Beginning is further identified as North 376,100.737 and
13 East 655,720.346 in the New York State Plane Coordinate System, East
14 Zone, and proceeding

15 THENCE, the following courses and distances: North 10 degrees 56
16 minutes 53.1 seconds West 103.334 feet; North 79 degrees 03 minutes 06.9
17 seconds East 10.651 feet; North 10 degrees 56 minutes 53.1 seconds West
18 29.333 feet; South 79 degrees 03 minutes 06.9 seconds West 10.651 feet;
19 North 10 degrees 56 minutes 53.1 seconds West 80.250 feet; and South 79
20 degrees 03 minutes 06.9 seconds West 197.100 feet to the proposed east-
21 erly right-of-way line of Grove Street;

22 THENCE, along the proposed easterly right-of-way line of Grove Street,
23 the following courses and distances:

24 South 10 degrees 56 minutes 53.1 seconds East 72.917 feet;

25 South 79 degrees 03 minutes 06.9 seconds West 2.250 feet;

26 South 10 degrees 56 minutes 53.1 seconds East 121.449 feet to an angle
27 point;

28 THENCE, South 55 degrees 56 minutes 53 seconds East 26.235 feet to the
29 proposed northerly right-of-way line of Martine Avenue;

30 THENCE, along the proposed northerly right-of-way line of Martine
31 Avenue, North 79 degrees 03 minutes 06.9 seconds East 180.799 feet to
32 the Point of BEGINNING.

33 PARCEL 3:

34 ~~[ALL that volume of space, situate, lying and being in the City of~~
35 ~~White Plains, County of Westchester and State of New York, shown and~~
36 ~~designated as Parcel "E-2" on a certain map entitled, "Survey of Central~~
37 ~~Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains~~
38 ~~Urban Renewal Agency, situated in City of White Plains, Westchester~~
39 ~~County, New York" dated May 15, 1978, made by James W. Delano and filed~~
40 ~~in the Office of the County Clerk of Westchester County (Division of~~
41 ~~Land Records) on June 8, 1978 as Map No. 19512 which lies above the~~
42 ~~horizontal plane having an elevation of 222.08 feet above the datum~~
43 ~~level in use by the City of White Plains, which datum level is the~~
44 ~~National Geodetic Survey Standard Datum 1929, said Volume is bounded by~~
45 ~~and lies within the vertical planes which are formed by projecting~~
46 ~~vertically upward, the boundaries of all that plot or parcel described~~
47 ~~as follows:~~

48 ~~Beginning at a point which is intersection of the proposed easterly~~
49 ~~right-of-way line of Grove Street with the proposed southerly right-of-~~
50 ~~way line of Main Street, which point is further identified as North~~
51 ~~376,410.026 and East 655,455.307 in the New York State Plane Coordinate~~
52 ~~System, East Zone, and proceeding;~~

53 ~~Thence, along the proposed southerly right of way line of Main Street,~~
54 ~~North 79 degrees 03 minutes 06.9 seconds East 116.583 feet to a point;~~

55 ~~Thence, South 10 degrees 56 minutes 53.1 seconds East 149.915 feet to~~
56 ~~a point;~~

~~Thence, South 79 degrees 03 minutes 06.9 seconds West 116.583 feet to the proposed easterly right-of-way line of Grove Street;
Thence, along the proposed easterly right-of-way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 149.916 feet to the proposed southerly right-of-way line of Main Street at the Point of Beginning.]~~

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "D-1" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 & 23, prepared for White Plains Urban Renewal Agency, situate in the City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78 as Map No. 19512, which lies below the horizontal plane having elevation 222.08 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically downward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point on the proposed Southerly right-of-way line of Main Street 235.676 feet westerly of the Westerly end of a curve connecting the proposed southerly right-of-way line of Main Street with the proposed westerly right-of-way line of Court Street, which point of BEGINNING is further identified as North 376,475.623 and East 655,630.497 in the New York State Plane Coordinate System, East Zone and proceeding:

THENCE, along the proposed Southerly right-of-way line of Main Street, South 80 degrees 03 minutes 08 seconds West 65.177 feet to a point;

THENCE, South 10 degrees 56 minutes 53.1 seconds East 173.348 feet to a point;

THENCE, North 79 degrees 03 minutes 06.9 seconds East 65.167 feet to a point;

THENCE, North 10 degrees 56 minutes 53.1 seconds West 172.210 feet to the proposed southerly right-of-way line of Main Street at the point of BEGINNING.

PARCEL 4:

~~[All that certain plot, piece or parcel of land, situate, lying and being in the City of Plains, County of Westchester and State of New York shown and designated as Parcel A on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on June 8, 1978, as Map No. 19512, said parcel being more particularly bounded and described as follows:~~

~~Beginning at a point on the proposed northerly right-of-way line of Martine Avenue 213.080 feet west of a point which is the westerly end of a curve connecting the proposed northerly right-of-way line of Martine Avenue with the proposed westerly right-of-way line of Court Street, and which Point of Beginning is further identified as North 376,100.737 and East 655,720.346 in the New York State Plane Coordinate System, East Zone, and proceeding~~

~~Thence, the following courses and distances:~~

~~North 10 degrees 56 minutes 53.1 seconds West 103.334 feet; North 79 degrees 03 minutes 06.9 seconds East 10.651 feet; North 10 degrees 56 minutes 53.1 seconds West 29.333 feet; South 79 degrees 03 minutes 06.9~~

~~seconds West 10.651 feet; North 10 degrees 56 minutes 53.1 seconds West 80.250 feet; and South 79 degrees 03 minutes 06.9 seconds West 197.100 feet to the proposed easterly right-of-way line of Grove Street; Thence, along the proposed easterly right-of-way line of Grove Street, the following courses and distances:~~

~~South 10 degrees 56 minutes 53.1 seconds East 72.917 feet;~~

~~South 79 degrees 03 minutes 06.9 seconds West 2.250 feet;~~

~~South 10 degrees 56 minutes 53.1 seconds East 121.449 feet to an angle point;~~

~~Thence South 55 degrees 56 minutes 53 seconds East 26.235 feet to the proposed northerly right-of-way line of Martine Avenue;~~

~~Thence along the proposed northerly right-of-way line of Martine Avenue, North 79 degrees 03 minutes 06.9" East 100.799 feet to the Point of Beginning.]~~

ALL that volume of space, situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "E-1" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency, situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78 as Map No. 19512 which lies below the horizontal plane having elevation 222.08 feet above the datum level in use by the City of White Plains, which datum level is the National Geodetic Survey Standard Datum 1929, said volume is bounded by and lies within the vertical planes which are formed by projecting vertically downward the boundaries of all that plot or parcel described as follows:

BEGINNING at a point which is the intersection of the proposed easterly right-of-way line of Grove Street with the proposed southerly right-of-way line of Main Street, which point is further identified as North 376,419.026 and East 655,455.307 in the New York State Plane Coordinate System East Zone, and proceeding:

THENCE, along the proposed southerly right-of-way line of Main Street, the following courses and distances: North 79 degrees 03 minutes 06.9 seconds East 116.583 feet; North 10 degrees 56 minutes 53.1 seconds West 23.450 feet; and North 80 degrees 03 minutes 08 seconds East 1.000 feet to a point;

THENCE, South 10 degrees 56 minutes 53.1 seconds East 173.348 feet to a point;

THENCE, South 79 degrees 03 minutes 06.9 seconds West 117.583 feet to the proposed easterly right-of-way line of Grove Street;

THENCE, along the proposed easterly right-of-way line of Grove Street, North 10 degrees 56 minutes 53.1 seconds West 149.916 feet to the proposed southerly right-of-way line of Main Street at the Point of BEGINNING.

PARCEL 5:

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of White Plains, County of Westchester and State of New York shown and designated as Parcel "I" on a certain map entitled, "Survey of Central Renewal Project Parcels Nos. 20, 21, 22 and 23, prepared for White Plains Urban Renewal Agency situate in City of White Plains, Westchester County, New York" dated May 15, 1978, made by James W. Delano and filed in the Office of the County Clerk of Westchester County (Division of Land Records) on 6/8/78 as Map No. 19512, said parcel being more particularly bounded and described as follows:

1 BEGINNING at a point on the proposed easterly right-of-way line of
2 South Lexington Avenue, at the northerly end of a curve connecting the
3 proposed northerly right-of-way line of Martine Avenue with the proposed
4 easterly right-of-way line of South Lexington Avenue, which Point of
5 Beginning is further identified as North 375,939.901 and East
6 654,781.518 in the New York State Plane Coordinate System, East Zone,
7 and proceeding;

8 THENCE, in a southerly to easterly direction along a curve to the left
9 having a radius of 20.00 feet and a central angle of 91 degrees 07
10 minutes 40.1 seconds a distance of 31.81 feet to the proposed northerly
11 right-of-way line of Martine Avenue;

12 THENCE, along the proposed northerly right-of-way line of Martine
13 Avenue, North 79 degrees 03 minutes 06.9 seconds East 593.837 feet to a
14 point of curvature;

15 THENCE, along a curve to the left having a radius of 20.00 feet and a
16 central angle of 94 degrees 53 minutes 00.1 seconds a distance of 33.121
17 feet to a point on the proposed westerly right-of-way line of Grove
18 Street; THENCE, along the proposed westerly right-of-way line of Grove
19 Street, along the following courses and distances:

20 North 80 degrees 34 minutes 00.5 seconds East 7.847 feet;

21 North 10 degrees 56 minutes 53.1 seconds West 118.505 feet;

22 South 79 degrees 03 minutes 06.9 seconds West 649.583 feet to the
23 proposed easterly right-of-way line of South Lexington Avenue;

24 THENCE, along the proposed easterly right-of-way line of South Lexing-
25 ton Avenue, the following courses and distances:

26 South 10 degrees 56 minutes 53.1 seconds East 119.654 feet; and

27 North 78 degrees 42 minutes 26.5 seconds East 7.978 feet to a point
28 which is the Point of BEGINNING.

29 § 2. This act shall take effect immediately.