S T A T E O F N E W Y O R K

7488--B

Cal. No. 1234

I N S E N A T E

April 15, 2010

Introduced by Sen. THOMPSON -- read twice and ordered printed, and when printed to be committed to the Committee on Corporations, Authorities and Commissions -- reported favorably from said committee and committed to the Committee on Finance -- reported favorably from said committee and committed to the Committee on Rules -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee, ordered to a third reading, passed by Senate and delivered to the Assembly, recalled, vote reconsidered, restored to third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the public authorities law, in relation to defining the Richardson Center Corporation as an educational institution and authorizing the commissioner of general services to sell and convey certain land in the city of Buffalo, county of Erie and to provide for a reversion of certain lands to the state of New York

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

Section 1. Legislative Intent. The board of the Richardson Center Corporation was appointed in July, 2006 by the governor with an allocation of funds designed for a re-use of the existing structure. The Richardson Center Corporation has advanced a sound planning process, undertaken vital collaborations, conducted stabilization and is moving towards implementation of defining the Richardson Center Corporation as an educational institution and authorizing the commissioner of general services to sell and convey certain land in the city of Buffalo, county of Erie. The Richardson Olmsted site has tremendous potential to improve the surrounding neighborhoods and benefit Buffalo's economy. The rehabilitation of these long vacant and abandoned buildings and vast grounds will be a catalyst for neighborhood and regional improvement. The improved landscape will serve both the new uses and be available as a public amenity to the neighbors, Buffalo State College and the Buffalo Psychiatric Center.

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

LBD16762-05-0

S 2. Paragraph (b) of subdivision 2 of section 1676 of the public authorities law is amended by adding a new undesignated paragraph to read as follows:

RICHARDSON CENTER CORPORATION.

S 3. Subdivision 1 of section 1680 of the public authorities law is amended by adding a new undesignated paragraph to read as follows:

RICHARDSON CENTER CORPORATION.

S 4. The commissioner of general services, upon the consent of the commissioner of the office of mental health, is authorized to sell and convey to the Richardson Center Corporation certain state land described in section five of this act. Conveyance of said land is to be made at such time and upon terms and conditions, including consideration, as the commissioner of general services may fix and determine.

S 5. The land to be conveyed pursuant to this act is a portion of the former Buffalo Psychiatric Center and is described as follows:

All that certain tracts, pieces or parcels of land situate, lying and being in the City of Buffalo, County of Erie, State of New York, lying generally Northerly of Forest Avenue, Easterly of Rees Street and Southerly of Rockwell Road, and being more particularly bounded and described as follows:

Parcel A

BEGINNING at the point of intersection of the Easterly margin of Rees Street with the Southerly margin of Rockwell Road and runs thence from said point of beginning along said Southerly margin South 89 deg. 29 min. 15 sec. East, a distance of 859± feet to a point; thence through the lands of the People of the State of New York (Buffalo Psychiatric Center) the following twenty-nine (29) courses: 1) along the Westerly edge of pavement of a campus road and across another campus road South 17 deg. 00 min. 22 sec. East, a distance of 605± feet to a point; 2) along a Southeasterly edge of pavement of a campus road North 59 deg. 40 min. 24 sec. East, a distance of 84± feet to a point; 3) continuing along said edge of pavement North 62 deg. 21 min. 19 sec. East, a distance of 133± feet to a point; 4) along the Southerly edge of pavement of a campus road North 72 deg. 39 min. 16 sec. East, a distance of 92± feet to a point; 5) continuing along said edge of payment of a campus road North 67 deg. 56 min. 59 sec. East, a distance of 361± feet to a point; 6) continuing along said edge of pavement North 72 deg. 17 min. 44 sec. East, a distance of 104± feet to a point; 7) continuing along said edge of pavement along a curve to the right of radius 18± feet, an arc distance of 22± feet to a point; 8) continuing along the edge of pavement of a campus road South 38 deg. 39 min. 04 sec. East, a distance of 11± feet to a point; 9) continuing along the edge of pavement of a campus road South 17 deg. 55 min. 33 sec. East, a distance of 12± feet to a point; 10) continuing along the edge of pavement of a campus road South 10 deg. 59 min. 49 sec. East, a distance of 7± feet to a point; 11) along said edge of pavement of a campus road Southwesterly along a curve to the right of radius 5± feet, an arc distance of 7± feet to a point; 12) thence along a Northerly edge of a parking lot lying Easterly of Building No. 13 South 69 deg. 00 min. 21 sec. West, a distance of 13± feet to a point; 13) thence along the Westerly edge of said parking lot South 17 deg. 45 min. 30 sec. East, a distance of 171± feet to a point; 14) along the Southerly edge of said parking lot North 80 deg. 06 min. 22 sec. East, a distance of 22± feet to a point; 15) along the edge of pavement of said parking lot Southeasterly along a curve to the right of radius 3± feet, an arc distance of 5± feet to a point; 16) along the Westerly edge of pavement of a campus road South 10

deg. 48 min. 15 sec. East, a distance of 123± feet to a point; 17) along the Northerly edge of pavement of a campus road Southwesterly along a curve to the right of radius 40± feet, an arc distance of 41± feet to a point; 18) thence along the Northwesterly edge of pavement of a campus road South 47 deg. 05 min. 54 sec. West, a distance of 317± feet to a point; 19) continuing along said Northwesterly edge of pavement and across a driveway entrance South 43 deg. 12 min. 52 sec. West, a distance of 87± feet to a point; 20) thence across a campus road South 28 deg. 16 min. 03 sec. East, a distance of 55± feet to a point; 21) along the Southwesterly edge of pavement of a campus road South 43 deg. 22 min. 11 sec. East, a distance of 37± feet to a point; 22) thence across a parking lot entrance South 43 deg. 01 min. 59 sec. East, a distance of 63± feet to a point; 23) along the Southwesterly edge of pavement of a campus road South 43 deg. 54 min. 47 sec. East, a distance of 94± feet to a point; 24) continuing along said Southwesterly edge of pavement South 50 deg. 00 min. 40 sec. East, a distance of 21± feet to a point; 25) continuing along an edge of pavement of a campus road Southeasterly along a curve to the right of radius 615± feet, an arc distance of 41± feet to a point; 26) along the Westerly edge of payment of a campus road Southeasterly along a curve to the right of radius 25± feet, an arc distance of 30± feet to a point; 27) along the Westerly edge of pavement of a campus road and across a parking lot entrance South 15 deg. 23 min. 01 sec. West, a distance of 86± feet to a point; 28) continuing along the Westerly edge of pavement of a campus road South 06 deg. 39 min. 06 sec. West, a distance of 48± feet to a point; and 29) continuing along said Westerly edge of pavement of a campus road South 00 deg. 24 min. 09 sec. East, a distance of 60± feet to a point on the Northerly margin of Forest Avenue; thence along said Northerly margin South 89 deg. 06 min. 03 sec. West, a distance of 1,005.73 feet to a point; thence through the lands of the People of the State of New York (Buffalo Psychiatric Center) the following ten (10) courses: 1) North 02 deg. 03 min. 44 sec. East, a distance of 200± feet to a point; 2) South 89 deg. 15 min. 16 sec. East, a distance of 57± feet to a point; 3) North 00 deg. 00 min. 42 sec. East, a distance of 161± feet to a point; 4) along the Southerly edge of pavement of a campus road South 89 deg. 11 min. 27 sec. West, a distance of 324± feet to a point; 5) continuing along said Southerly edge of pavement of a campus road North 69 deg. 56 min. 47 sec. West, a distance of 77± feet to a point; 6) along the Westerly edge of pavement of a driveway leading to a garage known as Building No. 36 South 19 deg. 02 min. 24 sec. West, a distance of 102± feet to a point; 7) Southwesterly along the Northwesterly edge of pavement of said driveway along a curve to the right of radius 20± feet, an arc distance of 26± feet to a point; 8) along the Northerly edge of pavement of said driveway North 88 deg. 23 min. 05 sec. West, a distance of 193± feet to a point; 9) North 00 deg. 41 min. 57 sec. West, a distance of 98± feet to a point; and 10) South 89 deg. 58 min. 34 sec. West, a distance of 271± feet to a point on the Easterly margin of Rees Street; thence along said Easterly margin the following two (2) courses: 1) North 05 deg. 42 min. 26 sec. East, a distance of 330± feet to a point; and 2) North 05 deg. 22 min. 31 sec. East, a distance of 681.94 feet to the point or place of beginning and containing 42± acres of land.

TOGETHER with such roadways and drives as may be necessary to provide ingress and egress to the above described premises.

Subject to any covenants, easements or restrictions of record.

S 6. The description in section five of this act of the lands to be conveyed is not intended to be a legal description, but is intended only to identify the premises to be conveyed. As a condition of purchase the Richardson Center Corporation shall submit to the commissioner of general services for approval an accurate survey and description of the lands generally described in section five of this act, which may be used in the conveyance thereof.

S 7. The commissioner of general services shall not grant the land described in section five of this act unless application is made therefore by the Richardson Center Corporation within one year after the effective date of this act.

S 8. Any lands transferred pursuant to this act shall be used exclusively for the purposes of the Richardson Olmsted Complex to construct a mixed use campus for the community benefit and upon termination of such use title to the lands so transferred shall revert to the state of New York. The forgoing sentence shall not negatively impact a certain right of reversion of said lands that runs to the benefit of the city of Buffalo.

S 9. This act shall take effect immediately.