

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

9636--B

I N A S S E M B L Y

March 22, 2012

Introduced by M. of A. HOOPER -- read once and referred to the Committee on Governmental Operations -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee

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

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. Such report shall also contain a health and safety assessment,
36 including but not limited to, possible asbestos contamination and abate-
37 ment, air and soil and groundwater quality, the structural integrity of
38 the buildings performed by a certified structural engineer, and any
39 health and safety improvements including such environmental remediation
40 as may be necessary. Such report shall also contain an independent audit
41 of the financial operations of the Cedarmore Corporation for the past
42 three years, and the record of three public hearings documenting commu-
43 nity response if such public purpose includes the placement of a charter
44 school.

45 S 5. The land described in section two of this act shall be used by
46 the Cedarmore Corporation exclusively for voluntary youth associations,
47 educational and recreational programs to assist at-risk youth, and
48 public safety purposes and upon termination of such use title to the
49 lands so transferred along with any improvements made thereto shall
50 revert to the state of New York.

51 S 6. This act shall take effect immediately.