

7251--A

I N S E N A T E

May 2, 2012

Introduced by Sen. SALAND -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to authorize the conveyance of certain real property in the city of Poughkeepsie subject to section twenty of the general city law

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

1 Section 1. Notwithstanding any other provision of law, the city of  
2 Poughkeepsie is hereby authorized to convey to 1687 Properties LLC, at  
3 fair market value, all its rights, title and interest in the real prop-  
4 erty and improvements thereon described as Parcel A in section two of  
5 this act, now owned by the city of Poughkeepsie, upon such terms and  
6 conditions as the parties shall agree, for the purpose of creating a  
7 public park and rehabilitating the historic structures thereon.

8 S 2. The property authorized by this act to be conveyed by the city of  
9 Poughkeepsie to 1687 Properties LLC is generally described as a parcel  
10 of real property with improvements thereon, consisting of approximately  
11 2.717 acres, located at 83 North Water Street in the City of Poughkeep-  
12 sie, County of Dutchess, and is bounded by the Hudson River on the west,  
13 the Fallkill Creek on the South, North Water Street on the East and the  
14 property line of Central Hudson Gas and Electric Corp. on the North, and  
15 being more particularly described as Follows:

16 Parcel A

17 SCHEDULE A DESCRIPTION

18 All that parcel of land situate in the City of Poughkeepsie, County of  
19 Dutchess and State of New York, bounded and described as follows:

20 Beginning at a point on the assumed westerly line of North Water  
21 Street at the northeasterly corner of lands, now or formerly of Adolfo's  
22 of Poughkeepsie and the southeasterly corner of lands now or formerly of  
23 Center Hudson Gas & Electric Corp., thence along the northerly line of  
24 lands now or formerly of Adolfo's of Poughkeepsie, the northerly line of  
25 the Creek, and the southerly line of lands now or formerly of Central

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

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1 Hudson Gas & Electric Corp., the following three (3) courses and  
2 distances:  
3 1. North 73° 10' 58" West 14.34 feet,  
4 2. North 75° 20' 27" West 118.70 feet,  
5 3. North 88° 51' 50" West 210.31 feet to a point near the easterly  
6 line of the Hudson River, thence along said easterly shore of the Hudson  
7 River and line of formerly Water Grants the following two (2) courses  
8 and distances:  
9 4. North 00° 20' 35" East 100.00 feet,  
10 5. North 09° 54' 25" West 53.00 feet to a proposed lot line between  
11 Lot 1 to the north and the herein described Lot 2 to the south, thence  
12 along said proposed lot line between Lot 1 and Lot 2 the following eight  
13 (8) courses and distances:  
14 6. North 88° 18' 40" East 139.71 feet,  
15 7. North 86° 53' 00" East 127.26 feet,  
16 8. North 49° 38' 00" West 53.00 feet,  
17 9. North 44° 30' 00" West 76.17 feet,  
18 10. North 59° 51' 00" East 74.41 feet,  
19 11. North 88° 31' 20" East 201.06 feet,  
20 12. North 50° 31' 40" East 134.80 feet,  
21 13. South 89° 23' 46" East 42.30 feet to a point on the aforementioned  
22 assumed westerly line of North Water Street, thence along the aforemen-  
23 tioned westerly road line of North Water Street the following six (6)  
24 courses and distances:  
25 14. South 20° 22' 30" West 50.19 feet,  
26 15. South 22° 38' 15" West 84.62 feet,  
27 16. South 26° 55' 56" West 236.59 feet,  
28 17. South 67° 25' 17" West 46.96 feet,  
29 18. South 44° 48' 46" West 45.43 and  
30 19. South 08° 25' 51" West 32.06 feet to the point of beginning.  
31 Containing 2.717 acres, more or less  
32 Subject to a Access Easement No. 1, Access Easement No. 2, Utility  
33 Easement No. 1, Utility Easement No. 2 and Utility Easement No. 3 as  
34 shown on Filed Map #11198.  
35 Utility Easement No. 1, Utility Easement No. 2 and Utility Easement  
36 No. 3 are further described as follows:  
37 Utility Easement No. 1  
38 Beginning at a point on the assumed westerly line of North Water  
39 Street at its intersection with the division line between lands now or  
40 formerly of Adolfo's of Poughkeepsie, now or formerly Mid-Hudson Chil-  
41 dren's Center Doc. 02-2004-4074 on the south and lands now or formerly  
42 of Central Hudson Energy Group, Inc. on the north. Thence along said  
43 division line North 73° 10' 58" West 6.43 feet. Thence through said  
44 lands of Central Hudson Energy Group, Inc. (hereafter called Lot 2) the  
45 following four (4) courses and distances: 1) North 33° 09' 00" West  
46 39.94 feet, 2) North 55° 49' 36" West 159.95 feet, 3) North 48° 01' 30"  
47 West 58.68 feet, 4) North 45° 28' 10" West 42.10 feet to its inter-  
48 section with the lot line between Lot 1 F.M. 11198 on the north and said  
49 lot 2 on the south. Thence along said lot line the following two (2)  
50 courses and distances: 1) North 88° 18' 40" East 26.27 feet, 2) North  
51 86° 53' 00" East 14.93 feet. Thence through said Lot 2 the following  
52 four (4) courses and distances: 1) South 45° 28' 10" East 13.20 feet, 2)  
53 South 48° 01' 30" East 55.96 feet, 3) South 55° 49' 36" East 163.92, 4)  
54 South 33° 09' 00" East 25.92 feet to its intersection with said line of  
55 North Water Street. Thence along said line of North Water Street the

1 following two (2) courses and distances: 1) South 44° 48' 46" West 4.69  
2 feet and 2) South 08° 25' 51" West 32.06 feet to the point of beginning.  
3 Containing 8,461 Sq. Ft. or 0.194 Acre more or less.

4 Utility Easement No. 2

5 Beginning at a point on the assumed westerly line of North Water  
6 Street being distant the following four (4) courses and distances as  
7 measured along said line of North Water Street from its intersection  
8 with the division line between lands now or formerly of Mid Hudson Chil-  
9 dren's Center Doc. 02-2004-4074 on the south and Lot 2, F.M. 11198 on  
10 the north; 1) North 08° 25' 51" East 32.06 feet, 2) North 44° 58' 46"  
11 East 45.43 feet, 3) North 67° 25' 17" East 46.96 feet, 4) North 26° 55'  
12 56" East 90.08 feet. Thence through said Lot 2 the following four (4)  
13 courses and distances: 1) North 74° 32' 00" West 109.86 feet, 2) South  
14 78° 59' 00" West 86.29 feet, 3) South 83° 09' 00" West 90.01 feet to the  
15 northeasterly line of aforescribed Utility Easement No. 1, Thence  
16 along the just mentioned line the following two (2) courses and  
17 distances: 1) North 48° 01' 30" West 32.72 feet, 2) North 45° 28' 10"  
18 West 13.20 feet to its intersection with the lot line between Lot 1 F.M.  
19 11198 on the north and said Lot 2 on the south. Thence along said lot  
20 line the following two (2) courses and distances: 1) North 86° 53' 00"  
21 East 112.33 feet, 2) North 49° 38' 00" West 2.42 feet. Thence through  
22 said Lot 2 the following two (2) courses and distances: 1) North 78° 59'  
23 00" East 100.52 feet, 2) South 74° 32' 00" East 123.00 feet to its  
24 intersection with said line of North Water Street. Thence along said  
25 line of North Water Street South 26° 43' 56" West 30.61 feet to the  
26 point of beginning of this parcel.

27 Containing 9,381 Sq. Ft. = 0.215 Acre more or less.

28 Beginning at a point on the assumed westerly line of North Water  
29 Street being distant the following four (4) courses and distances are  
30 measured along said line of North Water Street from its intersection  
31 with the division line between lands now or formerly of Mid-Hudson Chil-  
32 dren's Center Doc 02-2004-4074 on the south and Lot 2 F.M. 11198 on the  
33 north: 1) North 08° 25' 51" East 32.06 feet, 2) North 44° 58' 46" East  
34 45.43 feet, 3) North 67° 25' 17" East 46.96 feet, 4) North 26° 55' 56"  
35 East 94.46 feet. Thence through said Lot 2, North 10° 50' 45" West  
36 169.66 feet to its intersection with the lot line between Lot 1 F.M.  
37 11198 on the north and said Lot 2 on the south (the last mentioned point  
38 being an angle point on said lot line). Thence along said lot line, N  
39 50° 31' 40" East 34.18 feet. Thence through said Lot 2, South 10° 50'  
40 45" East 147.33 feet to its intersection with said line of North Water  
41 Street. Thence along said line of North Water Street, S 26° 55' 56" West  
42 48.97 feet to the point of beginning of this parcel.

43 Containing 4,755 Sq. Ft. = 0.109 Acre more or less.

44 S 3. This act shall take effect immediately.