

371

2011-2012 Regular Sessions

I N   A S S E M B L Y

(PREFILED)

January 5, 2011

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Introduced by M. of A. HOYT -- read once and referred to the Committee  
on Governmental Operations

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:

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

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

19    RICHARDSON CENTER CORPORATION.

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

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

LBD01166-01-1

1 RICHARDSON CENTER CORPORATION.

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

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

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

15 Parcel A

16 BEGINNING at the point of intersection of the Easterly margin of Rees  
17 Street with the Southerly margin of Rockwell Road and runs thence from  
18 said point of beginning along said Southerly margin South 89 deg. 29  
19 min. 15 sec. East, a distance of 859± feet to a point; thence through  
20 the lands of the People of the State of New York (Buffalo Psychiatric  
21 Center) the following twenty-nine (29) courses: 1) along the Westerly  
22 edge of pavement of a campus road and across another campus road South  
23 17 deg. 00 min. 22 sec. East, a distance of 605± feet to a point; 2)  
24 along a Southeasterly edge of pavement of a campus road North 59 deg. 40  
25 min. 24 sec. East, a distance of 84± feet to a point; 3) continuing  
26 along said edge of pavement North 62 deg. 21 min. 19 sec. East, a  
27 distance of 133± feet to a point; 4) along the Southerly edge of pave-  
28 ment of a campus road North 72 deg. 39 min. 16 sec. East, a distance of  
29 92± feet to a point; 5) continuing along said edge of payment of a  
30 campus road North 67 deg. 56 min. 59 sec. East, a distance of 361± feet  
31 to a point; 6) continuing along said edge of pavement North 72 deg. 17  
32 min. 44 sec. East, a distance of 104± feet to a point; 7) continuing  
33 along said edge of pavement along a curve to the right of radius 18±  
34 feet, an arc distance of 22± feet to a point; 8) continuing along the  
35 edge of pavement of a campus road South 38 deg. 39 min. 04 sec. East, a  
36 distance of 11± feet to a point; 9) continuing along the edge of pave-  
37 ment of a campus road South 17 deg. 55 min. 33 sec. East, a distance of  
38 12± feet to a point; 10) continuing along the edge of pavement of a  
39 campus road South 10 deg. 59 min. 49 sec. East, a distance of 7± feet  
40 to a point; 11) along said edge of pavement of a campus road Southwes-  
41 terly along a curve to the right of radius 5± feet, an arc distance of  
42 7± feet to a point; 12) thence along a Northerly edge of a parking lot  
43 lying Easterly of Building No. 13 South 69 deg. 00 min. 21 sec. West, a  
44 distance of 13± feet to a point; 13) thence along the Westerly edge of  
45 said parking lot South 17 deg. 45 min. 30 sec. East, a distance of 171±  
46 feet to a point; 14) along the Southerly edge of said parking lot North  
47 80 deg. 06 min. 22 sec. East, a distance of 22± feet to a point; 15)  
48 along the edge of pavement of said parking lot Southeasterly along a  
49 curve to the right of radius 3± feet, an arc distance of 5± feet to a  
50 point; 16) along the Westerly edge of pavement of a campus road South 10  
51 deg. 48 min. 15 sec. East, a distance of 123± feet to a point; 17) along  
52 the Northerly edge of pavement of a campus road Southwesterly along a  
53 curve to the right of radius 40± feet, an arc distance of 41± feet to a  
54 point; 18) thence along the Northwesterly edge of pavement of a campus  
55 road South 47 deg. 05 min. 54 sec. West, a distance of 317± feet to a  
56 point; 19) continuing along said Northwesterly edge of pavement and

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

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

49 Subject to any covenants, easements or restrictions of record.

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

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

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

12 S 9. This act shall take effect immediately.