

508

2013-2014 Regular Sessions

I N   A S S E M B L Y

(PREFILED)

January 9, 2013

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

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 ASSEM-  
BLY, 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 aban-  
8 doned state land by the division of military and naval affairs.  
9     S 2. The lands authorized by section one of this act to be transferred  
10 and conveyed are as follows:  
11     ALL that piece or parcel of land, situate, lying and being in the  
12 Village of Freeport, in the County of Nassau, State of New York, more  
13 particularly bounded and described as follows:  
14     BEGINNING at a point where the easterly line of Lakeview Avenue is  
15 intersected by the southerly line of Hempstead-Babylon Turnpike and  
16 running from said Point of Beginning thence southeasterly along the  
17 southerly line of Hempstead-Babylon Turnpike about six hundred forty-six  
18 (646) linear feet to the land of the City of New York and the Long  
19 Island State Park Commission; thence running southwesterly and along the  
20 lands of the City of New York and along the Long Island State Park  
21 Commission two hundred (200) linear feet; thence running northwesterly  
22 and parallel with the southerly line of Hempstead-Babylon Turnpike about  
23 four hundred thirty (430) linear feet to a point which would be ten (10)

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

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1 feet easterly from the center line of the 18 inch diameter water main  
2 tank header pipe; thence running northwesterly about fifty-eight (58)  
3 linear feet and parallel with the 18 inch diameter water main tank head-  
4 er pipe, to a point which would be about one hundred sixty-eight (168)  
5 linear feet southerly from the southerly line of Hempstead-Babylon Turn-  
6 pike, when measured at right angles thereto; thence running southwester-  
7 ly and ten (10) feet parallel with and northerly from the 12 inch diam-  
8 eter water main tank header pipe, when measured at right angles thereto,  
9 about one hundred seven (107) linear feet to a point in the easterly  
10 line of Lakeview Avenue; thence running northerly and along the easterly  
11 line of Lakeview Avenue about two hundred fifty-eight (258) linear feet  
12 to a point in the southerly line of Hempstead-Babylon Turnpike, the  
13 point or place of beginning, containing within said bounds about three  
14 (3) acres.

15 BEING the same lands described in a deed from the Village of Freeport  
16 to the People of the State of New York, dated June 13, 1949 and recorded  
17 in the Nassau County Clerk's Office on June 20, 1949 in Book 3857 of  
18 Deeds at page 384.

19 S 3. The description in section two of this act of the land to be  
20 conveyed is not intended to be a legal description but is intended to  
21 identify the parcel to be conveyed. As a condition of the purchase, the  
22 Cedarmore Corporation may submit to the commissioner of general  
23 services, for his or her approval, an accurate survey and description of  
24 the lands to be conveyed, which may be used in the conveyance thereof.

25 S 4. The office of general services shall not transfer or convey the  
26 aforesaid land unless application in a form acceptable to the office of  
27 general services is made to the office of general services by the Cedar-  
28 more Corporation which application must be made within one year after  
29 the effective date of this act. As part of that application the Cedar-  
30 more Corporation must submit to the office of general services a report  
31 containing a master plan setting forth a proposed use and occupancy of  
32 such land pursuant to an advertised public hearing that conforms with  
33 the public purpose set forth in section five of this act, including  
34 letters of commitment from not less than six community organizations not  
35 affiliated with the Cedarmore Corporation or its parents and subsid-  
36 iaries. Such report shall also contain a health and safety assessment,  
37 including but not limited to, possible asbestos contamination and abate-  
38 ment, air and soil and groundwater quality, the structural integrity of  
39 the buildings performed by a certified structural engineer, and any  
40 health and safety improvements including such environmental remediation  
41 as may be necessary. Such report shall also contain an independent audit  
42 of the financial operations of the Cedarmore Corporation for the past  
43 three years, and the record of three public hearings documenting commu-  
44 nity response if such public purpose includes the placement of a charter  
45 school.

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

52 S 6. This act shall take effect immediately.