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I N   A S S E M B L Y

February 19, 2014

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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

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, in consideration of one dollar and upon such other consid-  
5     eration as the commissioner may deem proper, the state land located at  
6     63 Babylon Turnpike, Freeport, in the county of Nassau, known as the  
7     Freeport Armory, declared to be abandoned state land by the division of  
8     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)  
24    feet easterly from the center line of the 18 inch diameter water main  
25    tank header pipe; thence running northwesterly about fifty-eight (58)  
26    linear feet and parallel with the 18 inch diameter water main tank head-

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

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

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

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

22 S 4. The office of general services shall not transfer or convey the  
23 aforesaid land unless application in a form acceptable to the office of  
24 general services is made to the office of general services by the Cedar-  
25 more corporation which application must be made within one year after  
26 the effective date of this act. As part of that application the Cedar-  
27 more corporation must submit to the office of general services a report  
28 containing a master plan setting forth a proposed use and occupancy of  
29 such land pursuant to an advertised public hearing that conforms with  
30 the public purpose set forth in section five of this act, including  
31 letters of commitment from not less than six community organizations not  
32 affiliated with the Cedarmore corporation or its parents and subsid-  
33 iaries. The Cedarmore corporation is situated to help develop, maintain,  
34 and operate the facility as a refuge focusing on educational endeavors  
35 that have specialized programs for at-risk youth and will house the  
36 following organizations for their youth programs: the Long Island Youth  
37 Foundation, Inc. "Imani Dancers", the Delta Sigma Theta Sorority, Inc..  
38 The Quonset Hut will be used by the Freeport police department and the  
39 Freeport Armory would also be accessible to EOC of Freeport/Roosevelt.  
40 Such report shall also contain a health and safety assessment, including  
41 but not limited to, possible asbestos contamination and abatement, air  
42 and soil and groundwater quality, the structural integrity of the build-  
43 ings performed by a certified structural engineer, and any health and  
44 safety improvements including such environmental remediation as may be  
45 necessary. Such report shall also contain an independent audit of the  
46 financial operations of the Cedarmore corporation for the past three  
47 years, and the record of three public hearings documenting community  
48 response for educational purposes.

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

55 S 6. This act shall take effect immediately.