

4688

2015-2016 Regular Sessions

I N S E N A T E

April 7, 2015

Introduced by Sen. BONACIC -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT authorizing the town of Fallsburg, county of Sullivan to alienate and convey certain parcels of land used as parkland

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

1 Section 1. The town of Fallsburg, county of Sullivan, is hereby
2 authorized to discontinue as parklands, alienate and convey back to such
3 town the lands described in section three of this act.
4 S 2. The authorization contained in section one of this act shall take
5 effect only upon the condition that the town of Fallsburg dedicate an
6 amount equal to or greater than the fair market value of the property
7 being alienated in section three of this act toward acquisition of additional
8 parkland and/or capital improvements to existing parkland.
9 S 3. The lands to be discontinued as parklands and alienated and
10 conveyed pursuant to section one of this act are bounded and described
11 as follows:
12 Parcel One:
13 ALL that tract or parcel of land situate in the Town of Fallsburg, County
14 of Sullivan and State of New York, intended to be a portion of the
15 premises as described in a deed from Samuel Carmel and Max Cohen to Town
16 of Fallsburg, dated July 18, 1958, recorded in the Sullivan County
17 Clerk's Office in Deed Liber 571 at Page 13, being the 0.810 Acre Parcel
18 as designated on a map entitled "Survey Map of a Lot Improvement Involving
19 Lands of Town of Fallsburg & SYDA Foundation", last revised July
20 28, 2014, proposed to be filed in the Sullivan County Clerk's Office,
21 more particularly bound and described as follows:
22 BEGINNING at a point in the approximate center of Purvis Brook on the
23 assumed southwesterly bounds of Seldon Road (County Road No. 52), also
24 known as Brickman Road, said point being at a northwesterly corner
25 (after highway taking) of said lands of Town of Fallsburgh and the most

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

LBD06022-02-5

1 easterly corner of a certain parcel of land now of SYDA Foundation (see
2 Deed Liber 921 at Page 6), formerly known as Siddha Yoga Dham of New
3 York, Inc., and running thence from said point of beginning along the
4 approximate center of the main channel of Purvis Brook, running along
5 the common line separating lands described in said Deed Liber 571 at
6 Page 13 and lands described in said Deed Liber 921 at Page 6, the
7 following twenty-one courses and distances:
8 (1) South 25 degrees 06 minutes 41 seconds West 106.31 feet,
9 (2) South 33 degrees 42 minutes 38 seconds West 60.56 feet,
10 (3) South 45 degrees 36 minutes 12 seconds West 33.23 feet,
11 (4) South 60 degrees 43 minutes 16 seconds West 62.68 feet,
12 (5) South 42 degrees 45 minutes 37 seconds West 202.33 feet,
13 (6) South 51 degrees 44 minutes 11 seconds West 29.17 feet,
14 (7) South 46 degrees 20 minutes 48 seconds West 53.71 feet,
15 (8) South 28 degrees 40 minutes 09 seconds West 34.28 feet,
16 (9) South 59 degrees 35 minutes 27 seconds West 24.76 feet,
17 (10) South 86 degrees 27 minutes 29 seconds West 19.43 feet,
18 (11) North 64 degrees 40 minutes 33 seconds West 39.04 feet,
19 (12) North 61 degrees 12 minutes 09 seconds West 55.02 feet,
20 (13) South 55 degrees 05 minutes 43 seconds West 20.62 feet,
21 (14) South 30 degrees 37 minutes 48 seconds West 50.48 feet,
22 (15) South 41 degrees 28 minutes 18 seconds West 28.95 feet,
23 (16) South 35 degrees 06 minutes 48 seconds West 47.11 feet,
24 (17) South 25 degrees 26 minutes 48 seconds West 32.26 feet,
25 (18) South 40 degrees 32 minutes 38 seconds West 95.01 feet,
26 (19) South 36 degrees 51 minutes 28 seconds West 50.42 feet,
27 (20) South 20 degrees 20 minutes 18 seconds West 13.57 feet, and
28 (21) South 47 degrees 28 minutes 08 seconds West 32.91 feet
29 to a point in the approximate center of said Purvis Brook on the common
30 line separating lands described in said Deed Liber 571 at Page 13 and
31 lands described in said Deed Liber 921 at Page 6;
32 thence running through lands described in said Deed Liber 571 at Page
33 13, North 63 degrees 06 minutes 58 seconds East 36.23 feet to the
34 approximate top of the bank on the southeasterly side of said Purvis
35 Brook;
36 thence continuing through lands described in said Deed Liber 571 at Page
37 13, running along the approximate top of the bank on the southeasterly
38 side of said Purvis Brook, the following four courses and distances:
39 (1) North 28 degrees 55 minutes 38 seconds East 22.71 feet,
40 (2) North 38 degrees 56 minutes 28 seconds East 63.16 feet,
41 (3) North 44 degrees 52 minutes 28 seconds East 66.22 feet, and
42 (4) North 52 degrees 24 minutes 38 seconds East 61.90 feet;
43 thence continuing through lands described in said Deed Liber 571 at Page
44 13, North 49 degrees 30 minutes 28 seconds East 89.06 feet to a point on
45 a chain link fence;
46 thence continuing through lands described in said Deed Liber 571 at Page
47 13, running along said chain link fence, the following nine courses and
48 distances:
49 (1) South 80 degrees 13 minutes 50 seconds East 46.24 feet,
50 (2) North 71 degrees 51 minutes 21 seconds East 62.10 feet,
51 (3) North 48 degrees 57 minutes 56 seconds East 128.19 feet,
52 (4) South 86 degrees 48 minutes 23 seconds East 18.42 feet,
53 (5) North 38 degrees 06 minutes 45 seconds East 43.65 feet,
54 (6) North 43 degrees 41 minutes 37 seconds East 82.55 feet,
55 (7) North 40 degrees 07 minutes 25 seconds East 99.40 feet,
56 (8) North 52 degrees 45 minutes 39 seconds East 69.86 feet, and

(9) North 35 degrees 46 minutes 00 seconds East 166.58 feet to a point on said chain link fence on the assumed southwesterly bounds of said Brickman Road; thence running along the assumed southwesterly bounds of said Brickman Road, being the southwesterly bounds of Parcel No. 52-26-A as designated on R.O.W. Map No. 52-26-A on file in the Sullivan County Department of Public Works Office, North 59 degrees 55 minutes 49 seconds West 53.74 feet to the point of beginning, containing 0.810 acre of land.

Parcel Two:

ALL that tract or parcel of land situate in the Town of Fallsburg, County of Sullivan and State of New York, intended to be a portion of the premises as described in a deed from Samuel Carmel and Max Cohen to Town of Fallsburgh, dated July 18, 1958, recorded in the Sullivan County Clerk's Office in Deed Liber 571 at Page 13, being the 0.811 Acre Parcel as designated on a map entitled "Survey Map of a Lot and Improvement Involving Lands of Town of Fallsburgh & SYDA Foundation", last revised July 28, 2014, proposed to be filed in the Sullivan County Clerk's Office, more particularly bound and described as follows:

BEGINNING at a point in the approximate center of Smith Brook, also known as Sheldrake Stream, at a northwesterly corner of said lands of Town of Fallsburgh and the most westerly corner of a certain parcel of land now of SYDA Foundation (see Deed Liber 921 at Page 6), formerly known as Siddha Yoga Dham of New York, Inc., on the southeasterly bounds of the first described parcel of land in a deed to SYDA Foundation recorded in Land Records Liber 3193 at Page 77, said point being North 25 degrees 13 minutes 03 seconds East 101.13 feet, as measured along the southeasterly bounds of said first described parcel in Land Records Liber 3193 at Page 77 and the northwesterly bounds of said lands of Town of Fallsburgh, from a 3/4-inch diameter iron rod set, said point also being South 73 degrees 35 minutes 33 seconds West 1314.63 feet from a point in the approximate center of Purvis Brook on the assumed southwesterly bounds of Seldon Road (County Road No. 52), also known as Brickman Road, at the point of beginning of the above described 0.810 Acre Parcel, and running thence from said point of beginning along the approximate center of the main channel of Smith Brook, running along the common line separating lands described in said Deed Liber 571 at Page 13 and lands described in said Deed Liber 921 at Page 6, the following twenty-five courses and distances:

- (1) South 59 degrees 42 minutes 52 seconds East 61.12 feet,
- (2) South 83 degrees 28 minutes 32 seconds East 11.53 feet,
- (3) South 50 degrees 27 minutes 02 seconds East 77.08 feet,
- (4) South 45 degrees 41 minutes 02 seconds East 36.28 feet,
- (5) South 62 degrees 36 minutes 22 seconds East 25.16 feet,
- (6) South 23 degrees 30 minutes 42 seconds East 33.64 feet,
- (7) South 12 degrees 59 minutes 38 seconds West 11.11 feet,
- (8) South 44 degrees 45 minutes 42 seconds East 42.93 feet,
- (9) South 71 degrees 32 minutes 32 seconds East 14.99 feet,
- (10) North 68 degrees 04 minutes 18 seconds East 38.19 feet,
- (11) North 15 degrees 28 minutes 58 seconds East 10.01 feet,
- (12) North 43 degrees 28 minutes 48 seconds East 20.38 feet,
- (13) North 70 degrees 46 minutes 48 seconds East 38.38 feet,
- (14) North 32 degrees 50 minutes 08 seconds East 74.54 feet,
- (15) North 79 degrees 46 minutes 08 seconds East 10.82 feet,
- (16) South 62 degrees 06 minutes 32 seconds East 18.84 feet,
- (17) South 28 degrees 16 minutes 52 seconds East 47.82 feet,
- (18) South 01 degrees 06 minutes 28 seconds West 32.63 feet,

1 (19) South 34 degrees 48 minutes 48 seconds West 57.85 feet,
2 (20) South 58 degrees 15 minutes 48 seconds West 11.98 feet,
3 (21) South 28 degrees 33 minutes 08 seconds West 82.49 feet,
4 (22) South 21 degrees 17 minutes 38 seconds West 25.16 feet,
5 (23) South 73 degrees 46 minutes 12 seconds East 34.86 feet,
6 (24) South 19 degrees 30 minutes 12 seconds East 24.38 feet, and
7 (25) South 04 degrees 41 minutes 32 seconds East 20.98 feet
8 to a point in the approximate center of the main channel of said Smith
9 Brook on the common line separating lands described in the said Deed
10 Liber 571 at Page 13 and lands described in said Deed Liber 921 at Page
11 6, the last mentioned point being South 77 degrees 33 minutes 57 seconds
12 West 187.82 feet from a point in the approximate center of Purvis Brook
13 at the most southerly corner of the above described 0.810 Acre Parcel;
14 thence running through lands described in said Deed Liber 571 at Page 13
15 the following six courses and distances:
16 (1) North 62 degrees 26 minutes 22 seconds West 6.71 feet,
17 (2) North 45 degrees 51 minutes 52 seconds West 75.42 feet,
18 (3) North 47 degrees 15 minutes 32 seconds West 44.46 feet,
19 (4) North 36 degrees 19 minutes 52 seconds West 70.85 feet,
20 (5) North 44 degrees 21 minutes 32 seconds West 77.94 feet, and
21 (6) North 36 degrees 12 minutes 22 seconds West 15.92 feet
22 to a point in the approximate center of a secondary channel of Smith
23 Brook;
24 thence running along the approximate center of said secondary channel
25 the following seven courses and distances;
26 (1) North 74 degrees 14 minutes 22 seconds West 28.19 feet,
27 (2) North 59 degrees 58 minutes 32 seconds West 49.99 feet,
28 (3) North 70 degrees 14 minutes 52 seconds West 16.98 feet,
29 (4) North 54 degrees 54 minutes 52 seconds West 87.46 feet,
30 (5) North 06 degrees 09 minutes 12 seconds West 35.52 feet,
31 (6) North 14 degrees 17 minutes 38 seconds East 16.04 feet, and
32 (7) North 02 degrees 13 minutes 07 seconds West 15.06 feet
33 to the point of beginning, containing 0.811 acre of land.
34 S 4. This act shall take effect immediately.