

STATE OF NEW YORK

10388

IN ASSEMBLY

May 4, 2020

Introduced by M. of A. BYRNE -- read once and referred to the Committee on Local Governments

AN ACT in relation to authorizing the town of Southeast, county of Putnam, to alienate certain lands used as parkland and to dedicate certain other lands as parklands

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, the town of Southeast, county of Putnam, acting by and through its town board and upon such terms and conditions as determined by such town board is hereby authorized to discontinue as parklands and alienate the lands described in section three of this act to Proswing Sports Realty, Inc. for the purpose of developing such lands for recreational use, provided that any conveyance of such parklands shall be specifically conditioned by deed restriction to prohibit such lands from being used for any purpose other than recreation as may be defined by the town of Southeast zoning code.
- 10 § 2. The authorization provided in section one of this act shall be effective only upon the condition that Proswing Sports Realty, Inc. convey to the town of Southeast, and that the town of Southeast acquire and dedicate the lands described in section four of this act as parklands, provided that the town of Southeast has never used such lands for public open space or park purposes.
- 16 § 3. The parklands authorized by section one of this act to be alienated are described as follows:

18 Description of Alienation of Parcel (15.605 Acres)

19 ALL that certain piece or parcel of land situate, lying and being in the Town of Southeast, County of Putnam and State of New York, being a portion of Parcel 1A conveyed to the Town of Southeast as recorded in Liber 1791 of deeds at Page 437 in the Putnam County Clerk's Office, said parcel also designated as the "15.605 Acres to Alienate" as shown on a map entitled "Map of Alienation Parcel prepared for Proswing",

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

LBD16224-02-0

1 prepared by Insite Engineering, Surveying and Landscape Architecture,
2 P.C., being more particularly bounded and described as follows:
3 COMMENCING at the southwest corner of the "44.854 Acres Remaining Park-
4 land" parcel as shown on the aforementioned map, said point also being
5 the northwest corner of lands now or formerly belonging to Putnam
6 Seabury Partners and along the westerly line of Pugsley Road as shown on
7 a map entitled, "Map Showing Parcels to be Exchanged for the Improvement
8 of Pugsley Road, Zimmer Road, Barrett Road and Fields Corner Road",
9 dated July 8, 2004, prepared by Badey & Watson Surveyors;
10 thence along said westerly line of Pugsley Road, North 14°46'25" West
11 1381.48 feet to the point or place of BEGINNING;
12 thence continuing along the westerly line of Pugsley Road the following
13 bearings and distances:
14 North 14°46'25" West 104.23 feet,
15 North 09°49'22" West 83.67 feet,
16 North 05°56'12" West 153.12 feet,
17 North 07°07'02" West 198.06 feet and
18 North 10°39'52" West 170.34 feet to the southerly line of Zimmer Road;
19 thence along said line the following bearings and distances:
20 North 68°34'08" East 102.92 feet,
21 North 64°09'18" East 34.01 feet,
22 North 66°07'08" East 64.00 feet,
23 North 71°31'08" East 42.22 feet,
24 North 68°14'28" East 136.14 feet,
25 North 71°03'28" East 35.15 feet,
26 North 65°40'18" East 29.00 feet,
27 North 72°49'48" East 65.10 feet,
28 North 65°31'08" East 40.01 feet and
29 North 68°01'58" East 365.88 feet to the westerly line of lands now or
30 formerly belonging to the County of Putnam as described in Liber 1871
31 Page 291;
32 thence along said line South 12°26'14" East 442.31 feet to the northwes-
33 terly line of the "44.854 Acres Remaining Parkland" parcel as shown on
34 of above-mentioned map entitled "Map of Alienation Parcel prepared for
35 Proswing";
36 thence along the northwesterly and northerly lines of said parcel, South
37 19°14'26" West 523.33 feet and South 80°23'07" West 668.46 feet to THE
38 POINT OR PLACE OF BEGINNING.

39 Description of Alienation of Parcel (66.177 Acres)

40 ALL that certain piece or parcel of land situate, lying and being in
41 the Town of Southeast, County of Putnam and State of New York, being a
42 portion of Parcels 2A and 3A conveyed to the Town of Southeast as
43 recorded in Liber 1791 of deeds at Page 437 in the Putnam County Clerk's
44 Office, said parcel also designated as the "66.177 Acres to Alienate" as
45 shown on a map entitled "Map of Alienation Parcels prepared for Prosw-
46 ing", prepared by Insite Engineering, Surveying and Landscape Architec-
47 ture, P.C., being more particularly bounded and described as follows:
48 BEGINNING along the easterly line of Fields Corner Road, as shown on a
49 map entitled, "Map Showing Parcels to be Exchanged for the Improvement
50 of Pugsley Road, Zimmer Road, Barrett Road and Fields Corner Road",
51 dated July 8, 2004, prepared by Badey & Watson Surveyors, at the divi-
52 sion line between the lands now or formerly belonging to the County of
53 Putnam to the North and the parcel described herein on the South;

1 thence along said division line, also reputedly the division line
2 between the Town of Patterson and the Town of Southeast, North 82°46'38"
3 East 1361.15 feet to the westerly line of a parcel designated as "26.834
4 Acres Remaining Parkland" as shown on the aforementioned map entitled
5 "Map of Alienation Parcels prepared for Proswing";
6 thence along the westerly and southerly line of said "26.834 Acres Park-
7 land" parcel, South 03°00'04" East 1074.09 feet and South 66°02'42" East
8 1114.50 feet to the westerly line of Interstate Route No. 503-32 and the
9 northeast corner of lands now or formerly belonging to the County of
10 Putnam as described in Liber 1871 Page 291;
11 thence along the northerly line of lands of the County of Putnam, South
12 75°47'09" West 600.00 feet and South 12°26'14" East 350.36 feet to the
13 northerly line of Zimmer Road;
14 thence along said line the following bearings and distances:
15 South 69°15'28" West 120.68 feet,
16 South 66°02'18" West 56.25 feet,
17 North 68°10'32" West 2.97 feet,
18 South 67°14'28" West 98.15 feet,
19 South 69°02'08" West 255.42 feet,
20 South 50°17'38" West 8.30 feet,
21 South 75°15'38" West 29.41 feet,
22 South 66°45'48" West 84.01 feet,
23 South 71°47'18" West 42.24 feet,
24 South 67°28'28" West 181.09 feet,
25 South 68°31'38" West 66.08 feet,
26 South 74°50'48" West 42.45 feet and
27 North 78°16'12" West 137.86 feet to the easterly line of Fields Corner
28 Road, as shown on a the aforementioned map entitled, "Map Showing
29 Parcels to be Exchanged for the Improvement of Pugsley Road, Zimmer
30 Road, Barrett Road and Fields Corner Road";
31 thence along said line the following bearings and distances:
32 North 30°25'52" West 485.20 feet to a tangent curve, to the right,
33 having a radius of 770.00 feet, a central angle of 2°49'53" and an arc
34 length of 38.05 feet,
35 N 16°05'52" West 0.85 feet,
36 N 28°28'12" West 7.88 feet to a non-tangent curve, to the right, having
37 a radius of 770.00 feet, a central angle of 16°21'12" and an arc length
38 of 219.77 feet to a point of tangency,
39 N 10°35'52" West 578.00 feet to a tangent curve, to the left, having a
40 radius of 150.00 feet, a central angle of 20°41'28" and an arc length of
41 54.17 feet,
42 N 27°53'52" West 26.24 feet,
43 N 42°51'02" West 16.20 feet,
44 N 65°59'32" West 14.90 a non-tangent curve, to the left, having a radius
45 of 150.00 feet, a central angle of 22°04'56" and an arc length of 57.81
46 feet to a point of tangency,
47 N 74°35'52" West 23.27 feet,
48 N 70°49'52" West 26.67 feet,
49 N 83°36'32" West 11.19 feet,
50 N 74°35'52" West 43.06 feet to a tangent curve, to the right, having a
51 radius of 160.00 feet, a central angle of 55°30'00" and an arc length of
52 154.99 feet,
53 N 19°05'52" West 212.47 feet.
54 N 70°17'58" East 15.12 feet,
55 N 31°55'23" West 68.14 feet,

1 N 19°05'52" West 20.92 feet to a tangent curve, to the right, having a
2 radius of 270.00 feet, a central angle of 21°00'00" and an arc length of
3 98.96 feet,
4 N 01°54'08" East 255.00 feet to a tangent curve, to the left, having a
5 radius of 830.00 feet, a central angle of 3°51'54" and an arc length of
6 55.99 feet to the POINT OR PLACE OF BEGINNING.

7 Description of Alienation of Parcel 1B

8 ALL that certain piece or parcel of land situate, lying and being in
9 the Town of Southeast, County of Putnam and State of New York, being
10 Parcel 1B conveyed to the Town of Southeast as recorded in Liber 1791 of
11 deeds at Page 437 in the Putnam County Clerk's Office, said parcel also
12 designated as "Parcel 1B" as shown on a map entitled "Map of Alienation
13 Parcels prepared for Proswing", prepared by Insite Engineering, Survey-
14 ing and Landscape Architecture, P.C., being more particularly bounded
15 and described as follows:

16 COMMENCING at a point along the easterly line of Fields Corner Road, as
17 shown on a map entitled, "Map Showing Parcels to be Exchanged for the
18 Improvement of Pugsley Road, Zimmer Road, Barrett Road and Fields Corner
19 Road", dated July 8, 2004, prepared by Badey & Watson Surveyors, at the
20 division line between the lands now or formerly belonging to the County
21 of Putnam on the North and the "66.177 Acres to Alienate" parcel on the
22 South, as shown on the aforementioned map entitled, "Map of Alienation
23 Parcel prepared for Proswing";

24 thence along said line of Fields Corner Road the following bearings and
25 distances:

26 on a curve, to the right, having a radius of 830.00 feet, a central
27 angle of 3°51'54" and an arc length of 55.99 feet,
28 South 01°54'08" West 255.00 to a tangent curve, to the left, having a
29 radius of 270.00 feet, a central angle of 21°00'00" and an arc length of
30 98.96 feet,

31 South 19°05'52" East 20.92

32 South 31°55'23" East 68.14

33 South 70°17'58" West 15.12

34 South 19°05'52" East 212.47 to a tangent curve, to the left, having a
35 radius of 160.00 feet, a central angle of 55°30'00" and an arc length of
36 154.99 feet,

37 South 74°35'52" East 43.06

38 South 83°36'32" East 11.19

39 South 70°49'52" East 26.67

40 South 74°35'52" East 23.27 to a non-tangent curve, to the right, having
41 a radius of 150.00 feet, a central angle of 22°04'56" and an arc length
42 of 57.81 feet to a point of tangency,

43 South 65°59'32" East 14.90

44 South 42°51'02" East 16.20

45 South 27°53'52" East 26.24 to a tangent curve, to the right, having a
46 radius of 150.00 feet, a central angle of 20°41'28" and an arc length of
47 54.17 feet,

48 South 10°35'52" East 578.00 a non-tangent curve, to the left, having a
49 radius of 770.00 feet, a central angle of 16°21'12" and an arc length of
50 219.77 feet to a point of tangency,

51 South 28°28'12" East 7.88 feet,

52 South 16°05'52" East 0.85 feet, to a tangent curve, to the left, having
53 a radius of 770.00 feet, a central angle of 2°49'53" and an arc length
54 of 38.05 feet and

1 South 30°25'52" East 485.20 feet to the northerly line of Zimmer Road;
2 thence crossing said road, South 30°25'52" East 46.10 feet to a point on
3 the southerly line of Zimmer Road where the same is intersected by the
4 division line of lands now or formerly belonging to Putnam Seabury Part-
5 ners and the premises herein described, said point being the TRUE POINT
6 OR PLACE OF BEGINNING.
7 thence along the southerly line of Zimmer Road, South 80°25'00" East
8 46.13 feet and South 67°55'56" East 38.35 feet to the aforementioned
9 lands of Putnam Seabury Partners;
10 thence along said lands, South 57°54'08" West 27.81 feet to a tangent
11 curve, to the right, having a radius of 30.00 feet, a central angle of
12 91°40'00" and an arc length of 48.00' feet and North 30°25'52" West
13 30.90 feet to the southerly line of Zimmer Road and the point or place
14 of BEGINNING.

15 Description of Alienation of Parcel 2B

16 ALL that certain piece or parcel of land situate, lying and being in
17 the Town of Southeast, County of Putnam and State of New York, being
18 Parcel 2B conveyed to the Town of Southeast as recorded in Liber 1791 of
19 deeds at Page 437 in the Putnam County Clerk's Office, said parcel also
20 designated as "Parcel 2B" as shown on a map entitled "Map of Alienation
21 Parcels prepared for Proswing", prepared by Insite Engineering, Survey-
22 ing and Landscape Architecture, P.C., being more particularly bounded
23 and described as follows:
24 COMMENCING at a point along the easterly line of Pugsley Road, as shown
25 on a map entitled, "Map Showing Parcels to be Exchanged for the Improve-
26 ment of Pugsley Road, Zimmer Road, Barrett Road and Fields Corner Road",
27 dated July 8, 2004, prepared by Badey & Watson Surveyors, at the divi-
28 sion line between lands now or formerly belonging to Putnam Seabury
29 Partners on the South and the "44.845 Acres Remaining Parkland" on the
30 North as shown on the aforementioned map entitled "Map of Alienation
31 Parcels prepared for Proswing";
32 thence along said line of Pugsley Road, North 14°46'25" West 1381.48
33 feet and North 14°46'25" West 104.23 feet to a point;
34 thence crossing Pugsley Road, North 14°46'25" West 130.90 feet to a
35 tangent curve, to the left, having a radius of 830.00 feet, a central
36 angle of 7°06'33" and an arc length of 102.99 feet to the westerly line
37 of Pugsley Road where the same is intersected by the division line
38 between other lands now or formerly belonging to Putnam Seabury Partners
39 and the premises herein described, said point being the TRUE POINT OR
40 PLACE OF BEGINNING;
41 thence along said lands of Putnam Seabury Partners the following bear-
42 ings and distances;
43 on a curve, to the left, having a radius of 830.00 feet, a central angle
44 of 8°33'27" and an arc length of 123.97 feet to a point of tangency,
45 N 30°26'25" W 157.75 to a tangent curve, to the right, having a radius
46 of 30.00 feet, a central angle of 88°20'00" and an arc length of 46.25
47 feet,
48 N 57°53'35" E 48.78 to the westerly line of Pugsley Road;
49 thence along said line the following bearings and distances:
50 S 48°02'44" E 53.03
51 S 01°56'04" E 23.68 feet,
52 S 11°00'24" E 40.04 feet,
53 S 07°35'17" E 99.01 feet,
54 S 14°57'24" E 42.26 feet and

1 S 08°30'54" E 77.15 to the point or place of BEGINNING.
2 TOTAL OF ALL PARCELS TO BE CONVEYED BY THE TOWN TO PROSWING SPORTS REAL-
3 TY, INC. TOTALS 82.170 ACRES
4 § 4. The lands to be conveyed to the town of Southeast and dedicated
5 as parkland are described as follows:

6 Description of Proswing Sports Realty Inc. Parcel Lot A (94.884 Acres)

7 ALL that certain piece or parcel of land situate, lying and being in
8 the Town of Southeast, County of Putnam and State of New York, desig-
9 nated as Lot A as shown on a map entitled "Final Subdivision Plat
10 prepared for Proswing", prepared by Insite Engineering, Surveying and
11 landscape Architecture, P.C., approved by the Town of Southeast on
12 February 24, 2020, to be filed in the Putnam County Clerk's Office,
13 being more particularly bounded and described as follows:
14 BEGINNING at a point along the westerly line of Starr Ridge Road at the
15 southerly line of lands now or formerly belonging to Craig & Deborah
16 Cole, said point also being along the easterly boundary of the herein
17 described parcel;
18 thence along said line of Starr Ridge Road, the following bearings and
19 distances:
20 S 04°15'50" W 372.71 feet,
21 S 02°09'10" W 213.09 feet and
22 S 02°44'25" W 392.80 feet to lands now or formerly belonging to Michael
23 J. & Kathy A. Daigneault Revocable Trust;
24 thence along said lands and also along lands now or formerly belonging
25 to Edward & Yvonne Raboy Family Partnership Limited, the following bear-
26 ings and distances:
27 S 89°04'40" W 197.33 feet,
28 S 86°54'10" W 113.03 feet,
29 S 89°02'10" W 267.00 feet and
30 S 88°04'00" W 581.20 feet to lands now or formerly belonging to Ghassan
31 Atalla,
32 thence along said lands and also along lands now or formerly belonging
33 to Tonya M. Carr-Waldron & Bradley Waldron, and also lands now or
34 formerly belonging to Nasser Aqeel, the following bearings and
35 distances:
36 N 05°03'40" W 407.27 feet,
37 N 05°26'36" W 281.10 feet,
38 N 05°07'06" W 108.30 feet,
39 N 15°03'40" E 204.65 feet,
40 S 85°53'10" W 388.31 feet,
41 S 87°23'10" W 362.51 feet,
42 S 73°16'00" W 47.94 feet,
43 S 86°36'38" W 105.72 feet,
44 S 76°48'16" W 33.14 feet,
45 S 59°38'12" W 19.94 feet and
46 S 77°06'32" W 197.09 feet to lands now or formerly belonging to Barbara
47 F. & Joshua White;
48 thence along said lands and also along lands now or formerly belonging
49 to Elizabeth Echegaray, and also along lands now or formerly belonging
50 to Jeremy Sabatini and also along lands now or formerly belonging Daniel
51 Prendergast & Jennifer L. Johnston, the following bearings and
52 distances:
53 N 05°08'40" W 491.23 feet,
54 S 82°52'50" W 92.09 feet,

1 S 86°02'00" W 124.78 feet,
2 N 17°05'30" E 330.39 feet,
3 N 11°27'50" E 100.13 feet,
4 N 16°57'40" E 100.10 feet,
5 N 09°43'40" E 70.23 feet,
6 N 19°59'20" E 17.14 feet and
7 S 84°51'20" W 591.11 feet to the easterly line of Turk Hill Road;
8 thence along said line, the following bearings and distances:
9 N 10°06'18" E 138.66 feet,
10 N 03°21'11" E 259.30 feet and
11 N 48°20'17" E 48.28 feet to lands now or formerly belonging to Lawrence
12 Fryer designated as Lot 2 as shown on a map entitled "Final Subdivision
13 Plat Triple "T" Estates" filed on September 29, 2003 as map number 2937;
14 thence along said lands, the following bearings and distances:
15 N 84°25'00" E 2156.86 feet,
16 N 13°00'00" E 21.34 feet and
17 N 83°44'40" E 272.00 feet to lands now or formerly belonging to Joseph &
18 Elizabeth Kiss;
19 thence along said lands, S 06°15'20" E 500.00 feet to the northerly line
20 of Lot B as shown on the aforementioned map entitled "Final Subdivision
21 Plat prepared for Proswing";
22 thence along said Lot the following bearings and distances:
23 S 83°44'40" W 459.26 feet,
24 S 06°15'20" E 343.37 feet and
25 N 83°44'40" E 346.914 feet to lands now or formerly belonging to Craig
26 and Deborah Cole;
27 thence along said lands the following bearings and distances:
28 S 02°51'20" W 271.15 feet,
29 S 03°45'50" W 471.95 feet and
30 N 86°27'10" E 626.86 feet to the point or place of BEGINNING.
31 § 5. In the event that the fair market value of the parklands
32 described in section four of this act to be dedicated by the town of
33 Southeast pursuant to this act are not equal to or greater than the fair
34 market value of the parklands to be alienated as described in section
35 three of this act, the town of Southeast shall dedicate the difference
36 of the fair market value of the lands to be alienated and the lands to
37 be dedicated for the acquisition of additional parklands and/or capital
38 improvements to existing park and recreational facilities.
39 § 6. In the event that the town of Southeast received any funding
40 support or assistance from the federal government for the purchase main-
41 tenance or improvement of the parklands set forth in section three of
42 this act, the discontinuance and alienation of such parkland authorized
43 by the provisions of this act shall not occur until town of Southeast
44 has complied with any federal requirements pertaining to the alienation
45 or conversion of parklands, including satisfying the secretary of the
46 interior that the alienation or conversion complies with all conditions
47 which the secretary of the interior deems necessary to assure the
48 substitution of other lands shall be equivalent in fair market value and
49 usefulness to the lands being alienated or converted.
50 § 7. This act shall take effect immediately.