STATE OF NEW YORK

10168

IN ASSEMBLY

May 4, 2022

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Pretlow) -- read once and referred to the Committee on Cities

AN ACT authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable river-front, transit-oriented project by enhancing the existing parks with new amenities; and to amend chapter 125 of the laws of 2013, relating to authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable river-front, transit-oriented project by enhancing the existing parks with new amenities, in relation thereto

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Findings and purpose. Pursuant to the provisions of chapter 125 of the laws of 2013, the city of Yonkers, in the county of Westchester acting by and through its mayor, was authorized to alienate by lease or sale 14.257 acres of parkland in the city of Yonkers as described in section four of such chapter of the laws of 2013, necessary to support the redevelopment of the historic Glenwood Power Plant, by sale or lease to Glenwood POH, LLC. The city of Yonkers has acquired and dedicated as parklands the lands described in section five of chapter 125 of the laws

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

LBD15627-01-2

of 2013 and has therefore satisfied the conditions set forth in section three of such chapter of the laws of 2013. The city of Yonkers, in consultation with The Plant Powerhouse LLC, the successor to Glenwood POH, LLC, has determined that due to a redesign of the project only 5.17321 acres are now required to be alienated to support such redevelopment project and therefore 9.01 acres of the parkland temporarily alienated pursuant to chapter 125 of the laws of 2013 shall revert to the city of Yonkers for exclusive park and recreational purposes. Because the project, as authorized pursuant to chapter 125 of the laws of 2013 and modified herein, will continue the use of the J.F. Kennedy Marina Park as a publicly accessible park, the alienations by such chapter of the laws of 2013 and this act will not implicate any reverter provision or any other rights of the city of Yonkers pursuant to the 1964 letters patent. The purpose of this act is to amend the alienation authorization so that the City of Yonkers, acting by and through its governing body, is authorized to alienate the parcels that are necessary to the redevelopment of the historic Glenwood Power Plant, the construction of a public parking garage and the creation of other improvements related to providing access to the redeveloped Glenwood Power Plant and the surrounding parkland areas and to eliminate the authorization to alienate parkland that is not necessary for those purposes.

§ 2. (a) Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its governing body, is hereby authorized to temporarily discontinue the use of the municipally owned parklands described in section four of chapter 125 of the laws of 2013, as amended by section three of this act that are no longer needed for park purposes and to convey by lease, license or easement those parcels for a term of not to exceed forty years, to The Plant Powerhouse, LLC, the Yonkers Economic Development Corporation, and/or the City of Yonkers Industrial Development Agency in connection with the redevelopment of the historic Glenwood Power Plant, the construction of a public parking garage and the creation of other improvements related to access to the redeveloped Glenwood Power Plant and the surrounding parkland areas.

(b) Subject to the provisions of this act, the 9.01 acres of the 14.257 acres of the parkland that were temporarily discontinued pursuant a lease authorized by chapter 125 of the laws of 2013 that are no longer needed for the purposes set forth in sections one and two of such chapter of the laws of 2013 shall hereby revert to the city of Yonkers for exclusive park and recreational purposes.

§ 3. Sections 1, 2 and 4 of chapter 125 of the laws of 2013, relating to authorizing the leasing of certain parkland in the city of Yonkers relating to authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable riverfront, transit-oriented project by enhancing the existing parks with new amenities, are amended to read as follows:

Section 1. Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its [~~mayor~~] govern-

ing body, is hereby authorized to discontinue the use of the municipally owned parkland described in section four of this act that are no longer needed for park purposes.

§ 2. Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its [~~mayor~~] governing body, is hereby authorized to temporarily discontinue use of the parkland described in section four of this act for the purpose of [~~leasing~~] conveying by lease, license or easement the land under such park to Plant Powerhouse LLC, a successor entity to Glenwood POH LLC, the Yonkers Economic Development Corporation, and/or the City of Yonkers Industrial Development Agency, for a term not to exceed [~~thirty~~] forty years, to facilitate the building of a public parking garage and a public park. The fair market value of such lease shall be dedicated by the city of Yonkers for the acquisition of additional parkland and/or improvements to existing parkland.

§ 4. The lands referred to in sections one and two of this act are located, bounded and described as follows:

[~~PARCELS FOR LEASE OR EASEMENT ACCESS~~

~~PERMANENT PARCEL 1A - #1~~

~~All that tract or parcel of lands being part of TREVOR PARK, SECTION 2, BLOCK 2125, LOT 1, city of Yonkers, state of New York more particularly bounded and described as follows:~~

~~BEGINNING at a point, said point being the following two (2) courses from the southwesterly corner of Lot 1, Block 2125,~~

~~a) North 69°46'27" West a distance of 225.88 feet to a point, thence;~~

~~b) North 70°54'27" West a distance of 75.00 feet, and running thence;~~

~~1. North 73°50'27" West a distance of 18.23 feet to a point, thence;~~

~~2. North 13°02'29" East a distance of 110.24 feet to a point, thence;~~

~~3. South 76°57'31" East a distance of 18.20 feet to a point, thence;~~

~~4. South 13°02'29" West a distance of 111.23 feet to the POINT OF BEGINNING.~~

~~Containing an area of 2,016 square feet or 0.046 acres more or less.~~

~~PERMANENT PARCEL 1A - #2~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being North 11°46'18" East a distance of 190.00 feet from the intersection of Ravine Drive and Glenwood Avenue, and running thence,~~

~~1. North 11°46'18" East a distance of 73.56 feet to a point, thence;~~

~~2. South 76°57'31" East a distance of 135.37 feet to a point, thence;~~

~~3. North 13°02'29" East a distance of 485.00 feet to a point, thence;~~

~~4. North 76°57'31" West a distance of 408.00 feet to a point, thence;~~

~~5. South 13°02'29" West a distance of 44.26 feet to a point, thence;~~

~~6. North 76°57'31" West a distance of 50.00 feet to a point, thence;~~

~~7. North 13°02'29" East a distance of 108.34 feet to a point, thence;~~

~~8. South 76°57'31" East a distance of 420.67 feet to a point, thence;~~

~~9. North 83°26'03" East a distance of 89.65 feet to a point, thence;~~

~~10. South 85°41'12" East a distance of 95.95 feet to a point, thence;~~

~~11. South 04°18'48" West a distance of 56.00 feet to a point, thence;~~

~~12. South 89°18'09" West a distance of 125.78 feet to a point, thence;~~

~~13. South 13°02'29" West a distance of 104.07 feet to a point, thence;~~

~~14. South 64°59'09" East a distance of 92.02 feet to a point, thence;~~

~~15. South 03°16'20" East a distance of 11.36 feet to a point, thence;~~

~~16. North 64°59'09" West a distance of 95.29 feet to a point, thence;~~

~~17. South 13°02'29" West a distance of 396.51 feet to a point, thence;~~

~~18. South 58°42'41" West a distance of 99.04 feet to a point, thence;~~

~~19. North 78°13'42" West a distance of 91.20 feet to the POINT OF BEGINNING.~~

~~Containing an area of 65,402 square feet or 1.501 acres more or less.~~

~~PERMANENT PARCEL 1A - #3~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point in the westerly right-of-way line of Warburton Avenue, said point being the following two (2) courses along said right-of-way from the southeasterly corner of Lot 1, Block 2125,~~

~~c) North 08°10'38" East a distance of 101.29 feet to a point, thence;~~

~~d) North 04°18'48" East a distance of 149.53 feet, and running thence;~~

~~5. North 64°59'09" West a distance of 38.53 feet to a point, thence;~~

~~6. On a curve to the right having a radius of 480.00 feet, and arc length of 10.42 feet, whose chord bears North 08°43'07" East a chord distance of 10.42 feet to a point, thence;~~

~~7. South 64°59'09" East a distance of 37.67 feet to a point, thence;~~

~~8. South 04°18'48" West a distance of 10.69 feet to the POINT OF BEGINNING.~~

~~Containing an area of 381 square feet or 0.009 acres more or less.~~

~~PERMANENT PARCEL 1B~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being North 12°56'23" East a distance of 107.20 feet from the southwesterly corner of Lot 1, Block 2125, and running thence,~~

~~1. North 12°56'23" East a distance of 34.51 feet to a point, thence;~~

~~2. South 76°57'31" East a distance of 105.94 feet to a point, thence;~~

~~3. South 13°02'29" West a distance of 34.51 feet to a point, thence;~~

~~4. North 76°57'31" West a distance of 105.88 feet to the POINT OF BEGINNING.~~

~~Containing an area of 3,654 square feet or 0.084 acres more or less.~~

~~PERMANENT PARCEL 2A~~

~~J. F. KENNEDY PARK~~

~~SECTION 2, BLOCK 2640, LOT 1~~

~~CITY OF YONKERS~~

~~WESTCHESTER COUNTY, NEW YORK~~

~~BEGINNING at a point, said point being North 14°12'46" East a distance of 225.16 feet from the southeasterly corner of Lot 1, Block 2640, and running thence,~~

~~1. On a curve to the left having a radius of 488.00 feet, an arc length of 48.26 feet, whose chord bears North 02°42'58" West a chord distance of 48.24 feet to a point of reverse curvature, thence;~~

~~2. On a curve to the right having a radius of 212.00 feet, an arc length of 52.61 feet whose chord bears North 01°33'37" East a chord distance of 52.48 feet to a point of tangency, thence;~~

~~3. North 08°39'21" East a distance of 365.40 feet to a point of curvature, thence;~~

~~4. On a curve to the right having a radius of 213.30 feet, an arc length of 26.06 feet, whose chord bears North 11°38'58" East a chord distance of 26.04 feet to a point of tangency, thence;~~

~~5. North 15°08'59" East a distance of 230.05 feet to a point, thence;~~

~~6. South 74°51'01" East a distance of 25.28 feet to a point, thence;~~

~~7. On a curve to the left having a radius of 46.00 feet, an arc length of 48.97 feet, whose chord bears South 33°24'00" East a chord distance of 46.69 feet to a point, thence;~~

~~8. South 15°10'46" West a distance of 37.11 feet to a point, thence;~~

~~9. On a curve to the left having a radius of 45.00 feet, an arc length of 61.88 feet, whose chord bears South 54°32'47" West a chord distance of 57.12 feet to a point of tangency, thence;~~

~~10. South 15°08'59" West a distance of 117.82 feet to a point to a point of curvature, thence;~~

~~11. On a curve to the left having a radius of 189.30 feet, an arc length of 21.45 feet, whose chord bears South 11°54'10" West a chord distance of 21.44 feet to a point of tangency;~~

~~12. South 08°39'21" West a distance of 367.36 feet to a point of curvature, thence;~~

~~13. On a curve to the left having a radius of 188.00, an arc length of 13.09 feet, whose chord bears South 06°39'40" West a chord distance of 13.09 feet to a point, thence;~~

~~14. South 14°15'25" West a distance of 86.70 feet to the POINT OF BEGINNING.~~

~~Containing an area of 18,408 square feet or 0.423 acres more or less.~~

~~PERMANENT PARCEL 3A~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being the following two (2) courses from the terminus of the eleventh (11) course of Permanent Parcel 3B,~~

~~e) South 74°48'40" East a distance of 16.54 feet to a point, thence;~~

~~f) On a curve to the left having a radius of 145.26 feet, an arc length of 19.77 feet, whose chord bears South 78°42'40" East a chord distance of 19.76 feet, and running thence;~~

~~5. On a curve to the left, having a radius of 145.26 feet, an arc length of 49.18 feet, whose chord bears North 87°41'27" East a chord distance of 48.94 feet to a point, thence;~~

~~6. South 04°43'17" West a distance of 116.96 feet to a point, thence;~~

~~7. South 15°38'33" West a distance of 217.19 feet to a point, thence;~~

~~8. South 10°27'26" West a distance of 310.97 feet to a point, thence;~~

~~9. North 76°57'31" West a distance of 76.46 feet to a point, thence;~~

~~10. North 13°02'29" East a distance of 587.79 feet to a point, thence;~~

~~11. North 23°54'27" East a distance of 43.38 feet to the POINT OF BEGINNING.~~

~~Containing an area of 42,926 square feet or 0.985 acres more or less.~~

~~PERMANENT PARCEL 3B~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point in the westerly right-of-way line of Warburton Avenue, said point being the common corner of Lot 1, Block 2125 and Lot 2, Block 2125, and running thence,~~

~~1. On a curve to the left having a radius of 1033.00 feet, an arc length of 70.38 feet, whose chord bears South 11°09'41" West a chord distance of 70.37 feet to a point, thence;~~

~~2. On a curve to the left having a radius of 58.00 feet, an arc length of 53.99 feet, whose chord bears North 72°10'42" West a chord distance of 52.06 feet to a point of tangency, thence;~~

~~3. South 81°09'16" West a distance of 15.31 feet to a point of curvature, thence;~~

~~4. On a curve to the left having a radius of 100.00 feet, an arc length of 83.21 feet, whose chord bears South 57°18'58" West a chord distance of 80.83 feet to a point of tangency, thence;~~

~~5. South 33°28'39" West a distance of 122.78 feet to a point, thence;~~

~~6. South 33°30'09" West a distance of 193.30 feet to a point, thence;~~

~~7. South 32°44'29" West a distance of 98.69 feet to a point to a point of curvature, thence;~~

~~8. On a curve to the left having a radius of 824.81 feet, an arc length of 55.31 feet, whose chord bears South 30°49'14" West a chord distance of 55.30 feet to a point of tangency, thence;~~

~~9. South 28°53'58" West a distance of 69.21 feet to a point of curvature, thence;~~

~~10. On a curve to the right having a radius of 145.26 feet, an arc length of 193.41 feet, whose chord bears South 67°02'39" West a chord distance of 179.44 feet to a point of tangency, thence;~~

~~11. North 74°48'40" West a distance of 16.54 feet to a point, thence;~~

~~12. North 15°10'59" East a distance of 30.00 feet to a point, thence;~~

~~13. South 74°48'40" East a distance of 16.54 feet to a point of tangency, thence;~~

~~14. On a curve to the left having a radius of 115.26 feet, an arc length of 153.47 feet, whose chord bears North 67°02'39" East a chord distance of 142.38 feet to a point of tangency, thence;~~

~~15. North 28°53'58" East a distance of 69.21 feet to a point to a point of curvature, thence;~~

~~16. On a curve to the right having a radius of 854.81 feet, an arc length of 57.32 feet, whose chord bears North 30°49'14" East a chord distance of 57.31 feet to a point of tangency, thence;~~

~~17. North 32°44'29" East a distance of 98.89 feet to a point, thence;~~

~~18. North 33°30'09" East a distance of 193.50 feet to a point, thence;~~

~~19. North 33°28'39" East a distance of 137.97 feet to a point to a point of curvature, thence;~~

~~20. On a curve to the right having a radius of 132.53 feet, an arc length of 81.91 feet, whose chord bears North 51°10'57" East a chord distance of 80.61 feet to a point, thence;~~

~~21. North 21°06'45" West a distance of 9.50 feet to a point, thence;~~

~~22. On a curve to the right having a radius of 150.00 feet, an arc length of 106.34 feet, whose chord bears North 84°13'12" East a chord distance of 104.12 feet to the POINT OF BEGINNING.~~

~~Containing an area of 30,111 square feet or 0.691 acres more or less.~~

~~TEMPORARY PARCEL 4A~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being the following two (2) courses from the southwesterly corner of Lot 1, Block 2125,~~

~~g) North 69°46'27" West a distance of 225.88 feet to a point, thence;~~

~~h) North 70°54'27" West a distance of 75.00 feet, and running thence;~~

~~12. North 13°02'29" East a distance of 111.23 feet to a point, thence;~~

~~13. South 76°57'31" East a distance of 31.80 feet to a point, thence;~~

~~14. South 13°02'29" West a distance of 101.23 feet to a point, thence;~~

~~15. South 76°57'31" East a distance of 208.00 feet to a point, thence;~~

~~16. North 13°02'29" East a distance of 180.00 feet to a point, thence;~~

~~17. South 76°57'31" East a distance of 200.00 feet to a point, thence;~~

~~18. South 13°02'29" West a distance of 485.00 feet to a point, thence;~~

~~19. North 76°57'31" West a distance of 135.37 feet to a point, thence;~~

~~20. North 11°46'18" East a distance of 258.91 feet to a point, thence;~~

~~21. North 69°46'27" West a distance of 225.88 feet to a point, thence;~~

~~22. North 70°54'27" West a distance of 75.00 feet to the POINT OF BEGINNING.~~

~~Containing an area of 89,733 square feet or 2.060 acres more or less.~~

~~TEMPORARY PARCEL 4B~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being South 85°35'07" West a distance of 33.33 feet from the point of beginning of Temporary Parcel 4A, and running thence,~~

~~1. North 13°02'29" East a distance of 180.00 feet to a point, thence;~~

~~2. South 76°57'31" East a distance of 208.00 feet to a point, thence;~~

~~3. South 13°02'29" West a distance of 180.00 feet to a point, thence;~~

~~4. North 76°57'31" West a distance of 208.00 feet to the POINT OF BEGINNING.~~

~~Containing an area of 37,440 square feet or 0.860 acres more or less.~~

~~TEMPORARY PARCEL 5A~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being the terminus of the sixteenth (16) course of Permanent Parcel 1A-#2, and running thence,~~

~~1. South 64°59'09" East a distance of 95.29 feet to a point, thence;~~

~~2. South 02°23'14" West a distance of 220.44 feet to a point, thence;~~

~~3. North 78°43'58" West a distance of 134.03 feet to a point, thence;~~

~~4. North 13°02'29" East a distance of 240.55 feet to the POINT OF BEGINNING.~~

~~Containing an area of 25,807 square feet or 0.592 acres more or less.~~

~~TEMPORARY PARCEL 5B - #1~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being the southeasterly corner of Lot 1, Block 2125, and running thence,~~

~~1. North 72°40'12" West a distance of 1.77 feet to a point, thence;~~

~~2. On a curve to the right having a radius of 203.00 feet, an arc length of 110.63 feet, whose chord bears North 13°06'52" West a chord distance of 109.26 feet to a point of tangency, thence;~~

~~3. North 02°29'50" East a distance of 64.88 feet to a point of curvature, thence;~~

~~4. On a curve to the left having a radius of 650.00 feet, an arc length of 65.45 feet whose chord bears North 00°23'15" West a chord distance of 65.43 feet to a point of tangency, thence;~~

~~5. North 03°16'20" West a distance of 52.56 feet to a point of curvature, thence;~~

~~6. On a curve to the left having a radius of 300.00 feet, an arc length of 109.38 feet, whose chord bears North 13°42'59" West a chord distance of 108.77 feet to a point of compound curvature, thence;~~

~~7. On a curve to the left having a radius of 37.00 feet, an arc length of 44.47 feet, whose chord bears North 58°35'34" West a chord distance of 41.84 feet to a point, thence;~~

~~8. North 13°02'29" East a distance of 8.26 feet to a point, thence;~~

~~9. On a curve to the right having a radius of 45.00 feet, an arc length of 51.80 feet, whose chord bears South 57°08'10" East a chord distance of 48.98 feet to a point of compound curvature, thence;~~

~~10. On a curve to the right having a radius of 308.00 feet, an arc length of 112.29 feet, whose chord bears South 13°43'00" East a chord distance of 111.67 feet to a point of tangency, thence;~~

~~11. South 03°16'20" East a distance of 26.42 feet to a point, thence;~~

~~12. On a curve to the right having a radius of 488.00 feet, an arc length of 21.77 feet, whose chord bears North 09°00'51" East a chord distance of 21.76 feet to a point of reverse curvature, thence;~~

~~13. On a curve to the left having a radius of 187.00 feet, an arc length of 47.38 feet, whose chord bears North 03°02'00" East a chord distance of 47.25 feet to a point of tangency, thence;~~

~~14. North 04°13'30" West a distance of 23.28 feet to a point, thence;~~

~~15. On a curve to the right having a radius of 158.00 feet, an arc length of 51.90 feet, whose chord bears North 05°11'05" East a chord distance of 51.66 feet to a point of compound curvature, thence;~~

~~16. On a curve to the right having a radius of 48.00 feet, an arc length of 21.44 feet, whose chord bears North 25°45'54" East a chord distance of 21.26 feet to a point, thence;~~

~~17. North 89°18'09" East a distance of 11.14 feet to a point, thence;~~

~~18. On a curve to the left having a radius of 40.00 feet, an arc length of 25.06 feet, whose chord bears South 30°45'44" West a chord distance of 24.66 feet to a point of compound curvature, thence;~~

~~19. On a curve to the left having a radius of 150.00 feet, an arc length of 49.39 feet, whose chord bears South 05°12'25" West a chord distance of 49.16 feet to a point of tangency, thence;~~

~~20. South 04°13'30" East a distance of 23.28 feet to a point of curvature, thence;~~

~~21. On a curve to the right having a radius of 195.00 feet, an arc length of 49.41 feet, whose chord bears South 03°02'00" West a chord distance of 49.27 feet to a point of reverse curvature, thence;~~

~~22. On a curve to the left having a radius of 480.00 feet, an arc length of 65.30 feet, whose chord bears South 06°23'41" West a chord distance of 65.25 feet to a point of tangency, thence;~~

~~23. South 02°29'50" West a distance of 112.48 feet to a point of curvature, thence;~~

~~24. On a curve to the left having a radius of 195.00 feet, an arc length of 98.31 feet, whose chord bears South 11°56'46" East a chord distance of 97.27 feet to a point, thence;~~

~~25. South 08°10'38" West a distance of 11.54 feet to the POINT OF BEGINNING.~~

~~Containing an area of 5,143 square feet or 0.118 acres more or less.~~

~~TEMPORARY PARCEL 5B - #2~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being North 85°41'12" East a distance of 50.01 feet from the intersection of the terminus of the tenth (10) course of Permanent Parcel 1A-#2 with the westerly right-of-way line of Warburton Avenue, and running thence,~~

~~1. North 85°41'12" West a distance of 9.26 feet to a point thence;~~

~~2. On a curve to the right having a radius of 15.00 feet, an arc length of 3.63 feet, whose chord bears North 18°58'12" West a chord distance of 3.62 feet to a point of compound curvature, thence;~~

~~3. On a curve to the right having a radius of 88.00 feet, an arc length of 43.12 feet, whose chord bears North 01°59'47" East a chord distance of 42.69 feet to a point of tangency, thence;~~

~~4. North 16°01'59" East a distance of 96.14 feet to a point of curvature, thence;~~

~~5. On a curve to the left having a radius of 112.00 feet, an arc length of 31.89 feet, whose chord bears North 07°52'38" East a chord distance of 31.78 feet to a point, thence;~~

~~6. North 89°43'16" East a distance of 8.00 feet to a point, thence;~~

~~7. On a curve to the right having a radius of 120.00 feet, an arc length of 34.16 feet, whose chord bears South 07°52'38" West a chord distance of 34.05 feet to a point of tangency, thence;~~

~~8. South 16°01'59" West a distance of 96.14 feet to a point of curvature, thence;~~

~~9. On a curve to the left having a radius of 80.00 feet, an arc length of 39.20 feet, whose chord bears South 01°59'47" West a chord distance of 38.81 feet to a point of compound curvature, thence;~~

~~10. On a curve to the left having a radius of 7.00 feet, an arc length of 1.69 feet, whose chord bears South 18°58'12" East a chord distance of 1.69 feet to a point of tangency, thence;~~

~~11. South 25°53'59" East a distance of 4.66 feet to the POINT OF BEGINNING.~~

~~Containing an area of 1,403 square feet or 0.032 acres more or less.~~

~~TEMPORARY PARCEL 5B - #3~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being South 64°31'02" West a distance of 27.35 feet from the terminus of the fifth (5) course of Temporary Parcel 5B-#2, and running thence,~~

~~1. North 90°00'00" West a distance of 25.19 feet to a point, thence;~~

~~2. North 01°24'12" West a distance of 118.38 feet to a point, thence;~~

~~3. North 05°10'41" West a distance of 30.43 feet to a point, thence;~~

~~4. North 10°23'36" West a distance of 63.37 feet to a point, thence;~~

~~5. North 79°58'41" East a distance of 8.00 feet to a point, thence;~~

~~6. South 10°23'36" East a distance of 63.68 feet to a point, thence;~~

~~7. South 05°10'41" East a distance of 31.06 feet to a point, thence;~~

~~8. South 01°24'12" East a distance of 110.84 feet to a point, thence;~~

~~9. North 90°00'00" East a distance of 12.67 feet to a point to a point of curvature, thence;~~

~~10. On a curve to the right having a radius of 5.00 feet, an arc length of 8.36 feet, whose chord bears South 42°06'16" East a chord distance of 7.42 feet to a point of tangency, thence;~~

~~11. South 05°47'28" West a distance of 2.51 feet to the POINT OF BEGINNING.~~

~~Containing an area of 1,838 square feet or 0.042 acres more or less.~~

~~TEMPORARY PARCEL 5B - #4~~

~~TREVOR PARK~~

~~SECTION 2, BLOCK 2125, LOT 1~~

~~BEGINNING at a point, said point being the terminus of the first (1) course of Permanent Parcel 3A, and running thence,~~

~~1. South 20°50'24" East a distance of 29.33 feet to a point of curvature, thence;~~

~~2. On a curve to the right having a radius of 89.90 feet, an arc length of 58.07 feet, whose chord bears South 02°14'45" East a chord distance of 57.06 feet to a point of compound curvature, thence;~~

~~3. On a curve to the right having a radius of 216.20 feet, an arc length of 20.20 feet, whose chord bears South 18°56'05" West a chord distance of 20.19 feet to a point of reverse curvature, thence;~~

~~4. On a curve to the left having a radius of 240.26 feet, an arc length of 61.23 feet, whose chord bears South 14°18'39" West a chord distance of 61.06 feet to a point of reverse curvature, thence;~~

~~5. On a curve to the right having a radius of 551.36 feet, an arc length of 143.11 feet, whose chord bears South 14°26'45" West a chord distance of 142.71 feet to a point of reverse curvature, thence;~~

~~6. On a curve to the left having a radius of 357.96 feet, an arc length of 67.95 feet, whose chord bears South 16°26'38" West a chord distance of 67.85 feet to a point of reverse curvature, thence;~~

~~7. On a curve to the left having a radius of 228.38 feet, an arc length of 52.62 feet, whose chord bears South 04°24'18" West a chord distance of 52.51 feet to a point of reverse curvature, thence;~~

~~8. On a curve to the right having a radius of 312.62 feet, an arc length of 88.82 feet, whose chord bears South 05°56'36" West a chord distance of 88.52 feet to a point of reverse curvature, thence;~~

~~9. On a curve to the left having a radius of 436.92 feet, an arc length of 78.03 feet, whose chord bears South 08°57'59" West a chord distance of 77.93 feet to a point of compound curvature, thence;~~

~~10. On a curve to the left having a radius of 28.68 feet, an arc length of 33.05 feet, whose chord bears South 29°09'59" East a chord distance of 31.25 feet to a point, thence;~~

~~11. South 27°49'00" West a distance of 8.00 feet to a point, thence;~~

~~12. On a curve to the right having a radius of 36.68 feet, an arc length of 42.27 feet, whose chord bears North 29°09'59" West a chord distance of 39.97 feet to a point of compound curvature, thence;~~

~~13. On a curve to the right having a radius of 444.92 feet, an arc length of 79.46 feet, whose chord bears North 08°57'59" East a chord distance of 79.35 feet to a point of reverse curvature, thence;~~

~~14. On a curve to the left having a radius of 304.62 feet, an arc length of 86.55 feet, whose chord bears North 05°56'36" East a chord distance of 86.26 feet to a point of reverse curvature, thence;~~

~~15. On a curve to the right having a radius of 236.38 feet, an arc length of 54.47 feet, whose chord bears North 04°24'18" East a chord distance of 54.35 feet to a point of compound curvature, thence;~~

~~16. On a curve to the right having a radius of 365.96 feet, an arc length of 69.47 feet, whose chord bears North 16°26'38" East a chord distance of 69.36 feet to a point of reverse curvature, thence;~~

~~17. On a curve to the left having a radius of 543.36 feet, an arc length of 141.04 feet, whose chord bears North 14°26'45" East a chord distance of 140.64 feet to a point of reverse curvature, thence;~~

~~18. On a curve to the right having a radius of 248.26 feet, an arc length of 63.27 feet, whose chord bears North 14°18'39" East a chord distance of 63.10 feet to a point of reverse curvature, thence;~~

~~19. On a curve to the left having a radius of 208.20 feet, an arc length of 19.45 feet, whose chord bears North 18°56'05" East a chord distance of 19.45 feet to a point of compound curvature, thence;~~

~~20. On a curve to the left having a radius of 81.90 feet, an arc length of 52.89 feet, whose chord bears North 02°14'38" West a chord distance of 51.98 feet to a point of tangency, thence;~~

~~21. North 20°50'24" West a distance of 12.60 feet to a point, thence;~~

~~22. North 04°43'17" East a distance of 18.54 feet to the POINT OF BEGINNING.~~

~~Containing an area of 5,015 square feet or 0.115 acres more or less.~~

~~TEMPORARY PARCEL 6A~~

~~J. F. KENNEDY PARK~~

~~SECTION 2, BLOCK 2640, LOT 1~~

~~BEGINNING at a point, said point being the terminus of the third (3) course of Permanent Parcel 1C, and running thence,~~

~~1. North 76°15'44" West a distance of 16.12 feet to a point, thence;~~

~~2. North 14°07'15" East a distance of 786.44 feet to a point, thence;~~

~~3. North 17°50'36" East a distance of 611.83 feet to a point, thence;~~

~~4. North 42°35'06" West a distance of 154.38 feet to a point, thence;~~

~~5. North 19°22'04" East a distance of 134.89 feet to a point, thence;~~

~~6. South 72°15'22" East a distance of 104.93 feet to a point, thence;~~

~~7. South 17°44'38" West a distance of 13.51 feet to a point, thence;~~

~~8. North 72°15'22" West a distance of 90.00 feet to a point, thence;~~
~~9. South 19°22'04" West a distance of 109.18 feet to a point, thence;~~
~~10. South 42°35'06" East a distance of 153.64 feet to a point, thence;~~
~~11. South 17°50'36" West a distance of 623.93 feet to a point, thence;~~
~~12. South 14°07'15" West a distance of 292.13 feet to a point of curvature, thence;~~
~~13. On a curve to the left having a radius of 98.73 feet, an arc length of 41.27 feet, whose chord bears South 01°24'31" West a chord distance of 40.97 feet to a point of tangency, thence;~~
~~14. South 10°34'00" East a distance of 74.16 feet to a point to a point of curvature, thence;~~
~~15. On a curve to the right having a radius of 165.00 feet, an arc length of 141.82 feet, whose chord bears South 14°03'25" West a chord distance of 137.50 feet to a point of tangency, thence;~~
~~16. South 38°40'50" West a distance of 74.36 feet to a point of curvature, thence;~~
~~17. On a curve to the left having a radius of 100.00 feet, an arc length of 43.53 feet, whose chord bears South 26°12'33" West a chord distance of 43.19 feet to a point of tangency, thence;~~
~~18. South 13°44'16" West a distance of 139.01 feet to the POINT OF BEGINNING.~~
~~Containing an area of 37,632 square feet or 0.864 acres more or less.~~
~~TEMPORARY PARCEL 6B - #1~~
~~J. F. KENNEDY PARK~~
~~SECTION 2, BLOCK 2640, LOT 1~~
~~BEGINNING at a point, said point being North 14°07'15" East a distance of 214.41 feet from the terminus of the sixth (6) course of Temporary Parcel 6C, and running thence,~~
~~1. North 14°07'15" East a distance of 8.06 feet to a point, thence;~~
~~2. On a curve to the right having a radius of 96.11 feet, an arc length of 45.60 feet, whose chord bears South 69°01'07" East a chord distance of 45.17 feet to a point of reverse curvature, thence;~~
~~3. On a curve to the left having a radius of 25.10 feet, an arc length of 37.68 feet, whose chord bears North 81°33'51" East a chord distance of 34.24 feet to a point of compound curvature, thence;~~
~~4. On a curve to the left having a radius of 136.56 feet, an arc length of 90.59 feet, whose chord bears North 19°33'03" East a chord distance of 88.94 feet to a point of compound curvature, thence;~~
~~5. On a curve to the left having a radius of 343.87 feet, an arc length of 88.41 feet, whose chord bears North 06°49'08" West a chord distance of 88.17 feet to a point, thence;~~
~~6. North 75°54'08" West a distance of 46.29 feet to a point, thence;~~
~~7. North 17°50'36" East a distance of 8.02 feet to a point, thence;~~
~~8. South 75°54'08" East a distance of 94.56 feet to a point, thence;~~
~~9. On a curve to the left having a radius of 15.10 feet, an arc length of 5.67 feet, whose chord bears North 13°54'13" West a chord distance of 5.63 feet to a point of tangency, thence;~~
~~10. North 24°35'41" West a distance of 24.19 feet to a point of curvature, thence;~~
~~11. On a curve to the right having a radius of 59.00 feet, an arc length of 77.33 feet, whose chord bears North 12°57'16" East a chord distance of 71.91 feet to a point of tangency, thence;~~
~~12. North 50°30'12" East a distance of 15.54 feet to a point, thence;~~

~~13. On a curve to the left having a radius of 25.54 feet, an arc length of 27.13 feet, whose chord bears North 65°30'42" West a chord distance of 25.88 feet to a point, thence;~~

~~14. On a curve to the right having a radius of 11.00 feet, an arc length of 28.67 feet, whose chord bears North 62°17'30" West a chord distance of 21.22 feet to a point, thence;~~

~~15. On a curve to the right having a radius of 60.49 feet, an arc length of 31.29 feet, whose chord bears North 65°23'26" West a chord distance of 30.94 feet to a point, thence;~~

~~16. North 17°50'36" East a distance of 5.42 feet to a point, thence;~~

~~17. On a curve to the left having a radius of 55.49 feet, an arc length of 32.17 feet, whose chord bears South 65°07'19" East a chord distance of 31.72 feet to a point, thence;~~

~~18. On a curve to the right having a radius of 11.00 feet, an arc length of 29.29 feet, whose chord bears South 63°50'06" East a chord distance of 21.37 feet to a point, thence;~~

~~19. On a curve to the right having a radius of 30.54 feet, an arc length of 28.83 feet, whose chord bears South 62°50'54" East a chord distance of 27.77 feet to a point, thence;~~

~~20. North 50°30'12" East a distance of 3.58 feet to a point of curvature, thence;~~

~~21. On a curve to the left having a radius of 17.73 feet, an arc length of 9.77 feet, whose chord bears North 33°15'15" East a chord distance of 9.65 feet to a point of tangency, thence;~~

~~22. North 17°27'35" East a distance of 22.19 feet to a point of curvature, thence;~~

~~23. On a curve to the left having a radius of 6.00 feet, an arc length of 9.25 feet, whose chord bears North 24°53'08" West a chord distance of 8.36 feet to a point of tangency, thence;~~

~~24. North 69°01'00" West a distance of 78.83 feet to a point, thence;~~

~~25. North 17°50'36" East a distance of 8.01 feet to a point, thence;~~

~~26. South 69°01'00" East a distance of 79.27 feet to a point of curvature, thence;~~

~~27. On a curve to the right having a radius of 14.00 feet, an arc length of 21.42 feet, whose chord bears South 25°11'37" East a chord distance of 19.39 feet to a point of tangency, thence;~~

~~28. South 17°27'35" West a distance of 22.09 feet to a point, thence;~~

~~29. On a curve to the right having a radius of 25.73 feet, an arc length of 14.30 feet, whose chord bears South 33°22'40" West a chord distance of 14.11 feet to a point of tangency, thence;~~

~~30. South 50°30'12" West a distance of 24.23 feet to a point of curvature, thence;~~

~~31. On a curve to the left having a radius of 51.00 feet, an arc length of 66.85 feet, whose chord bears South 12°57'16" West a chord distance of 62.16 feet to a point of tangency, thence;~~

~~32. South 24°35'41" East a distance of 24.67 feet to a point, thence;~~

~~33. On a curve to the right having a radius of 16.00 feet, an arc length of 11.06 feet, whose chord bears South 04°47'51" East a chord distance of 10.84 feet to a point of tangency, thence;~~

~~34. South 14°59'58" West a distance of 7.34 feet to a point, thence;~~

~~35. North 75°54'08" West a distance of 40.50 feet to a point of curvature, thence;~~

~~36. On a curve to the left having a radius of 4.00 feet, an arc length of 8.14 feet, whose chord bears South 45°50'05" West a chord distance of 6.80 feet to a point of reverse curvature, thence;~~

~~37. On a curve to the right having a radius of 351.87 feet, an arc length of 79.68 feet, whose chord bears South 05°56'26" East a chord distance of 79.51 feet to a point of compound curvature, thence;~~

~~38. On a curve to the right having a radius of 144.56 feet, an arc length of 95.89 feet, whose chord bears South 19°33'03" West a chord distance of 94.15 feet to a point of compound curvature, thence;~~

~~39. On a curve to the right having a radius of 33.10 feet, an arc length of 49.69 feet, whose chord bears South 81°33'51" West a chord distance of 45.16 feet to a point of reverse curvature, thence;~~

~~40. On a curve to the left having a radius of 88.11 feet, an arc length of 42.75 feet, whose chord bears North 69°19'33" West a chord distance of 42.33 feet to the POINT OF BEGINNING.~~

~~Containing an area of 5,707 square feet or 0.131 acres more or less.~~

~~TEMPORARY PARCEL 6B - #2~~

~~J. F. KENNEDY PARK~~

~~SECTION 2, BLOCK 2640, LOT 1~~

~~BEGINNING at a point, said point being South 75°14'25" East a distance of 23.90 feet from the terminus of the twenty ninth (29) course of Temporary Parcel 6B-#1, and running thence,~~

~~1. North 15°08'59" East a distance of 8.00 feet to a point, thence;~~

~~2. South 75°54'08" East a distance of 1.03 feet to a point, thence;~~

~~3. North 15°07'37" East a distance of 71.93 feet to a point, thence;~~

~~4. South 74°52'23" East a distance of 7.00 feet to a point, thence;~~

~~5. South 15°07'37" West a distance of 79.81 feet to a point, thence;~~

~~6. North 75°54'08" West a distance of 8.03 feet to the POINT OF BEGINNING.~~

~~Containing an area of 567 square feet or 0.013 acres more or less.~~

~~TEMPORARY PARCEL 6C~~

~~J. F. KENNEDY PARK~~

~~SECTION 2, BLOCK 2640, LOT 1~~

~~BEGINNING at a point, said point being the terminus of the fourth (4) course of Permanent Parcel 1C, and running thence,~~

~~1. North 13°44'16" East a distance of 19.36 feet to a point of curvature, thence;~~

~~2. On a curve to the right having a radius of 100.00 feet, an arc length of 43.53 feet, whose chord bears North 26°12'33" East a chord distance of 43.19 feet to a point of tangency, thence;~~

~~3. North 38°40'50" East a distance of 74.36 feet to a point of curvature, thence;~~

~~4. On a curve to the left having a radius of 165.00 feet, an arc length of 141.82 feet, whose chord bears North 14°03'25" East a chord distance of 137.50 feet to a point of tangency, thence;~~

~~5. North 10°34'00" West a distance of 74.16 feet to a point of curvature, thence;~~

~~6. On a curve to the right having a radius of 98.73 feet, an arc length of 41.27 feet, whose chord bears North 01°24'31" East a chord distance of 40.97 feet to a point of tangency, thence;~~

~~7. North 14°07'15" East a distance of 292.13 feet to a point, thence;~~

~~8. North 17°50'36" East a distance of 623.93 feet to a point, thence;~~

~~9. North 42°35'06" West a distance of 15.16 feet to a point, thence;~~

~~10. North 14°11'26" East a distance of 57.33 feet to a point, thence;~~

~~11. On a curve to the left having a radius of 69.29 feet, an arc length of 77.51 feet, whose chord bears North 35°44'06" East a chord distance of 73.53 feet to a point, thence;~~

~~12. South 73°14'03" East a distance of 94.41 feet to a point, thence;~~

~~13. North 17°18'27" East a distance of 36.93 feet to a point, thence;~~

~~14. South 67°46'09" East a distance of 77.83 feet to a point, thence;~~
~~15. South 21°46'35" West a distance of 175.02 feet to a point, thence;~~
~~16. South 74°36'27" West a distance of 14.03 feet to a point, thence;~~
~~17. South 20°59'00" West a distance of 409.94 feet to a point, thence;~~
~~18. South 74°51'01" East a distance of 23.02 feet to a point, thence;~~
~~19. South 15°08'59" West a distance of 64.00 feet to a point, thence;~~
~~20. North 74°51'01" West a distance of 23.98 feet to a point, thence;~~
~~21. South 15°07'37" West a distance of 17.81 feet to a point, thence;~~
~~22. North 75°54'08" West a distance of 8.03 feet to a point, thence;~~
~~23. South 14°38'59" West a distance of 146.25 feet to a point, thence;~~
~~24. North 74°51'01" West a distance of 25.28 feet to a point, thence;~~
~~25. South 15°08'59" West a distance of 230.05 feet to a point of curvature, thence;~~
~~26. On a curve to the left having a radius of 213.30 feet, an arc length of 26.06 feet, whose chord bears South 11°38'58" West a chord distance of 26.04 feet to a point of tangency, thence;~~
~~27. South 08°39'21" West a distance of 353.95 feet to a point, thence;~~
~~28. North 84°35'23" West a distance of 138.81 feet to the POINT OF BEGINNING.~~
~~Containing an area of 179,448 square feet or 4.120 acres more or less.~~
~~All said parcels above subject to any easements or restrictions of record which an accurate title search may discover.~~

~~J. F. KENNEDY PARK PARCEL 1.C FOR CONVEYANCE~~
~~SECTION 2, BLOCK 2640, LOT 1~~

~~BEGINNING at a point, said point being the southeasterly corner of Lot 1, Block 2640, and running thence,~~
~~1. North 73°24'27" West a distance of 257.70 feet to a point, thence;~~
~~2. North 13°22'17" East a distance of 181.53 feet to a point, thence;~~
~~3. South 76°15'44" East a distance of 97.31 feet to a point, thence;~~
~~4. North 13°44'16" East a distance of 119.65 feet to a point, thence;~~
~~5. South 84°35'23" East a distance of 138.81 feet to a point, thence;~~
~~6. South 08°39'21" West a distance of 11.45 feet to a point of curvature, thence;~~
~~7. On a curve to the left having a radius of 212.00 feet, an arc length of 52.61 feet whose chord bears South 01°33'37" West a chord distance of 52.48 feet to a point of reverse curvature, thence;~~
~~8. On a curve to the right having a radius of 488.00 feet, an arc length of 48.26 feet whose chord bears South 02°42'58" East a chord distance of 48.24 feet to a point, thence;~~
~~9. South 14°12'46" West a distance of 225.16 feet to the POINT OF BEGINNING.~~
~~Containing an area of 68,417 square feet or 1.571 acres more or less.~~
~~Subject to any easements or restrictions of record which an accurate title search may discover.~~]

PARCEL A

A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (Trevor Park) and being more particularly bounded and described as follows:

BEGINNING at a point along the westerly line of Warburton Avenue, said point being 71.86 feet measured northerly along said westerly line of said Warburton Avenue from its point of intersection with the division line between the aforesaid lands of the City of Yonkers on the north and lands now or formerly of River Valley Capital LLC as described in Deed Control No. 511513404 on the south;

Thence through said lands of the City of Yonkers the following eight (8) courses and distances:

1. Northwesterly along the arc of a curve to the left having a radius of 14.00 feet, an arc length of 7.20 feet, a central of 29 degrees 27 minutes 02 seconds and being subtended by a chord bearing North 56 degrees 16 minutes 15 seconds West, 7.12 feet to a point of tangency;

2. North 70 degrees 59 minutes 46 seconds West, 40.40 feet to a point;

3. South 02 degrees 23 minutes 14 seconds West, 34.95 feet to a point;

4. North 78 degrees 43 minutes 58 seconds West, 134.03 feet to a point;

5. South 13 degrees 02 minutes 29 seconds West, 155.96 feet to a point;

6. South 58 degrees 42 minutes 41 seconds West, 32.24 feet to a point;

7. South 11 degrees 46 minutes 18 seconds West, 45.61 feet to a point;

8. North 78 degrees 13 minutes 42 seconds West, 140.01 feet to its point of intersection with the easterly line of Ravine Avenue;

Thence along said easterly line of Ravine Avenue, North 11 degrees 16 minutes 18 seconds East, 332.45 feet to the northerly terminus of said Ravine Road.

Thence along said the northerly line of said Ravine Avenue, North 69 degrees 46 minutes 27 seconds West, 50.55 feet to the westerly line of said Ravine Avenue at its point of intersection with the division line between the aforesaid lands of the City of Yonkers on the north and lands now or formerly of Trevor Park Terrace LLC as described in Deed Liber 11822 at Page 228 on the south;

Thence along said lands, North 12 degrees 56 minutes 23 seconds East, 34.51 feet to a point;

Thence again through said lands of the City of Yonkers the following eight (8) courses and distances:

1. South 76 degrees 57 minutes 31 seconds East, 105.94 feet to a point;

2. South 13 degrees 02 minutes 29 seconds West, 18.65 feet to a point;

3. South 77 degrees 31 minutes 01 seconds East, 11.60 feet to a point;

4. South 09 degrees 17 minutes 42 seconds West, 98.55 feet to a point;

5. South 78 degrees 36 minutes 04 seconds East, 65.48 feet to a point;

6. South 09 degrees 58 minutes 19 seconds West, 20.76 feet to a point;

7. South 76 degrees 57 minutes 51 seconds East, 123.40 feet to a point;

8. North 13 degrees 02 minutes 29 seconds East, 44.66 feet to a point;

9. South 70 degrees 28 minutes 17 seconds East, 201.29 feet to a point;

10. South 72 degrees 44 minutes 59 seconds East, 28.36 feet to a point;

11. South 72 degrees 11 minutes 39 seconds East, 104.54 feet to a point;

12. South 02 degrees 23 minutes 14 seconds West, 99.06 feet to a point;

13. South 70 degrees 59 minutes 46 seconds East, 37.61 feet to a point of curvature;

14. Northeasterly along the arc of a curve to the left having a radius of 14.00 feet, an arc length of 12.48 feet and a central angle of 51 degrees 04 minutes 20 seconds to a non-tangential line along the aforesaid westerly line of Warburton Avenue;

Thence along said westerly line of Warburton Avenue, South 04 degrees 18 minutes 48 seconds West, 3.31 feet and South 08 degrees 10 minutes 38 seconds West, 30.35 feet to the POINT OF BEGINNING.

The above described parcel of land contains 106,360 square feet of land more or less or 2.44170 acres more or less.

PARCEL B

A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (Trevor Park) and being more particularly bounded and described as follows:

BEGINNING at a point along the westerly line of Warburton Avenue, said point being 130.90 feet measured southerly along the arc of a curve to the left having a radius of 1033.00 feet, along said westerly line of said Warburton Avenue from its point of intersection with the northerly line of property as shown on a map titled "Map of Premises known as Glenview showing Upland and Land Under Water owned by The Estate of John B. Trevor, Dec'd" prepared by Earl B. Lovell Civil Engineer and City Surveyor, dated June 9, 1923 and recorded in the Westchester County Clerk's Office as Map No. 2501 on June 15, 1923;

Thence along said westerly line of Warburton Avenue and continuing along said arc of a curve to the left having a radius of 1033.00 feet, an arc length of 70.42 feet, a central angle of 03 degrees 54 minutes 21 seconds and being subtended by a chord bearing South 11 degrees 09 minutes 38 seconds West, 70.41 feet to a non-concentric curve;

Thence through said lands of the City of Yonkers the following ten (10) courses and distances:

1. Westerly along the arc of a curve to the left having a radius of 58.00 feet, an arc length of 54.07 feet, a central angle of 53 degrees 24 minutes 34 seconds and being subtended by a chord bearing North 72 degrees 08 minutes 27 seconds West, 52.13 feet to a point of tangency;

2. South 81 degrees 09 minutes 16 seconds West, 15.31 feet to a point of curvature;

3. Southwesterly along the arc of a curve to the left having a radius of 100.00 feet, an arc length of 83.21 feet and a central angle of 47 degrees 40 minutes 37 seconds to a point of tangency;

4. South 33 degrees 28 minutes 39 seconds West, 122.78 feet to a point;

5. South 33 degrees 30 minutes 09 seconds West, 193.30 feet to a point;

6. South 32 degrees 44 minutes 29 seconds West, 98.69 feet to a point of curvature;

7. Southwesterly along the arc of a curve to the left having a radius of 824.81 feet, an arc length of 55.31 feet and a central angle of 03 degrees 50 minutes 31 seconds to a point of tangency;

8. South 28 degrees 53 minutes 58 seconds West, 69.21 feet to a point of curvature;

9. Southwesterly along the arc of a curve to the right having a radius of 145.26 feet, an arc length of 193.41 feet and a central angle of 76 degrees 17 minutes 22 seconds to a point of tangency;

10. North 74 degrees 48 minutes 40 seconds West, 16.54 feet to a non-tangential curve along the easterly line of the lands Penn Central Corporation;

Thence northerly along said lands along the arc of a curve to the right having a radius of 6155.00 feet, an arc length of 30.00 feet, a central angle of 00 degrees 16 minutes 45 seconds and being subtended by a chord bearing North 15 degrees 10 minutes 59 seconds East, 30.00 feet to point;

Thence again through said lands of the City of Yonkers the following ten (10) courses and distances:

1. South 74 degrees 48 minutes 40 seconds East, 16.54 feet to a point of curvature;

2. Northeasterly along the arc of a curve to the left having a radius of 115.26 feet, an arc length of 153.47 feet and a central angle of 76 degrees 17 minutes 22 seconds to a point of tangency;

3. North 28 degrees 53 minutes 58 seconds East, 69.21 feet to a point of curvature;

4. Northeasterly along the arc of a curve to the right having a radius of 854.81 feet, an arc length of 57.32 feet and a central angle of 03 degrees 50 minutes 31 seconds to a point of tangency;

5. North 32 degrees 44 minutes 29 seconds East, 98.89 feet to a point;

6. North 33 degrees 30 minutes 09 seconds East, 193.50 feet to a point;

7. North 33 degrees 28 minutes 39 seconds East, 137.97 feet to a point of curvature;

8. Northeasterly along the arc of a curve to the left having a radius of 132.53 feet, an arc length of 81.91 feet and a central angle of 35 degrees 24 minutes 36 seconds to a point;

9. North 21 degrees 06 minutes 45 seconds West, 9.50 feet to a point;

10. Easterly along the arc of a curve to the right having a radius of 150.00 feet, an arc length of 106.40 feet, a central angle of 40 degrees 38 minutes 30 seconds and being subtended by a chord bearing North 84 degrees 13 minutes 55 seconds East, 104.18 feet to the Point of Beginning.

The above described parcel of land contains 30,116 square feet of land more or less or 0.69137 acres more or less.

PARCEL C

A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (J.F. Kennedy Memorial Marina & Park) and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described parcel of land, said point being the southeasterly corner of Parcel A as shown on a map titled "Map of Premises known as Glenview showing Upland and Land Under Water owned by The Estate of John B. Trevor, Dec'd" prepared by Earl B. Lovell Civil Engineer and City Surveyor, dated June 9, 1923 and recorded in the Westchester County Clerk's Office as Map No. 2501 on June 15, 1923, said point further being described as a point along the northerly line of lands now or formerly of The Plant Powerhouse LLC as described in Deed Control No. 550723123;

Thence along said northerly line, North 72 degrees 24 minutes 37 seconds West, 251.71 feet to a point;

Thence through said lands of the City of Yonkers the following twelve (12) courses and distances:

1. North 13 degrees 22 minutes 17 seconds East, 181.53 feet to a point;

2. South 76 degrees 15 minutes 44 seconds East, 97.31 feet to a point;

3. North 13 degrees 44 minutes 16 seconds East, 119.65 feet to a point;

4. South 84 degrees 35 minutes 23 seconds East, 122.00 feet to a non-tangential curve;

5. Northerly along the arc of a curve to the left having a radius of 105.00 feet, an arc length of 17.88 feet and a central angle of 09 degrees 45 minutes 28 seconds and being subtended by a chord bearing North 20 degrees 23 minutes 48 seconds East, 17.86 feet to a point of tangency;

6. North 15 degrees 31 minutes 04 seconds East, 35.35 feet to a point;
7. North 15 degrees 30 minutes 09 seconds East, 75.01 feet to a point;
8. North 08 degrees 39 minutes 21 seconds East, 229.81 feet to a point of curvature;
9. Northeasterly along the arc of a curve to the right having a radius of 213.30 feet, an arc length of 24.18 feet and a central angle of 06 degrees 29 minutes 38 seconds to a point of tangency;
10. North 15 degrees 08 minutes 59 seconds East, 229.98 feet to a point;
11. South 74 degrees 51 minutes 01 seconds East, 25.47 feet to a non-tangential curve;
12. Southeasterly along the arc of a curve to the left having a radius of 46.00 feet, an arc length of 48.97 feet, a central angle of 60 degrees 59 minutes 26 seconds and being subtended by a chord bearing South 33 degrees 23 minutes 52 seconds East, 46.69 feet to a non-tangential curve along the aforesaid westerly line of the lands of Penn Central Corporation;

Thence southerly along said lands, along the arc of a curve to the left having a radius of 6252.00 feet, an arc length of 37.11 feet, a central angle of 00 degrees 20 minutes 24 seconds and being subtended by a chord bearing South 15 degrees 10 minutes 35 seconds West, 37.11 feet to a non-concentric curve;

Thence again through said lands of the City of Yonkers the following nine (9) courses and distances:

1. Southwesterly along the arc of a curve to the left having a radius of 45.00 feet, an arc length of 61.88 feet and a central angle of 78 degrees 47 minutes 03 seconds and being subtended by a chord bearing South 54 degrees 32 minutes 31 seconds West, 57.12 feet to a point of tangency;
2. South 15 degrees 08 minutes 59 seconds West, 117.82 feet to a point of curvature;
3. Southwesterly along the arc of a curve to the left having a radius of 189.30 feet, an arc length of 21.46 feet and a central angle of 06 degrees 29 minutes 38 seconds to a point of tangency;
4. South 08 degrees 39 minutes 21 seconds West, 59.18 feet to a point;
5. South 00 degrees 45 minutes 51 seconds West, 86.66 feet to a point of curvature;
6. Southwesterly along the arc of a curve to the right having a radius of 65.00 feet, an arc length of 16.73 feet and a central angle of 14 degrees 44 minutes 37 seconds to a point of tangency;
7. South 15 degrees 30 minutes 27 seconds West, 101.00 feet to a point;
8. South 08 degrees 39 minutes 21 seconds West, 105.38 feet to a point of curvature;
9. Southwesterly along the arc of a curve to the left having a radius of 188.00 feet, an arc length of 13.16 feet and a central angle of 04 degrees 00 minutes 37 seconds to a non-tangential line along the aforesaid westerly line of the lands of Penn Central Corporation;

Thence South 14 degrees 13 minutes 39 seconds West, 311.79 feet to the POINT OF BEGINNING.

The above described parcel of land contains 88,128 square feet of land more or less or 2.04609 acres more or less.

§ 4. This act shall take effect immediately and shall be deemed to have been in full force and effect on and after July 12, 2013.