

STATE OF NEW YORK

10145

IN ASSEMBLY

May 3, 2022

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

AN ACT to amend a chapter of the laws of 2021 relating to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle, as proposed in legislative bills numbers S. 7184 and A. 8014, in relation to authorizing the city of New Rochelle, county of Westchester to sell, convey and alienate certain land, in furtherance of an economic development interest of the state and/or city of New Rochelle

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

1 Section 1. Paragraph (b) of section 2 of a chapter of the laws of 2021
2 relating to authorizing the city of New Rochelle, county of Westchester
3 to sell, convey and alienate certain land, in furtherance of an economic
4 development interest of the state and/or city of New Rochelle, as
5 proposed in legislative bills numbers S. 7184 and A. 8014, is amended to
6 read as follows:

7 (b) any such deed transferring the parcel described in section four of
8 this act provides (i) for the preservation of the Armory Building,
9 including the annex, and (ii) a dedicated space for veterans organiza-
10 tion use at no charge or a de minimis rental amount as approved by the
11 city council. Such deed or other document of conveyance shall provide
12 that in the event of a breach of the conditions in this paragraph, title
13 to the land transferred to the city of New Rochelle by section four of
14 this act shall revert to the state of New York.

15 § 2. Sections 4, 5, 6 and 9 of a chapter of the laws of 2021 relating
16 to authorizing the city of New Rochelle, county of Westchester to sell,
17 convey and alienate certain land, in furtherance of an economic develop-
18 ment interest of the state and/or city of New Rochelle, as proposed in
19 legislative bills numbers S. 7184 and A. 8014, are amended to read as
20 follows:

21 § 4. The parklands authorized by section one of this act to be discon-
22 tinued as parklands in the letters patent dated July 24, 1997, recorded

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

LBD11516-11-2

1 in the Westchester County Clerk's office at Liber 11802, Page 272 on
2 September 3, 1997 are described as follows:

3 ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the City of New
4 Rochelle, County of Westchester, and State of New York, being further
5 described as follows:

6 BEGINNING at a point on the southerly side of East Main Street at its
7 intersection with the division line between the lands of the People of
8 the State of New York, on the east, and lands now or formerly of Anthony
9 Petro, on the west, said point being distant S. 29 51' W., 304.28 feet
10 from New Rochelle City Monument No. 4 which is located at the northwes-
11 terly corner of the intersection of Pratt and Huguenot Streets; thence
12 N. 52 02' 34 E., along the southerly bounds of East Main Street, 200
13 feet to a point in the westerly bounds of lands, now or formerly, owned
14 by the city of New Rochelle, said point being distance S. 02 32' 30" E.,
15 141.02 feet from the aforesaid Monument No. 4; thence S. 43 23' 32" E.,
16 along the westerly bounds of said lands of the City of New Rochelle, 635
17 feet to a point in the original high water line of New Rochelle Harbor
18 (formerly called Snuff Mill Pond); thence S 52 02' 34" W., generally
19 along said high water line, 200 feet to a point at the southeast corner
20 of lands, now or formerly, of the Colonial Sand and Stone Company, Inc.;
21 thence N. 43 23' 32" W., along the easterly bounds of said lands of the
22 Colonial Sand and Stone Company, Inc., 327.55 feet to a point; thence N.
23 52 28' 17" W., continuing along the easterly bounds of said lands of
24 Colonial Sand and Stone Company, Inc., 57.92 feet to a point in the
25 southerly bounds of lands, now or formerly, of Harvey A. Turnure
26 (designated as Lot 45); thence N. 52 02' 34" E., along the southerly
27 bounds of said lands of Turnure, 9.18 feet to a point; thence N. 43 23'
28 32" W., along the easterly bounds of lands of said Turnure and then
29 continuing along the easterly bounds of the aforesaid lands of Anthony
30 Petro, 251.12 feet to the point and place of beginning, containing 2.908
31 acres of land, more or less. Furthermore, the state of New York shall
32 release the 20-foot-wide easement previously reserved in such letters
33 patent.

34 § 5. In the event that the fair market value of the parklands to be
35 dedicated by the city of New Rochelle pursuant to section nine of this
36 act are not equal to or greater than the fair market value of the park-
37 land to be discontinued in section four of this act, the city of New
38 Rochelle shall dedicate the difference of the fair market value of the
39 lands to be alienated and the lands to be dedicated for the acquisition
40 of additional parklands and/or for capital improvements to existing park
41 and recreational facilities.

42 § 6. The waterfront lands authorized by section three of this act to
43 be discontinued and alienated as waterfront are described as follows:

44 Parcel A:

45 All that certain piece or parcel of land situate, lying and being in
46 the City of New Rochelle, County of Westchester and State of New York
47 and being bounded and described as follows:

48 [~~BEGINNING at a point on the northerly line of Huntington Place (35~~
49 ~~feet wide) and also being the southerly line of lands now or formerly~~
50 ~~owned by Bridge Management Corporation, said point being 537.37 feet~~
51 ~~distant from the easterly line of Evans Street along the northerly line~~
52 ~~of Huntington Place, and also being southerly from a concrete monument~~
53 ~~"New Rochelle City Monument #4" near the westerly line of Pratt Street~~
54 ~~and the northerly line of Main Street, a course of South 02°30'02" West,~~
55 ~~a distance of 482.73 feet and running thence, easterly along a fence and~~
56 ~~along the division line between lands now or formerly owned by the City~~

~~of New Rochelle and lands now or formerly owned by Bridge Management Corporation, a course of North 51°36'37" East, a distance of 58.07 feet to a point on the westerly line of lands now or formerly owned by the City of New Rochelle; thence running southerly along said division line and portions of a concrete wall, a course of South 43°49'29" East, a distance of 404.21 feet to a point in the waters of Echo Bay being on lands owned by the State of New York; thence 43°49'29" East, a distance of 147.72 feet to a point in the waters of Echo Bay; thence running through the waters of Echo Bay the following three courses:~~

~~Westerly along previously said division line, a course of South 60°32'31" West, a distance of 135.71 feet to a point at the southeasterly corner of lands now or formerly owned by Jonel Development Corporation; thence northerly along previously said division line, a course of North 29°27'29" West, a distance of 10.00 feet to a point; thence westerly along previously said division line, a course of South 60°32'31" West, a distance of 126.77 feet to a point; thence running northerly along previously said division line and along a fence, a course of North 35°33'35" West, a distance of 207.18 feet to a point on the southerly line of Huntington Place (35 feet wide); thence running easterly along the southerly line of Huntington Place, a course of North 51°36'37" East, a distance of 326.97 feet to a point; thence running northerly, a course of North 38°23'27" West, a distance of 35.00 feet to the point and place of beginning. Enccompassing an area of 101,824 square feet or 2.33756 acres, more or less.]~~

Commencing at New Rochelle City Monument No. 4 at the northwesterly corner of the intersection of Pratt and Huguenot Street; thence S 03°08'12" E, a distance of 446.88 feet to the southeast corner of lands now or formerly of Bridge Management Corp.; thence S 43°49'29" E, through lands of the City of New Rochelle, a distance of 116.14 feet to the Point or Place of Beginning; thence through lands of the City of New Rochelle the following five (5) courses and distances: (1) S 43°49'29" E, a distance of 176.59 feet to a point; (2) Along a non-tangent curve to the right having a radius of 169.34 feet, an arc length of 143.58 feet, a central angle of 48°34'46" and being subtended by a chord with a bearing N 62°00'15" W, a distance of 139.31 feet to a point; (3) N 37°42'52" W, a distance of 35.96 feet to a point; (4) N 32°10'08" W, a distance of 16.31 feet to a point; and (5) N 57°49'43" E, a distance of 37.11 feet to the Point or Place of Beginning. Containing 0.1432 acres of land, more or less.

Parcel B:

All that certain piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York and being bounded and described as follows:

~~[BEGINNING at a point on the southerly line of Main Street (variable width) and the division line of lands now or formerly owned by Serita Holding Corporation and lands now or formerly owned by the City of New Rochelle, said point being 1,215.24 feet distant from the easterly line of Evans Street along the southerly line of Main Street, and also being easterly from a concrete monument "New Rochelle City Monument #4" near the westerly line of Pratt Street and the northerly line of Main Street, a course of North 68°34'21" East, a distance of 391.24 feet and running thence;~~

~~Running Easterly along the division line of lands now or formerly owned by Serita Holding Corporation and lands owned by the State of New York, a course of South 50°05'59" East, a distance of 98.35 feet to a point;~~

~~1 thence continuing Easterly along said division line, a course of South~~
~~2 45°42'59" East, a distance of 0.15 feet to a point,~~
~~3 thence running Northerly along said division line into the waters of~~
~~4 Echo Bay, a course of North 20°09'01" East, a distance of 4.07 feet to a~~
~~5 point,~~
~~6 thence running through the waters of Echo Bay and lands owned by the~~
~~7 State of New York the following eight courses:~~
~~8 Easterly, a course of South 49°53'15" East, a distance of 148.40 feet~~
~~9 to a point,~~
~~10 thence southerly, a course of South 31°32'25" East, a distance of~~
~~11 44.22 feet to a point,~~
~~12 thence southerly, a course of South 01°01'42" East, a distance of~~
~~13 154.33 feet to a point,~~
~~14 thence southerly, a course of South 04°45'45" West, a distance of~~
~~15 105.62 feet to a point,~~
~~16 thence southerly, a course of South 08°22'49" West, a distance of~~
~~17 67.94 feet to a point,~~
~~18 thence southerly, a course of South 22°43'00" West, a distance of~~
~~19 65.54 feet to a point,~~
~~20 thence westerly, a course of South 55°09'04" West, a distance of~~
~~21 152.09 feet to a point,~~
~~22 thence westerly, a course of South 59°23'37" West, a distance of 23.27~~
~~23 feet to a point at the prolongation of the division line of lands now or~~
~~24 formerly owned by the City of New Rochelle,~~
~~25 thence running Northerly along a fence and along the division line of~~
~~26 lands now or formerly owned by the City of New Rochelle, a course of~~
~~27 North 43°49'29" West, a distance of 689.19 feet to a point on the south-~~
~~28 erly line of Main Street, also known as U.S. 1,~~
~~29 thence running Easterly along the southerly line of Main Street, a~~
~~30 course of North 51°30'41" East, a distance of 455.94 feet to the POINT~~
~~31 or PLACE of BEGINNING.~~
~~32 Encompassing an area of 289,962 square feet or 6.65661 acres, more or~~
~~33 less.]~~

34 Commencing at New Rochelle City Monument No. 4 at the northwesterly
35 corner of the intersection of Pratt and Huguenot Street; thence N
36 68°34'21" E a distance of 391.24 feet to the Point or Place of Begin-
37 ning, being on the southeasterly line of Main Street; thence S 51°30'41
38 W along said southeasterly line a distance of 455.94 feet to a point;
39 thence S 43°49'29" E through lands of the City of New Rochelle a
40 distance of 615.00 feet to a point on the original shoreline of Echo
41 Bay; thence along said original shoreline the following eight (8) cours-
42 es and distances 1) N 49°36'55" E a distance of 127.74 feet to a point,
43 2) N 11°03'05" W a distance of 200.00 feet to a point, 3) N 49°51'55" E
44 a distance of 98.00 feet to a point, 4) N 18°08'05" W a distance of
45 118.00 feet to a point, 5) N 69°53'05" W a distance of 50.00 feet to a
46 point, 6) N 16°21'55" E a distance of 46.00 feet to a point, 7) N 62°
47 33'14" W a distance of 86.36 feet to a point, and 8) N 28°10'53" E a
48 distance of 79.00 feet to a point on the division line between lands now
49 or formerly of Serita Holding Corporation on the northeast and lands of
50 the City of New Rochelle on the southwest; thence N 42°12'49" W a
51 distance of 138.15 feet to the point or place of beginning. Containing
52 4.73 acres of land, more or less.

53 Parcel C:

54 Commencing at New Rochelle City Monument No. 4 at the northwesterly
55 corner of the intersection of Pratt and Huguenot Street; thence N
56 68°34'21" E, a distance of 391.24 feet to a point, being on the south-

1 easterly line of Main Street at its intersection with the division line
2 between lands now or formerly owned by Serita Holding Corporation on the
3 northeast and lands now or formerly owned by the City of New Rochelle on
4 the southwest; thence S 42°12'49" E, along said division line a distance
5 of 138.15 feet to the most westerly corner of lands underwater granted
6 to Bose & Parker, Inc. on December 20, 1945 and recorded in Letters
7 Patent Book 71, Page 312, being located along the former high water line
8 of Echo Bay; thence S 28°10'53" W, along the former high water line of
9 Echo Bay, a distance of 29.59 feet to the Point or Place of Beginning;
10 thence through filled in lands under the waters of Echo Bay, the follow-
11 ing seventeen (17) courses and distances:

12 1) along a non-tangent curve to the left having a radius of 222.00
13 feet, an arc length of 53.22 feet, a central angle of 13°44'10" a chord
14 of S 31°38'01" E, a distance of 53.10 feet to a point;

15 2) S 38°30'06" East, a distance of 89.78 feet to a point;

16 3) N 51°31'15" E, a distance of 10.00 feet to a point;

17 4) S 38°30'04" E, a distance of 17.33 feet to a point;

18 5) along a curve to the right having a radius of 138.00 feet, an
19 arc length of 43.36 feet, a central angle of 18°00'05" a chord of S
20 29°30'02" E, a distance of 43.18 feet to a point;

21 6) S 20°29'59" E, a distance of 26.50 feet to a point;

22 7) S 18°21'03" E, a distance of 42.81 feet to a point;

23 8) S 14°03'45" E, a distance of 6.53 feet to a point;

24 9) along a non-tangent curve to the right having a radius of 3.00
25 feet, an arc length of 4.74 feet, a central angle of 90°33'36" a chord
26 of S 31°49'17" W, a distance of 4.26 feet to a point;

27 10) S 77°06'05" W, a distance of 4.99 feet to a point;

28 11) along a non-tangent curve to the right having a radius of 302.00
29 feet, an arc length of 209.00 feet, a central angle of 39°39'07" a chord
30 of S 06°55'38" W, a distance of 204.85 feet to a point;

31 12) S 63°14'49" E, a distance of 4.98 feet to a point;

32 13) along a non-tangent curve to the right having a radius of 3.00
33 feet, an arc length of 4.75 feet, a central angle of 90°41'40" a chord
34 of S 17°53'59" E, a distance of 4.27 feet to a point;

35 14) along a non-tangent curve to the right having a radius of 210.00
36 feet, an arc length of 14.99 feet, a central angle of 04°05'23" a chord
37 of S 29°29'33" W, a distance of 14.99 feet to a point;

38 15) along a non-tangent curve to the right having a radius of 5.00
39 feet, an arc length of 7.98 feet, a central angle of 91°23'51" a chord
40 of S 77°14'10" W, a distance of 7.16 feet to a point;

41 16) S 38°50'47" W, a distance of 28.95 feet to a point; and

42 17) along a non-tangent curve to the right having a radius of 204.00
43 feet, an arc length of 10.15 feet, and a central angle of 02°51'07" a
44 chord of S 42°28'34" W, a distance of 10.15 feet to a point on the
45 original high water line of Echo Bay;

46 thence along said former high water line the following seven (7)
47 courses and distances:

48 1) N 11°03'05" W, a distance of 174.49 feet to a point;

49 2) N 49°51'55" E, a distance of 98.00 feet to a point;

50 3) N 18°08'05" W, a distance of 118.00 feet to a point;

51 4) N 69°53'05" W, a distance of 50.00 feet to a point;

52 5) N 16°21'55" E, a distance of 46.00 feet to a point;

53 6) N 62°33'14" W, a distance of 86.36 feet to a point; and

54 7) N 28°10'53" E, a distance of 49.41 feet to the Point or Place of
55 Beginning.

56 Containing 0.508 acre of land, more or less.

1 § 9. The lands to be dedicated as parkland by the city of New Rochelle
2 pursuant to subdivision (a) of section two of this act, after applying
3 for and obtaining a grant of lands owned by the state of New York
4 formerly under the waters of Echo Bay, are described as follows:

5 All that certain piece or parcel of land situate, lying and being in
6 the city of New Rochelle, county of Westchester and state of New York
7 and being bounded and described as follows:

8 [~~COMMENCING at a point on the southerly line of Main Street (variable
9 width) and the division line of lands now or formerly owned by Serita
10 Holding Corporation and lands now or formerly owned by the city of New
11 Rochelle, said point being 1,215.24 feet distant from the easterly line
12 of Evans Street along the southerly line of Main Street, and also being
13 easterly from a concrete monument "New Rochelle City Monument #4" near
14 the westerly line of Pratt Street and the northerly line of Main Street,
15 a course of North 68°34'21" East, a distance of 391.24 feet and running
16 the following two courses:~~

17 ~~Southerly along said division line, a course of South 42°12'49" East,
18 a distance of 138.15 feet to a point, thence continuing southerly along
19 said division line, a course of South 50°05'59" East, a distance of
20 39.09 feet to a point, being the POINT or PLACE of BEGINNING, as shown
21 on a certain map entitled "State of New York Office of General Services,
22 Park Area Land Grant in the Application of City of New Rochelle for a
23 Grant of Lands Under the Waters of Echo Bay, Situate in the City of New
24 Rochelle, County of Westchester, State of New York", prepared by Langan
25 Engineering, Environmental, Surveying, Landscape Architecture and Geology,
26 DPC, dated May 19, 2021, thence running easterly along the division
27 line of lands now or formerly owned by Serita Holding Corporation and
28 lands owned by the State of New York, a course of South 50°05'59" East,
29 a distance of 59.26 feet to a point, thence continuing easterly along
30 said division line, a course of South 45°42'59" East, a distance of 0.15
31 feet to a point, thence running northerly along said division line into
32 the waters of Echo Bay, a course of North 20°09'01" East, a distance of
33 4.07 feet to a point, thence running through the waters of Echo Bay and
34 land owned by the State of New York the following twenty courses:~~

35 ~~Easterly, a course of South 49°53'15" East, a distance of 148.40 feet
36 to a point, thence southerly, a course of South 31°32'25" East, a
37 distance of 44.22 feet to a point, thence southerly, a course of South
38 01°01'42" East, a distance of 154.33 feet to a point, thence southerly,
39 a course of South 04°45'45" West, a distance of 105.62 feet to a point,
40 thence southerly, a course of South 08°22'49" West, a distance of 67.94
41 feet to a point, thence southerly, a course of South 22°43'00" West, a
42 distance of 65.54 feet to a point, thence westerly, a course of South
43 55°09'04" West, a distance of 152.09 feet to a point, thence westerly, a
44 course of South 59°23'37" West, a distance of 70.76 feet to a point,
45 thence northerly, a course of North 34°54'45" West, a distance of 24.51
46 feet to a point, thence westerly, a course of South 51°31'11" West, a
47 distance of 151.00 feet to a point, thence westerly along a portion of a
48 wall, a course of South 76°11'06" West, a distance of 39.67 feet to a
49 point, thence westerly along a wall, a course of South 81°48'28" West, a
50 distance of 47.46 feet to a point, thence westerly along a wall, a
51 course of North 85°25'57" West, a distance of 46.20 feet to a point,
52 thence westerly along a wall, a course of North 78°58'50" West, a
53 distance of 22.92 feet to a point, thence westerly along a wall, a
54 course of North 65°46'48" West, a distance of 21.49 feet to a point,
55 thence westerly along a wall, a course of North 58°15'30" West, a
56 distance of 22.49 feet to a point, thence northerly along a wall, a~~

~~course of North 34°36'11" West, a distance of 44.08 feet to a point, thence northerly along a wall, a course of North 41°07'25" West, a distance of 88.45 feet to a point, thence westerly along a portion of a wall, a course of South 49°31'51" West, a distance of 51.82 feet to a point on the easterly line of lands now or formerly owned by City of New Rochelle, thence running along the water's edge through the lands now or formerly owned by the City of New Rochelle the following six courses:~~

~~Westerly a course of South 49°31'51" West, a distance of 113.64 feet to a point, thence southerly a course of South 29°17'12" East, a distance of 16.95 feet to a point, thence westerly a course of South 47°38'55" West, a distance of 24.95 feet to a point, thence westerly a course of South 57°50'50" West, a distance of 56.29 feet to a point, thence southerly a course of South 16°34'44" West, a distance of 17.88 feet to a point, thence westerly a course of South 53°14'05" West, a distance of 28.55 feet to a point on the easterly division line of lands now or formerly owned by Jonel Development Corp., thence running northerly along said division line and along a fence, a course of North 35°33'35" West, a distance of 136.58 feet to a point on the southerly line of Huntington Place (35 feet wide), thence running easterly along the southerly line of Huntington Place a course of North 51°36'37" East, a distance of 326.97 feet to a point on the westerly intersection of lands now or formerly owned by the City of New Rochelle and the southerly line of Huntington Place, thence running through the lands now or formerly owned by the city of New Rochelle the following eighteen courses:~~

~~Southerly a course of South 38°23'27" East, a distance of 0.43 feet to a point, thence southerly along a curve to the left having an arc length of 26.37 feet, a radius of 35.50 feet, and a central angle of 42°33'21" and being subtended by a chord which bears South 35°09'51" West, a distance of 25.77 feet, thence southerly with a compound curve to the left having an arc length of 55.76 feet, a radius of 35.50 feet, and a central angle of 90°00'00" and being subtended by a chord which bears South 31°06'50" East, a distance of 50.20 feet, thence easterly a course of South 76°06'50" East, a distance of 8.74 feet to a point, thence easterly along a curve to the left having an arc length of 62.49 feet, a radius of 45.50 feet, and a central angle of 78°41'06" and being subtended by a chord which bears North 64°32'37" East, a distance of 57.69 feet, thence northerly with a reverse curve to the right having an arc length of 1.84 feet, a radius of 24.50 feet, and a central angle of 04°17'34" and being subtended by a chord which bears North 27°20'51" East, a distance of 1.84 feet, thence southerly a course of South 32°10'08" East, a distance of 16.31 feet to a point, thence southerly a course of South 37°42'52" East, a distance of 35.96 feet to a point, thence easterly along a curve to the left having an arc length of 222.47 feet, a radius of 169.34 feet, and a central angle of 75°16'24" and being subtended by a chord which bears South 75°21'04" East, a distance of 206.81 feet, thence easterly a course of North 51°29'31" East, a distance of 110.44 feet to a point, thence southerly a course of South 36°14'53" East, a distance of 38.30 feet to a point, thence easterly a course of North 52°11'12" East, a distance of 138.84 feet to a point, thence northerly along a curve to the left having an arc length of 103.38 feet, a radius of 235.50 feet, and a central angle of 25°09'09" and being subtended by a chord which bears North 39°36'37" East, a distance of 102.55 feet, thence northerly with a compound curve to the left having an arc length of 278.34 feet, a radius of 335.50 feet, and a central angle of 47°32'02" and being subtended by a chord which bears~~

~~North 03°16'02" East, a distance of 270.43 feet, thence northerly a course of North 20°29'59" West, a distance of 50.40 feet to a point, thence northerly along a curve to the left having an arc length of 52.00 feet, a radius of 165.50 feet, and a central angle of 18°00'07" and being subtended by a chord which bears North 29°30'03" West, a distance of 51.79 feet, thence northerly a course of North 38°30'06" West, a distance of 94.49 feet to a point, thence northerly along a curve to the right having an arc length of 26.22 feet, a radius of 182.50 feet, and a central angle of 08°13'55" and being subtended by a chord which bears North 34°23'09" West, a distance of 26.20 feet to the POINT or PLACE of BEGINNING.~~

~~Enccompassing an area of 116,875 square feet or 2.68308 acres, more or less.]~~

Commencing at New Rochelle City Monument No. 4 at the northwesterly corner of the intersection of Pratt and Huguenot Street; thence North 68°34'21" East, a distance of 391.24 feet to a point on the southeasterly line of Main Street and the division line between lands now or formerly of Serita Holding Corporation on the east and lands now or formerly of the City of New Rochelle on the west, said point being 1,215.24 feet distant from the easterly line of Evans Street along the southerly line of Main Street, thence along said division line the following two (2) courses and distances: (1) South 42°12'49" East, a distance of 138.15 feet to a point being the westerly corner of a grant of lands under water conveyed to Bose & Parker, Inc on December 20, 1945 and the original shoreline of Echo Bay; (2) South 50°05'59" East, along the southerly boundary of said grant to Bose & Parker, Inc. a distance of 39.09 feet to the Point or Place of Beginning; thence continuing along said grant boundary and through lands now or formerly under the waters of Echo Bay the following twenty five (25) courses and distances:

1. South 50°05'59" East, along the southwesterly line of said grant and its extension a distance of 216.15 feet to a point;

2. South 31°32'25" East, a distance of 33.96 feet to a point;

3. South 01°01'42" East, a distance of 154.33 feet to a point;

4. South 04°45'45" West, a distance of 105.62 feet to a point;

5. South 08°22'49" West, a distance of 67.94 feet to a point;

6. South 22°43'00" West, a distance of 65.54 feet to a point;

7. South 55°09'04" West, a distance of 152.09 feet to a point;

8. South 59°23'37" West, a distance of 70.76 feet to a point;

9. North 34°54'45" West, a distance of 8.48 feet to a point;

10. South 49°42'35" West, a distance of 99.42 feet to a point;

11. South 51°31'11" West, a distance of 17.36 feet to a point;

12. South 61°22'22" West, a distance of 19.23 feet to a point;

13. South 75°00'39" West, a distance of 12.56 feet to a point;

14. South 88°04'56" West, a distance of 13.81 feet to a point;

15. North 67°40'17" West, a distance of 9.90 feet to a point;

16. South 76°11'06" West, a distance of 25.23 feet to a point;

17. South 81°48'28" West, a distance of 47.46 feet to a point;

18. North 85°25'57" West, a distance of 46.20 feet to a point;

19. North 78°58'50" West, a distance of 22.92 feet to a point;

20. North 65°46'48" West, a distance of 21.49 feet to a point;

21. North 58°15'30" West, a distance of 22.49 feet to a point;

22. North 34°36'11" West, a distance of 44.08 feet to a point;

23. North 41°07'25" West, a distance of 88.45 feet to a point;

24. South 49°31'51" West, a distance of 51.82 feet to a point; and

25. South 45°30'15" West, a distance of 241.63 feet to a point on the easterly line of lands now or formerly owned by Jonel Development Corp.;

1 thence North 35°33'35" West, along said easterly line a distance of
2 136.36 feet to a point on the southerly line of Huntington Place (35
3 feet wide); thence North 51°36'37" East, along the southerly line of
4 Huntington Place a distance of 326.97 feet to a point; thence through
5 the lands now or formerly owned by the City of New Rochelle the follow-
6 ing eighteen (18) courses and distances:

7 1. South 38°23'27" East, a distance of 0.43 feet to a point;

8 2. Along a non-tangent curve to the left having a radius of 35.50
9 feet, an arc length of 26.37 feet, and a central angle of 42°33'21" and
10 being subtended by a chord with a bearing South 35°09'51" West, a
11 distance of 25.77 feet;

12 3. Along a non-tangent curve to the left having a radius of 35.50
13 feet, an arc length of 55.76 feet, and a central angle of 90°00'00" and
14 being subtended by a chord with a bearing South 31°06'50" East, a
15 distance of 50.20 feet;

16 4. South 76°06'50" East, a distance of 8.74 feet to a point;

17 5. Along a non-tangent curve to the left having a radius of 45.50
18 feet, an arc length of 62.49 feet, and a central angle of 78°41'06" and
19 being subtended by a chord with a bearing North 64°32'37" East, a
20 distance of 57.69 feet;

21 6. Along a non-tangent curve to the right having a radius of 24.50
22 feet, an arc length of 1.84 feet, and a central angle of 04°17'34" and
23 being subtended by a chord with a bearing North 27°20'51" East, a
24 distance of 1.84 feet;

25 7. South 32°10'08" East, a distance of 16.31 feet to a point;

26 8. South 37°42'52" East, a distance of 35.96 feet to a point;

27 9. Along a non-tangent curve to the left having a radius of 169.34
28 feet, an arc length of 222.47 feet, and a central angle of 75°16'24" and
29 being subtended by a chord with a bearing South 75°21'04" East, a
30 distance of 206.81 feet;

31 10. North 51°29'31" East, a distance of 110.44 feet to a point;

32 11. South 36°14'53" East, a distance of 38.30 feet to a point;

33 12. North 52°11'12" East, a distance of 138.84 feet to a point;

34 13. Along a non-tangent curve to the left having a radius of 235.50
35 feet, an arc length of 103.38 feet, and a central angle of 25°09'09" and
36 being subtended by a chord with a bearing North 39°36'37" East, a
37 distance of 102.55 feet; thence

38 14. Along a non-tangent curve to the left having a radius of 335.50
39 feet, an arc length of 278.34 feet, and a central angle of 47°32'02" and
40 being subtended by a chord with a bearing North 03°16'02" East, a
41 distance of 270.43 feet; thence

42 15. North 20°29'59" West, a distance of 50.40 feet to a point;

43 16. Along a non-tangent curve to the left having a radius of 165.50
44 feet, an arc length of 52.00 feet, and a central angle of 18°00'07" and
45 being subtended by a chord with a bearing North 29°30'03" West, a
46 distance of 51.79 feet;

47 17. North 38°30'06" West, a distance of 94.49 feet to a point; and

48 18. Along a non-tangent curve to the right having a radius of 182.50
49 feet, an arc length of 26.22 feet, and a central angle of 08°13'55" and
50 being subtended by a chord with a bearing North 34°23'09" West, a
51 distance of 26.20 feet to the Point or Place of Beginning. Containing
52 2.73 acres of land, more or less.

53 § 3. This act shall take effect on the same date and in the same
54 manner as a chapter of the laws of 2021 relating to authorizing the city
55 of New Rochelle, county of Westchester to sell, convey and alienate
56 certain land, in furtherance of an economic development interest of the

1 state and/or city of New Rochelle, as proposed in legislative bills
2 numbers S. 7184 and A. 8014, takes effect.