

STATE OF NEW YORK

9195

IN SENATE

May 3, 2024

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

AN ACT authorizing the county of Nassau to alienate and sell parklands to Lakeside Inn, Inc.

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 county of
2 Nassau, acting by and through its governing body and upon such terms and
3 conditions as determined by such body is hereby authorized to discontin-
4 ue as parklands and alienate the lands more particularly described in
5 section three of this act to Lakeside Inn, Inc., for the purpose of
6 residential improvements.

7 § 2. The authorization provided in section one of this act shall be
8 effective only upon the condition that Lakeside Inn, Inc., convey to the
9 county of Nassau, and that the county of Nassau acquire and dedicate the
10 lands described in section four of this act as parklands, provided that
11 the county of Nassau has never used such lands for public open space or
12 park purposes.

13 § 3. The parklands authorized by section one of this act to be alien-
14 ated are described as follows:

PARCEL A

15 All that certain plot, piece or parcel of land, situate, lying and
16 being in the Town of Baldwin, Nassau County, State of New York, and
17 bounded and described by the following:

18 Beginning at a point at the end of the following continuous two cours-
19 es and distances from the corner formed by the intersection of the
20 southerly side of Lakeside Place and the easterly side of Milburn
21 Avenue;
22 Avenue;

23 (1) Southerly along the easterly side of Milburn Avenue from the
24 corner formed by the intersection of the southerly side of Lakeside
25 Place and the easterly side of Milburn Avenue 688.84 feet.

26 (2) South 79 degrees 44 minutes East 159.13 feet to a point, said
27 point being South 25 degrees 48 minutes West 110.45 feet from a copper
28 plug in concrete, and said point being the point or place of beginning;

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

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1 Thence running South 79 degrees 44 minutes East 3.84 feet to a point;
2 Thence South 26 degrees 45 minutes 18 seconds West 36.53 feet to a
3 point;
4 Thence north 65 degrees 20 minutes 07 seconds West 3.09 feet to a
5 point; said point being North 25 degrees 48 minutes East 249.05 feet
6 from a stone monument;
7 Thence North 25 degrees 48 minutes East 35.56 feet to the point or
8 place of beginning.
9 Containing a total of approximately 122 sq. ft or 0.0028 acres, more
10 or less.

PARCEL B

11
12 All that certain plot, piece or parcel of land, situate, lying and
13 being in the Town of Baldwin, Nassau County, State of New York, and
14 bounded and described by the following:

15 Beginning at a point at the end of the following continuous three
16 courses and distances from the corner formed by the intersection of the
17 southerly side of Lakeside Place and the easterly side of Milburn
18 Avenue:

19 (1) Southerly along the easterly side of Milburn Avenue from the
20 corner formed by the intersection of the southerly side of Lakeside
21 Place and the easterly side of Milburn Avenue 688.84 feet.

22 (2) South 79 degrees 44 minutes East 159.13 feet.

23 (3) South 25 degrees 48 minutes West 165.47 feet to a point, said
24 point being South 25 degrees 48 minutes West 275.92 feet from a copper
25 plug in concrete and said point being the point or place of beginning;
26 thence running South 21 degrees 39 minutes West 24.04 feet to a point;
27 thence South 25 degrees 42 minutes 02 seconds West 64.24 feet to a
28 point;

29 thence South 29 degrees 13 minutes 41 seconds West 30.97 feet to a
30 point, said point being a stone monument South 80 degrees 57 minutes
31 East 53.92 feet from the easterly side of Milburn Avenue;

32 thence North 25 degrees 48 minutes East 119.14 feet to the point or
33 place of beginning.

34 Containing a total of approximately 165 sq. ft. or 0.0038 acres, more
35 or less.

36 § 4. Prior to the discontinuation and alienation of the parklands
37 described in section three of this act, Lakeside Inn, Inc., shall convey
38 to the county of Nassau and the county of Nassau shall acquire and dedi-
39 cate as parklands such land described as follows:

40 All that certain plot, piece or parcel of land, situate, lying and
41 being in the Town of Baldwin, Nassau County, State of New York, and
42 bounded and described by the following:

43 Beginning at a point at the end of the following continuous three
44 courses and distances from the corner formed by the intersection of the
45 southerly side of Lakeside Place and the easterly side of Milburn
46 Avenue:

47 (1) Southerly along the easterly side of Milburn Avenue from the
48 corner formed by the intersection of the southerly side of Lakeside
49 Place and the easterly side of Milburn Avenue 688.84 feet.

50 (2) South 79 degrees 44 minutes East 159.13 feet.

51 (3) South 25 degrees 48 minutes West 35.56 feet to a point, said point
52 being South 25 degrees 48 minutes West 146.01 feet from a copper plug in
53 concrete and said point being the point or place of beginning;

54 Thence running South 25 degrees 48 minutes West 129.91 feet to a
55 point, said point being North 25 degrees 48 minutes East 119.14 feet
56 from a stone monument;

1 Thence North 21 degrees 39 minutes East 35.02 feet to a point;
2 Thence North 17 degrees 03 minutes 21 seconds East 36.38 feet to a
3 point;
4 Thence South 72 degrees 52 minutes 25 seconds East 7.13 feet to a
5 point;
6 Thence North 26 degrees 12 minutes 34 seconds East 57.94 feet to a
7 point;
8 Thence South 65 degrees 20 minutes 07 seconds East 0.61 feet to the
9 point or place of beginning.
10 Containing a total of approximately 287 sq. ft. or 0.0066 acres, more
11 or less.
12 § 5. In the event that the fair market value of the parklands
13 described in section four of this act to be dedicated as parkland by the
14 county of Nassau pursuant to this act are not equal to or greater than
15 the fair market value of the parklands to be alienated as described in
16 section three of this act, the county of Nassau shall dedicate the
17 difference of the fair market value of the lands to be alienated and the
18 lands to be dedicated for the acquisition of additional parklands and/or
19 capital improvements to existing park and recreational facilities.
20 § 6. In the event that the county of Nassau received any funding
21 support or assistance from the federal government for the purchase,
22 maintenance or improvement of the parklands set forth in section three
23 of this act, the discontinuance and alienation of such parkland author-
24 ized by the provisions of this act shall not occur until Nassau county
25 has complied with any federal requirements pertaining to the alienation
26 or conversion of parklands, including satisfying the secretary of the
27 interior that the alienation or conversion complies with all conditions
28 which the secretary of the interior deems necessary to assure the
29 substitution of other lands shall be equivalent in fair market value and
30 usefulness to the lands being alienated or converted.
31 § 7. This act shall take effect immediately.