

STATE OF NEW YORK

6028

2023-2024 Regular Sessions

IN ASSEMBLY

March 30, 2023

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

AN ACT authorizing the town of Brookhaven to alienate certain parklands
for use as a wet retention pond for public drainage purposes and to
dedicate certain other lands as parklands

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

1 Section 1. Subject to the provisions of this act, the town of Brookha-
2 ven, located in the county of Suffolk, acting by and through its govern-
3 ing body and upon such terms and conditions as determined by such body,
4 is hereby authorized to discontinue as parklands and alienate the lands
5 more particularly described in section three of this act, for the
6 construction of a wet retention pond for public drainage purposes.

7 § 2. The authorization contained in section one of this act shall take
8 effect only upon the condition that the town of Brookhaven shall acquire
9 and dedicate the lands of equal or greater fair market value that have
10 never been used for park purposes described in section four of this act
11 as additional parklands of the town.

12 § 3. The parklands authorized by section one of this act to be discon-
13 tinued as parklands are described as follows:

14 All that part or parcel of land situate as Mastic Beach, Town of
15 Brookhaven, County of Suffolk and State of New York and known as Lots
16 3414-3418, 3421-3427 & 3440-3448 as shown on the map of Mastic Beach,
17 filed in the office of the Suffolk County Clerk on 06/03/1926 as map
18 number 1004 and described as follows:

19 Beginning at a point at the intersection of the southerly side of
20 Forest Road with the westerly side of Orchid Drive, running thence,
21 along the westerly side of Orchid Drive, south 11°25'00" east a distance
22 of 280.00 feet to the northerly line of lot 3449;

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

LBD10619-01-3

1 Thence, along the northerly line of lots 3449 and 3428, south
2 78°35'00" west a distance of 200.00 feet to the easterly side of Rivi-
3 era;

4 Thence, along the easterly side of Riviera, north 11°25'00" west a
5 distance of 140.00 feet to the northerly side of lot 3421;

6 Thence, along the northerly side of lot 3421, north 78°35'00" east a
7 distance of 100.00 feet to the westerly side of lot 3441;

8 Thence, along the westerly side of lots 3441, 3440 and 3414, north
9 11°25'00" west a distance of 140.00 feet to the southerly side of Forest
10 Road;

11 Thence, along the southerly side of Forest Road, north 78°35'00" east
12 a distance of 100.00 feet to the westerly side of Orchid Drive and the
13 point or place of beginning.

14 Said parcel containing 42,000 square feet.

15 § 4. Prior to the discontinuance and alienation of parkland described
16 in section three of this act, the town of Brookhaven, acting by and
17 through its governing body, shall dedicate replacement land for use as
18 parklands for public park purposes described as follows:

19 ALL that certain plot, piece or parcel of land, situate, lying and
20 being at East Moriches, in the Town of Brookhaven, County of Suffolk and
21 State of New York, known and designated at Lot Numbers 11 through 61
22 inclusive, in Block Seven (7) as shown on a certain map entitled: "Map
23 of Ridgewood By The Sea, Section One" and filed in the Office of the
24 Clerk of Suffolk County on May 3, 1927 as Map Number 833, which said
25 lots when taken together are more particularly bounded and described as
26 follows:

27 BEGINNING at a point on the northeasterly side of Emener Avenue where
28 the same is intersected by the division line between Lots 10 and 11 as
29 shown on the aforesaid map, said point being distant 200.00 feet south-
30 easterly as measured along the northeasterly side of Emener Avenue from
31 the corner formed by the intersection of the northeasterly side of Emener
32 Avenue with the southeasterly side of First Street;

33 RUNNING THENCE from said point or place of beginning along the divi-
34 sion line first above mentioned, North 57 degrees 12 minutes 30 seconds
35 East, 100.00 feet;

36 THENCE North 32 degrees 47 minutes 30 seconds West, 200.00 feet to the
37 southeasterly side of First Street;

38 THENCE along the southeasterly side of First Street, North 57 degrees
39 12 minutes 30 seconds East, 100 feet to the northwesterly side of Ridge-
40 wood Avenue;

41 THENCE along the northwesterly side of Ridgewood Avenue the following
42 two (2) courses and distances:

43 1. South 32 degrees 47 minutes 30 seconds East, 303.31 feet;

44 2. South 17 degrees 32 minutes 30 seconds East, 411.17 feet to the
45 northwesterly side of Second Street;

46 THENCE along the northwesterly side of Second Street, South 57 degrees
47 12 minutes 30 seconds West, 91.85 feet to the northeasterly side of
48 Emener Avenue;

49 THENCE along the northeasterly side of Emener Avenue, North 32 degrees
50 47 minutes 30 seconds West, 500.00 feet to the point or place of BEGIN-
51 NING.

52 § 5. In the event that the parklands described in section four of this
53 act to be acquired and dedicated by the town of Brookhaven pursuant to
54 this act are not equal to or greater than the parklands described in
55 section three of this act being alienated, the town of Brookhaven shall
56 dedicate the difference of the fair market value of the lands to be

1 alienated and the lands to be dedicated for the acquisition of addi-
2 tional parklands and/or capital improvements to existing park and recre-
3 ational facilities.

4 § 6. In the event that the town of Brookhaven received any funding
5 support or assistance from the federal government for the purchase,
6 maintenance, or improvement of the parklands set forth in section three
7 of this act, the discontinuance and alienation of such parklands author-
8 ized by the provisions of this act shall not occur until the town of
9 Brookhaven has complied with any federal requirements pertaining to the
10 alienation or conversion of parklands, including satisfying the secre-
11 tary of the interior that the alienation or conversion complies with all
12 conditions which the secretary of the interior deems necessary to assure
13 the substitution of other lands shall be equivalent in fair market value
14 and usefulness to the lands being alienated or converted.

15 § 7. This act shall take effect immediately.