STATE OF NEW YORK

6781

2025-2026 Regular Sessions

IN ASSEMBLY

March 14, 2025

Introduced by M. of A. HOOKS -- read once and referred to the Committee on Cities

AN ACT authorizing the city of New York to discontinue certain parkland in Flushing Meadows Corona Park in the borough of Queens currently consisting of asphalt parking lots to allow for a new development with at least twenty acres of parkland

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

Section 1. Subject to the provisions of this act, but notwithstanding any provision of law to the contrary, including without limitation the provisions of chapter 729 of the laws of 1961, the city of New York is authorized to discontinue the use as parkland and alienate through the entering of leases or other agreements with Queens Future, LLC, or its affiliates, the lands described in section three of this act for the purposes of developing, constructing, maintaining, operating, using, or occupying such lands with a gaming facility and, in conjunction with such facility, commercial, retail, entertainment, recreational, hotel, convention, and/or community facility uses, parking, and/or roadways, upon such terms and conditions as may be agreed upon by the city and such company, affiliate and other entity. The lands described in section three of this act may be temporarily utilized for construction staging used in connection with the development of such facility, within such areas and for such periods as the city of New York determines to be reasonably necessary for such purpose.

§ 2. The authorization provided in section one of this act shall be effective only upon the condition that the city of New York dedicates an amount equal to or greater than the fair market value of the parklands being discontinued towards the acquisition of new parklands and/or capital improvements to existing parklands and recreational facilities within the borough of Queens, which capital improvements shall include the

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

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development of no less than 20 acres of parkland within the land described in section three of this act or adjacent parkland, including a north-south connection from the northern boundary of the passerelle pedestrian bridge to Boat Basin Place, to be constructed and maintained by such company, or affiliate described in section one of this act.

§ 3. The lands authorized to be discontinued as parklands pursuant to section one of this act are as follows:

All that certain lot, piece, or parcel of land situated, lying, and being in the Borough and County of Queens, City and State of New York, being more particularly bounded and described as follows:

Area A

Commencing at the corner formed by the intersection of the southerly line of Roosevelt Avenue (80' wide) and the westerly line of 126th Street (80' wide) and running thence;

A. Along the southerly line of Roosevelt Avenue, S 68° 30' 17" W, a distance of 10.20' to a point, thence;

B. Along a line that bears, N 21° 29' 43" W, a distance of 80.00' to a point on the northerly line of Roosevelt Avenue and being the TRUE point of BEGINNING, and running thence;

1. Along the northerly line of Roosevelt Avenue, S 68° 30' 17" W, a distance of 2,377.78' to a point on a curve of the easterly easement line of the Grand Central Parkway, thence;

2. Along the easterly easement line with a non-tangent curve to the right, having a radius of 1,693.22', an arc length of 623.63', an interior angle of 21° 06' 09", and a chord that bears N 10° 40' 23" W, a distance of 620.11' to a point of compound curvature, thence;

3. Continuing along the same with a curve to the right, having a radius of 2,380.03', an arc length of 269.70', an internal angle of 6° 29' 34", and a chord that bears N 3° 07' 28" E, a distance of 269.56' to a point of non-tangency, thence;

4. Continuing along the same, N 20° 03' 57" E, a distance of 172.22' to a point on a curve, thence;

5. Continuing along the same with a non-tangent curve to the left, having a radius of 520.00', and arc length of 413.78', an interior angle of 45° 35' 31", and a chord that bears N 18° 52' 29" E, a distance of 402.95' to a point of reverse curvature, thence;

6. Continuing along the same with a curve to the right, having a radius of 771.58', an arc length of 276.48', an interior angle of 20° 31' 51", and a chord that bears N 6° 20' 39" E, a distance of 275.00' to a point on a curve of the southerly line of Northern Boulevard (variable width), thence;

7. Along the southerly line of Northern Boulevard with a curve to the left, having a radius of 5,053.50', an arc length of 300.54', an interior angle of 3° 24' 27", and a chord that bears N 67°42'06" E, a distance of 300.49' to a point of compound curvature, thence;

8. Continuing along the same with a curve to the left, having a radius of 4,053.50', an arc length of 63.83', an interior angle of 0° 54' 08", and a chord that bears N 65° 32' 49" E, a distance of 63.83' to a point of compound curvature, thence;

9. Continuing along the same with a curve to the left, having a radius of 7,017.50', an arc length of 712.28', an interior angle of 5° 48' 56", and a chord that bears N 62° 11' 17" E, a distance of 711.98' to a point of compound curvature, thence;

10. Continuing along the same with a curve to the left, having a radius of 1,017.50', an arc length of 43.36', an internal angle of 2° 26'

30", and a chord that bears N 58° 03' 34" E, a distance of 43.36' to a point of tangency, thence;

11. Continuing along the same, N 56° 50' 19" E, a distance of 274.53' to a point of curvature, thence;

12. Continuing along the same with a curve to the right, having a radius of 828.50', an arc length of 168.69', an internal angle of 11° 39' 58", and a chord that bears N 62° 40' 18" E, a distance of 168.40' to a point of tangency, thence;

13. Continuing along the same, N 68° 30' 17" E, a distance of 104.68' to a point, said point being the corner formed by the intersection of the southerly line of Northern Boulevard (variable width) with the westerly line of 126th Street (80' wide), thence;

14. Along the westerly line of 126th Street, S 21° 29' 43" E, a distance of 1,687.91' to a point, thence;

15. Continuing along the same, S 19° 51' 59" W, a distance of 15.44' to the point or place of BEGINNING.

EXCEPTING, the area within and including the exterior walls of the stadium known, as of the date hereof, as Citi Field. Said overall parcel containing 3,352,577 Square Feet (76.9646 acres) more or less.

All bearings and distances are in the New York State Plane Coordinate System, Long Island Zone (NAD83/2011 Epoch 2010.00).

Area B

Commencing at a point formed by the intersection of the easterly side of the Grand Central Parkway (variable width) with the southerly side of Northern Boulevard (variable width), as depicted on Alteration Map No. 4152, entitled "Map No. 4152 showing the modifications in the lines of the street system within the territory bounded approximately by Flushing Bay, Flushing River, Northern Boulevard, 126th Street, Roosevelt Avenue, 114th street, Astoria Blvd and Grand Central Parkway", dated September 26, 1960, and filed at the Queens Borough President's Topographical Bureau, and running thence;

Along the said southerly side of Northern Boulevard, along the arc of a curve bearing to the left, having a radius of 5,053.50 feet, an arc length of 300.54 feet, an internal angle of 03° 24' 27", having a chord that bears North 67° 42' 06" East, a distance of 300.49 feet, to a point of compound curvature, thence;

Continuing along said southerly side, along the arc of a curve bearing to the left, having a radius of 4,053.50 feet, an arc length of 48.08 feet, an internal angle of 00° 40' 46", having a chord that bears North 65° 39' 30" East, a distance of 48.08 feet, to a point, thence;

Leaving said southerly side of Northern Boulevard, along a line that bears, North 26° 29' 16" West, a distance of 284.58 feet, to a point on the northerly side of Northern Boulevard (variable width), same being the True Point or Place of Beginning, having coordinates N: 215,737.267, E: 1,025,728.317 (NAD83 NY LIF), and running thence;

Leaving said northerly side of Northern Boulevard, along the arc of a curve bearing to the left, having a radius of 104.50 feet, an arc length of 68.20 feet, an internal angle of 37° 23' 27", having a chord that bears North 83° 02' 57" West, a distance of 67.00 feet, to a point of curvature, thence;

South 78° 15' 20" West, a distance of 110.08 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the right, having a radius of 132.51 feet, an arc length of 153.25 feet, an internal angle of 66° 16' 02", having a chord that bears North 68° 35' 23" West, a distance of 144.85 feet, to a point of reverse curvature, thence;

Along the arc of a curve bearing to the left, having a radius of 104.50 feet, an arc length of 85.17 feet, an internal angle of 46° 41' 42", having a chord that bears North 58° 48' 13" West, a distance of 82.83 feet, to a point of non-tangency, thence;

North 01° 26' 37" West, a distance of 3.74 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the right, having a radius of 971.95 feet, an arc length of 55.00 feet, an internal angle of 03° 14' 32", having a chord that bears North 89° 49' 21" West, a distance of 54.99 feet, to a point of non-tangency, said point being on the westerly line of park land heretofore established, thence;

Along said westerly line, along the arc of a curve bearing to the left, having a radius of 600.00 feet, an arc length of 33.84 feet, an internal angle of 03° 13' 53", having a chord that bears North 38° 34' 55" West, a distance of 33.84 feet, to a point of non-tangency, thence;

Leaving said westerly line, along the arc of a curve bearing to the right, having a radius of 600.36 feet, an arc length of 72.51 feet, an internal angle of 06° 55' 12", having a chord that bears South 86° 18' 52" East, a distance of 72.46 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the right, having a radius of 131.17 feet, an arc length of 54.89 feet, an internal angle of 23° 58' 41", having a chord that bears South 74° 13' 42" East, a distance of 54.49 feet, to a point of non-tangency, thence;

North 83° 37' 30" East, a distance of 7.45 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the right, having a radius of 123.86 feet, an arc length of 54.93 feet, an internal angle of 25° 24' 42", having a chord that bears South 47° 34' 19" East, a distance of 54.48 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the left, having a radius of 101.50 feet, an arc length of 57.30 feet, an internal angle of 32° 20' 37", having a chord that bears South 51° 42' 38" East, a distance of 56.54 feet, to a point of non-tangency, thence;

North 19° 17' 39" East, a distance of 3.00 feet, to a point of non-tangency, thence;

Along the arc of a curve bearing to the left, having a radius of 98.50 feet, an arc length of 58.36 feet, an internal angle of 33° 56' 54", having a chord that bears South 84° 46' 13" East, a distance of 57.51 feet, to a point of tangency, thence;

North 78° 15' 20" East, a distance of 110.03 feet, to a point of curvature, thence;

Along the arc of a curve bearing to the right, having a radius of 138.51 feet, an arc length of 110.59 feet, an internal angle of 45° 44' 57", having a chord that bears South 78° 52' 12" East, a distance of 107.68 feet, to a point of non-tangency, thence;

South 64° 52' 51" East, a distance of 10.31 feet, to a point, said point being on the said northerly side of Northern Boulevard, thence;

Along said northerly side, along the arc of a curve bearing to the right, having a radius of 1,500.00 feet, an arc length of 44.63 feet, an internal angle of 01° 42' 16", having a chord that bears South 68° 40' 00" West, a distance of 44.62 feet to the True Point or Place of Beginning, containing 15,737 square feet (0.361 acres), more or less.

§ 4. Notwithstanding any provision of law to the contrary, the leases or other agreements referenced in section one of this act may also include the lands described as follows, if such lands are eliminated as street from the City Map:

All that certain piece, or parcel of land, situated, lying, and being in the Borough and County of Queens, City and State of New York, being more particularly bounded and described as follows:

Commencing at a point formed by the intersection of the northerly side of Roosevelt Avenue (80 feet wide) with the easterly side of the Grand Central Parkway (variable width), and running thence;

Along said easterly side of the Grand Central Parkway, along the arc of a curve bearing to the right, having a radius of 1,693.22 feet, an arc length of 171.40 feet, an internal angle of 05° 48' 00", having a chord that bears North 18° 19' 28" West, a distance of 171.33 feet, to the True Point or Place of Beginning, having coordinates N: 213,816.460, E: 1,025,359.878 (NAD83 NY LIF) and running thence;

Leaving said easterly side, crossing said Grand Central Parkway, along the arc of a curve bearing to the right, having a radius of 85.21 feet, an arc length of 137.37 feet, an internal angle of 92° 21' 57", having a chord that bears North 47° 55' 48" West, a distance of 122.97 feet, to a point of non-tangency, thence;

Continuing across said Parkway, North 06° 40' 47" West, a distance of 185.81 feet, to a point, thence;

Continuing across said Parkway, North 07° 12' 02" East, a distance of 304.66 feet to a point of non-tangency, thence;

Continuing across said Parkway, along the arc of a curve bearing to the right, having a radius of 7,075.40 feet, an arc length of 67.25 feet, an internal angle of 00° 32' 40", having a chord that bears North 07° 20' 16" East, a distance of 67.25 feet, to a point of non-tangency, thence;

Continuing across said Parkway, along the arc of a curve bearing to the right, having a radius of 80.34 feet, an arc length of 27.18 feet, an internal angle of 19° 23' 07", having a chord that bears North 31° 34' 59" East, a distance of 27.05 feet, to a point of non-tangency, said point being on the easterly side of said Grand Central Parkway, thence;

Along said easterly side, along the arc of a curve bearing to the left, having a radius of 2,380.03 feet, an arc length of 212.46 feet, an internal angle of 05° 06' 53", having a chord that bears South 02° 26' 08" West, a distance of 212.39 feet, to a point of compound curvature, thence;

Continuing along said easterly side, along the arc of a curve bearing to the left, having a radius of 1,693.22 feet, an arc length of 452.23 feet, an internal angle of 15° 18' 09", having a chord that bears South 07° 46' 23" East, a distance of 450.88 feet, to the Point or Place of Beginning.

Containing 28,785 square feet (0.661 acres), more or less.

§ 5. In the event that the city of New York received any funding, support or assistance from the federal government for the purchase, maintenance or improvement of any portion of the parklands set forth in section three of this act, the discontinuance and alienation of such portion shall not occur until the city of New York has complied with any federal requirements pertaining to the alienation or conversion of park-lands, including satisfying the secretary of the interior that the alienation or conversion complies with all conditions which the secre-tary of the interior deems necessary to assure the substitution of other lands shall be equivalent in fair market value and usefulness to the lands being alienated or converted.

§ 6. Nothing herein shall be construed as intended to preempt any provision of article 13 of the racing, pari-mutuel wagering and breeding law.

§ 7. If construction of a gaming facility on the parklands described in section three of this act is not commenced within fifteen years of the effective date of this act or if such parklands shall ever be used for a purpose other than for the purposes described in section one of this act, such parklands shall revert back to the city of New York department of parks and recreation to be used for park and recreational purposes or for the purposes provided by chapter 729 of the laws of 1961, including any amendments thereto.

§ 8. In conjunction with the development described in section one of this act, the facilities and additions thereto permitted on the parklands described in chapter 729 of the laws of 1961 shall include: (a) a new building operated by the lessee of the stadium that is used for any of the following uses: (i) office and other work space accessory to the stadium, including childcare facilities, (ii) local food and beverage establishments, and (iii) meeting and event space that the lessee of the stadium will make available to local community groups and organizations; and (b) improvements enhancing access by the public to the adjacent subway station serving the subway line. The city of New York is hereby authorized to grant easements or other interests to the metropolitan transportation authority for portions of such parklands occupied by public access improvements to the adjacent subway station, upon such terms and conditions as the city shall determine.

§ 9. This act shall take effect immediately.