

# STATE OF NEW YORK

8368

2025-2026 Regular Sessions

## IN ASSEMBLY

May 13, 2025

Introduced by M. of A. BLUMENCRANZ -- read once and referred to the  
Committee on Governmental Operations

AN ACT authorizing the commissioner of general services to transfer and  
convey certain state land to the Syosset central school district

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

1 Section 1. Subject to the provisions of this act but notwithstanding  
2 any other provision of law to the contrary, the commissioner of general  
3 services is hereby authorized to transfer and convey to the Syosset  
4 Central School District, located in the hamlet of Syosset, town of  
5 Oyster Bay, county of Nassau, the state land described in section two of  
6 this act, owned by the state of New York and being in the hamlet of  
7 Syosset, town of Oyster Bay, county of Nassau for the purpose of build-  
8 ing new and expanding current facilities at Berry Hill Elementary  
9 School. The transfer and conveyance of the land described in section two  
10 of this act shall be made in consideration of the sum of one dollar and  
11 upon such conditions as the commissioner of general services may deem  
12 proper.

13 § 2. The land authorized by section one of this act to be transferred  
14 and conveyed shall be the parcel as follows:

15 ALL that certain plot, piece or parcel of land, situate, lying and  
16 being in Syosset, Town of Oyster Bay, County of Nassau and State of New  
17 York, as shown on a map prepared by H2M architects + engineers, as  
18 project number SYSD-2501, lasted revised January 15, 2025, bounded and  
19 described as follows:

20 Beginning at a point on the northwesterly side of Syosset-Cold Spring  
21 Road the following two courses and distances along the northwesterly  
22 side of Syosset-Cold Spring Road from the northeasterly most end of an  
23 arc connecting the northwesterly side of Syosset-Cold Spring Road with  
24 the northeasterly side of Renee Road:

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

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1 1. Along an arc of a curve bearing to the right having a radius of  
2 767.765 feet with an arc length of 280.26 feet, with a chord bearing  
3 North 40 degrees 50 minutes 55 seconds East and chord distance of 278.70  
4 feet.

5 2. North 50 degrees 50 minutes 33 seconds East, 162.22 feet to the  
6 point or place of beginning.

7 Thence northwesterly along the northeasterly side of land now or  
8 formerly of Central School District 2 and lands now or formerly of 205  
9 Melville LLC, the following two courses and distances;

10 1. North 33 degrees 46 minutes 42 seconds West, 498.05 feet.  
11 2. North 37 degrees 30 minutes 38 seconds West, 537.91 feet.

12 Thence northeasterly along the southeasterly side of land now or  
13 former of 205 Melville, LLC North 44 degrees 06 minutes 55 seconds East,  
14 170.00 feet to the southwesterly side of land now or formerly of Singh  
15 Trust.

16 Thence southeasterly along the southwesterly side of land now or  
17 formerly of Singh Trust South 45 degrees 53 minutes 05 seconds East,  
18 174.59 feet to the northwesterly most corner of land now or formerly of  
19 Central School District 2.

20 Thence southeasterly along the southwesterly side of land now or  
21 formerly of Central School District 2 South 34 degrees 51 minutes 07  
22 seconds East, 604.18 feet to the northwesterly side of land now or  
23 formerly of Zukov.

24 Thence southwesterly along the northwesterly side of land now or  
25 formerly of Zukov South 47 degrees 21 minutes 13 seconds West, 145.98  
26 feet.

27 Thence southeasterly along the southwesterly side of lands now or  
28 former of Zukov South 33 degrees 46 minutes 42 seconds East, 270.00 feet  
29 to the northwesterly side of Syosset-Cold Spring Road.

30 Thence southwesterly along the northwesterly side of Syosset-Cold  
31 Spring Road South 50 degrees 50 minutes 33 seconds West, 35.05 feet to  
32 the point or place of beginning.

33 Containing within said bounds 149,892.19 S.F. or 3.44 acres.

34 § 3. As a condition of the transfer, the Syosset Central School  
35 District may submit to the commissioner of general services, for such  
36 commissioner's approval, an accurate survey of the lands to be conveyed,  
37 which may be used in the conveyance thereof.

38 § 4. The office of general services shall not transfer or convey the  
39 aforesaid land unless the application is made to the office of general  
40 services by the Syosset Central School District within one year after  
41 the effective date of this act. Said application shall be in the form of  
42 a resolution setting forth a comprehensive statement approved by the  
43 Syosset Central School District board of education acknowledging and  
44 accepting the use restrictions set forth in section five of this act.

45 § 5. The transfer and conveyance made pursuant to this act shall be  
46 subject to the following use restrictions and reverter:

47 (a) The land described in this act shall be used exclusively for the  
48 purposes of building new and expanding current facilities at Berry Hill  
49 Elementary School.

50 (b) The conveyance of the land described in this act shall contain a  
51 covenant and restriction requiring that the land be used for the  
52 purposes set forth in subdivision (a) of this section. In the event the  
53 premises are not accepted and/or used for such purposes, ownership of  
54 the land shall revert to the state of New York.

55 § 6. This act shall take effect immediately.