STATE OF NEW YORK

8621--A

2025-2026 Regular Sessions

IN ASSEMBLY

May 22, 2025

Introduced by M. of A. NORBER -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the village of Kings Point, town of North Hempstead, county of Nassau, to alienate and discontinue certain parklands for the purpose of providing additional parking for the community center being built by the United Mashadi Jewish Community of America, and to replace such alienated parkland with a new, dedicated 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, the village of Kings Point, acting by and through its governing body and upon such terms and conditions as determined by such board is hereby authorized to discontinue as parklands and alienate the lands described in section three of this act for the purpose of providing additional parking for the community center being built by the United Mashadi Jewish Community of America.

§ 2. The authorization provided in section one of this act shall be effective only upon the condition that the village of Kings Point dedicates the lands described in section four of this act as parkland provided that the village of Kings Point has never used such lands for public open space or park purposes.

§ 3. The parklands authorized by section one of this act to be alienated consist of 2.4817 acres and are described as follows:

All that certain plot, piece or parcel of land, situate, lying and being at the Incorporated Village of Kings Point, Town of North Hempstead, County of Nassau, and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly line of Steamboat Road distant 355.39 feet southeasterly from the intersection of the south-

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

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easterly line of Hewlett Place with the northeasterly line of Steamboat Road;

THENCE along the southeasterly line of Tax Lot 2 and Tax Lot 1 a/k/a Kings Point Park N 41°28'05"E, a distance of 319.02 feet to a point;

THENCE along the northeasterly line of Tax Lots 2, 3 & 5 and the aforementioned lands of Kings Point Park N 49°19'40"W, a distance of 283.37 feet to the southeasterly line of 'Map of Kings Point Estates, Filed Map #2910';

THENCE along the southeasterly and northeasterly line of Kings Point Estates and lands of Kings Point Park, the following four (4) courses and distances:

1) N 41°44'00"E, a distance of 5.96 feet to a point;
2) N 46°37'58"W, a distance of 189.42 feet to a point;
3) N 46°12'58"W, a distance of 147.80 feet to a point;
4) N 49°12'58"W, a distance of 44.93 feet to a point;

THENCE passing through Tax Lot 1 a/k/a Kings Point Park, the following ten (10) courses and distances:

1) N 43°06'23"E, a distance of 110.36 feet to a point;
2) S 46°11'11"E, a distance of 193.58 feet to a point;
3) S 46°47'04"E, a distance of 37.80 feet to a point;
4) S 48°49'00"E, a distance of 218.97 feet to a point;
5) S 40°40'29"W, a distance of 38.00 feet to a point;
6) S 49°19'31"E, a distance of 166.98 feet to a point;
7) N 40°40'22"E, a distance of 38.00 feet to a point;
8) S 49°17'58"E, a distance of 133.79 feet to a point;
9) S 41°28'05"W, a distance of 416.86 feet to a point;
10) S 58°16'57"W, a distance of 30.00 feet, to the aforementioned northeasterly line of Steamboat Road;

THENCE along said line of Steamboat Road N 43°59'00"W, a distance of 80.41 feet to the point or place of BEGINNING, containing 108,102 square feet or 2.4817 acres, more or less.

§ 4. Prior to the discontinuance and alienation of the parkland described in section three of this act, the village of Kings Point shall dedicate as parkland such land consisting of 5.76 acres described as follows:

AS TO LOT 21

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Kings Point, Town of Hempstead, County of Nassau and State of New York, being bounded and more particularly described as follows:

BEGINNING at a point on the easterly side of Middle Neck Road, where the same is intersected by the southerly line of lands formerly the Alker Estate, now or formerly Youssian, being the southwest corner of Lot 40 in Section and Block 164;

RUNNING THENCE the following three (3) courses:

1. Along the southerly line of lands now or formerly Youssian North 89 degrees 26 minutes 35 seconds East 509.84 feet to a point;
2. THENCE South 00 degrees 33 minutes 25 seconds East 160.06 feet;

THENCE South 89 degrees 26 minutes 35 seconds West 536.19 feet to the easterly side of Middle Neck Road;

THENCE along the easterly side of Middle Neck Road North 08 degrees 47 minutes 30 seconds East 162.22 feet to the point or place of BEGINNING.

AS TO LOT 22

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Kings Point, Town of Hempstead,

County of Nassau and State of New York, being bounded and more particularly described as follows:

BEGINNING at a point on the easterly side of Middle Neck Road 162.22 feet southerly where Middle Neck Road is intersected by the southerly line of lands formerly the Alker Estate, now or formerly Youssian, being the southwest corner of Lot 40 in Section 1 and Block 164;

RUNNING THENCE the following three (3) courses:

1. Along the common line of Parcels 1 and 2, North 89 degrees 26 minutes 35 seconds East, 536.19 feet to a point;

2. THENCE South 00 degrees 33 minutes 25 seconds East, 160.00 feet;

3. THENCE South 89 degrees 26 minutes 35 seconds West, 529.74 feet to the easterly side of Middle Neck Road;

THENCE along the easterly side of Middle Neck Road North 03 degrees 24 minutes 10 seconds West 153.19 feet;

THENCE North 08 degrees 47 minutes 30 seconds East 7.09 feet to the point or place of BEGINNING.

AS TO LOT 23

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Kings Point, Town of Hempstead, County of Nassau and State of New York, being bounded and more particularly described as follows:

BEGINNING at a point on the easterly side of Middle Neck Road, 322.50 feet southerly where Middle Neck Road is intersected by the southerly line of lands formerly the Alker Estate, now or formerly Youssian, being the southwest corner of Lot 40 in Section and Block 164;

RUNNING THENCE the following nine (9) courses:

1. Along the common line of Parcels 2 and 3, North 89 degrees 26 minutes 35 seconds East 529.74 feet to a point;

2. THENCE South 00 degrees 33 minutes 25 seconds East 140.36 feet;

3. THENCE South 89 degrees 26 minutes 50 seconds West 137.57 feet;

4. THENCE North 13 degrees 55 minutes 10 seconds West 4.25 feet;

5. THENCE South 82 degrees 06 minutes 15 seconds West 21.02 feet;

6. THENCE South 02 degrees 21 minutes 50 seconds East 3.15 feet;

7. THENCE South 84 degrees 59 minutes 50 seconds West, 63.39 feet;

8. THENCE South 80 degrees 29 minutes 50 seconds West 150.45 feet;

THENCE South 78 degrees 45 minutes 50 seconds West 139.49 feet to the easterly side of Middle Neck Road;

THENCE along the easterly side of Middle Neck Road, North 18 degrees 05 minutes 50 seconds West 16.95 feet;

THENCE North 08 degrees 30 minutes 10 seconds West 83.99 feet;

THENCE North 03 degrees 24 minutes 10 seconds West 96.99 feet to the point or place of BEGINNING.

§ 5. In the event that the fair market value of the parklands described in section four of this act to be dedicated by the village of Kings Point pursuant to this act are not equal to or greater than the fair market value of the parklands to be alienated as described in section three of this act, the village of Kings Point shall dedicate the difference of the fair market value of the lands to be alienated and the lands to be dedicated for the acquisition of additional parklands and/or capital improvements to existing park and recreational facilities.

§ 6. In the event that the village of Kings Point received any funding support or assistance from the federal government for the purchase, maintenance or improvement of the parklands set forth in section three of this act, the discontinuance and alienation of such parkland authorized by the provisions of this act shall not occur until the village of Kings Point has complied with any federal requirements pertaining to the

alienation or conversion of parklands, including satisfying the secretary of the interior that the alienation or conversion complies with all conditions which the secretary 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.

§ 7. This act shall take effect immediately.