STATE OF NEW YORK

10866--A

IN ASSEMBLY

April 8, 2026

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

AN ACT in relation to authorizing the city of New York to discontinue certain parkland in the borough of Queens

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 state or local law to the contrary, the city of New York is hereby authorized to discontinue permanently the use as parklands and alienate the lands described in section three of this act and to transfer such land to the metropolitan transportation authority for the purpose of enabling the New York transit authority to construct a new permanent at-grade and subsurface signal tower facility and track crossover. Such conveyance shall be granted upon such terms and conditions as the city of New York and metropolitan transportation authority shall determine, including terms and conditions for the metropolitan transportation authority to ensure that the city of New York can comply with section four of this act. The metropolitan transportation authority, as consideration for such transfer, shall pay to the city of New York the fair market value of the parklands being discontinued.

§ 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 payable by the metropolitan transportation authority, for the parklands being discontinued towards the acquisition of new parklands or capital improvements to existing parklands and recreational facilities within the borough of Queens.

§ 3. The lands hereby authorized by section one of this act to be discontinued permanently as parkland and designated to be transferred to the metropolitan transportation authority are located in the county of Queens, city and state of New York in a park known as the Rockaway Park, and are bounded and described as follows:

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

LBD15370-02-6

AREA A: ACQUISITION OF PROPERTY RIGHTS WITHIN TAX LOT 10 IN BLOCK 16160, WITH ADDRESS OF 3-11 BEACH 104 STREET, BOROUGH OF QUEENS:

BEGINNING AT THE POINT OF COMMENCEMENT, (N=152034319, E=1032672.026) (NAO 83 (2011), NEW YORK LONG ISLAND ZONE NUMBER (3104) WITNESSED BY A CROSS CUT IN THE CONCRETE, WHICH IS AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF BEACH 104TH STREET, A FIFTY FEET WIDTH RIGHT OF WAY, AND NORTHERLY RIGHT OF WAY LINE OF ROCKAWAY FREEWAY, A FIFTY FEET WIDTH RIGHT OF WAY, RUNNING THENCE;

AT A DISTANCE OF 190.20 FEET AND BEARING ANGLE OF S=69°-40'-23" W TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF ROCKAWAY FREEWAY (N=151968.247, E 1032493.671), THENCE;

A DISTANCE OF 5.00 FEET AND ANGLE OF N=22'-11'-20" W, TO A POINT LOCATED ON THE BORDER OF BLOCK 16160 AND BLOCK 16161 (N=151972.879, E=1032491.781), THENCE;

A DISTANCE OF 190.20 FEET AND ANGLE OF N=69°-40'-23" E, PARALLEL WITH ROCKAWAY FREEWAY RIGHT OF WAY, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BEACH 104TH STREET (N=152038.951, E=1032670.137), THENCE;

A DISTANCE OF 5.00 FEET AND ANGLE OF S=22°-11'-20" E, TO THE POINT OF COMMENCEMENT.

SAID PARCEL DESCRIBED ABOVE CONTAINS 951.0 SQUARE FEET MORE OR LESS.

§ 4. The discontinuance and alienation of such parkland authorized by this act shall not occur until the city of New York 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 provision of adequate recreation properties and opportunities of reasonably equivalent location and usefulness.

§ 5. This act shall take effect immediately and shall be deemed to have been in full force and effect on and after March 5, 2026.