STATE OF NEW YORK

10549--A

IN SENATE

May 20, 2026

Introduced by Sen. STEWART-COUSINS -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the town of Mount Pleasant to alienate and discontinue the use of certain parklands

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 town of Mount Pleasant, county of Westchester, is hereby authorized, acting by and through its governing body, and upon such terms and conditions as determined by such governing body, to discontinue as parkland and alienate the lands described in section three of this act for the purpose of constructing housing.

§ 2. The authorization contained in section one of this act shall be effective only upon the condition that the town of Mount Pleasant dedicate the lands described in section four of this act as parkland, provided that the town of Mount Pleasant 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 are described as follows:

ALL that certain plot, piece or parcel of land situate, lying and located in the Town of Mount Pleasant, County of Westchester, State of New York and bounded and described as follows:

Beginning at a point formed by the division line between Lot 42, Block A and the westerly side of Eastview Drive as shown on a map entitled "Subdivision Map Section No. Two, Stonegate" dated Oct. 4, 1965 and filed in the Westchester county Clerk's Office (Division of Land Records) on June 7, 1966 as Map No. 14848, said point being the POINT OF BEGINNING;

Thence from said point of beginning along Lot 42, North 73 degrees 35 minutes 27 seconds East, a distance of 270.00 feet;

Thence along a proposed lot line over property now or formerly Arden Development #2 Corp. (Recreation Area), South 24 degrees 22 minutes 33 seconds East, a distance of 165.08 feet;

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

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Thence along Lot 43, Block A, South 67 degrees 17 minutes 46 seconds West, a distance of 283.89 feet to a point on the westerly side of Eastview Drive;

Thence along said westerly side of Eastview Drive Northerly, a distance of 195.01 feet along a non-tangent curve to the right of which the radius point lies North 67 degrees 17 minutes 46 seconds East a radius of 1,775.00 feet, and having a central angle of 6 degrees 17 minutes 41 seconds to the point and place of BEGINNING.

Containing 50,044 square feet or 1.1489 acres, more or less.

§ 4. Prior to the discontinuance and alienation of parkland described in section three of this act, the town of Mount Pleasant shall dedicate as parkland such land described as follows:

ALL that certain plot, piece or parcel of land situate, lying and located in the Town of Mount Pleasant, County of Westchester, State of New York and bounded and described as follows:

Beginning at a point formed by the division line between Lot #1 (Parcel D), Lot #2 (Parcel B) and the northerly side of East Stevens Avenue as shown on a map entitled "Subdivision Map with Utility Tie-Ins, Kensico Preserve" prepared by CMG Engineering, Surveying and Landscape Architecture, P.C. dated June 14, 2024, last revised June 27, 2025 and filed in the Westchester county Clerk's Office (Division of Land records) on Aug. 7, 2025 as Map No. 29903, said point being the POINT OF BEGINNING;

Thence running along the northerly side of East Stevens Avenue, South 81 degrees 30 minutes 00 seconds West, a distance of 40.74 feet;

Thence South 81 degrees 41 minutes 00 seconds West, a distance of 179.35 feet to a point;

Thence over and across Lot #1 (Parcel D), North 06 degrees 42 minutes 43 seconds West, a distance of 227.49 feet to a point;

Thence North 81 degrees 41 minutes 00 seconds East, a distance of 220.09 feet to a point on the division line between Lot #1 (Parcel D) and Lot #2 (Parcel B);

Thence South 06 degrees 42 minutes 43 seconds East, a distance of 227.36 feet to the northerly side of East Stevens Avenue, the point and place of BEGINNING.

Containing 50,045 square feet or 1.1489 acres, more or less.

§ 5. In the event that the fair market value of the parklands described in section four of this act to be dedicated by the town of Mount Pleasant 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 town of Mount Pleasant 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 town of Mount Pleasant 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 parklands authorized by the provisions of this act shall not occur until the town of Mount Pleasant 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.