

STATE OF NEW YORK

7517

IN SENATE

May 31, 2012

Introduced by COMMITTEE ON RULES -- read twice and ordered printed, and when printed to be committed to the Committee on Cities

AN ACT to authorize the city of New York to alienate a parcel of land in the borough of Queens to the New York city housing authority on the condition that the parcel remains used for open space and recreational purposes

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

1 Section 1. Subject to the provisions of this act, the city of New
2 York, acting by and through the commissioner of parks and recreation of
3 such city, is authorized to alienate the land described in section three
4 of this act to the New York city housing authority upon such terms and
5 conditions as the parties shall agree.

6 § 2. The authorization provided in section one of this act shall be
7 subject to the requirement that the parcel will be under the jurisdic-
8 tion of the New York city housing authority and shall permanently be
9 operated and maintained for open space and recreational purposes by the
10 city of New York department of parks and recreation.

11 § 3. The land to be conveyed is as follows:

12 All that certain plot, piece or parcel of land situate, lying and
13 being in the Borough and County of Queens, City and State of New York,
14 bounded and described as follows:

15 Beginning at a point formed by the intersection of the westerly line
16 of 1st Street (formerly known as Mills Street, 70 foot wide) with the
17 dividing line between lot 100 and lot 11, block 490, and from said point
18 of beginning running thence; along the said westerly line of 1st Street,
19 the following of two (2) courses:

20 South 07 degrees, 21 minutes, 20 seconds east, a distance of 93.85
21 feet to a point of curvature, thence;

22 Along a curve to the left having a radius of 110.00 feet, an arc
23 length of 111.98 feet, a central angle of 58 degrees, 19 minutes, 38
24 seconds, bearing a chord of south 36 degrees, 31 minutes, 09 seconds
25 east, and a chord distance of 107.21 feet to a point, thence;

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

LBD16052-03-2

S. 7517

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1 Along the dividing line between lot 100 and lot 101, block 490, south
2 61 degrees, 30 minutes, 02 seconds west, a distance of 12.26 feet to a
3 point, thence; proceeding through the interior of lot 100, block 490,
4 the following four (4) courses:

5 Along a curve to the right having a radius of 120.00 feet, an arc
6 length of 55.35 feet, a central angle of 26 degrees, 25 minutes, 36
7 seconds, bearing a chord of north 48 degrees, 55 minutes, 42 seconds
8 west, and a chord distance of 54.86 feet to a point of non tangency,
9 thence;

10 South 75 degrees, 48 minutes, 31 seconds west, a distance of 5.63 feet
11 to a point, thence;

12 North 14 degrees, 11 minutes, 29 seconds west, a distance of 18.54
13 feet to a point of non tangent curvature, thence;

14 Along a curve to the right having a radius of 120.00 feet, an arc
15 length of 40.00 feet, a central angle of 19 degrees, 05 minutes, 53
16 seconds, bearing a chord of north 16 degrees, 54 minutes, 16 seconds
17 west, and a chord distance of 39.81 feet to a point of tangency, thence;

18 North 07 degrees, 21 minutes, 20 seconds west, a distance of 93.99
19 feet to a point, thence;

20 Along the aforementioned dividing line between lot 100 and lot 11,
21 block 490, north 83 degrees, 27 minutes, 42 seconds east, a distance of
22 10.00 feet to the point and place of beginning.

23 Containing 2,120 square feet or 0.049 acre.

24 § 4. If the parkland that is the subject of this act has received
25 funding pursuant to the federal land and water conservation fund, the
26 discontinuance of parkland authorized by the provisions of this act
27 shall not occur until the city of New York has complied with the federal
28 requirements pertaining to the conversion of parklands, including satis-
29 fying the secretary of the interior that the discontinuance will include
30 all conditions which the secretary of the interior deems necessary to
31 assure the substitution of other lands shall be equivalent in fair
32 market value and recreational usefulness to the lands being discontin-
33 ued.

34 § 5. Any lands transferred to the jurisdiction of the New York city
35 housing authority pursuant to this act shall be used for public park
36 purposes and upon termination of such use shall revert to the city of
37 New York department of parks and recreation.

38 § 6. This act shall take effect immediately.

**NEW YORK STATE SENATE
INTRODUCER'S MEMORANDUM IN SUPPORT
submitted in accordance with Senate Rule VI. Sec 1**

BILL NUMBER: S7517

SPONSOR: RULES

TITLE OF BILL:

An act to authorize the city of New York to alienate a parcel of land in the borough of Queens to the New York city housing authority on the condition that the parcel remains used for open space and recreational purposes

SUMMARY OF PROVISIONS:

This bill would authorize the City of New York to alienate a parcel of land, which includes a portion of Hallet's Cove Playground in Queens for purposes of conveyance to the New York City Housing Authority ("NYCHA"). The parcel would come under NYCHA jurisdiction, but would be permanently maintained and operated by the New York City Department of Parks and Recreation for open space and recreational purposes. The bill would take effect immediately.

REASONS FOR SUPPORT:

This legislation would facilitate a zoning lot merger between the Astoria Houses, a NYCHA facility, and a proposed development to be undertaken by Lincoln Equities Development on a former industrial site known as Hallet's Point. This merger will allow Lincoln Equities to develop the affordable housing component of its project within Astoria Houses, adding approximately 2,300 units at the facility. The parcel proposed for alienation would form a connection between the two properties, thus enabling the zoning lot merger to occur. The property, which currently functions as a large cobbled planting bed for a row of trees buffering the outside of Hallet's Cove Playground, would be transferred to NYCHA. However, the legislation would require NYCHA to permanently retain the parcel as public open space under the operation and management of the New York City Department of Parks & Recreation. The existing row of trees would remain in place and continue to serve as a landscape amenity for the adjoining park. Thus, this proposed alienation legislation will result in no loss of open space and the parcel will continue to benefit patrons of Hallet's Cove Playground while also allowing for the construction of additional affordable housing within the NYCHA property.

As an additional part of this proposed development, Lincoln Equities will also open a new waterfront public access area in the proposed mixed-use development that would be required under the City's Waterfront Zoning Text. Further, Lincoln Equities has agreed to undertake or fund improvements to adjacent parkland, subject to the Parks Department's approval. Potential park improvements include repairing and repaving the softball field and basketball courts, fence repairs and the installation of new fencing along the Parks Department's waterfront promenade, and the installation of low ramps for skate boarding. These capital improvements would result in a more useful park for the present and future residents.

Accordingly, the Mayor urges the earliest possible favorable consideration of this proposal by the Legislature.

STATE OF NEW YORK

10622

IN ASSEMBLY

June 8, 2012

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Nolan, Simotas, Aubry, Cook, DenDekker, Markey, Moya) -- read once and referred to the Committee on Cities

AN ACT to authorize the city of New York to alienate a parcel of land in the borough of Queens to the New York city housing authority on the condition that the parcel remains used for open space and recreational purposes

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

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2 York, acting by and through the commissioner of parks and recreation of
3 such city, is authorized to alienate the land described in section three
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10 city of New York department of parks and recreation.

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34 § 5. Any lands transferred to the jurisdiction of the New York city
35 housing authority pursuant to this act shall be used for public park
36 purposes and upon termination of such use shall revert to the city of
37 New York department of parks and recreation.

38 § 6. This act shall take effect immediately.

NEW YORK STATE ASSEMBLY
MEMORANDUM IN SUPPORT OF LEGISLATION
submitted in accordance with Assembly Rule III, Sec 1(f)

BILL NUMBER: A10622

SPONSOR: Rules (Nolan)

TITLE OF BILL: An act to authorize the city of New York to alienate a parcel of land in the borough of Queens to the New York city housing authority on the condition that the parcel remains used for open space and recreational purposes

PURPOSE OR GENERAL IDEA OF BILL: This bill would authorize New York City to alienate a parcel of land which includes a portion of Hailer's Cove Playground in Queens to the New York City Housing Authority. The parcel would be permanently maintained and operated by the NYC Department of Parks for open space and recreational purposes.

SUMMARY OF SPECIFIC PROVISIONS: This bill would authorize the City of New York to alienate a parcel of land, which includes a portion of Hallet's Cove Playground in Queens for purposes of conveyance to the New York City Housing Authority ("NYCHA").

The parcel would come under NYCHA jurisdiction, but would be permanently maintained and operated by the New York City Department of Parks and Recreation for open space and recreational purposes, The bill would take effect immediately.

JUSTIFICATION: This legislation would facilitate a zoning lot merger between Astoria Houses, a NYC Housing Authority (NYCHA) facility, and the development proposed for Haller's Point. The proposed development includes affordable housing, improvements to public space and new waterfront public access.

The parcel proposed for alienation would form a connection between Hallet's Point and Astoria Houses thereby facilitating the zoning lot merger. With a zoning merger, the Hallet's Point development proposes construction of approximately 2, 300 new units of affordable housing at Astoria Houses. There will also be improvements to the parkland adjacent to the development including the repair of the softball field and basketball courts, repairs to and installation of new fencing and installation of low ramps for skateboarding. In addition, there will be new waterfront public access area in the proposed mixed-use development as required under the City's Waterfront Zoning Text. These capital improvements will create a more useful park for current and future residents.

There will be no loss of open space. The (mad to be alienated is a large cobbled planting bed for a row of trees buffering the outside of Hallet's Cove Playground. The legislation requires that NYCHA permanently retain this parcel of land as public open space under the operation and management of the NYC Department of Parks. The existing row of trees will therefore remain in place and continue to benefit the adjoining

park and its patrons.

PRIOR LEGISLATIVE HISTORY: New bill

FISCAL IMPLICATIONS: To be determined

EFFECTIVE DATE: Immediately
