

SPONSORS MEMO:

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

BILL NUMBER: A8932

SPONSOR: Rules (Arroyo)

COSPONSOR: Rivera J, Greene, Silver, Benedetto, Diaz L, Diaz R, Heastie,
Rivera

N, Rivera P

TITLE OF BILL: An act authorizing the leasing of certain parkland and demapping of certain streets for development of a professional baseball stadium and associated facilities in and in the vicinity of Macombs Dam Park and John Mullaly Park in the borough of the Bronx in the city of New York, and to authorize the state to dispose of certain surplus lands to the city of New York to provide for new park facilities

PURPOSE OR GENERAL IDEA OF BILL:

To authorize the leasing of certain parkland and demapping of certain streets for development of a professional baseball stadium for the New York Yankees and associated facilities in the vicinity of Macombs Dam Park and John Mullaly Park in the borough of the Bronx in the city of New York, and to authorize the state to dispose of certain surplus lands to the city of New York to provide for new park facilities.

SUMMARY OF SPECIFIC PROVISIONS:

Section 1 sets out legislative findings.

Section 2 (a) authorizes the City of New York to enter into contracts, leases or rental agreements with the New York Yankees Limited Partnership or other entities for a term not to exceed 99 years and to allow for the granting of easements, licenses, permits and concessions in order to construct associated parking and facilities.

Section 2 (b) authorizes the City of New York to enter into contracts, leases or rental agreements with entities for a term not to exceed 99 years and to allow for the granting of easements, licenses, permits and concessions in order to construct a baseball stadium.

Section 2 (c) authorizes the alienation of specifically described parkland for the construction of a new stadium with service roads.

Section 2 (d) authorizes the alienation of specifically described parkland for the construction of related parking facilities.

Section 3 stipulates that the authorizations set out in section 2 are subject to the requirement that the City dedicate the existing Yankee Stadium to park use acquire additional park lands and/or dedicate land that is currently inaccessible by the public for park or recreational purposes and/or perform capital improvements to park and recreational facilities in the Bronx of equal or greater value than the fair market value of the parkland being alienated.

Section 4 authorizes the City to demap Ruppert Place and specifically described portions of east 162nd street.

Section 5 authorizes the state to convey specifically described lands to the City of New York to be dedicated and developed by the City for recreational purposes.

Section 6 provides reversion language should the leased park lands cease to be used for this authorized purpose.

Section 7 states that the conveyance of parkland to the city shall not occur without compliance with federal requirements.

Section 8 sets an immediate effective date.

EFFECTS OF PRESENT LAW WHICH THIS BILL WOULD ALTER:

None

JUSTIFICATION:

This legislation will facilitate the construction of a new Yankee Stadium in the Borough of The Bronx, City of New York and will authorize and require that parkland be identified to replace those lands being alienated. This legislation will also allow for the development of parking facilities which will benefit the stadium patrons.

PRIOR LEGISLATIVE HISTORY:

New legislation.

FISCAL IMPLICATIONS FOR STATE AND LOCAL GOVERNMENTS:

None to the State, undetermined to the City of New York.

EFFECTIVE DATE:

Immediately.

Bill Text:

S T A T E O F N E W Y O R K

8932

2005-2006 Regular Sessions

I N A S S E M B L Y

June 19, 2005

Introduced by COMMITTEE ON RULES -- (at request of M. of A.
Arroyo,
J. Rivera, Greene, Silver, Benedetto, R. Diaz, Heastie, N.
Rivera,
P. Rivera) -- read once and referred to the Committee on Cities

AN ACT authorizing the leasing of certain parkland and demapping
of
certain streets for development of a professional baseball stadium
and
associated facilities in and in the vicinity of Macombs Dam Park
and
John Mullaly Park in the borough of the Bronx in the city of New
York,
and to authorize the state to dispose of certain surplus lands to
the
city of New York to provide for new park facilities

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND
ASSEM-
BLY, DO ENACT AS FOLLOWS:

1 Section 1. Legislative findings. It is hereby found and declared
that
2 the development, financing, operation and maintenance of a new
stadium
3 for professional baseball and associated facilities, including
parking
4 facilities, in the borough of the Bronx in the city of New York,
will
5 provide, for the benefit of the people of the city of New York,
recre-
6 ational use and activities including entertainment, amusement,
educa-
7 tion, enlightenment, cultural development and betterment and
improvement
8 of trade and commerce, including professional sports and
athletic
9 events, cultural and entertainment events, tourism, meetings and
assem-
10 blages, and other events of a civic, community and general public
inter-
11 est. It is further found and declared that the development,
financing,
12 operation and maintenance of such stadium and related
facilities,
13 including parking facilities, are for the benefit of the people of
the
14 city of New York and for the improvement of their health,
welfare,
15 recreational activities and prosperity and for the improvement of
trade
16 and commerce and are hereby declared to be public purposes. It
is
17 further found and declared that the development, financing,
maintenance

18 and operation of such stadium and associated facilities, including
park-
19 ing facilities, are park purposes permitted on lands dedicated as
park-
20 lands of the city of New York.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in
brackets

{ } is old law to be omitted.

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1 It is further found and declared that development, financing,
opera-
2 tion and maintenance of parking facilities to serve the needs of
the
3 patrons of the stadium and the general public are essential for the
use
4 of the stadium, will serve the public convenience and welfare
and
5 constitute a public purpose.

6 S 2. a. Notwithstanding any other provision of law, general,
special
7 or local to the contrary, the city of New York, acting through the
mayor
8 or his or her designee, is hereby authorized and empowered to enter
into
9 one or more contracts, leases or rental agreements for a term not
to
10 exceed ninety-nine years, with the New York Yankees Limited
Partnership,
11 its affiliate and/or another entity or entities, for development of
a
12 professional baseball stadium and to grant easements, licenses,
permits,
13 concessions and other authorizations to such partnership,
affiliate
14 and/or another entity or entities with respect to certain land of
the
15 city of New York, including parkland and lands formerly in the bed
of
16 mapped streets, and volumes above the bed of mapped streets, in
the
17 borough of the Bronx, more particularly described in subdivision c
of
18 this section, for the purpose of developing, maintaining and
operating
19 thereon a professional baseball stadium and related facilities,
together
20 with any additions, alterations or improvements thereto, and the
equip-
21 ping thereof, and facilities related to the development and operation
of
22 such professional baseball stadium, including without limitation
facili-

23 ties serving a commercial or business purpose, on such terms and
condi-
24 tions including the duration of the term of the lease and the
consider-
25 ation therefore, and such further contracts, leases, rental
agreements,
26 easements, licenses, permits, concessions and other
authorizations
27 related to such professional baseball stadium and appurtenant
facilities
28 and related facilities upon which the city of New York and such
person
29 or persons, entity or entities may agree.
30 b. Notwithstanding any other provision of law, general, special
or
31 local to the contrary, the city of New York, acting through the mayor
or
32 his or her designee, is hereby authorized and empowered to enter
into
33 one or more contracts, leases or rental agreements with a local
develop-
34 ment corporation, the New York state urban development corporation or
a
35 subsidiary thereof, or another entity or entities, for a term not
to
36 exceed ninety-nine years, and to grant easements, licenses,
permits,
37 concessions and other authorizations, with respect to certain land
of
38 the city of New York, including parkland in the borough of the
Bronx,
39 more particularly described in subdivision d of this section, for
the
40 purpose of developing, constructing, operating and maintaining
parking
41 facilities and other stadium related facilities and the equipping
there-
42 of, and facilities related thereto, to serve the professional
baseball
43 stadium referred to above, on such terms and conditions including
the
44 duration of the term of the lease and the consideration therefor, and
to
45 enter into or grant such further agreements, easements,
licenses,
46 concessions and other authorizations as the city of New York and
such
47 person or persons or entity or entities may agree in order to carry
out
48 the purposes of this act.
49 c. The tracts of parkland authorized to be alienated in subdivision
a
50 of this section are more particularly described as follows:
51 NEW STADIUM SITE WITH SERVICE ROAD
52 BEGINNING at a point on the westerly side of River Avenue (75
feet

53 wide), said point being 115.37 feet distant South 04 degrees 56
minutes
54 47 seconds East from the corner formed by the intersection of
the
55 westerly side of River Avenue with the southerly side of East
164th

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1 Street (60 feet wide), as said streets are shown on the Borough
Presi-
2 dent of Bronx Final Section Map #8;
3 1. Running thence along the westerly side of River Avenue, South
04
4 degrees 56 minutes 47 seconds East a distance of 909.38 feet to
the
5 corner formed by the intersection of the westerly side of River
Avenue
6 with the northerly side of East 161st Street (width varies);
7 2. Running thence along the northerly side of East 161st Street,
South
8 83 degrees 44 minutes 07 seconds West a distance of 423.62 feet to
a
9 point;
10 3. Running thence along the northerly side of East 161st Street,
North
11 79 degrees 56 minutes 37 seconds West a distance of 374.52 feet to
a
12 point;
13 4. Running thence along a curve bearing to the right, having a
radius
14 of 30.00 feet and a central angle of 99 degrees 28 minutes 14
seconds,
15 an arc distance of 52.08 feet (Chord bearing and distance North
30
16 degrees 12 minutes 30 seconds West, 45.78 feet) to a point on the
east-
17 erly side of Macombs Lane (80 feet wide);
18 5. Running thence along a curve bearing to the left, having a
radius
19 of 1534.00 feet and a central angle of 11 degrees 26 minutes 42
seconds,
20 an arc distance of 306.42 feet (Chord bearing and distance North
11
21 degrees 58 minutes 03 seconds East, 305.92 feet) to a point on the
east-
22 erly side of Macombs Lane;
23 6. Running thence along the easterly side of Macombs Lane, North
07
24 degrees 07 minutes 37 seconds East a distance of 498.07 feet to a
point;
25 7. Running thence North 84 degrees 57 minutes 23 seconds East
a
26 distance of 611.63 feet to the place and point of BEGINNING.
27 Containing 634,334.98 square feet or 14.5623 acres.
28 Excluding therefrom the Substation Parcel more particularly
described:

29 Commencing at a point on the corner formed by the intersection of
the
30 westerly side of River Avenue (75 feet wide) with the southerly side
of
31 East 164th Street (60 feet wide), as said streets are shown on
the
32 Borough President of Bronx Final Section Map #8, and running the
follow-
33 ing two (2) courses to the Point of Beginning;
34 a. Running along the westerly side of River Avenue, South 04
degrees
35 56 minutes 47 seconds East, a distance of 145.77 feet to a point;
36 b. Running South 84 degrees 47 minutes 54 seconds West, a distance
of
37 37.33 feet to the place and point of BEGINNING.
38 1. Running thence, South 04 degrees 55 minutes 23 seconds East
a
39 distance of 73.89 feet to a point;
40 2. Running thence, South 85 degrees 04 minutes 37 seconds West
a
41 distance of 27.27 feet to a point;
42 3. Running thence, South 04 degrees 56 minutes 46 seconds East
a
43 distance of 6.41 feet to a point;
44 4. Running thence, South 85 degrees 03 minutes 14 seconds West
a
45 distance of 36.00 feet to a point;
46 5. Running thence, North 04 degrees 56 minutes 46 seconds West
a
47 distance of 6.42 feet to a point;
48 6. Running thence, South 85 degrees 04 minutes 37 seconds West
a
49 distance of 37.70 feet to a point;
50 7. Running thence, North 05 degrees 12 minutes 06 seconds West
a
51 distance of 73.40 feet to a point;
52 8. Running thence, North 84 degrees 47 minutes 54 seconds East
a
53 distance of 101.33 feet to the place and point of BEGINNING.
54 Containing 7680.61 square feet or 0.1763 acres.

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1 d. The tracts of parkland authorized to be alienated in subdivision
b
2 of this section for parking and other stadium-related facilities
are
3 more particularly described as follows:

4 BLOCK 2499
5 LOT 108
6 (Garage `C`)

7 BEGINNING at a point on the easterly side of Jerome Avenue, said
point
8 being 126.09 feet, North 28 degrees 08 minutes 56 seconds East from
the

9 corner formed by the intersection of the easterly side of Jerome
Avenue
10 (100 feet wide), with northerly side of Exterior Street (80 feet
wide),
11 as said streets are shown on the Borough President of Bronx
Final
12 Section Map #8;
13 1. Running thence along the easterly side of Jerome Avenue, North
28
14 degrees 08 minutes 56 seconds East a distance of 65.02 feet to a
point,
15 2. Running thence along a curve bearing to the right, having a
radius
16 of 370.07 feet and a central angle of 24 degrees 01 minutes 03
seconds,
17 an arc distance of 155.13 feet (Chord bearing and distance North
40
18 degrees 09 minutes 29 seconds East, 153.99 feet) to a point on the
east-
19 erly side of Jerome Avenue;
20 3. Running thence along a curve bearing to the right, having a
radius
21 of 110.38 feet and a central angle of 47 degrees 53 minutes 23
seconds,
22 an arc distance of 92.26 feet (Chord bearing and distance North
76
23 degrees 06 minutes 42 seconds East, 89.60 feet) to a point on the
south-
24 erly side of East 161st Street;
25 4. Running thence along the southerly side of East 161st Street,
South
26 79 degrees 56 minutes 37 seconds East a distance of 208.11 feet to
a
27 point on the southerly side of East 161st Street;
28 5. Running thence along the southerly side of East 161st Street,
South
29 66 degrees 06 minutes 01 seconds East a distance of 100.12 feet to
a
30 corner formed by the intersection of the southerly side of East
161st
31 Street with the westerly side of Macombs Lane (80 feet wide);
32 6. Running thence along a curve bearing to the right, having a
radius
33 of 1460.00 feet and a central angle of 18 degrees 14 minutes 57
seconds,
34 an arc distance of 465.02 feet (Chord bearing and distance South
33
35 degrees 25 minutes 18 seconds West, 463.06 feet) to a point;
36 7. Running thence through Lot 108 and along a curve bearing to
the
37 right, having a radius of 294.00 feet and a central angle of 10
degrees
38 46 minutes 55 seconds, an arc distance of 55.33 feet (Chord bearing
and
39 distance North 23 degrees 12 minutes 24 seconds West, 55.24 feet) to
a
40 point;

41 8. Running thence through Lot 108, South 72 degrees 11 minutes
04 seconds West a distance of 6.00 feet to a point;
43 9. Running thence through Lot 108 and along a curve bearing to
the
44 left, having a radius of 169.00 feet and a central angle of 07
degrees
45 37 minutes 04 seconds, an arc distance of 22.47 feet (Chord bearing
and
46 distance North 21 degrees 37 minutes 28 seconds West, 22.45 feet) to
a
47 point;
48 10. Running thence through Lot 108 and along a curve bearing to
the
49 left, having a radius of 479.00 feet and a central angle of 26
degrees
50 43 minutes 00 seconds, an arc distance of 223.36 feet (Chord bearing
and
51 distance North 38 degrees 47 minutes 30 seconds West, 221.34 feet) to
a
52 point;
53 11. Running thence through Lot 108 and along a curve bearing to
the
54 left, having a radius of 119.00 feet and a central angle of 43
degrees

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1 06 minutes 33 seconds, an arc distance of 89.54 feet (Chord bearing
and
2 distance North 73 degrees 42 minutes 16 seconds West, 87.44 feet) to
the
3 point and place of BEGINNING.
4 Containing 126,061.00 square feet or 2.894 acres.
5 GARAGE B
6 BEGINNING at a point formed by the intersection of the westerly
side
7 of River Avenue (75 feet wide), with the southerly side of East
164th
8 Street (60 feet wide), as said streets are shown on the Borough
Presi-
9 dent of Bronx Final Section Map #8;
10 1. Running thence along the westerly side of River Avenue, South
04
11 degrees 56 minutes 47 seconds East a distance of 115.37 feet to a
point;
12 2. Running thence South 84 degrees 57 minutes 23 seconds West
a
13 distance of 611.63 feet to a point on the easterly side of Jerome
Avenue
14 (width varies);
15 3. Running thence along the easterly side of Jerome Avenue, North
07
16 degrees 07 minutes 37 seconds East a distance of 119.04 feet to
the
17 corner formed by the intersection of the easterly side of Jerome
Avenue

18 with the southerly side of East 164th Street;
19 4. Running thence along the southerly side of East 164th Street,
North
20 85 degrees 03 minutes 13 seconds East a distance of 586.73 feet to
the
21 place and point of BEGINNING.
22 Containing 69,430.36 square feet or 1.5939 acres.
23 BLOCK 2499
24 GARAGE A

25 BEGINNING at a point formed by the intersection of the southerly
side
26 of East 161st Street (width varies), with westerly side of Ruppert
Place
27 (60 feet wide), as said streets are shown on the Borough President
of
28 Bronx Final Section Map #8;
29 1. Running thence along the westerly side of Ruppert Place, South
30
30 degrees 44 minutes 08 seconds West a distance of 557.29 feet to a
point;
31 2. Running thence South 04 degrees 56 minutes 47 seconds East
a
32 distance of 272.83 feet to the corner formed by the intersection of
the
33 westerly side of Ruppert Place with the northerly side of East
157th
34 Street (width varies)
35 3. Running thence along the northerly side of East 157th Street,
South
36 87 degrees 40 minutes 30 seconds West, a distance of 271.93 feet to
the
37 corner formed by the intersection of the northerly side of East
157th
38 Street with the easterly side of Exterior Street (width varies);
39 4. Running thence along the easterly side of Exterior Street, along
a
40 curve bearing to the left having a radius of 791.57 feet and a
central
41 angle of 13 degrees 08 minutes 02 seconds, an arc distance of
181.451
42 feet (Chord bearing and distance North 31 degrees 33 minutes 27
seconds
43 West, 181.054 feet) to a point;
44 5. Running thence along the said easterly side of Exterior
Street,
45 North 01 degrees 04 minutes 22 seconds East a distance of 48.51 feet
to
46 a point;
47 6. Running thence through Lot 100 and along a curve bearing to
the
48 left, having a radius of 117.00 feet and a central angle of 123
degrees
49 57 minutes 37 seconds, an arc distance of 253.13 feet (Chord bearing
and
50 distance North 04 degrees 03 minutes 05 seconds East, 206.57 feet) to
a

51 point;
52 7. Running thence through Lot 100 and along a curve bearing to
the
53 left, having a radius of 165.00 feet and a central angle of 36
degrees
54 00 minutes 58 seconds, an arc distance of 103.72 feet (Chord bearing
and

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1 distance North 75 degrees 56 minutes 10 seconds West, 102.02 feet) to
a

2 point;
3 8. Running thence along a curve bearing to the left, having a
radius
4 of 1540.00 feet and a central angle of 17 degrees 36 minutes 17
seconds,
5 an arc distance of 473.18 feet (Chord bearing and distance North
33
6 degrees 04 minutes 44 seconds East, 471.33 feet) to a point on
the

7 southerly side of East 161st Street;
8 9. Running thence along a curve bearing to the right, having a
radius
9 of 18.02 feet and a central angle of 75 degrees 46 minutes 48
seconds,
10 an arc distance of 23.84 feet (Chord bearing and distance North
62
11 degrees 09 minutes 51 seconds East, 22.14 feet) to a point on the
south-

12 erly side of East 161st Street;
13 10. Running thence along the southerly side of East 161st
Street,
14 South 79 degrees 56 minutes 37 seconds East a distance of 441.17 feet
to
15 the point and place of BEGINNING.

16 Containing 319,198.69 square feet or 7.3278 acres.

17 PORTION OF RUPPERT PLACE AND LOT 1 IN BLOCK 2491

18 BEGINNING at a point on the westerly side of Ruppert Place (60
feet

19 wide), said point being distant 275.00 feet, South 30 degrees 44
minutes
20 08 seconds West from the corner formed by the intersection of the
south-
21 erly side of East 161st Street (width varies), with westerly side
of
22 Ruppert Place (60 feet wide), as said streets are shown on the
Borough

23 President of Bronx Final Section Map #8

24 1. Running thence along a line at right angles to the westerly side
of
25 Ruppert Place, South 59 degrees 15 minutes 12 seconds East a distance
of
26 175.00 feet to a point in Lot 1 Block 2491;

27 2. Running thence through Lot 1 Block 2491, South 31 degrees
37
28 minutes 12 seconds West a distance of 174.66 feet to a point of
curva-
29 ture;
30 3. Running thence through Lot 1 Block 2491, along a curve bearing
to
31 the left having a radius of 100.00 feet and a central angle of
126
32 degrees 00 minutes 00 seconds, an arc distance of 219.91 feet
(Chord
33 bearing and distance South 31 degrees 22 minutes 48 seconds East,
178.20
34 feet) to a point of tangency;
35 4. Running thence through Lot 1 Block 2491, North 85 degrees
37
36 minutes 11 seconds East a distance of 223.13 feet to a point;
37 5. Running thence through Lot 1 Block 2491, South 02 degrees
19
38 minutes 31 seconds East a distance of 125.00 feet to a point on
the
39 northerly side of East 157th Street (60 feet wide);
40 6. Running thence along the northerly side of East 157th Street,
South
41 87 degrees 40 minutes 29 seconds West a distance of 439.94 feet to
the
42 corner formed by the northerly side of East 157th Street with the
east-
43 erly side of Ruppert Place;
44 7. Running thence along the northerly side of East 157th Street,
North
45 88 degrees 31 minutes 34 seconds West a distance of 60.38 feet to
the
46 corner formed by the northerly side of East 157th Street with
the
47 westerly side of Ruppert Place;
48 8. Running thence along the westerly side of Ruppert Place, North
04
49 degrees 56 minutes 47 seconds West a distance of 272.83 feet to a
point;
50 9. Running thence along the westerly side of Ruppert Place, North
30
51 degrees 44 minutes 08 seconds East a distance of 282.29 feet to
the
52 place and Point of BEGINNING.
53 Containing an area of 130,419.75 square feet or 2.9940 acres.

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1 S 3. The authorization provided in section two of this act shall
be
2 subject to the requirement that the city of New York dedicate the
site
3 of the existing Yankee Stadium to park use, and acquire additional
park
4 lands and/or dedicate land that is currently inaccessible by the
public

5 for park or recreational purposes, of equal or greater fair market
value
6 in the Borough of the Bronx and/or perform capital improvements to
park
7 and recreational facilities in the Borough of the Bronx which are
equal
8 to or greater than the fair market value of those park lands
being
9 alienated by this act.

10 S 4. a. Notwithstanding any provision of law, general, special
or
11 local, the city of New York, acting through the mayor or his or
her
12 designee, is hereby authorized and empowered to administratively
amend
13 the city map to remove therefrom any streets and airspace above
streets
14 pursuant to this section.

15 b. The tracts of land referred to in subdivision a of this section
are
16 more particularly described as follows:

17 Ruppert Place
18 BEGINNING at the corner formed by the intersection of the
southerly
19 side of East 161st Street (width varies) with the easterly side
of
20 Ruppert Place (60 feet wide), as said streets are shown on the
Borough
21 President of Bronx Final Section Map #8;

22 1. Running thence along the easterly side of Ruppert Place, South
30
23 degrees 44 minutes 07 seconds West a distance of 552.08 feet to a
point,

24 2. Running thence along the easterly side of Ruppert Place, South
04
25 degrees 56 minutes 47 seconds East a distance of 260.27 feet to
the
26 corner formed by the intersection of the easterly side of Ruppert
Place

27 with the northerly side of East 157th Street,

28 3. Running thence along the northerly side of East 157th Street,

North
29 88 degrees 31 minutes 34 seconds West a distance of 60.38 feet to
the
30 corner formed by the intersection of the westerly side of Ruppert
Place

31 with the northerly side of East 157th Street,

32 4. Running thence along the westerly side of Ruppert Place, North
04
33 degrees 56 minutes 47 seconds West a distance of 272.83 feet to a
point,

34 5. Running thence along the westerly side of Ruppert Place, North
30
35 degrees 44 minutes 08 seconds East a distance of 557.29 feet to
the

36 corner formed by the intersection of the westerly side of Ruppert
Place

37 with the southerly side of East 161st Street,
38 6. Running thence along the southerly side of East 161st Street,
South
39 72 degrees 28 minutes 59 seconds East a distance of 61.63 feet to
a
40 place and point of BEGINNING.

41 Containing 49,274.78 square feet or 1.1312 acres.

42 East 162nd Street

43 BEGINNING at the corner formed by the intersection of the
northerly

44 side of East 162nd Street (width varies) with the westerly side of
River

45 Avenue (75 feet wide), as said streets are shown on the Borough
Presi-

46 dent of Bronx Final Section Map #8;

47 1. Running thence along the westerly side of River Avenue, South
04
48 degrees 56 minutes 47 seconds East a distance of 60.01 feet to
the

49 corner formed the intersection of the southerly side of East
162nd

50 Street with the westerly side of River Avenue,

51 2. Running thence along the southerly side of East 162nd Street,
South

52 84 degrees 13 minutes 35 seconds West a distance of 653.44 feet to
the

53 corner formed the intersection of the southerly side of East
162nd

54 Street with the easterly side of Jerome Avenue,

55 3. Running thence along the easterly side of Jerome Avenue, North
06

56 degrees 14 minutes 33 seconds East a distance of 57.64 feet to
the

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1 corner formed the intersection of the northerly side of East
162nd

2 Street with the easterly side of Jerome Avenue,

3 4. Running thence along the northerly side of East 162nd Street,
North

4 84 degrees 13 minutes 35 seconds East a distance of 54.97 feet to
a

5 point,

6 5. Running thence along the northerly side of East 162nd Street,
North

7 80 degrees 37 minutes 06 seconds East a distance of 57.57 feet to
a

8 point,

9 6. Running thence along the northerly side of East 162nd Street,
North

10 84 degrees 13 minutes 35 seconds East a distance of 529.88 feet to
a

11 place and point of BEGINNING.

12 Containing 38,547.34 square feet or 0.8849 acres.

13

East 151st Street

14 A volume of air space above 151st Street, between River Avenue
and
15 Gerard Avenue, in the borough of the Bronx, city of New York,
comprising
16 approximately 12,500 square feet, in which volume of space
parking
17 facilities may be located.

18 S 5. a. Notwithstanding any other provision of law, general,
special
19 or local to the contrary, the state, acting through its office of
gener-
20 al services is hereby authorized and empowered to sell, convey
and
21 transfer to the city of New York, all or a portion of the lands in
the
22 borough of the Bronx, city of New York and state of New York,
as
23 described in subdivision b of this section, to be used, dedicated
and
24 developed by the city of New York for recreational purposes and the
city
25 of New York, acting through the mayor of such city or his or her
desig-
26 nee, is hereby authorized and empowered to accept and acquire from
the
27 state all of the state's right, title and interest to such
lands.
28 Conveyance of such land is to be made for \$1.00 at such time and
upon
29 such terms and conditions as the commissioner of general services
may
30 fix and determine.

31 b. The tracts of state land referred to in subdivision a of
this
32 section are more particularly described as follows:

33 All that piece or parcel of property hereinafter designated as
parcels
34 50 and 51, situate in the Borough and County of The Bronx, City
and
35 State of New York, as shown on the accompanying map and described
as
36 follows:

37 PARCEL 50:
38 Beginning at the point of intersection of the northerly line of
East
39 150th Street with the Pierhead and Bulkhead line of the Harlem
River,
40 said point being 10.41 feet distant westerly, measured at right
angles
41 from Station SL72+83.09 of a survey baseline hereinafter
described,
42 thence along said Pierhead and Bulkhead line the following six
(6)
43 courses and distances, one (1), N30 -57`-06"W, a distance of 11.43
feet

44 to a point, said point being 10.25 feet distant westerly, measured
at
45 right angles from Station SL72+71.67 of said baseline, thence two
(2),
46 N31 -54`-51"W, a distance of 307.95 feet to a point, said point
being
47 11.08 feet distant westerly, measured at right angles from
Station
48 SL69+63.72 of said baseline, thence three (3), N31 -26`-08"W,
a
49 distance of 306.86 feet to a point, said point being 9.35 feet
distant
50 westerly, measured at right angles from Station SL66+56.87 of said
base-
51 line, thence four (4), N32 -32`-18"W, a distance of 312.32 feet to
a
52 point, said point being 13.80 feet, distant westerly, measured at
right
53 angles from Station SL63+44.59 of said baseline, thence five (5),
N32
54 -32`-43"W, a distance of 308.96 feet to a point, said point being
18.30

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1 feet distant westerly, measured at right angles from Station
SL60+35.66
2 of said baseline, thence six (6), N32 -42`-04"W, a distance of
234.84
3 feet to the point of intersection of said Pierhead and Bulkhead
line
4 with the right-of-way line of the Major Deegan Expressway, said
point
5 being 78.29 feet distant westerly, measured at right angles from
Station
6 SL58+14.57 of said baseline, thence along said right-of-way line
N56
7 -40`-41"E, a distance of 31.64 feet to a point, said point being
48.05
8 feet distant westerly, measured at right angles from Station
SL58+05.25
9 of said baseline, thence through lands of the City of New York,
reputed
10 owner, the following twenty-six (26) courses and distances, one
(1),
11 S32 -32`-43"E, a distance of 223.73 feet to a point, said point
being
12 12.53 feet distant easterly, measured at right angles from
Station
13 SL60+23.67 of said baseline, thence two (2), N57 -16`-50"E, a
distance
14 of 204.03 feet to a point, said point being 216.53 feet distant
easter-
15 ly, measured at right angles from Station SL60+20.08 of said
baseline,
16 thence three (3), S32 -41`-30"E, a distance of 155.11 feet to a
point,

17 said point being 219.18 feet distant easterly, measured at right angles
18 from Station SL61+75.17 of said baseline, thence four (4),
S59
19 -17`-45"W, a distance 18.14 feet to a point, said point being
201.05
20 feet distant easterly, measured at right angles from Station
SL61+74.85
21 thence five (5), S32 -47`-38"E, a distance of 220.00 feet to a
point,
22 said point being 205.21 feet distant easterly, measured at right
angles
23 from Station SL63+94.81 of said baseline, thence six (6),
S56
24 -32`-31"W, a distance of 136.29 feet to a point, said point being
68.98
25 feet distant easterly, measured at right angles from Station
SL63+98.97
26 of said baseline, thence seven (7), S32 -32`-43"E, a distance of
135.00
27 feet to a point, said point being 70.95 feet distant easterly,
measured
28 at right angles from Station SL65+33.95 of said baseline, thence
eight
29 (8), S57 -27`-17"W, a distance of 20.00 feet to a point, said
point
30 being 50.95 feet distant easterly, measured at right angles from
Station
31 SL65+34.25 of said baseline, thence nine (9), S32 -07`-22"E, a
distance
32 of 178.64 feet to a point, said point being 52.13 feet distant
easterly,
33 measured at right angles from Station SL67+12.93 of said
baseline,
34 thence ten (10), N58 -19`-32"E, a distance of 10.00 feet to a
point,
35 said point being 62.13 feet distant easterly, measured at right
angles
36 from Station SL67+12.94 of said baseline, thence eleven (11),
S31
37 -40`-28"E, a distance of 35.00 feet to a point, said point being
62.08
38 feet distant easterly, measured at right angles from Station
SL67+47.94
39 of said baseline, thence twelve (12), N56 -11`-21"E, a distance
of
40 37.87 feet to a point, said point being 99.92 feet distant
easterly,
41 measured at right angles from Station SL67+46.58 of said
baseline,
42 thence thirteen (13), N58 -37`-38"E, a distance of 65.59 feet to
a
43 point, said point being 165.51 feet distant easterly, measured at
right
44 angles from Station SL67+47.02 of said baseline, thence fourteen
(14),

45 N56 -34`-23"E, a distance of 86.91 feet to a point, said point
being
46 252.38 feet distant easterly, measured at right angles from
Station
47 SL67+44.49 of said baseline, thence fifteen (15), S32 -23`-23"E,
a
48 distance of 126.40 feet to a point, said point being 253.77 feet
distant
49 easterly, measured at right angles from Station SL68+70.89 of said
base-
50 line, thence sixteen (16), S58 -00`-39"W, a distance of 179.48 feet
to
51 a point, said point being 74.29 feet distant easterly, measured at
right
52 angles from Station SL68+71.61 of said baseline, thence seventeen
(17),
53 S31 -40`-28"E, a distance of 44.00 feet to a point, said point
being
54 74.22 feet distant easterly, measured at right angles from
Station
55 SL69+15.61 of said baseline, thence eighteen (18), S58 -19`-32"W,
a
56 distance of 22.00 feet to a point, said point being 52.22 feet
distant

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1 easterly, measured at right angles from Station SL69+15.58 of said
base-
2 line, thence nineteen (19), S31 -40`-28"E, a distance of 154.50 feet
to
3 a point, said point being 52.00 feet distant easterly, measured at
right
4 angles from Station SL70+70.08 of said baseline, thence twenty
(20),
5 N58 -19`-32"E, a distance of 10.00 feet to a point, said point
being
6 62.00 feet distant easterly, measured at right angles from
Station
7 SL70+70.10 of said baseline, thence twenty-one (21), S31 -40`-28"E,
a
8 distance of 35.00 feet to a point, said point being 61.95 feet
distant
9 easterly, measured at right angles from Station SL71+05.10 of said
base-
10 line, thence twenty-two (22), N55 -28`-42"E, a distance of 188.85
feet
11 to a point, said point being 250.58 feet distant easterly, measured
at
12 right angles from Station SL70+95.99 of said baseline, thence
twenty-
13 three (23), S29 -45`-42"E, a distance of 98.94 feet to a point,
said
14 point being 247.13 feet distant easterly, measured at right angles
from
15 Station SL71+94.87 of said baseline, thence twenty-four (24),
S57

16 -09°-24"W, a distance of 108.98 feet to a point, said point being
138.17
17 feet distant easterly, measured at right angles from Station
SL71+96.93
18 of said baseline thence twenty-five (25), S35 -45°-36"W, a distance
of
19 94.67 feet to a point, said point being 50.70 feet distant
easterly,
20 measured at right angles from Station SL72+33.14 of said
baseline,
21 thence twenty-six (26), S31 -16°-26"E, a distance of 75.00 feet to
a
22 point in the northerly street line of East 150th Street, said
point
23 being 50.06 feet distant easterly, measured at right angles from
Station
24 SL73+08.13 of said baseline, thence along said street line
S80
25 -44°-10"W, a distance of 65.45 feet to the point or place of
beginning,
26 being 197,023 square feet, or 4.523 acres, more or less.
27 PARCEL 51:
28 Beginning at the point of intersection of the northerly line of
East
29 149th Street with the Pierhead and Bulkhead line of the Harlem
River,
30 said point being 14.99 feet distant westerly, measured at right
angles
31 from Station SL77+79.18 of a survey baseline, hereinafter
described,
32 thence along said Pierhead and Bulkhead line, the following two
(2)
33 courses and distances, one (1) N30 -57°-00"W, a distance of 200.98
feet
34 to a point, said point being 13.31 feet distant westerly, measured
at
35 right angles from Station SL75+78.21 of said baseline, thence two
(2),
36 N30 -57°-06"W, a distance of 241.26 feet to the point of
intersection
37 of said Pierhead and Bulkhead line with the southerly street line
of
38 East 150th Street, said point being 11.17 feet distant westerly,
meas-
39 ured at right angles from Station SL73+36.89 of said baseline,
thence
40 along said southerly street line of East 150th Street, N80 -44°-10"E,
a
41 distance of 65.16 feet to a point, said point being 49.03 feet
distant
42 easterly, measured at right angles from Station SL73+61.82 of said
base-
43 line, thence through lands of the City of New York, reputed owner,
the
44 following nine (9) courses and distances, one (1), S30 -39°-32"E,
a

45 distance of 131.97 feet to a point, said point being 47.26 feet
distant
46 easterly, measured at right angles from Station SL74+93.50 of said
base-
47 line, thence two (2), S48 -13`-47"W, a distance of 27.30 feet to
a
48 point, said point being 20.40 feet distant easterly, measured at
right
49 angles from Station SL74+98.40 of said baseline, thence three (3),
S41
50 -46`-13"E, a distance of 86.00 feet to a point, said point being
35.84
51 feet distant easterly, measured at right angles from Station
SL75+83.00
52 of said baseline, thence four (4), N48 -13`-47"E, a distance of
1.00
53 feet to a point, said point being 36.83 feet distant easterly,
measured
54 at right angles from Station SL75+82.82 of said baseline, thence
five
55 (5), S42 -35`-39"E, a distance of 102.23 feet to a point, said
point
56 being 56.63 feet distant easterly, measured at right angles from
Station

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1 SL76+83.12 of said baseline, thence six (6), S47 -59`-48"W, a
distance
2 of 30.00 feet to a point, said point being 27.14 feet distant
easterly,
3 measured at right angles from Station SL76+88.67 of said
baseline,
4 thence seven (7), S42 -00`-12"E, a distance of 17.00 feet to a
point,
5 said point being 30.26 feet distant easterly, measured at right
angles
6 from Station SL77+02.46 of said baseline, thence eight (8),
N47
7 -59`-48"E, a distance of 15.63 feet to a point, said point being
45.63
8 feet distant easterly, measured at right angles from Station
SL77+05.33
9 of said baseline, thence nine (9), S20 -39`-32"E, a distance of
86.49
10 feet to a point in the northerly street line of East 149th Street,
said
11 point being 44.47 feet distant easterly, measured at right angles
from
12 Station SL77+88.95 of said baseline, thence along said northerly
street
13 line S67 -54`-03"W, a distance of 60.25 feet to the point or place
of
14 beginning, being 24,210 square feet or 0.556 acre, more or less.
15 The above mentioned survey baseline is a portion of a baseline
made
16 June, 1981 and described as follows:

17 Beginning at baseline point S-6, Station SL53+46.33, running
thence
18 S16 -11`-35"E to baseline point S-6B, Station SL60+12.94,
running
19 thence S31 -42`-38"E to baseline point S-6C, Station
SL65+88.22,
20 running thence S31 -45`-34"E to baseline point S-6D,
Station
21 SL73+61.95, running thence S31 -25`-35"E, to baseline point 149-
A,
22 Station SL78+98.98.

23 Bearings shown hereon refer to the monument system of the Borough
of
24 the Bronx and are in the Tenth Avenue Meridien.

25 c. Any lands including improvements thereon conveyed pursuant to
this
26 section shall be used for recreational purposes. Upon termination
of
27 such use, title to the lands so transferred shall revert to the state
of
28 New York.

29 d. The parcels described in this section are subject to any and
all
30 existing covenants, easements and/or rights-of-way of record.

31 S 6. Should the leased lands described in section two of this act
ever
32 cease to be used for the purposes described in section two of this
act,
33 the lease shall terminate and those lands and improvements thereto
shall
34 revert to the city of New York for park and recreational purposes.

35 S 7. The conveyance of parkland authorized by the provisions of
this
36 act shall not occur until the city of New York has complied with
any
37 federal requirements pertaining to the alienation or conversion of
park
38 lands, including satisfying the secretary of the interior that
the
39 conversion complies with all conditions which the secretary of the
inte-
40 rior deems necessary to assure that the substitution of other
lands
41 shall be equivalent in fair market value and recreational usefulness
to
42 the lands being alienated or converted.

43 S 8. This act shall take effect immediately.