

AGENDA
Special Council Meeting
Thursday, May 28, 2015 at 8:00 p.m.

I. Call to Order

II. Pledge of Allegiance

III. Presentation

1. Step by Step – 1515 Knox Street PDD

IV. Items for Council Action

1. An ordinance to amend Chapter 221 entitled ‘Zoning’. (This is the Lincoln School property bounded by Rosseel Street, Knox Street, Jay Street, and Judson Street, in the City of Ogdensburg, to be rezoned from Single-Family Residential (SFR) to a Planned Development District (PDD).) (Bill #40)
2. A resolution authorizing the City Manager to sign a Home Rule Request for the enactment of Senate bill #4481-B and Assembly bill #6519-A entitled “An act authorizing the Commissioner of General Service to convey real property at the St. Lawrence Psychiatric Center to the City of Ogdensburg”. (Bill #55)

V. Adjournment

Business of the City Council
City of Ogdensburg

SUBJECT: An ordinance to amend Chapter 221 entitled Zoning.
FOR AGENDA OF: May 28, 2015
BILL #: 40
DEPT. OF ORIGIN: Planning
DATE SUBMITTED: April 7, 2015
APPROVED AS TO FORM BY CITY ATTORNEY
EXHIBITS: current Zoning Map
APPROVED BY CITY MANAGER FOR SUBMITTAL

EXPENDITURE AMOUNT APPROPRIATION
REQUIRED: -0- BUDGETED: -0- REQUIRED: -0-

SUMMARY STATEMENT

An ordinance to amend Chapter 221 entitled 'Zoning'. (This is the Lincoln School property bounded by Rosseel Street, Knox Street, Jay Street, and Judson Street, in the City of Ogdensburg, to be rezoned from Single-Family Residential (SFR) to a Planned Development District (PDD).)

RECOMMENDED ACTION

Approval of resolution.

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL:

MAYOR NELSON _____ COUNCILLOR ASHLEY _____
COUNCILLOR HOSMER _____ COUNCILLOR MITCHELL _____
COUNCILLOR MORLEY _____ COUNCILLOR SKAMPERLE _____
COUNCILLOR STEVENSON _____

Ordinance # -2015

**ORDINANCE AMENDING CHAPTER 221 ENTITLED "ZONING"
OF THE CITY OF OGDENSBURG MUNICIPAL CODE**

BE IT ORDAINED AND ENACTED by the City Council of the City of Ogdensburg, New York, as follows:

ITEM ONE:

That the Official Zoning Map referenced in Section 221-8 be amended as follows:

That Section No. 48.072, Block No. 9, Lot No. 19, consisting of approximately 2.08 acres, Beginning at a point in the westerly line of Rosseel Street one hundred and forty feet southerly from the south westerly corner of Rosseel Street and Knox Street; and running thence westerly parallel with Knox Street one hundred and twenty one and 58/100 feet to a point; thence at right angles southerly and parallel with Rosseel Street forty feet to a point; thence at right angles easterly and parallel with Knox Street one hundred twenty one and 58/100 feet to the westerly line of Rosseel Street; thence at right angles northerly along the westerly line of Rosseel Street forty feet to the place of beginning (bounded by Rosseel Street, Knox Street, Jay Street, and Judson Street) in the City of Ogdensburg, is hereby rezoned from Single-Family Residential (SFR) to a Planned Development District (PDD).

ITEM TWO:

This ordinance shall take effect ten (10) days after publication of a notice which shall give the title and describe same in summary form.

Business of the City Council
City of Ogdensburg

SUBJECT: FOR AGENDA OF: May 28, 2015
A City Council Resolution Authorizing the City Manager to Sign a HOME RULE REQUEST
BILL #: 55
DEPT. OF ORIGIN: City Manager
DATE SUBMITTED: May 27, 2015
APPROVED AS TO FORM BY CITY ATTORNEY CLEARANCES: _____
EXHIBITS: Resolution
APPROVED BY CITY MANAGER FOR SUBMITTAL

EXPENDITURE AMOUNT APPROPRIATION
REQUIRED: 0 BUDGETED: 0 REQUIRED: 0

SUMMARY STATEMENT

A resolution authorizing the City Manager to sign a Home Rule Request for the enactment of Senate bill #4481-B and Assembly bill #6519-A entitled "An act authorizing the Commissioner of General Service to convey real property at the St. Lawrence Psychiatric Center to the City of Ogdensburg".

RECOMMENDED ACTION

Passage of this resolution.

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL:

MAYOR NELSON _____ COUNCILLOR ASHLEY _____
COUNCILLOR HOSMER _____ COUNCILLOR MITCHELL _____
COUNCILLOR MORLEY _____ COUNCILLOR SKAMPERLE _____
COUNCILLOR STEVENSON _____

RESOLUTION TO AUTHORIZE THE CITY MANAGER
TO SIGN A HOME RULE REQUEST

WHEREAS, pursuant to Article IX of the State Constitution, the City of Ogdensburg requests the enactment of Senate bill #4481-B and Assembly bill #6519-A entitled “An act authorizing the Commissioner of General Services to convey real property at the St. Lawrence Psychiatric Center to the City of Ogdensburg”, and

WHEREAS, this transfer of state property to the City of Ogdensburg will be for fair market value and follow any of the terms and conditions the Commissioner of General Services assigns; and

WHEREAS, the lands authorized by this act consist of one St. Lawrence Psychiatric Center parcel, in the City of Ogdensburg; and

WHEREAS, the authorized property is Parcel B, which consists of 50 acres bounded by the St. Lawrence River to the northwest, on the south by River Drive, northeast of Bridgeview to include all of the surplus land abutting the St. Lawrence River between Bridgeview and Trinity buildings, but not to include building numbers 10,13,17,31,62,63,64,65,66,67,88, 89, or 217.

NOW, THEREFORE, BE IT RESOLVED that the City Manager, John M. Pinkerton, is hereby authorized and directed to sign a HOME RULE REQUEST for enactment of a Special Law to convey real property, Parcel B., at the St. Lawrence Psychiatric Center to the City of Ogdensburg.

STATE OF NEW YORK

4481--B

2015-2016 Regular Sessions

IN SENATE

March 24, 2015

Introduced by Sen. RITCHIE -- 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 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT authorizing the commissioner of general services to convey real property at the St. Lawrence psychiatric center to the city of Ogdensburg

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

1 Section 1. The commissioner of the office of general services is
2 authorized and empowered to transfer and convey certain state property,
3 as further described in section two of this act, to the city of Ogdens-
4 burg for fair market value, upon such terms and conditions as such
5 commissioner may fix and determine. Due to the proximity of the land and
6 improvements to be transferred and conveyed to existing mental health
7 and correctional facilities, said terms and conditions of any transfer
8 and conveyance, including the proposed use of said land and improvements
9 and the retention, or replacement in kind, of existing staff housing
10 serving the St. Lawrence Psychiatric Center and located on the lands to
11 be conveyed, shall be subject to the approval of the commissioner of the
12 state office of mental health, the commissioner of the department of
13 corrections and community supervision, and the director of the division
14 of budget.

15 § 2. The lands authorized by this act to be conveyed consists of one
16 parcel of land at the St. Lawrence Psychiatric Center, in the city of
17 Ogdensburg, St. Lawrence county, and is generally described as follows:

18 Parcel B: 50 acres for residential development bounded by the Saint
19 Lawrence River to the northwest, on the south by River Drive, northeast
20 of Bridgeview to include all of the surplus land abutting the Saint

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

LBD10157-05-5

S. 4481--B

2

1 Lawrence River between Bridgeview and Trinity buildings NOT to include
2 building numbers 10, 13, 17, 31, 62, 63, 64, 65, 66, 67, 88, 89, or 217.

3 § 3. The description in section two of this act of the lands to be
4 conveyed is not intended to be a legal description, but is intended only
5 to identify the premises to be conveyed. As a condition of purchase the
6 City of Ogdensburg shall submit to the commissioner of the office of
7 general services for said commissioner's approval an accurate survey and
8 description of the lands generally described in section two of this act,
9 which may be used in the conveyance thereof.

10 § 4. The commissioner of the office of general services shall not
11 grant the land description in section two of this act unless application
12 and improvements is made therefor by the city of Ogdensburg within one
13 year after the effective date of this act.

14 § 5. 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: S4481B

SPONSOR: RITCHIE

TITLE OF BILL: An act authorizing the commissioner of general services to convey real property at the St. Lawrence psychiatric center to the city of Ogdensburg

PURPOSE: To convey certain surplus land at the St. Lawrence Psychiatric Center to the city of Ogdensburg.

SUMMARY OF PROVISIONS:

Section 1 authorizes the Commissioner of General Services to convey certain specified land and improvements situated thereon, at the St. Lawrence Psychiatric Center, to the city of Ogdensburg.

Section 2 describes the parcels of land at the St. Lawrence Psychiatric Center which are to be conveyed to the city of Ogdensburg.

Section 3 provides that the description in § 2 of this act is not intended to be a legal description but is only intended to identify the premises to be conveyed. It is a condition of purchase that the City of Ogdensburg submit to the commissioner of general services an accurate survey and description of the lands generally described here.

Section 4 provides that the commissioner of general services shall not grant the land description in § two of this act unless application and improvements is made by the city of Ogdensburg within one year after the effective date of this act.

Section 5 is the effective date.

JUSTIFICATION: The St. Lawrence Psychiatric Center campus covers more than 400 acres, including extensive frontage along the beautiful St. Lawrence River, and access to highways and a major international border crossing. Over the course of several decades, core services at the facility have been centralized in just a few of the more than 100 buildings at the site, and much of the land remains vacant and unused, excluded from development and removed from local tax rolls.

Community leaders have long recognized the development potential for this unused land and buildings, and the City of Ogdensburg proposes to begin a long-term revitalization program utilizing these neglected assets. Development of these parcels would transform underutilized eyesores into major community assets that can help revitalize the North Country's economy and serve as a model for the rest of the state. The City envisions redeveloping approximately 160 acres of surplus properties and buildings, arranged in four distinct sites across the campus,

for mixed use residential, recreational, commercial and industrial purposes. Because the success of such an ambitious redevelopment plan will rely on full support and aggressive action by local community stakeholders, the City seeks transfer of these parcels from the state.

One needs only to look at other recent examples to understand why local control is critical to the success of redevelopment efforts involving underused government-owned assets. Two such examples involve the former Griffiss Air Force Base, and Governor's Island near Lower Manhattan, where local control is allowing redevelopment after years of delay. Such a visionary redevelopment effort would benefit Northern New York and St. Lawrence County by attracting significant private investment, creation of hundreds of construction and permanent jobs, and returning hundreds of acres of now-exempt property to local tax rolls

LEGISLATIVE HISTORY: 2014: S.6661 - Referred to Local Government / A.8943 - Referred to Governmental Operations

FISCAL IMPLICATIONS: None.

EFFECTIVE DATE: This act shall take effect immediately.

STATE OF NEW YORK

6519--A

2015-2016 Regular Sessions

IN ASSEMBLY

March 26, 2015

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

AN ACT authorizing the commissioner of general services to convey real property at the St. Lawrence psychiatric center to the city of Ogdensburg

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 3 as further described in section two of this act, to the city of Ogdens-
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 7 and correctional facilities, said terms and conditions of any transfer
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 9 and the retention, or replacement in kind, of existing staff housing
 10 serving the St. Lawrence Psychiatric Center and located on the lands to
 11 be conveyed, shall be subject to the approval of the commissioner of the
 12 state office of mental health, the commissioner of the department of
 13 corrections and community supervision, and the director of the division
 14 of budget.

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LBD10157-06-5

A. 6519--A

2

1 § 3. The description in section two of this act of the lands to be
2 conveyed is not intended to be a legal description, but is intended only
3 to identify the premises to be conveyed. As a condition of purchase the
4 City of Ogdensburg shall submit to the commissioner of the office of
5 general services for said commissioner's approval an accurate survey and
6 description of the lands generally described in section two of this act,
7 which may be used in the conveyance thereof.

8 § 4. The commissioner of the office of general services shall not
9 grant the land description in section two of this act unless application
10 and improvements is made therefor by the city of Ogdensburg within one
11 year after the effective date of this act.

12 § 5. 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: A6519A

SPONSOR: Russell

TITLE OF BILL: An act authorizing the commissioner of general services to convey real property at the St. Lawrence psychiatric center to the city of Ogdensburg

PURPOSE: To convey certain surplus land at the St. Lawrence Psychiatric Center to the city of Ogdensburg.

SUMMARY OF PROVISIONS:

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a visionary redevelopment effort would benefit Northern New York and St. Lawrence County by attracting significant private investment, creation of hundreds of construction and permanent jobs, and returning hundreds of acres of now-exempt property to local tax rolls

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FISCAL IMPLICATIONS: None.

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