

4812--C

2013-2014 Regular Sessions

I N S E N A T E

April 24, 2013

Introduced by Sens. MARCELLINO, GOLDEN, MAZIARZ -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations -- 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 -- recommitted to the Committee on Investigations and Government Operations in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the alcoholic beverage control law, in relation to manufacturers of alcohol and retail interest and licenses

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

1 Section 1. Subdivision 13 of section 106 of the alcoholic beverage
2 control law, as amended by chapter 22 of the laws of 2011, is amended to
3 read as follows:
4 13. No retail licensee for on-premises consumption shall be inter-
5 ested, directly or indirectly, in any premises where liquors, wines or
6 beer are manufactured or sold at wholesale, by stock ownership, inter-
7 locking directors, mortgage or lien on any personal or real property or
8 by any other means, except that liquors, wines or beer may be manufac-
9 tured or sold wholesale by the person licensed as a manufacturer or
10 wholesaler thereof on real property owned by an interstate railroad
11 corporation or a United States certificated airline with a retail
12 license for on-premises consumption, or on premises or with respect to a
13 business constituting an overnight lodging and resort facility located
14 wholly within the boundaries of the town of North Elba, county of Essex,
15 township eleven, Richard's survey, great lot numbers two hundred seven-
16 ty-eight, two hundred seventy-nine, two hundred eight, two hundred nine-
17 ty-eight, two hundred ninety-nine, three hundred, three hundred eigh-
18 teen, three hundred nineteen, three hundred twenty, three hundred

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

LBD09981-08-4

1 thirty-five and three hundred thirty-six, and township twelve, Thorn's
2 survey, great lot numbers one hundred six and one hundred thirteen, as
3 shown on the Adirondack map, compiled by the conservation department of
4 the state of New York - nineteen hundred sixty-four edition, in the
5 Essex county atlas at page twenty-seven in the Essex county clerk's
6 office, Elizabethtown, New York, provided that such facility maintains
7 not less than two hundred fifty rooms and suites for overnight lodging,
8 or on premises or with respect to the operation of a restaurant in an
9 office building located in a city having a population of five hundred
10 thousand or more and in which is located the licensed premises of such
11 manufacturer or wholesaler, provided that the building, the interior of
12 the retail premise and the rental therefor fully comply with the crite-
13 ria set forth in paragraph two of subdivision three of section one
14 hundred one of this article, any such premises or business located on
15 that tract or parcel of land, or any subdivision thereof, situate in the
16 Village of Lake Placid, Town of North Elba, Essex County, New York; it
17 being also a part of Lot No. 279, Township No. 11, Old Military Tract,
18 Richard's Survey; it being also all of Lot No. 23 and part of Lot No. 22
19 as shown and designated on a certain map entitled "Map of Building Sites
20 for Sale by B.R. Brewster" made by G.T. Chellis C.E. in 1892; also being
21 PARCEL No. 1 on a certain map of lands of Robert J. Mahoney and wife
22 made by G.C. Sylvester, P.E. & L.S. # 21300, dated August 4, 1964, and
23 filed in the Essex County Clerk's Office on August 27, 1964, and more
24 particularly bounded and described as follows; BEGINNING at the inter-
25 section of the northerly bounds of Shore Drive (formerly Mirror Street)
26 with the westerly bounds of Park Place (formerly Rider Street) which
27 point is also the northeast corner of Lot No. 23, from thence South
28 21°50' East in the westerly bounds of Park Place a distance of 119 feet,
29 more or less, to a lead plug in the edge of the sidewalk marking the
30 southeast corner of Lot No. 23 and the northeast corner of Lot No. 24;
31 from thence South 68°00'50" West a distance of 50.05 feet to an iron
32 pipe set in concrete at the corner of Lots 23 and 22; from thence South
33 65°10'50" West a distance of 7.94 feet along the south line of Lot No.
34 22 to an iron pipe for a corner; from thence North 23°21'40" West and at
35 17.84 feet along said line passing over a drill hole in a concrete side-
36 walk, and at 68.04 feet further along said line passing over an iron
37 pipe at the southerly edge of another sidewalk, and at 1.22 feet further
38 along said line passing over another drill hole in a sidewalk, a total
39 distance of 119 feet, more or less, to the northerly line of Lot No. 22;
40 from thence easterly in the northerly line of Lot 22 and 23 to the
41 northeast corner of Lot No. 23 and the point of beginning. Also includ-
42 ing the lands to the center of Shore Drive included between the norther-
43 ly straight line continuation of the side lines of the above described
44 parcel, and to the center of Park Place, where they abut the above
45 described premises SUBJECT to the use thereof for street purposes. Being
46 the same premises conveyed by Morestuff, Inc. to Madeline Sellers by
47 deed dated June 30, 1992, recorded in the Essex County Clerk's Office on
48 July 10, 1992 in Book 1017 of Deeds at Page 318, or any such premises or
49 business located on that certain piece or parcel of land, or any subdi-
50 vision thereof, situate, lying and being in the Town of Plattsburgh,
51 County of Clinton, State of New York and being more particularly bounded
52 and described as follows: Starting at an iron pipe found in the easterly
53 bounds of the highway known as the Old Military Turnpike, said iron pipe
54 being located 910.39 feet southeasterly, as measured along the easterly
55 bounds of said highway, from the southerly bounds of the roadway known
56 as Industrial Parkway West, THENCE running S 31° 54' 33" E along the

1 easterly bounds of said Old Military Turnpike Extension, 239.88 feet to
2 a point marking the beginning of a curve concave to the west; thence
3 southerly along said curve, having a radius of 987.99 feet, 248.12 feet
4 to an iron pipe found marking the point of beginning for the parcel
5 herein being described, said point also marked the southerly corner of
6 lands of Larry Garrow, et al, as described in Book 938 of Deeds at page
7 224; thence N 07° 45' 4" E along the easterly bounds of said Garrow,
8 748.16 feet to a 3"x4" concrete monument marking the northeasterly
9 corner of said Garrow, the northwesterly corner of the parcel herein
10 being described and said monument also marking the southerly bounds of
11 lands of Salerno Plastic Corp. as described in Book 926 of Deeds at Page
12 186; thence S 81° 45' 28" E along a portion of the southerly bounds of
13 said Salerno Plastic Corp., 441.32 feet to an iron pin found marking the
14 northeasterly corner of the parcel herein being described and also mark-
15 ing the northwest corner of the remaining lands now or formerly owned by
16 said Marx and Delaura; thence S 07° 45' 40" W along the Westerly bounds
17 of lands now of formerly of said Marx and DeLaura and along the easterly
18 bounds of the parcel herein being described, 560.49 feet to an iron pin;
19 thence N 83° 43' 21" W along a portion of the remaining lands of said
20 Marx and DeLaura, 41.51 feet to an iron pin; thence S 08° 31' 30" W,
21 along a portion of the remaining lands of said Marx and Delaura, 75.01
22 feet to an iron pin marking northeasterly corner of lands currently
23 owned by the Joint Council for Economic Opportunity of Plattsburgh and
24 Clinton County, Inc. as described in Book 963 of Deeds at Page 313;
25 thence N 82° 20' 32" W along a portion of the northerly bounds of said
26 J.C.E.O., 173.50 feet to an iron pin; thence 61° 21' 12" W, continuing
27 along a portion of the northerly bounds of said J.C.E.O., 134.14 feet to
28 an iron pin; thence S 07° 45' 42" W along the westerly bounds of said
29 J.C.E.O., 50 feet to an iron pin; thence S 66° 48' 56" W along a portion
30 of the northerly bounds of remaining lands of said Marx and DeLaura,
31 100.00 feet to an iron pipe found on the easterly bounds of the afore-
32 said highway, said from pipe also being located on a curve concave to
33 the west; thence running and running northerly along the easterly bounds
34 of the aforesaid highway and being along said curve, with the curve
35 having a radius of 987.93 feet, 60.00 feet to the point of beginning and
36 containing 6.905 acres of land. Being the same premises as conveyed to
37 Ronald Marx and Alice Marx by deed of CIT Small Business Lending Corp.,
38 as agent of the administrator, U.S. Small Business Administration, an
39 agency of the United States Government dated September 10, 2001 and
40 recorded in the office of the Clinton County Clerk on September 21, 2001
41 as Instrument #135020, or any such premises or businesses located on
42 that certain plot, piece or parcel of land, situate, lying and being in
43 the Second Ward of the City of Schenectady, on the Northerly side of
44 Union Street, bounded and described as follows: to wit; Beginning at the
45 Southeasterly corner of the lands lately owned by Elisha L. Freeman and
46 now by Albert Shear; and running from thence Easterly along the line of
47 Union Street, 44 feet to the lands now owned by or in the possession of
48 James G. Van Vorst; thence Northerly in a straight line along the last
49 mentioned lands and the lands of the late John Lake, 102 feet to the
50 lands of one Miss Rodgers; thence Westerly along the line of the last
51 mentioned lands of said Rodgers to the lands of the said Shear; and
52 thence Southerly along the lands of said Shear 101 feet, 6 inches to
53 Union Street, the place of beginning.

54 Also all that tract or parcel of land, with the buildings thereon,
55 situate in the City of Schenectady, County of Schenectady, and State of
56 New York, situate in the First, formerly the Second Ward of the said

1 City, on the Northerly side of Union Street, which was conveyed by
2 William Meeker and wife to Elisha L. Freeman by deed dated the second
3 day of December 1843, and recorded in the Clerk's Office of Schenectady
4 County on December 5, 1843, in Book V of Deeds at page 392, which lot in
5 said deed is bounded and described as follows: Beginning at a point in
6 the Northerly line of Union Street where it is intersected by the East-
7 erly line of property numbered 235 Union Street, which is hereby
8 conveyed, and running thence Northerly along the Easterly line of said
9 property, One Hundred Forty and Five-tenths (140.5) feet to a point
10 sixteen (16) feet Southerly from the Southerly line of the new garage
11 built upon land adjoining on the North; thence Westerly parallel with
12 said garage, Forty-six and Seven-tenths (46.7) feet; thence Southerly
13 One Hundred Forty and Eighty-tenths (140.8) feet to the Northerly margin
14 of Union Street; thence Easterly along the Northerly margin of Union
15 Street, about Forty-eight and three-tenths (48.3) feet to the point or
16 place of beginning.

17 The two above parcels are together more particularly described as
18 follows:

19 All that parcel of land in the City of Schenectady beginning at a
20 point in the northerly margin of Union Street at the southwesterly
21 corner of lands now or formerly of Friedman (Deed Book 636 at page 423)
22 which point is about 60 feet westerly of the westerly line of North
23 College Street and runs thence N. 86 deg. 42' 20" W. 92.30 feet to the
24 southeasterly corner of other lands now or formerly of Friedman (Deed
25 Book 798 at page 498); thence N. 04 deg. 06' 48" E. 140.50 feet to the
26 southwesterly corner of lands now or formerly of Stockade Associates
27 (Deed Book 1038 at page 521); thence S. 87 deg. 05' 27" E. 46.70 feet to
28 lands now or formerly at McCarthy (Deed Book 1129 at page 281); thence
29 along McCarthy S. 00 deg. 52' 02" E. 3.69 feet to the northwesterly
30 corner of lands now or formerly of SONYMA (Deed Book 1502 at page 621);
31 thence along lands of SONYMA S. 02' 56" W. 34.75 feet to a corner; thence
32 still along lands of SONYMA and lands now or formerly of Magee (Deed
33 Book 399 at page 165) S. 86 deg. 11' 52" E. 42.57 feet to a corner;
34 thence still along lands of Magee and Lands of Friedman first above
35 mentioned S. 03 deg. 10' 08" W. 102.00 feet to the point of beginning.

36 Excepting and reserving all that portion of the above parcel lying
37 easterly of a line described as follows:

38 All that tract or parcel of land, situated in the City of Schenectady
39 and County of Schenectady and State of New York, on the Northerly side
40 of Union Street bounded and described as follows:

41 Beginning at a point in the northerly line of Union Street, said point
42 being in the division line between lands now or formerly of Electric
43 Brew Pubs, Inc. (1506 of Deeds at page 763) on the West and lands now or
44 formerly of Margaret Wexler and Donna Lee Wexler Pavlovic, as trustees
45 under Will of Ruth F. Wexler (Street number 241 Union Street) on the
46 East; thence North 03 deg. 04' 10" East, along the building known as
47 Street No. 241 Union Street, a distance of 30.50 feet to a point; thence
48 North 88 deg. 45' 45" West, along said building and building eve, a
49 distance of 5.62 feet to a point; thence North 03 deg. 03' 30" East,
50 along said building eve of Street No. 241 Union Street, a distance of
51 32.74 feet; thence South 88 deg. 45' 45" East, along said building eve,
52 a distance of 1.2 feet to an intersection of building corner of Street
53 No. 241 Union Street and a brick wall; thence north 03 deg. 37' 30"
54 East, along said brick wall, a distance of 14.47 feet to a point in the
55 corner of the brick wall, thence South 86 deg. 46' 45" East along said
56 brick wall a distance of 4.42 feet to the intersection of brick wall

1 with the boundary line between the Electric Brew Pubs, Inc. (aforesaid)
2 on the West and lands of Margaret Wexler and Donna Lee Wexler Pavlovic,
3 (aforesaid) on the East; thence North 03 deg 10' 08" East a distance of
4 0.62 feet to the Northeast corner of lands belonging to Margaret Wexler
5 and Donna Lee Wexler Pavlovic.

6 Also all that tract or parcel of land commonly known as the Union
7 Street School, located on the Northeasterly corner of Union and North
8 College Streets in the First Ward of the City and County of Schenectady
9 and State of New York, more particularly bounded and described as
10 follows: Beginning at a point in the Northerly street line of Union
11 Street where it is intersected by the Easterly street line of North
12 College Street, and runs thence Northerly along the Easterly street line
13 of North College Street, one hundred seven and five-tenths (107.5) feet
14 to a point, thence easterly at an angle of ninety (90) degrees, one
15 hundred ninety-one and seventy-five hundredths (191.75) feet to a point
16 in the Northwesterly street line of Erie Boulevard thence southwesterly
17 along the Northwesterly street line of Erie Boulevard, one hundred twen-
18 ty-three and eight-tenths (123.8) feet to its intersection with the
19 Northerly street line of Union Street; thence Westerly along the North-
20 erly street line of Union Street, one hundred twenty-four and fifty-five
21 hundredths (124.55) feet to the point or place of beginning.

22 The above described parcel of property includes the Blue Line parcel
23 of land, which is a portion of the abandoned Erie Canal Lands, located
24 in the First Ward of the City of Schenectady, New York, and which Blue
25 Line parcel lies between the Northwesterly line of Erie Boulevard as set
26 forth in the above described premises and the Northeasterly lot line of
27 the old Union Street School as it runs parallel with the Northwesterly
28 line of Erie Boulevard as aforesaid.

29 The two above parcels are together more particularly described as
30 follows: All that parcel of land in the City of Schenectady beginning at
31 a point in the northerly margin of Union Street and the northwesterly
32 margin of Erie Boulevard and runs thence along Union Street N. 86 deg.
33 42' 20" W. 124.55 feet to the easterly margin of North College Street;
34 thence along North College Street N. 05 deg 04' 40" E. 107.50 feet to
35 the southeasterly corner of lands now or formerly of McCarthy (Deed Book
36 1129 at page 279); thence along McCarthy, Cottage Alley and lands now or
37 formerly of McGregor (Deed Book 912 at page 624) S. 84 deg. 55' 20" E.
38 191.75 feet to the northwesterly margin of Erie Boulevard; thence along
39 Erie Boulevard S. 38 deg. 03' 53" W. 123.54 feet to the point of begin-
40 ning, any such premises or businesses located on that tract or parcel of
41 land situate in the Town of Hopewell, Ontario County, State of New York,
42 bounded and described as follows: Commencing at a 5/8" rebar found on
43 the division line between lands now or formerly of Ontario County -
44 Finger Lakes Community College (Liber 698 of Deeds, Page 466) on the
45 north and lands now or formerly of James W. Baird (Liber 768 of Deeds,
46 Page 1109) on the south; thence, North 43°-33'-40" West, on said divi-
47 sion line, a distance of 77.32 feet to the Point of Beginning. Thence,
48 North 43°-33'-40" West, continuing on said division line and through
49 said lands of Ontario County, a distance of 520.45 feet to a point on
50 the southeasterly edge of an existing concrete pad; thence, South
51 74°-19'-53" West, along said edge of concrete and the projection there-
52 of, a distance of 198.78 feet to a point on the easterly edge of pave-
53 ment of an existing campus drive; thence, the following two (2) courses
54 and distances along said edge of pavement: Northeasterly on a curve to
55 the left having a radius of 2221.65 feet, a chord bearing of North
56 30°-16'-39" East, a chord distance of 280.79, a central angle of

1 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
2 thence, Northeasterly on a curve to the right having a radius of 843.42
3 feet, a chord bearing of North 45°-25'-09" East, a chord distance of
4 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
5 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
6 corner of the property acquired by Ontario County (Liber 766 of Deeds,
7 Page 1112), as shown on a map recorded in the Ontario County Clerk's
8 Office as Map No. 6313; thence, the following four (4) courses and
9 distances along said property line: South 30°-04'-59" East, a distance
10 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
11 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
12 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
13 erty line, and the projection thereof, through the first said lands of
14 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
15 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
16 containing 7.834 acres, more or less, as shown on a map entitled
17 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
18 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,
19 dated June 10, 2005, last revised August 17, 2005. The related PAC Prop-
20 erties are shown on the Map denominated "FLCC Campus Property, FLPAC
21 Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the
22 Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds
23 at page 9 and are comprised of the areas separately labeled as Parking
24 Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the
25 Entry Roads; or on premises or with respect to a business constituting
26 the overnight lodging facility located wholly within the boundaries of
27 that tract or parcel of land situated in the borough of Manhattan, city
28 and county of New York, beginning at a point on the northerly side of
29 west fifty-fourth street at a point one hundred feet easterly from the
30 intersection of the said northerly side of west fifty-fourth street and
31 the easterly side of seventh avenue; running thence northerly and paral-
32 lel with the easterly side of seventh avenue one hundred feet five inch-
33 es to the center line of the block; running thence easterly and parallel
34 with the northerly side of west fifty-fourth street and along the center
35 line of the block fifty feet to a point; running thence northerly and
36 parallel with the easterly side of seventh avenue one hundred feet five
37 inches to the southerly side of west fifty-fifth street at a point
38 distant one hundred fifty feet easterly from the intersection of the
39 said southerly side of west fifty-fifth street and the easterly side of
40 seventh avenue; running thence easterly along the southerly side of west
41 fifty-fifth street thirty-one feet three inches to a point; running
42 thence southerly and parallel with the easterly side of the seventh
43 avenue one hundred feet five inches to the center line of the block;
44 running thence easterly along the center line of the block and parallel
45 with the southerly side of west fifty-fifth street, one hundred feet;
46 running thence northerly and parallel with the easterly side of seventh
47 avenue one hundred feet five inches to the southerly side of west
48 fifty-fifth street; running thence easterly along the southerly side of
49 west fifty-fifth street twenty-one feet ten and one-half inches to a
50 point; running thence southerly and parallel with the easterly side of
51 seventh avenue one hundred feet five inches to the center line of the
52 block; running thence westerly along the center line of the block and
53 parallel with the northerly side of west fifty-fourth street three feet
54 one and one-half inches; running thence southerly and parallel with the
55 easterly side of seventh avenue one hundred feet five inches to the
56 northerly side of west fifty-fourth street at a point distant three

1 hundred feet easterly from the intersection of the said northerly side
2 of west fifty-fourth street and the easterly side of seventh avenue;
3 running thence westerly and along the northerly side of west fifty-
4 fourth street two hundred feet to the point or place of beginning,
5 provided that such facility maintains not less than four hundred guest
6 rooms and suites for overnight lodging. Any lien, mortgage or other
7 interest or estate now held by said retail licensee on or in the
8 personal or real property of such manufacturer or wholesaler, which
9 mortgage, lien, interest or estate was acquired on or before December
10 thirty-first, nineteen hundred thirty-two, shall not be included within
11 the provisions of this subdivision; provided, however, the burden of
12 establishing the time of the accrual of the interest, comprehended by
13 this subdivision shall be upon the person who claims to be entitled to
14 the protection and exemption afforded hereby; OR

15 ANY SUCH PREMISES OR BUSINESS CONSTITUTING A RETAIL BAKERY AND
16 RESTAURANT AS DEFINED IN THIS CHAPTER CONTAINED WHOLLY WITHIN THE BOUND-
17 ARIES OF THE COUNTY OF NEW YORK, BEGINNING AT THE CORNER FORMED BY THE
18 INTERSECTION OF THE WESTERLY SIDE OF 3RD AVENUE AND THE NORTHERLY SIDE
19 OF EAST 74TH STREET; RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF
20 3RD AVENUE, 76 FEET 8 INCHES; THENCE WESTERLY PARALLEL WITH EAST 74TH
21 STREET, 100 FEET; THENCE SOUTHERLY PARALLEL WITH 3RD AVENUE, 76 FEET 8
22 INCHES TO THE NORTHERLY SIDE OF EAST 74TH STREET; AND THENCE EASTERLY
23 ALONG THE NORTHERLY SIDE OF EAST 74TH STREET, 100 FEET TO THE CORNER
24 FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF EAST 74TH STREET AND
25 THE WESTERLY SIDE OF 3RD AVENUE, TO THE POINT OR PLACE OF BEGINNING.

26 AND, BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF 40TH STREET,
27 DISTANT 147 FEET 6 INCHES WESTERLY FROM THE CORNER FORMED BY THE INTER-
28 SECTION OF THE WESTERLY SIDE OF 5TH AVENUE WITH THE SOUTHERLY SIDE OF
29 40TH STREET; AND, RUNNING THENCE SOUTHERLY AND PARALLEL TO 5TH AVENUE
30 AND PART OF THE DISTANCE THROUGH A PARTY WALL, 98 FEET 9 INCHES; THENCE
31 WESTERLY PARALLEL WITH 40TH STREET, 62 FEET 6 INCHES; THENCE NORTHERLY
32 AGAIN PARALLEL WITH 5TH AVENUE AND PART OF THE DISTANCE THROUGH ANOTHER
33 PARTY WALL 98 FEET 9 INCHES TO THE SOUTHERLY SIDE OF 40TH STREET; THENCE
34 EASTERLY ALONG THE SOUTHERLY SIDE OF 40TH STREET 62 FEET 6 INCHES TO THE
35 POINT OR PLACE OF BEGINNING.

36 AND BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHER-
37 LY SIDE OF 21ST STREET WITH THE EASTERLY SIDE OF 5TH AVENUE; RUNNING
38 THENCE NORTHERLY ALONG THE EASTERLY SIDE OF 5TH AVENUE, 62 FEET 3 1/2
39 INCHES; THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE ON ITS EASTER-
40 LY SIDE WITH THE SAID EASTERLY SIDE OF 5TH AVENUE OF 88 DEGREES, 30
41 MINUTES, 81 FEET 1/2 INCH; THENCE SOUTHERLY ALONG A LINE WHICH FORMS AN
42 ANGLE 90 DEGREES, 5 MINUTES AND 30 SECONDS ON ITS WESTERLY SIDE WITH THE
43 LAST MENTIONED COURSE 15 FEET 2 INCHES TO THE SOUTHERLY FACE OF THE
44 SOUTHERLY WALL OF THE ONE STORY BRICK BUILDING ON THE PREMISES ADJOURN-
45 ING THE PREMISES HEREBY DESCRIBED ON THE NORTH; THENCE EASTERLY ALONG
46 THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF SAID BUILDING, 10 FEET 1/2
47 INCHES TO THE END THEREOF; THENCE NORTHERLY ALONG THE EASTERLY FACE OF
48 SAID WALL, 1/2 INCH TO THE CENTER LINE OF A PARTY WALL STANDING PARTLY
49 ON THE PREMISES HEREBY DESCRIBED AND PARTLY ON THE PREMISES ADJOURNING
50 ON THE NORTH; THENCE EASTERLY THROUGH THE CENTER OF SAID PARTY WALL, 23
51 FEET 5 1/2 INCHES TO AN ANGLE IN SAID WALL; THENCE NORTHEASTERLY STILL
52 ALONG THE CENTER OF SAID PARTY WALL, 24 FEET 1/2 OF AN INCH TO ANOTHER
53 ANGLE IN SAID WALL; THENCE NORTHEASTERLY STILL ALONG SAID CENTER LINE OF
54 SAID PARTY WALL, 33 FEET 11 7/8 INCHES TO THE WESTERLY SIDE OF BROADWAY;
55 THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF BROADWAY, 65 FEET 4 INCHES
56 TO THE CORNER FORMED BY THE INTERSECTION OF SAID WESTERLY SIDE OF BROAD-

1 WAY WITH THE NORTHERLY SIDE OF 21ST STREET; AND THENCE WESTERLY ALONG
2 THE SOUTHERLY SIDE OF 21ST STREET, 195 FEET TO THE POINT OR PLACE OF
3 BEGINNING.

4 AND, BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF CENTRAL PARK SOUTH,
5 FORMERLY KNOWN AS 59TH STREET, IN THE SAID BOROUGH AND CITY, DISTANT 450
6 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY
7 SIDE OF SEVENTH AVENUE WITH THE SAID SOUTHERLY SIDE OF CENTRAL PARK
8 SOUTH; RUNNING THENCE SOUTHERLY, PARALLEL WITH SEVENTH AVENUE 200 FEET
9 10 INCHES TO THE NORTHERLY SIDE OF WEST 58TH STREET; THENCE WESTERLY
10 ALONG THE NORTHERLY SIDE OF WEST 58TH STREET, 145 FEET TO THE EASTERLY
11 SIDE OF BROADWAY; THENCE NORTHWESTERLY ALONG THE EASTERLY SIDE OF BROAD-
12 WAY 165 FEET 9 1/2 INCHES TO ITS INTERSECTION WITH THE EASTERLY SIDE OF
13 GRAND OR COLUMBUS CIRCLE; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF
14 GRAND OR COLUMBUS CIRCLE, 50 FEET 3 INCHES TO THE SOUTHERLY SIDE OF
15 CENTRAL PARK SOUTH; THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF CENTRAL
16 PARK SOUTH, 189 FEET 10 1/2 INCHES TO THE POINT OR PLACE OF BEGINNING.

17 AND, BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH-
18 ERLY SIDE OF 10TH STREET WITH THE WESTERLY SIDE OF BROADWAY; RUNNING
19 THENCE WESTERLY ALONG THE SAID SOUTHERLY SIDE OF 10TH STREET, 125 FEET 5
20 INCHES TO THE DIVISION LINE BETWEEN LOTS 222 AND 223 ON SAID MAP; THENCE
21 SOUTHERLY ALONG SAID DIVISION LINE AT RIGHT ANGLES TO SAID SOUTHERLY
22 SIDE OF EAST 10TH STREET, 92 FEET 3-1/2 INCHES TO THE DIVISION LINE
23 BETWEEN LOTS 222 AND 191 ON SAID MAP; THENCE WESTERLY AT RIGHT ANGLES TO
24 THE LAST COURSE AND ALONG THE DIVISION LINE BETWEEN LOTS 220, 221 AND
25 222 ON SAID MAP ON THE NORTH AND LOTS 191, 192 AND 193 ON SAID MAP ON
26 THE SOUTH, 61 FEET 1 INCH TO THE DIVISION LINE BETWEEN LOTS 193 AND 194
27 ON SAID MAP; THENCE SOUTHERLY ALONG SAID LAST MENTIONED DIVISION LINE AT
28 RIGHT ANGLES TO THE LAST COURSE, 92 FEET 3 INCHES TO THE NORTHERLY SIDE
29 OF EAST 9TH STREET;

30 AND BEGINNING AT A CORNER FORMED BY THE INTERSECTION OF THE EASTERLY
31 SIDE OF THIRD AVENUE WITH THE SOUTHERLY SIDE OF EAST 87TH STREET;
32 RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF 87TH STREET, 125
33 FEET; THENCE SOUTHERLY AND PARALLEL WITH THIRD AVENUE, 100 FEET 8-1/2
34 INCHES TO THE CENTER LINE OF THE BLOCK; THENCE, WESTERLY ALONG SAID
35 CENTER LINE OF THE BLOCK, 25 FEET; THENCE SOUTHERLY AND PARALLEL WITH
36 THIRD AVENUE, 22 FEET 8-1/2 INCHES; THENCE WESTERLY AND PARALLEL WITH
37 EAST 87TH STREET, 100 FEET TO THE EASTERLY SIDE OF THIRD AVENUE; THENCE
38 NORTHERLY ALONG THE SAID EASTERLY SIDE OF THIRD AVENUE, 123 FEET 5 INCH-
39 ES TO THE POINT OR PLACE OF BEGINNING.

40 S 2. This act shall take effect immediately.