

STATE OF NEW YORK

5581

2017-2018 Regular Sessions

IN SENATE

April 18, 2017

Introduced by Sen. MURPHY -- read twice and ordered printed, and when printed to be committed to the Committee on Commerce, Economic Development and Small Business

AN ACT to amend the alcoholic beverage control law, in relation to authorizing a certain premises, licensed as a restaurant brewery, to also be licensed as a beer wholesaler

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

Section 1. Section 64-c of the alcoholic beverage control law is amended by adding a new subdivision 20 to read as follows:

20. Notwithstanding the provisions of subdivision six of this section or of subdivision thirteen of section one hundred six of this chapter, the authority may issue a restaurant brewer's license pursuant to this section for a premises which shall be located wholly within the town of Southeast, in the county of Putnam, bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate in the Town of Southeast, County of Putnam and State of New York.

BEGINNING at a point on the northerly side of Argonne Road (a/k/a as Old Route #6) where the same is intersected the southwest corner of lands N/F Putnam County Italian-American Social Club, Inc. and which point is the most easterly point of the parcel hereto described:

THENCE from said point of beginning along the dividing line between the southerly side of lands N/F Partners Management, LLC. And the northerly side of Argonne Road, also known as Old Route #6, North 81 degrees 20 minutes 10seconds West 89.89 feet and South 85 degrees 03 minutes 00 seconds West 106.50 feet to the southeast corner of lands N/F Kane;

THENCE along the southerly line of the parcel herein and the proposed northerly side of Argonne Road, (a/k/a as Old Route #6) South 88 degrees 43 minutes 17 seconds East 195.02 to the point and place of BEGINNING; and

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

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ALL that certain plot, piece or parcel of land, situate, lying and being in the town of Southeast, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of Old Highway from Brewster to US Route #6 leading to Danbury at the southwest corner of land N/F Putnam County Italian-American Social Club, Inc.;

THENCE along said Old Highway, North 81 degrees 20 minutes 10 seconds West 89.89 feet and South 85 degrees 03 minutes 00 seconds West 106.50 feet to a point;

THENCE North 06 degrees 49 minutes 20 seconds West 83.25 feet to a point on the southerly side of NY State Highway #5203 also known as NY Route #22 & US Route #6;

THENCE along said State Highway, North 67 degrees 06 minutes 10 seconds East 35.06 feet to a point and North 76 degrees 43 minutes 20 seconds East 240.80 feet to a point and land N/F Putnam County Italian-American Social Club, Inc.

THENCE along said land, South 21 degrees 37 minutes 10 seconds West 167.77 feet to the North side of Old Highway aforesaid at the point or place of BEGINNING.

§ 2. Subparagraph (x) of paragraph (a) of subdivision 1 of section 101 of the alcoholic beverage control law, as added by chapter 303 of the laws of 2016, is amended to read as follows:

(x) Notwithstanding any other provision of law to the contrary, the state liquor authority may issue a license under section fifty-one-a of this chapter to the owner and/or operator of the parcel described in this subparagraph. The legal description for the parcel so identified as the site is as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the city of Syracuse, County of Onondaga and State of New York being more particularly described as follows:

Beginning at a point in the easterly line of North Clinton Street, said point being approximately 518.65 feet southerly along the easterly line of North Clinton Street from its intersection with the southerly line of Division Street; thence N. 76° 43' 56" E. a distance of 133.65 feet to a point; thence N. 53° 11' 01" E. a distance of 142.28 feet to a point; thence N. 71° 07' 02" E a distance of 16.99 feet to a point in the westerly line of Genant Drive; thence southeasterly along the westerly line of Genant Drive on a curve to the right with a radius of 643.94 feet, an arc length of 77.63 feet and a chord of S. 16° 43' 54" E. with a distance of 77.58' to the point of tangency; thence S. 13° 17' 52" E. a distance of 265.92 feet to a point; thence on a curve to the right with a radius of 55 feet, an arc length of 57.02 feet and a chord of S. 16° 23' 37" W. with a distance of 54.53 feet to the point of tangency; thence S. 59° 31' 29" W. a distance of 24.64 feet to a point; thence S. 71° 26' 56" W. a distance of 142.18 feet to a point in the easterly line of N. Clinton Street; thence N. 28° 09' 10" W. a distance of 364.86 feet to the point and place of beginning. Said parcel being approximately 1.99 acres. The aforesaid described parcel is also shown as Lot "1B" (331 Genant Drive) according to a map entitled "A Map of Resubdivision of a portion of Block D in the Original Village of Syracuse into Lots 1A and 1B, City of Syracuse, Onondaga County, State of New York, Known as 431 and 311 Genant Drive" by James M. Zuccolotto, Licensed Land Surveyor, dated March 20, 2001 and last revised May 21, 2002, and filed in the Onondaga County Clerk's office on May 28, 2002 as Map No. 9408.

1 EXCEPTING AND RESERVING THEREFROM, a permanent easement and right-of-
2 way benefiting Niagara Mohawk Power Corporation, its successors and
3 assigns, upon and across that portion of the above described premises
4 more particularly described as follows:

5 Beginning at a point in the easterly line of North Clinton Street,
6 said point being approximately 518.65 feet southerly along the easterly
7 line of North Clinton Street from its intersection with the southerly
8 line of Division Street; thence N. $76^{\circ} 43' 56''$ E. a distance of 133.65
9 feet to a point; thence N. $53^{\circ} 11' 01''$ E. a distance of 142.28 feet to a
10 point; thence N. $71^{\circ} 07' 02''$ E a distance of 16.99 feet to a point in
11 the westerly line of Genant Drive; thence southeasterly along the
12 westerly line of Genant Drive on a curve to the right with a radius of
13 643.94 feet, an arc length of 68.17 feet to a point which is the north-
14 east corner of the Multi-Story Brick Building located on Lot "1B" (311
15 Genant Drive) as shown on a map entitled "A Map of a Resubdivision of a
16 portion Of Block D in the Original Village of Syracuse into Lots 1A and
17 1B, City of Syracuse, Onondaga County, State of New York, known as 431
18 and 311 Genant Drive" by James M. Zuccolotto, Licensed Land Surveyor,
19 dated March 20, 2001 and last revised May 21, 2002, and filed in the
20 Onondaga County Clerk's Office on May 28, 2002 as Map No. 9408 (the
21 "Subdivision Map"); thence along the northerly line of said Multi-Story
22 Brick Building S. $76^{\circ} 52' 55''$ W. a distance 283.21 feet to the easterly
23 line of North Clinton Street; thence N. $27^{\circ} 59' 42''$ W. a distance of
24 9.8' to the point and place of beginning. Said easement and right-of-way
25 shall be a permanent easement appurtenant, creating a property right
26 which shall run with the land, for the purpose of ingress and egress by
27 Niagara Mohawk Power Corporation, its successors and assigns to the
28 benefited parcel, identified as the Ash Street Substation located on lot
29 1A (431 Genant Drive) as shown on the Subdivision Map, and to access,
30 maintain, repair, replace and remove the transformer and containment pad
31 and the two vaults, shown on the Subdivision Map, and any appurtenant
32 facilities or other property of Niagara Mohawk Power Corporation located
33 within said easement, provided that the Multi-Story Brick Building,
34 stairs and two air conditioning units shown on the Subdivision Map and
35 located in the easement area are part of the real property conveyed
36 herein and shall not be deemed to be property of Niagara Mohawk Power
37 Corporation.

38 ALSO EXCEPTING AND RESERVING to Niagara Mohawk Power Corporation, its
39 successors and assigns, from the parcel(s) described in this deed, the
40 permanent right-of-way and easement to operate, maintain, replace and/or
41 remove any and all existing gas and electric facilities, and all appur-
42 tenant facilities thereto, as are now erected upon the premises above
43 described, including the full right, privileges and authority to cross
44 lands of the party of the second part to gain access to said facilities,
45 and also including the full right, privileges and authority to cut and
46 remove all trees, structures, and other obstructions within the perma-
47 nent right-of-way, together with the right to cut and remove any trees
48 outside the permanent right-of-way which in the sole opinion of Niagara
49 Mohawk Power Corporation, its successors and assigns, are deemed likely
50 to interfere with or pose a hazard to the facilities, provided that the
51 Multi-Story Brick Building, stairs and two air conditioning units shown
52 on the Subdivision Map shall not be removed or modified by Niagara
53 Mohawk Power Corporation, its successors and assigns, pursuant to this
54 Right-of-Way and Easement.

55 ALSO, EXCEPTING AND RESERVING to Niagara Mohawk Power Corporation, its
56 successors and assigns, the permanent right-of-way and easement to oper-

ate, maintain, build, construct, replace and/or remove electric and gas distribution facilities within ten (10) feet of the edge of any highway(s) abutting the premises herein deemed necessary by said Niagara Mohawk Power Corporation, its successors and assigns, said easement to include the full right, privilege and authority to cut and remove all trees, structures, and obstructions within said easement deemed necessary by Niagara Mohawk Power Corporation, provided that the Multi-Story Brick Building shown on the Subdivision Map shall not be removed or modified by Niagara Mohawk Power Corporation, its successors and assigns, pursuant to this right-of-way and easement[-]; or

§ 3. Subparagraph (x) of paragraph (a) of subdivision 1 of section 101 of the alcoholic beverage control law, as added by chapter 318 of the laws of 2016, is amended and a new subparagraph (xii) is added to read as follows:

~~[(x)]~~ (xi) ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Greenburgh, County of Westchester and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly side of Saw Mill River Road where the same is intersected by the division line between premises hereinafter described and lands now or formerly of One Riverdale Ave. Development Co., Inc., said point being North 11 Degrees 23' 24" West 22.83 feet from the former North East corner of Saw Mill River Road and Hunter Lane;

THENCE along said division line, North 82 Degrees 18' 00" East 647.08 feet to land now or formerly of One Riverdale Ave. Development Co., Inc.;

THENCE northerly along same, North 7 Degrees 42' 00" West 351.52 feet and North 10 Degrees 15' 00" West 282.50 feet to the southeast corner of lands now or formerly of Hodes Daniels;

THENCE westerly along same, South 80 Degrees 34' 00" West 85.00 feet, South 9 Degrees 26' 00" East 40.52 feet, South 80 Degrees 35' 00" West 120.56 feet, and South 81 Degrees 15' 00" West 485.74 feet to the east side of Saw Mill River Road;

THENCE southerly along same, South 18 Degrees 17' 40" East 150.40 feet and South 11 Degrees 23' 24" East 431.17 feet to the point of BEGINNING[-]; or

(xii) Notwithstanding any other provision of law to the contrary, the state liquor authority may issue a license under section fifty-three of this chapter to the owner and/or operator of the parcel described in this subparagraph. The legal description for the parcel so identified as the site is as follows:

ALL that certain plot, piece or parcel of land, situate in the Town of Southeast, County of Putnam and State of New York.

BEGINNING at a point on the northerly side of Argonne Road (a/k/a as Old Route #6) where the same is intersected the southwest corner of lands N/F Putnam County Italian-American Social Club, Inc. and which point is the most easterly point of the parcel hereto described:

THENCE from said point of beginning along the dividing line between the southerly side of lands N/F Partners Management, LLC. And the northerly side of Argonne Road, also known as Old Route #6, North 81 degrees 20 minutes 10 seconds West 89.89 feet and South 85 degrees 03 minutes 00 seconds West 106.50 feet to the southeast corner of lands N/F Kane;

THENCE along the southerly line of the parcel herein and the proposed northerly side of Argonne Road, (a/k/a as Old Route #6) South 88 degrees 43 minutes 17 seconds East 195.02 to the point and place of BEGINNING; and

All that certain plot, piece or parcel of land, situate, lying and being in the town of Southeast, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly line of Old Highway from Brewster to US Route #6 leading to Danbury at the southwest corner of land N/F Putnam County Italian-American Social Club, Inc.;

THENCE along said Old Highway, North 81 degrees 20 minutes 10 seconds West 89.89 feet and South 85 degrees 03 minutes 00 seconds West 106.50 feet to a point;

THENCE North 06 degrees 49 minutes 20 seconds West 83.25 feet to a point on the southerly side of NY State Highway #5203 also known as NY Route #22 & US Route #6;

THENCE along said State Highway, North 67 degrees 06 minutes 10 seconds East 35.06 feet to a point and North 76 degrees 43 minutes 20 seconds East 240.80 feet to a point and land N/F Putnam County Italian-American Social Club, Inc.

THENCE along said land, South 21 degrees 37 minutes 10 seconds West 167.77 feet to the North side of Old Highway aforesaid at the point or place of BEGINNING.

§ 4. Subdivision 13 of section 106 of the alcoholic beverage control law, as separately amended by chapters 303 and 318 of the laws of 2016, is amended to read as follows:

13. No retail licensee for on-premises consumption shall be interested, directly or indirectly, in any premises where liquors, wines or beer are manufactured or sold at wholesale, by stock ownership, interlocking directors, mortgage or lien on any personal or real property or by any other means, except that liquors, wines or beer may be manufactured or sold wholesale by the person licensed as a manufacturer or wholesaler thereof on real property owned by an interstate railroad corporation or a United States certificated airline with a retail license for on-premises consumption, or on premises or with respect to a business constituting an overnight lodging and resort facility located wholly within the boundaries of the town of North Elba, county of Essex, township eleven, Richard's survey, great lot numbers two hundred seventy-eight, two hundred seventy-nine, two hundred eight, two hundred ninety-eight, two hundred ninety-nine, three hundred, three hundred eighteen, three hundred nineteen, three hundred twenty, three hundred thirty-five and three hundred thirty-six, and township twelve, Thorn's survey, great lot numbers one hundred six and one hundred thirteen, as shown on the Adirondack map, compiled by the conservation department of the state of New York - nineteen hundred sixty-four edition, in the Essex county atlas at page twenty-seven in the Essex county clerk's office, Elizabethtown, New York, provided that such facility maintains not less than two hundred fifty rooms and suites for overnight lodging, or on premises or with respect to the operation of a restaurant in an office building located in a city having a population of five hundred thousand or more and in which is located the licensed premises of such manufacturer or wholesaler, provided that the building, the interior of the retail premise and the rental therefor fully comply with the criteria set forth in paragraph two of subdivision three of section one hundred one of this article, any such premises or business located on that tract or parcel of land, or any subdivision thereof, situate in the Village of Lake Placid, Town of North Elba, Essex County, New York; it being also a part of Lot No. 279, Township No. 11, Old Military Tract, Richard's Survey; it being also all of Lot No. 23 and part of Lot No. 22 as shown and designated on a certain map entitled "Map of Building Sites

1 for Sale by B.R. Brewster" made by G.T. Chellis C.E. in 1892; also being
2 PARCEL No. 1 on a certain map of lands of Robert J. Mahoney and wife
3 made by G.C. Sylvester, P.E. & L.S. # 21300, dated August 4, 1964, and
4 filed in the Essex County Clerk's Office on August 27, 1964, and more
5 particularly bounded and described as follows; BEGINNING at the inter-
6 section of the northerly bounds of Shore Drive (formerly Mirror Street)
7 with the westerly bounds of Park Place (formerly Rider Street) which
8 point is also the northeast corner of Lot No. 23, from thence South
9 21°50' East in the westerly bounds of Park Place a distance of 119 feet,
10 more or less, to a lead plug in the edge of the sidewalk marking the
11 southeast corner of Lot No. 23 and the northeast corner of Lot No. 24;
12 from thence South 68°00'50" West a distance of 50.05 feet to an iron
13 pipe set in concrete at the corner of Lots 23 and 22; from thence South
14 65°10'50" West a distance of 7.94 feet along the south line of Lot No.
15 22 to an iron pipe for a corner; from thence North 23°21'40" West and at
16 17.84 feet along said line passing over a drill hole in a concrete side-
17 walk, and at 68.04 feet further along said line passing over an iron
18 pipe at the southerly edge of another sidewalk, and at 1.22 feet further
19 along said line passing over another drill hole in a sidewalk, a total
20 distance of 119 feet, more or less, to the northerly line of Lot No. 22;
21 from thence easterly in the northerly line of Lot 22 and 23 to the
22 northeast corner of Lot No. 23 and the point of beginning. Also includ-
23 ing the lands to the center of Shore Drive included between the norther-
24 ly straight line continuation of the side lines of the above described
25 parcel, and to the center of Park Place, where they abut the above
26 described premises SUBJECT to the use thereof for street purposes. Being
27 the same premises conveyed by Morestuff, Inc. to Madeline Sellers by
28 deed dated June 30, 1992, recorded in the Essex County Clerk's Office on
29 July 10, 1992 in Book 1017 of Deeds at Page 318, or any such premises or
30 business located on that certain piece or parcel of land, or any subdi-
31 vision thereof, situate, lying and being in the Town of Plattsburgh,
32 County of Clinton, State of New York and being more particularly bounded
33 and described as follows: Starting at an iron pipe found in the easterly
34 bounds of the highway known as the Old Military Turnpike, said iron pipe
35 being located 910.39 feet southeasterly, as measured along the easterly
36 bounds of said highway, from the southerly bounds of the roadway known
37 as Industrial Parkway West, THENCE running S 31° 54' 33" E along the
38 easterly bounds of said Old Military Turnpike Extension, 239.88 feet to
39 a point marking the beginning of a curve concave to the west; thence
40 southerly along said curve, having a radius of 987.99 feet, 248.12 feet
41 to an iron pipe found marking the point of beginning for the parcel
42 herein being described, said point also marked the southerly corner of
43 lands of Larry Garrow, et al, as described in Book 938 of Deeds at page
44 224; thence N 07° 45' 4" E along the easterly bounds of said Garrow,
45 748.16 feet to a 3"x4" concrete monument marking the northeasterly
46 corner of said Garrow, the northwesterly corner of the parcel herein
47 being described and said monument also marking the southerly bounds of
48 lands of Salerno Plastic Corp. as described in Book 926 of Deeds at Page
49 186; thence S 81° 45' 28" E along a portion of the southerly bounds of
50 said Salerno Plastic Corp., 441.32 feet to an iron pin found marking the
51 northeasterly corner of the parcel herein being described and also mark-
52 ing the northwest corner of the remaining lands now or formerly owned by
53 said Marx and Delaura; thence S 07° 45' 40" W along the Westerly bounds
54 of lands now of formerly of said Marx and DeLaura and along the easterly
55 bounds of the parcel herein being described, 560.49 feet to an iron pin;
56 thence N 83° 43' 21" W along a portion of the remaining lands of said

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

35 Also all that tract or parcel of land, with the buildings thereon,
36 situate in the City of Schenectady, County of Schenectady, and State of
37 New York, situate in the First, formerly the Second Ward of the said
38 City, on the Northerly side of Union Street, which was conveyed by
39 William Meeker and wife to Elisha L. Freeman by deed dated the second
40 day of December 1843, and recorded in the Clerk's Office of Schenectady
41 County on December 5, 1843, in Book V of Deeds at page 392, which lot in
42 said deed is bounded and described as follows: Beginning at a point in
43 the Northerly line of Union Street where it is intersected by the East-
44 erly line of property numbered 235 Union Street, which is hereby
45 conveyed, and running thence Northerly along the Easterly line of said
46 property, One Hundred Forty and Five-tenths (140.5) feet to a point
47 sixteen (16) feet Southerly from the Southerly line of the new garage
48 built upon land adjoining on the North; thence Westerly parallel with
49 said garage, Forty-six and Seven-tenths (46.7) feet; thence Southerly
50 One Hundred Forty and Eighty-tenths (140.8) feet to the Northerly margin
51 of Union Street; thence Easterly along the Northerly margin of Union
52 Street, about Forty-eight and three-tenths (48.3) feet to the point or
53 place of beginning.

54 The two above parcels are together more particularly described as
55 follows:

1 All that parcel of land in the City of Schenectady beginning at a
2 point in the northerly margin of Union Street at the southwesterly
3 corner of lands now or formerly of Friedman (Deed Book 636 at page 423)
4 which point is about 60 feet westerly of the westerly line of North
5 College Street and runs thence N. 86 deg. 42' 20" W. 92.30 feet to the
6 southeasterly corner of other lands now or formerly of Friedman (Deed
7 Book 798 at page 498); thence N. 04 deg. 06' 48" E. 140.50 feet to the
8 southwesterly corner of lands now or formerly of Stockade Associates
9 (Deed Book 1038 at page 521); thence S. 87 deg. 05' 27" E. 46.70 feet to
10 lands now or formerly at McCarthy (Deed Book 1129 at page 281); thence
11 along McCarthy S. 00 deg. 52' 02" E. 3.69 feet to the northwesterly
12 corner of lands now or formerly of SONYMA (Deed Book 1502 at page 621);
13 thence along lands of SONYMA S. 02' 56" W. 34.75 feet to a corner; thence
14 still along lands of SONYMA and lands now or formerly of Magee (Deed
15 Book 399 at page 165) S. 86 deg. 11' 52" E. 42.57 feet to a corner;
16 thence still along lands of Magee and Lands of Friedman first above
17 mentioned S. 03 deg. 10' 08" W. 102.00 feet to the point of beginning.

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

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

23 Beginning at a point in the northerly line of Union Street, said point
24 being in the division line between lands now or formerly of Electric
25 Brew Pubs, Inc. (1506 of Deeds at page 763) on the West and lands now or
26 formerly of Margaret Wexler and Donna Lee Wexler Pavlovic, as trustees
27 under Will of Ruth F. Wexler (Street number 241 Union Street) on the
28 East; thence North 03 deg. 04' 10" East, along the building known as
29 Street No. 241 Union Street, a distance of 30.50 feet to a point; thence
30 North 88 deg. 45' 45" West, along said building and building eve, a
31 distance of 5.62 feet to a point; thence North 03 deg. 03' 30" East,
32 along said building eve of Street No. 241 Union Street, a distance of
33 32.74 feet; thence South 88 deg. 45' 45" East, along said building eve,
34 a distance of 1.2 feet to an intersection of building corner of Street
35 No. 241 Union Street and a brick wall; thence north 03 deg. 37' 30"
36 East, along said brick wall, a distance of 14.47 feet to a point in the
37 corner of the brick wall, thence South 86 deg. 46' 45" East along said
38 brick wall a distance of 4.42 feet to the intersection of brick wall
39 with the boundary line between the Electric Brew Pubs, Inc. (aforesaid)
40 on the West and lands of Margaret Wexler and Donna Lee Wexler Pavlovic,
41 (aforesaid) on the East; thence North 03 deg 10' 08" East a distance of
42 0.62 feet to the Northeast corner of lands belonging to Margaret Wexler
43 and Donna Lee Wexler Pavlovic.

44 Also all that tract or parcel of land commonly known as the Union
45 Street School, located on the Northeasterly corner of Union and North
46 College Streets in the First Ward of the City and County of Schenectady
47 and State of New York, more particularly bounded and described as
48 follows: Beginning at a point in the Northerly street line of Union
49 Street where it is intersected by the Easterly street line of North
50 College Street, and runs thence Northerly along the Easterly street line
51 of North College Street, one hundred seven and five-tenths (107.5) feet
52 to a point, thence easterly at an angle of ninety (90) degrees, one
53 hundred ninety-one and seventy-five hundredths (191.75) feet to a point
54 in the Northwesterly street line of Erie Boulevard thence southwesterly
55 along the Northwesterly street line of Erie Boulevard, one hundred twen-
56 ty-three and eight-tenths (123.8) feet to its intersection with the

1 Northerly street line of Union Street; thence Westerly along the North-
2 erly street line of Union Street, one hundred twenty-four and fifty-five
3 hundredths (124.55) feet to the point or place of beginning.

4 The above described parcel of property includes the Blue Line parcel
5 of land, which is a portion of the abandoned Erie Canal Lands, located
6 in the First Ward of the City of Schenectady, New York, and which Blue
7 Line parcel lies between the Northwesternly line of Erie Boulevard as set
8 forth in the above described premises and the Northeasterly lot line of
9 the old Union Street School as it runs parallel with the Northwesternly
10 line of Erie Boulevard as aforesaid.

11 The two above parcels are together more particularly described as
12 follows: All that parcel of land in the City of Schenectady beginning at
13 a point in the northerly margin of Union Street and the northwesterly
14 margin of Erie Boulevard and runs thence along Union Street N. 86 deg.
15 42' 20" W. 124.55 feet to the easterly margin of North College Street;
16 thence along North College Street N. 05 deg 04' 40" E. 107.50 feet to
17 the southeasterly corner of lands now or formerly of McCarthy (Deed Book
18 1129 at page 279); thence along McCarthy, Cottage Alley and lands now or
19 formerly of McGregor (Deed Book 912 at page 624) S. 84 deg. 55' 20" E.
20 191.75 feet to the northwesterly margin of Erie Boulevard; thence along
21 Erie Boulevard S. 38 deg. 03' 53" W. 123.54 feet to the point of begin-
22 ning, any such premises or businesses located on that tract or parcel of
23 land situate in the Town of Hopewell, Ontario County, State of New York,
24 bounded and described as follows: Commencing at a 5/8" rebar found on
25 the division line between lands now or formerly of Ontario County -
26 Finger Lakes Community College (Liber 698 of Deeds, Page 466) on the
27 north and lands now or formerly of James W. Baird (Liber 768 of Deeds,
28 Page 1109) on the south; thence, North 43°-33'-40" West, on said divi-
29 sion line, a distance of 77.32 feet to the Point of Beginning. Thence,
30 North 43°-33'-40" West, continuing on said division line and through
31 said lands of Ontario County, a distance of 520.45 feet to a point on
32 the southeasterly edge of an existing concrete pad; thence, South
33 74°-19'-53" West, along said edge of concrete and the projection there-
34 of, a distance of 198.78 feet to a point on the easterly edge of pave-
35 ment of an existing campus drive; thence, the following two (2) courses
36 and distances along said edge of pavement: Northeasterly on a curve to
37 the left having a radius of 2221.65 feet, a chord bearing of North
38 30°-16'-39" East, a chord distance of 280.79, a central angle of
39 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
40 thence, Northeasterly on a curve to the right having a radius of 843.42
41 feet, a chord bearing of North 45°-25'-09" East, a chord distance of
42 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
43 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
44 corner of the property acquired by Ontario County (Liber 766 of Deeds,
45 Page 1112), as shown on a map recorded in the Ontario County Clerk's
46 Office as Map No. 6313; thence, the following four (4) courses and
47 distances along said property line: South 30°-04'-59" East, a distance
48 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
49 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
50 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
51 erty line, and the projection thereof, through the first said lands of
52 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
53 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
54 containing 7.834 acres, more or less, as shown on a map entitled
55 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
56 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,

dated June 10, 2005, last revised August 17, 2005. The related PAC Properties are shown on the Map denominated "FLCC Campus Property, FLPAC Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds at page 9 and are comprised of the areas separately labeled as Parking Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the Entry Roads; any such premises or businesses located on all that certain piece or parcel of land situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northwesterly of the West Hiawatha Boulevard, and generally Northeasterly of the New York State Barge Canal, being a portion of Lot 11I and Lot 11J of the Carousel Center Subdivision as shown on a resubdivision plan of the Carousel Center Subdivision filed as Map No. 8743 in the Onondaga County Clerk's Office, and as of May 20, 2014 identified as space L323 in a lease between the liquor license applicant and property owner and on the third level of the shopping center thereon, such shopping center land being more particularly bounded and described as follows:

BEGINNING at the point of the intersection of the division line between the Northeasterly boundary of the New York State Barge Canal, Syracuse Terminal designated as "Parcel No. T-111" on the Southwest and Lot 11I of the Carousel Center Subdivision on the Northeast with the Northwesterly boundary of West Hiawatha Boulevard; thence North 50 deg. 26 min. 28 sec. West, along said division line, 690.72 feet; to a point; thence through Lot 11I and 11J of said subdivision the following thirty-five (35) courses and distances:

- 1) Thence North 40 deg. 22 min. 15 sec. East 191.79 feet to a point;
- 2) Thence South 82 deg. 04 min. 58 sec. East 294.58 feet to a point;
- 3) Thence North 07 deg. 52 min. 16 sec. East 314.89 feet to a point;
- 4) Thence South 82 deg. 07 min. 45 sec. East 53.96 feet to a point;
- 5) Thence North 07 deg. 52 min. 16 sec. East 70.18 feet to a point;
- 6) Thence South 82 deg. 07 min. 44 sec. East 40.81 feet to a point;
- 7) Thence North 07 deg. 52 min. 16 sec. East 35.49 feet to a point;
- 8) Thence South 82 deg. 07 min. 50 sec. East 1.52 feet to a point;
- 9) Thence North 07 deg. 52 min. 16 sec. East 45.53 feet to a point;
- 10) Thence South 82 deg. 07 min. 44 sec. East 92.67 feet to a point;
- 11) Thence North 07 deg. 52 min. 16 sec. East 194.00 feet to a point;
- 12) Thence North 82 deg. 07 min. 44 sec. West 121.00 feet to a point;
- 13) Thence North 07 deg. 52 min. 14 sec. East 408.67 feet to a point;
- 14) Thence South 82 deg. 07 min. 44 sec. East 168.50 feet to a point;
- 15) Thence North 07 deg. 52 min. 16 sec. East 34.33 feet to a point;
- 16) Thence South 82 deg. 07 min. 44 sec. East 15.33 feet to a point;
- 17) Thence North 07 deg. 52 min. 16 sec. East 341.67 feet to a point;
- 18) Thence North 82 deg. 07 min. 44 sec. West 199.44 feet to a point;
- 19) Thence North 07 deg. 52 min. 31 sec. East 0.97 feet to a point;
- 20) Thence North 52 deg. 50 min. 09 sec. East 11.22 feet to a point;
- 21) Thence North 07 deg. 52 min. 16 sec. East 20.77 feet to a point;
- 22) Thence North 37 deg. 05 min. 57 sec. West 30.86 feet to a point;
- 23) Thence North 82 deg. 07 min. 44 sec. West 21.02 feet to a point;
- 24) Thence South 52 deg. 13 min. 00 sec. West 5.85 feet to a point;
- 25) Thence North 82 deg. 07 min. 44 sec. West 7.41 feet to a point;
- 26) Thence North 07 deg. 52 min. 16 sec. East 108.15 feet to a point;
- 27) Thence South 82 deg. 07 min. 44 sec. East 0.75 feet to a point;
- 28) Thence North 07 deg. 52 min. 16 sec. East 22.46 feet to a point;
- 29) Thence North 82 deg. 07 min. 44 sec. West 0.75 feet to a point;
- 30) Thence North 07 deg. 52 min. 16 sec. East 43.48 feet to a point;
- 31) Thence North 52 deg. 52 min. 15 sec. East 7.78 feet to a point;

1 32) Thence North 07 deg. 52 min. 16 sec. East 47.79 feet to a point;
2 33) Thence North 37 deg. 07 min. 44 sec. West 7.78 feet to a point;
3 34) Thence North 07 deg. 52 min. 16 sec. East 198.11 feet to a point;
4 and
5 35) Thence South 82 deg. 07 min. 44 sec. East 207.07 feet to a point
6 on the westerly right of way line of Interstate Route 81, Thence along
7 the westerly and southwesterly right of way line of Interstate Route 81,
8 in a generally southeasterly direction, the following seven (7) courses
9 and distances:
10 1) Thence South 18 deg. 26 min. 44 sec. East 44.24 feet to a point;
11 2) Thence South 31 deg. 26 min. 40 sec. East 70.85 feet to a point;
12 3) Thence South 37 deg. 56 min. 38 sec. East 377.51 feet to a point;
13 4) Thence South 33 deg. 48 min. 10 sec. East 129.69 feet to a point;
14 5) Thence South 32 deg. 22 min. 13 sec. East 213.26 feet to a point;
15 6) Thence South 42 deg. 27 min. 42 sec. East 58.65 feet to a point;
16 and
17 7) Thence South 40 deg. 20 min. 45 sec. East 77.11 feet to its inter-
18 section with lands appropriated by the People of the State of New York
19 described as Map 1401 Parcel 1831 in Book 5256 of Deeds at Page 686 and
20 Book 5274 of Deeds at Page 836; Thence along the bounds of said Map 1401
21 Parcel 1831 the following fifteen (15) courses and distances:
22 1) South 07 deg. 30 min. 19 sec. East 39.16 feet to a point; thence
23 2) South 03 deg. 25 min. 41 sec. West 30.00 feet to a point; thence
24 3) South 12 deg. 49 min. 21 sec. West 30.00 feet to a point; thence
25 4) South 22 deg. 11 min. 30 sec. West 30.00 feet to a point; thence
26 5) South 31 deg. 35 min. 08 sec. West 30.00 feet to a point; thence
27 6) South 40 deg. 57 min. 25 sec. West 30.01 feet to a point; thence
28 7) South 48 deg. 44 min. 51 sec. West 20.00 feet to a point; thence
29 8) South 55 deg. 01 min. 19 sec. West 19.99 feet to a point; thence
30 9) South 65 deg. 30 min. 44 sec. West 8.49 feet to a point; thence
31 10) North 75 deg. 22 min. 31 sec. West 38.92 feet to a point; thence
32 11) North 29 deg. 08 min. 26 sec. West 25.83 feet to a point; thence
33 12) North 07 deg. 58 min. 33 sec. West 20.27 feet to a point; thence
34 13) North 07 deg. 40 min. 45 sec. East 100.00 feet to a point; thence
35 14) North 82 deg. 23 min. 04 sec. West 1.00 feet to a point; and
36 15) South 07 deg. 40 min. 49 sec. West 425.30 to its intersection with
37 the northerly bounds of Map 1402 Parcel 1836 of said appropriation;
38 Thence along the bounds of Map 1402 Parcel 1836 as described in Book
39 5256 of Deeds at Page 686 and Book 5274 of Deeds at Page 836 the follow-
40 ing three (3) courses and distances:
41 1) South 07 deg. 40 min. 17 sec. West 70.35 feet to a point; thence
42 2) South 82 deg. 09 min. 26 sec. East 1.00 feet to a point; and
43 3) North 07 deg. 40 min. 37 sec. East 70.35 feet to its intersection
44 with the bounds of the hereinabove described Map 1401 Parcel 1831;
45 Thence along the bounds of said Map 1401 Parcel 1831 the following ten
46 (10) courses and distances:
47 1) North 07 deg. 40 min. 37 sec. East 100.00 feet to a point; thence
48 2) North 40 deg. 32 min. 01 sec. East 61.06 feet to a point; thence
49 3) North 50 deg. 26 min. 34 sec. East 110.76 feet to a point; thence
50 4) North 55 deg. 51 min. 53 sec. East 43.02 feet to a point; thence
51 5) North 66 deg. 11 min. 17 sec. East 30.00 feet to a point; thence
52 6) North 79 deg. 28 min. 24 sec. East 30.00 feet to a point; thence
53 7) South 87 deg. 12 min. 02 sec. East 30.00 feet to a point; thence
54 8) South 73 deg. 54 min. 22 sec. East 30.00 feet to a point; thence
55 9) South 59 deg. 56 min. 49 sec. East 33.00 feet to a point; and

1 10) South 47 deg. 06 min. 38 sec. East 95.11 feet to its intersection
2 with the division line between Lot 11J on the Northwest and the lands
3 now or formerly of Woodstead Enterprises Co. as described in Book 3530
4 of Deeds at Page 257 on the Southeast (formerly lands of Rome Watertown
5 and Oswego Railroad Company via Letters Patent, Book 292, Page 264);
6 thence South 28 deg. 12 min. 27 sec. West along said division line and
7 along the Northwesterly boundary of West Hiawatha Boulevard in part,
8 36.93 feet to its point of intersection with Northeasterly boundary of
9 West Hiawatha Boulevard; thence North 61 deg. 43 min. 58 sec. West along
10 said Northeasterly boundary 158.30 feet to its point of intersection
11 with the Northwesterly boundary of said West Hiawatha Boulevard; thence
12 West along said Northwesterly boundary the following three (3) courses:
13 1) South 30 deg. 39 min. 30 sec. West 599.46 feet to a point; thence 2)
14 South 30 deg. 30 min. 42 sec. West 62.49 feet to a point; and 3) South
15 23 deg. 40 min. 55 sec. West 220.04 feet to its point of intersection
16 with Southwesterly boundary of West Hiawatha Boulevard; thence South 49
17 deg. 30 min. 46 sec. East along said Southwesterly boundary, 0.30 feet
18 to its point of intersection with the first hereinabove described
19 Northwesterly boundary of West Hiawatha Boulevard; thence South 40 deg.
20 26 min. 20 sec. West, along said Northwesterly boundary, 98.08 feet to
21 its point of intersection with the division line between Lot 11J on the
22 Northeast and Lot 11H of the Carousel Center Subdivision on the South-
23 west; thence North 50 deg. 25 min. 12 sec. West, along said division
24 line, 147.85 feet to the Northwest corner of Lot 11H; thence South 40
25 deg. 26 min. 20 sec. West 217.47 feet to the Southwest corner of lot
26 11H; thence South 49 deg. 49 min. 16 sec. East 147.83 feet to a point on
27 the first hereinabove described Northwesterly boundary of West Hiawatha
28 Boulevard; thence along said Northwesterly boundary of West Hiawatha
29 Boulevard the following two (2) courses: 1) South 40 deg. 26 min. 20
30 sec. West 17.66 feet to a point; and 2) South 43 deg. 01 min. 50 sec.
31 West 468.25 feet to the point of beginning.

32 Excepting the following piece or parcel of land appropriated by the
33 People of the State of New York described as Map 1401 Parcel 1832 in
34 Book 5256 of Deeds at Page 686 and Book 5274 of Deeds at Page 836:
35 Commencing at the southwest corner of herein above described Map 1402
36 Parcel 1836 said point having a proceeding course of South 07 deg. 40
37 min. 17 sec. West 70.35 feet in the premises describe hereinabove;
38 thence North 13 deg. 18 min. 48 sec. West 138.17 feet to the southeast
39 corner of Map 1401 Parcel 1832; thence along the bounds of said Map 1401
40 Parcel 1832 the following four (4) courses and distances:

41 1) North 82 deg. 09 min. 26 sec. West 1.00 feet to a point; thence
42 2) North 07 deg. 53 min. 50 sec. East 353.36 feet to a point; thence
43 3) South 81 deg. 54 min. 58 sec. East 1.00 feet to a point, and
44 4) South 07 deg. 53 min. 54 sec. West 353.36 feet to the point of
45 beginning; or such premises or businesses located on that tract or
46 parcel of land situate lying and being in the Town of Oneonta, County of
47 Otsego and State of New York and being a portion of Otsego County Tax
48 Map Department Parcel Number 287.00-1-33 and bounded and described as
49 follows: Beginning at a point 2.12 feet off the northeasterly corner of
50 a one story building on the lands, now or formerly, of Abner Doubleday,
51 LLC, aka Cooperstown All Star Village, LLC, as owned by Martin and Bren-
52 da Patton, which point lies N 87°55'13" W a distance of 149.37' from the
53 northeast corner of the Patton lands; thence N 74°30'18" W a distance of
54 51.50 feet to a point; thence S 15°29'42" W a distance of 2.00 feet to a
55 point; thence N 74°30'18" W a distance of 14.00 feet to a point; thence
56 S 15°29'42" W a distance of 19.20 feet to a point; thence S 74°30'18" E

1 a distance of 14.20 feet to a point; thence S 15°29'42" W a distance of
2 4.20 feet; thence S 74°30'18" E a distance of 51.30 feet to a point;
3 thence N 15°29'42" E a distance of 25.40 feet to a point to the point
4 and place of beginning or on premises or with respect to a business
5 constituting the overnight lodging facility located wholly within the
6 boundaries of that tract or parcel of land situated in the borough of
7 Manhattan, city and county of New York, beginning at a point on the
8 northerly side of west fifty-fourth street at a point one hundred feet
9 easterly from the intersection of the said northerly side of west
10 fifty-fourth street and the easterly side of seventh avenue; running
11 thence northerly and parallel with the easterly side of seventh avenue
12 one hundred feet five inches to the center line of the block; running
13 thence easterly and parallel with the northerly side of west fifty-
14 fourth street and along the center line of the block fifty feet to a
15 point; running thence northerly and parallel with the easterly side of
16 seventh avenue one hundred feet five inches to the southerly side of
17 west fifty-fifth street at a point distant one hundred fifty feet east-
18 erly from the intersection of the said southerly side of west fifty-
19 fifth street and the easterly side of seventh avenue; running thence
20 easterly along the southerly side of west fifty-fifth street thirty-one
21 feet three inches to a point; running thence southerly and parallel with
22 the easterly side of the seventh avenue one hundred feet five inches to
23 the center line of the block; running thence easterly along the center
24 line of the block and parallel with the southerly side of west fifty-
25 fifth street, one hundred feet; running thence northerly and parallel
26 with the easterly side of seventh avenue one hundred feet five inches to
27 the southerly side of west fifty-fifth street; running thence easterly
28 along the southerly side of west fifty-fifth street twenty-one feet ten
29 and one-half inches to a point; running thence southerly and parallel
30 with the easterly side of seventh avenue one hundred feet five inches to
31 the center line of the block; running thence westerly along the center
32 line of the block and parallel with the northerly side of west fifty-
33 fourth street three feet one and one-half inches; running thence south-
34 erly and parallel with the easterly side of seventh avenue one hundred
35 feet five inches to the northerly side of west fifty-fourth street at a
36 point distant three hundred feet easterly from the intersection of the
37 said northerly side of west fifty-fourth street and the easterly side of
38 seventh avenue; running thence westerly and along the northerly side of
39 west fifty-fourth street two hundred feet to the point or place of
40 beginning, provided that such facility maintains not less than four
41 hundred guest rooms and suites for overnight lodging; or on such prem-
42 ises or business located on any of the following four parcels:

43 Parcel A

44 any such premises or business constituting the overnight lodging and
45 resort facility located wholly within the boundaries of the Village of
46 Altmar, County of Oswego, Great Lot 19 beginning at a point on center-
47 line of Pulaski Street at its intersection with the division line
48 between the lands now or formerly of Altmar Parish Williamstown Central
49 School District (APW CSD) as described in Book 378 of Deeds at Page 118
50 on the northwest and the lands now or formerly of Tostanoski as
51 described in Book 1356 of Deeds at Page 55 on the southeast; Thence
52 along said centerline the following two (2) courses: 1) North 37 deg. 35
53 min. 00 sec. West, a distance of 803.88 ft. to a point and 2). North 45
54 deg. 48 min. 13 sec. West, a distance of 132.33 ft. to its intersection
55 with the division line between the said lands of APW CSD on the south-
56 east and the lands now or formerly of Hayward as described in Book 894

1 of Deeds at Page 211 & Doc. #2006-9318 on the northwest; Thence North 23
2 deg. 48 min. 43 sec. East along said division, a distance of 131.66 ft.
3 to its intersection with the division line between the said lands of APW
4 CSD on the north and the said lands of Hayward on the south; Thence
5 South 73 deg. 16 min. 17 sec. West along the said division line, a
6 distance of 131.66 ft. to its intersection with the division line
7 between the said lands of APW CSD and the lands now or formerly of
8 National Grid as described in Book 282 of Deeds at Page 552; Thence
9 along said division line to the following six (6) courses: 1) North 23
10 deg. 43 min. 38 sec. East, a distance of 158.73 ft. to a point; thence
11 2) North 83 deg. 39 min. 24 sec. West, a distance of 190.48 ft. to a
12 point; thence 3) North 25 deg. 39 min. 08 sec. East, a distance of 24.15
13 ft. to a point; thence 4) North 53 deg. 32 min. 01 sec. East, a distance
14 of 265.18 ft. to a point; thence 5) North 81 deg. 24 min. 54 sec. East a
15 distance of 475.00 ft. to a point; and 6) North 81 deg. 24 min. 54 sec.
16 East, a distance of +/- 522 ft. to its intersection with the center of
17 Salmon River; Thence upstream along said center, and in a generally
18 southerly direction, a distance of +/- 1,455 ft. to its intersection
19 with the division line between the said lands of APW CSD on the north-
20 west and the lands now or formerly of Bennett as described in Book 927
21 of Deeds at Page 65 on the southeast; Thence South 52 deg. 19 min. 00
22 sec. West along said division line, a distance of +/- 170 ft. to a
23 point; Thence South 52 deg. 19 min. 00 sec. West, continuing along said
24 division line, a distance of 400.00 ft. to its intersection with the
25 centerline of Pulaski Street; Thence North 37 deg. 35 min. 00 sec. West
26 along said centerline, a distance of 53.65 ft. to its intersection with
27 the division line between the said lands of APW CSD on the southeast and
28 the lands now or formerly of Pfluger as described in Book 922 of Deeds
29 at Page 187 on the northwest; Thence North 52 deg. 25 min. 00 sec. East
30 along said division line, a distance of 330.00 ft. to its intersection
31 with the division line between the said lands of APW CSD on the north-
32 east and the said lands of Pfluger, the lands now or formerly of Endsley
33 as described in Book 1520 of Deeds at page 5, and the hereinabove said
34 lands of Tostanoski, in part by each, on the southwest; Thence North 37
35 deg. 35 min. 00 sec. West along said division line, a distance of 247.50
36 ft. to its intersection with the division line between the said lands of
37 APW CSD on the northwest and the said lands of Tostanoski on the south-
38 east; Thence South 52 deg. 25 min. 000 sec. West along said division
39 line, a distance of 330.00 ft. to the POINT OF BEGINNING; or

40 Parcel B

41 any such premises or business constituting the overnight lodging and
42 resort facility located wholly within the boundaries of that tract or
43 parcel of land situate in the city of Syracuse, County of Onondaga and
44 State of New York, being part of Block 366 in said City and more partic-
45 ularly bounded and described as follows: beginning at a point at the
46 intersection of the southerly line of East Genesee Street with the
47 westerly line of University Avenue; running thence: South 00° 30' 30"
48 West, along said Westerly line of University Avenue, a distance of 75.16
49 feet to a point therein; Thence North 89° 49' 00" West, a distance of
50 140.00 feet to a point; thence South 00° 30' 30" West, a distance of
51 271.55 feet to a point; Thence North 89° 49' 00" West, a distance of
52 103.01 feet to a point; Thence South 00° 11' 00" West, a distance of
53 132.00 feet to a point in the northerly line of Madison Street; Thence
54 North 89° 49' 0" West along said northerly line, a distance of 141.36
55 feet to a point; Thence North 00° 25' 10" East, a distance of 50 feet to
56 a point in the westerly line of Farm Lot 200 of the Salt Springs Reser-

1 vation; Thence North 03° 26' 10" West along said westerly line, a
2 distance of 415.12 feet to a point in the southerly line of East Genesee
3 Street; Thence North 88° 11' 00" East, along said southerly line, a
4 distance of 412.50 feet to the point of beginning. The premises are also
5 described as follows: All that tract or parcel of land, situate in the
6 City of Syracuse, County of Onondaga and State of New York, being known
7 as new Lot 1A as is more particularly shown on a Resubdivision Map of
8 Part of Block 366 made by Christopherson Land Surveying and filed in the
9 Onondaga County Clerk's Office October 8, 2002 as Map No. 9498; or

10 Parcel C

11 any such premises or business constituting the overnight lodging and
12 resort facility located wholly within the boundaries of all that tract
13 or parcel of land situate in the city of Syracuse, County of Onondaga
14 and State of New York, being a part of Lots 200 and 201, Lots 2, 6, and
15 7, Block 368 in the City of Syracuse and being further described as
16 follows: Beginning at a drill hole set at the intersection of the east-
17 erly street margin of South Crouse Avenue and the southerly street
18 margin of Harrison Street; Thence S. 89° 51' 36" E. (S 89° 49' 40" E
19 measured), along the southerly street margin of Harrison Street, a
20 distance of 395.30 feet to a capped iron rod set at the westerly line of
21 a parcel of land conveyed to Syracuse University; Thence S. 00° 28' 34"
22 W. (S 00° 30' 30" W measured), along the westerly line of those parcels
23 of land conveyed to Syracuse University, a distance of 132.00 feet to a
24 capped iron rod set; Thence N. 89° 51' 36" W. (N 89° 49' 40" W meas-
25 ured), along the northerly line of a parcel of land conveyed to Syracuse
26 University, a distance of 132.00 feet to a capped iron rod set; Thence
27 N. 89° 51' 36" W. (N 89° 49' 40" W measured), along the northerly line
28 of a parcel of land conveyed to Syracuse University, a distance of 66.00
29 feet to a capped iron rod set; Thence S. 00° 28' 34" W. (S 00° 30' 30" W
30 measured), along the westerly line of that Syracuse University Property,
31 a distance of 71.25 feet to a capped iron rod set; Thence N 89° 55' 36"
32 W. (89° 53' 39" W measured), a distance of 130.40 feet to a capped iron
33 rod set at the easterly line of that parcel of land conveyed to Crouse
34 Health Systems, Inc. by deed recorded in the Onondaga County Clerk's
35 Office in Liber 4800 at Page 730; Thence N. 03° 44' 23" W. (03° 42' 26"
36 W measured), along the easterly line of the Crouse Health System, Inc.
37 property, a distance of 37.99 feet to a magnetic nail set at the north-
38 east corner of the aforementioned Crouse Health System, Inc.; Thence N.
39 89° 51' 36" W. (N 89° 49' 40" W measured), along the northerly line of
40 the Crouse Health System, Inc. Property, a distance of 195.85 feet to a
41 capped iron rod set at the easterly street margin of South Crouse
42 Avenue; Thence N. 00° 23' 14" E. (N 00° 25' 10" E measured), along the
43 easterly street margin of South Crouse Avenue, a distance of 165.50 feet
44 to the point of beginning. Together with all the right, title and inter-
45 est in and to strips and gores of land, if any, adjoining or adjacent to
46 said premises and to the lands lying in the bed of any street, road land
47 or right of way, as they now exist, or formerly existed in, in front of,
48 or adjoining the premises above described or used in connection with
49 said above described premises. Containing 1.55 acres of land more or
50 less. It being the intent of this survey description to describe those
51 parcels of land conveyed by Temple Adath Yeshurun, also known as the
52 Congregation Adath Yeshurun, to the Syracuse Urban Renewal Agency, by a
53 Warranty Deed dated September 21, 1972, that was duly recorded in the
54 Onondaga County Clerk's Office on October 10, 1972 in Deed Book 2486 at
55 Page 1137. Being a portion of the premises conveyed at Hotel Skylar,
56 LLC, f/k/a 908 Harrison St., LLC, by deed dated June 5, 2007, and

1 recorded in the Onondaga County Clerk's Office on June 14, 2007 in Deed
2 Book 04998 at Page 0795 (Instrument: 0687909); or

3 Parcel D

4 any such premises or business constituting the overnight lodging and
5 resort facility located wholly within the boundaries of all that tract
6 or parcel of land situate in the city of Syracuse, County of Onondaga,
7 being part of Lots 13, 14 and 15 of Block 233 in said City, more partic-
8 ularly bounded and described as follows: beginning at a point in the
9 northerly line of East Genesee Street, a distance of 232.5 feet easter-
10 ly, measured along said northerly line, from the easterly line of Almond
11 Street; Running thence the following 8 courses and distances: (1.) S
12 89° 30' 50"E, along said northerly line of East Genesee Street, a
13 distance of 109.5 feet; (2.) N 00° 20' E, parallel with said easterly
14 line of Almond Street, a distance of 158.69 feet to the southerly line
15 of Orange Alley; (3.) N 89° 30' 50" W, along said southerly line of
16 Orange Alley, a distance of 66 feet to a point; (4.) N 00° 20' E, paral-
17 lel with said easterly line of Almond Street, 20 feet to the northerly
18 line of Orange Alley; (5.) N 89° 30' 50" W, along said northerly line of
19 Orange Alley, a distance of 9 feet; (6.) S 00° 20' W, parallel with said
20 easterly line of Almond Street, a distance of 13.5 feet to a point; (7.)
21 N 89° 30' 50" W, parallel with the aforesaid northerly line of East
22 Genesee Street, a distance of 3 feet to a point; and, (8.) S 00° 20' W,
23 parallel with said easterly line of Almond Street, a distance of 165.19
24 feet to the point of beginning, containing 17,781+/- sq. ft. (0.41+/-
25 Acres of Land) and; Parcel II (#716-718 East Fayette Street), All that
26 tract or parcel of land situate in the City of Syracuse, County of Onon-
27 daga and State of New York, being Lot 3 and part of lots 4 and 9 of
28 Block 233 beginning in the southerly line of East Fayette Street, a
29 distance of 132 feet westerly, measured along said southerly line, from
30 the westerly line of Forman Avenue; Running thence the following 4
31 courses and distances: (1.) N 89° 30' 50" W, along said southerly line
32 of East Fayette Street, a distance of 97 feet; (2.) S 00° 20' 20" W,
33 parallel with said westerly line of Forman Avenue, a distance of 178.69
34 feet to the northerly line of Orange Alley; (3.) S 89° 30' 50" E, along
35 said northerly line of Orange Alley, a distance of 97 feet to a point;
36 and, (4.) N 00° 20' 10" E, parallel with said westerly line of Forman
37 Avenue, a distance of 178.69 feet to the point of beginning or with
38 respect to any premises or business located on all that certain parcel
39 of land situate in the City of Peekskill, County of Westchester and
40 State of New York, that is a portion of Parcel I as it is shown on that
41 certain map entitled, "Survey .. at Charles Point.." which was filed in
42 the Westchester County Clerk's Office on October 23, 1980 as Map No.
43 20407 that is bounded and described as follows:

44 BEGINNING at a point on the easterly shoreline of the Hudson River and
45 within the bounds of the said Parcel I as it is shown on the said Filed
46 Map No. 20407, which point occupies coordinate position:

47 North 464418.83 (y)

48 East 607401.00 (x)

49 of the New York State Coordinate System, East Zone and which point is
50 distant, the following courses from the southerly corner of the Parcel
51 shown on Map No. 20407 that occupies coordinate position

52 North 463520.804 (y)

53 East 608470.681 (x)

54 of the aforesaid New York State Coordinate System, East Zone:

55 North 47 degrees 30' 36" West 856.60 feet,

56 North 77 degrees 10' 53" West 488.18 feet,

1 North 41 degrees 17' 53" West 113.32 feet and
2 North 41 degrees 50' 16" East 169.08 feet;
3 THENCE from the said point of beginning along the said easterly shore-
4 line (high water mark) of the east bank of the Hudson River:
5 Due North 16.17 feet,
6 North 53 degrees 58' 22" West 13.60 feet,
7 North 73 degrees 04' 21" West 24.04 feet,
8 North 63 degrees 26' 06" West 22.36 feet,
9 North 82 degrees 18' 14" West 37.34 feet,
10 North 64 degrees 47' 56" West 37.58 feet,
11 South 82 degrees 52' 30" West 16.12 feet,
12 North 61 degrees 41' 57" West 14.76 feet and
13 South 21 degrees 48' 05" West 9.71 feet;
14 THENCE leaving the high water mark and running across a peninsula of
15 land and along the division line between Parcel I and Parcel II as shown
16 on said Filed Map No. 20407, North 65 degrees 32' 43" West 30.18 feet to
17 another point on the said easterly shoreline (high water mark) of the
18 East Bank of the Hudson River;
19 THENCE northerly along the said high water mark, the following cours-
20 es:
21 North 3 degrees 00' 46" West 17.54 feet,
22 North 13 degrees 45' 39" West 50.45 feet,
23 North 10 degrees 49' 23" West 69.23 feet,
24 North 0 degrees 47' 22" West 52.48 feet to a point which is the point
25 of beginning of the hereinafter described 40 foot easement which point
26 occupies coordinate position
27 North 464676.48 (y)
28 East 607189.28 (x)
29 of the New York State Coordinate System, East Zone;
30 THENCE continuing along the aforesaid easterly shoreline (high water
31 mark) of the East Bank of the Hudson, the following courses:
32 North 10 degrees 18' 17" West 23.91 feet,
33 North 39 degrees 04' 58" West 21.39 feet,
34 North 20 degrees 13' 30" West 21.74 feet,
35 North 39 degrees 02' 08" West 95.27 feet,
36 North 13 degrees 08' 02" West 30.81 feet,
37 North 18 degrees 26' 06" West 53.76 feet,
38 North 28 degrees 10' 43" West 63.53 feet,
39 North 18 degrees 26' 06" West 50.60 feet,
40 North 37 degrees 14' 05" West 31.40 feet,
41 North 21 degrees 15' 02" West 96.57 feet,
42 North 32 degrees 00' 19" West 47.17 feet,
43 North 1 degree 18' 07" West 44.01 feet and
44 North 17 degrees 14' 29" East 29.32 feet to a point on the southerly
45 line of lands under lease to the County of Westchester (Resco Site);
46 THENCE along the said County of Westchester (Resco Site) lands: Due
47 East 432.31 feet to a point on the westerly line of an easement and a
48 right-of-way leading to Charles Point Avenue;
49 THENCE along the said westerly and southwesterly line of the said
50 right-of-way leading to Charles Point Avenue: Due South 241.16 feet and
51 South 27 degrees 13' 00" East 406.90 feet to a point;
52 THENCE leaving the said easement and running along other lands now or
53 formerly of The City of Peekskill Industrial Development Agency, South
54 41 degrees 50' 16" West 270.01 feet to the aforementioned easterly
55 shoreline (high water mark) of the East Bank of the Hudson River and the
56 point or place of beginning.

1 TOGETHER with an easement over all that parcel of land situate in the
2 City of Peekskill, County of Westchester and State of New York that is
3 more particularly bounded and described as follows:

4 BEGINNING at a point on the westerly line of Charles Point Avenue with
5 the said westerly line is intersected by the line dividing the easement
6 herein described on the south from lands under lease to the County of
7 Westchester (Resco Site) on the north which point occupies coordinate
8 position:

9 North 464719.99 (y)

10 East 608004.15 (x)

11 of the New York State Coordinate System, East Zone;

12 THENCE from the said point of beginning southerly along the said
13 westerly line of Charles Point Avenue, South 14 degrees 54' 00" West
14 103.48 feet to a point;

15 THENCE westerly along other lands of the City of Peekskill Industrial
16 Development Agency: Due West 396.44 feet to a point which is the easterly
17 most corner of the lands of Point Associates, the grantee herein;

18 THENCE along the northeasterly line of the said Point Associates'
19 land, North 27 degrees 13' 00" West 406.90 feet and Due North 241.16
20 feet to a point on the southerly line of the aforementioned lands leased
21 to the County of Westchester (Resco Site);

22 THENCE easterly along the said southerly line Due East 75.00 feet to a
23 point;

24 THENCE southeasterly and easterly still along the said lands leased to
25 the County of Westchester (Resco Site) the following courses:

26 Due South 223.00 feet,

27 South 27 degrees 13' 00" East 314.87 feet and

28 Due East 390.14 feet to the aforementioned westerly line of Charles
29 Point Avenue and the point or place of BEGINNING.

30 TOGETHER WITH a non-exclusive easement for utilities, and ingress and
31 egress over that certain right of way leading from Charles Point Avenue,
32 now known as John E. Walsh Boulevard, in a westerly and northwesterly
33 direction to the above described premises and as more fully described in
34 the Declaration of Easement recorded in Liber 8888 cp 35; or on such
35 premises or business located:

36 ALL that certain plot, piece or parcel of land, situate in the Town of
37 Southeast, County of Putnam and State of New York.

38 BEGINNING at a point on the northerly side of Argonne Road (a/k/a as
39 Old Route #6) where the same is intersected the southwest corner of
40 lands N/F Putnam County Italian-American Social Club, Inc. and which
41 point is the most easterly point of the parcel hereto described:

42 THENCE from said point of beginning along the dividing line between
43 the southerly side of lands N/F Partners Management, LLC. And the north-
44 erly side of Argonne Road, also known as Old Route #6, North 81 degrees
45 20 minutes 10seconds West 89.89 feet and South 85 degrees 03 minutes 00
46 seconds West 106.50 feet to the southeast corner of lands N/F Kane;

47 THENCE along the southerly line of the parcel herein and the proposed
48 northerly side of Argonne Road, (a/k/a as Old Route #6) South 88 degrees
49 43 minutes 17 seconds East 195.02 to the point and place of BEGINNING;
50 and

51 All that certain plot, piece or parcel of land, situate, lying and
52 being in the town of Southeast, County of Putnam and State of New York,
53 bounded and described as follows:

54 BEGINNING at a point on the northerly line of Old Highway from Brew-
55 ster to US Route #6 leading to Danbury at the southwest corner of land
56 N/F Putnam County Italian-American Social Club, Inc.;

1 THENCE along said Old Highway, North 81 degrees 20 minutes 10 seconds
2 West 89.89 feet and South 85 degrees 03 minutes 00 seconds West 106.50
3 feet to a point;

4 THENCE North 06 degrees 49 minutes 20 seconds West 83.25 feet to a
5 point on the southerly side of NY State Highway #5203 also known as NY
6 Route #22 & US Route #6;

7 THENCE along said State Highway, North 67 degrees 06 minutes 10
8 seconds East 35.06 feet to a point and North 76 degrees 43 minutes 20
9 seconds East 240.80 feet to a point and land N/F Putnam County Italian-
10 American Social Club, Inc.

11 THENCE along said land, South 21 degrees 37 minutes 10 seconds West
12 167.77 feet to the North side of Old Highway aforesaid at the point or
13 place of BEGINNING. Any lien, mortgage or other interest or estate now
14 held by said retail licensee on or in the personal or real property of
15 such manufacturer or wholesaler, which mortgage, lien, interest or
16 estate was acquired on or before December thirty-first, nineteen hundred
17 thirty-two, shall not be included within the provisions of this subdivi-
18 sion; provided, however, the burden of establishing the time of the
19 accrual of the interest, comprehended by this subdivision shall be upon
20 the person who claims to be entitled to the protection and exemption
21 afforded hereby.

22 § 5. This act shall take effect immediately.