STATE OF NEW YORK

10646

IN SENATE

June 2, 2026

Introduced by Sen. OBERACKER -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the alcoholic beverage control law, in relation to a license to sell liquor at retail for consumption on certain premises

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

Section 1. Subdivision 7 of section 64-a of the alcoholic beverage control law is amended by adding a new paragraph (c-7) to read as follows:

(c-7) Notwithstanding the provisions of paragraph (a) of this subdivision, the authority may issue a retail license for on-premises consumption for a premises which shall be located within two hundred feet of a building occupied exclusively as a school, church, synagogue, or other place of worship, provided such premises constitutes a premises for the sale of food or beverages at retail for consumption on the premises located wholly within the boundaries of the county of Schoharie, bounded and described as follows:

ALL that piece or parcel of land, situated in the town and village of Middleburgh, county of Schoharie and state of New York, described as follows:

NORTHERLY by Main Street, in said Village of Middleburgh, easterly by lands formerly of George E. Borst and Judson P. Hyde and wife, southerly by lands formerly of Ettrick Bates and Emmett B. Vrooman, and westerly by the lands formerly of Christopher S. Best and is subject to rights of way on the easterly and southerly sides, comprising a piece of land containing about 1/8 of an acre of land and being the same premises conveyed April 2, 1888, by George Rockerfeller and Lydla, his wife to James C. Borst, by deed recorded April 5, 1888 In Book 105 of Deeds at Page 47 in the Schoharie County Clerk's Office.

ALSO hereby conveying all the right, title and interest of the party of the first part in and to a certain party wall along the westerly side of the premises herein before described in a deed thereof from Hattie M. Richard to Irving Kilts, dated November 5, 1945 and recorded in the

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

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Schoharie County Clerk's Office on November 7, 1945 in Book 237 of Deeds at Page 267.

ALSO ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Town and Village of Middleburgh, County of Schoharie and State of New York, being a portion of the lands formerly known as the Hotel Baker lot on Main Street In said Village, the parcel herein described taking its beginning at a point on Dexter Lane directly in the rear of the building now or formerly owned by James Mattice, commencing at an iron pin driven In the ground where the lands of Dexter Lane, those of Mattice and those herein conveyed join and running thence South 36° 40' East a distance of 23.3 feet to the lands now or formerly owned by Frederick J. Richards; thence along the lands of now or formerly of Frederick J. Richards, South 39° 20' West a distance of 77.1 feet to a point in the southerly boundary now or formerly of the Richards property; thence North 43° 42' West a distance of 33 feet to the easterly boundary line of Dexter Lane; thence North 45° 28' East a distance of 81 feet to the place of beginning, conveying and intending to convey a parcel of land 23.3 feet wide on the northerly end and the southerly end 33 feet wide, and the westerly side 77.1 feet, together with the interest of the party of the first part in and to the smoke house on the northerly end thereof, containing 1/10 of and acres be the same more or less, and being a portion of the premises described in a deed from Joseph Skladanwski to Thomas Bush by deed recorded in Book 241 of Deeds at Page 591.

EXCEPTING AND RESERVING now or formerly of Thomas Bush, his heirs and assigns, the right to lay and maintain a sewer line along the easterly boundary of the premises herein conveyed from the lot now or formerly owned by Thomas Bush directly South of the premises herein conveyed to the present sewer line running through and across such premises.

ALSO ALL THAT PIECE OR PARCEL OF LAND situate in the village of Middleburgh, county of Schoharie and state of New York, bounded and described as follows:

BEGINNING at a point where the lands formerly of Hoerz, the lands now or formerly of Byron Haverly and the easterly boundary of Dexter Road intersect; running thence South 43" East a distance of 27 feet along the lands of Hoerz; thence South 45° 28' West a distance of 6 feet through the lands formerly of Haverly; thence 43" West a distance of 27 feet through the lands of Haverly to the easterly boundary of Dexter Road; thence North 45" 28' East along said boundary to the point or place of beginning. Intending to convey a strip of land 6 feet wide and 27 feet long adjoining the southeast boundary of the lands formerly of Hoerz.

EXCEPTING AND RESERVING from the above described premises all that piece and parcel of land situate in the village of Middleburgh, county of Schoharie and state of New York bounded and described as follows: Beginning at a point located in the boundary line between the lands formerly of Hoerz and now or formerly of Byron D. Haverly, said point being South 43" East a distance of 27 feet from an iron pipe located at the point where the lands formerly of Hoerz Intersect with the lands of Haverly and the easterly boundary of Dexter Road; running thence South 43" East along the lands formerly of Hoerz and now or formerly of Haverly, a distance of 6 feet to an iron pipe fence; thence North 39° 30' West along said Iron pipe fence and the lands formerly of Hoerz and now or formerly of Haverly a distance of 77.1 feet in a southwesterly direction through the lands formerly of Hoerz a distance of 77 feet to the point of beginning. Intending to convey a triangular parcel of land

adjoining the northwesterly boundary of the lands now or formerly of Byron D. Haverly.

BEING the same premises as conveyed by Deed dated November 19, 2010 from Lynda G. Smith to Daniel M. Bartholomew; being duly filed in the Schoharie County Clerk's Office on December 20, 2010 in Book 910 of Deeds at Page 135.

§ 2. This act shall take effect immediately.