STATE OF NEW YORK

9317

IN SENATE

February 27, 2026

Introduced by Sen. SKOUFIS -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

AN ACT to amend the alcoholic beverage control law, in relation to the exemption of certain parcels of land from licensing restrictions prohibiting manufacturers, wholesalers and retailers of alcoholic beverages from sharing an interest in a licensed premises or to sell at retail for consumption off the premises

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

Section 1. Paragraph (a) of subdivision 1 of section 101 of the alcoholic beverage control law is amended by adding a new subparagraph (xix) to read as follows:

(xix) any condominium unit in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

The Condominium Unit (the "Unit") known as the "Performing Arts Unit" in the AOL Time Warner Center Condominium, said Unit designated and described as the Performing Arts Unit in the Declaration Establishing a Plan for Condominium Ownership of said premises (as amended, the "Declaration") pursuant to Article 9-B of the Real Property Law of the State of New York, dated as of July 22, 2003 and recorded in the New York County Office of the Register of the City of New York (the "Register's Office") on July 23, 2003 as CRFN # 2003000251697, as amended by First Amendment to Declaration dated as of August 19, 2003 and recorded in the Register's Office on August 26, 2003 as CRN # 2003000307974, and also designated as Tax Lot 1003 in Block 1049 of Section 4 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York (the "Assessment Department") and on the floor plans of said building, certified by Ismael Leyva Architects P.C., on March 31, 2003, and filed with the Assessment Department on June 27, 2003 as Condominium Plan No. 1311, and also filed in the Register's Office on July 23, 2003, as Condominium Plan No. 1311, as CRN # 2003000251698, as amended by plans certified by Ismael Leyva Architects P.C., on August 26, 2003, and filed with the Assessment Department on

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

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August 26, 2003, as Condominium Plan No. 1311-A, and also filed in the Register's Office on August 26, 2003, as CRN # 2003000307975.

§ 2. Section 105 of the alcoholic beverage control law is amended by adding a new subdivision 26 to read as follows:

26. The provisions of subdivisions sixteen and seventeen of this section shall not apply to any interest in a wholesale premise inside or outside the United States, held by any business or entity located within a condominium unit in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

The Condominium Unit (the "Unit") known as the "Performing Arts Unit" in the AOL Time Warner Center Condominium, said Unit designated and described as the Performing Arts Unit in the Declaration Establishing a Plan for Condominium Ownership of said premises (as amended, the "Declaration") pursuant to Article 9-B of the Real Property Law of the State of New York, dated as of July 22, 2003 and recorded in the New York County Office of the Register of the City of New York (the "Register's Office") on July 23, 2003 as CRFN # 2003000251697, as amended by First Amendment to Declaration dated as of August 19, 2003 and recorded in the Register's Office on August 26, 2003 as CRN # 2003000307974, and also designated as Tax Lot 1003 in Block 1049 of Section 4 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York (the "Assessment Department") and on the floor plans of said building, certified by Ismael Leyva Architects P.C., on March 31, 2003, and filed with the Assessment Department on June 27, 2003 as Condominium Plan No. 1311, and also filed in the Register's Office on July 23, 2003, as Condominium Plan No. 1311, as CRN # 2003000251698, as amended by plans certified by Ismael Leyva Architects P.C., on August 26, 2003, and filed with the Assessment Department on August 26, 2003, as Condominium Plan No. 1311-A, and also filed in the Register's Office on August 26, 2003, as CRN # 2003000307975.

§ 3. This act shall take effect immediately.