

6884

I N S E N A T E

March 3, 2016

Introduced by Sens. STEWART-COUSINS, MURPHY -- 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

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

1 Section 1. Paragraph (a) of subdivision 1 of section 101 of the alco-
2 holic beverage control law, as amended by chapter 301 of the laws of
3 2014, is amended to read as follows:
4 (a) Be interested directly or indirectly in any premises where any
5 alcoholic beverage is sold at retail; or in any business devoted wholly
6 or partially to the sale of any alcoholic beverage at retail by stock
7 ownership, interlocking directors, mortgage or lien or any personal or
8 real property, or by any other means. The provisions of this paragraph
9 shall not apply to (i) any such premises or business constituting the
10 overnight lodging and resort facility located wholly within the bounda-
11 ries of the town of North Elba, county of Essex, township eleven,
12 Richard's survey, great lot numbers two hundred seventy-eight, two
13 hundred seventy-nine, two hundred eighty, two hundred ninety-eight, two
14 hundred ninety-nine, three hundred, three hundred eighteen, three
15 hundred nineteen, three hundred twenty, three hundred thirty-five and
16 three hundred thirty-six, and township twelve, Thorn's survey, great lot
17 numbers one hundred six and one hundred thirteen, as shown on the
18 Adirondack map, compiled by the conservation department of the state of
19 New York - nineteen hundred sixty-four edition, in the Essex county
20 atlas at page twenty-seven in the Essex county clerk's office, Eliza-
21 bethtown, New York, provided that such facility maintains not less than
22 two hundred fifty rooms and suites for overnight lodging, (ii) any such
23 premises or business constituting the overnight lodging and resort
24 facility located wholly within the boundaries of that tract or parcel of
25 land situate in the city of Canandaigua, county of Ontario, beginning at
26 a point in the northerly line of village lot nine where it meets with
27 South Main Street, thence south sixty-nine degrees fifty-four minutes

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

LBD14268-01-6

1 west a distance of nine hundred sixteen and twenty-three hundredths feet
2 to an iron pin; thence in the same course a distance of fourteen feet to
3 an iron pin; thence in the same course a distance of fourteen and four-
4 tenths feet to a point; thence south fifteen degrees thirty-eight
5 minutes and forty seconds east a distance of four hundred forty-six and
6 eighty-seven hundredths feet to a point; thence south twenty-eight
7 degrees thirty-seven minutes and fifty seconds east a distance of one
8 hundred thirteen and eighty-four hundredths feet to a point; thence
9 south eighty-five degrees and forty-seven minutes east a distance of
10 forty-seven and sixty-one hundredths feet to an iron pin; thence on the
11 same course a distance of three hundred and sixty-five feet to an iron
12 pin; thence north seventeen degrees twenty-one minutes and ten seconds
13 east a distance of four hundred fifty-seven and thirty-two hundredths
14 feet to an iron pin; thence north nineteen degrees and thirty minutes
15 west a distance of two hundred and forty-eight feet to a point; thence
16 north sixty-nine degrees and fifty-four minutes east a distance of two
17 hundred eighty-four and twenty-six hundredths feet to a point; thence
18 north nineteen degrees and thirty minutes west a distance of sixty feet
19 to the point and place of beginning, provided that such facility main-
20 tains not less than one hundred twenty rooms and suites for overnight
21 lodging, (iii) any such premises or business constituting the overnight
22 lodging facility located wholly within the boundaries of that tract or
23 parcel of land situated in the borough of Manhattan, city and county of
24 New York, beginning at a point on the northerly side of west fifty-
25 fourth street at a point one hundred feet easterly from the intersection
26 of the said northerly side of west fifty-fourth street and the easterly
27 side of seventh avenue; running thence northerly and parallel with the
28 easterly side of seventh avenue one hundred feet five inches to the
29 center line of the block; running thence easterly and parallel with the
30 northerly side of west fifty-fourth street and along the center line of
31 the block fifty feet to a point; running thence northerly and parallel
32 with the easterly side of seventh avenue one hundred feet five inches to
33 the southerly side of west fifty-fifth street at a point distant one
34 hundred fifty feet easterly from the intersection of the said southerly
35 side of west fifty-fifth street and the easterly side of seventh avenue;
36 running thence easterly along the southerly side of west fifty-fifth
37 street thirty-one feet three inches to a point; running thence southerly
38 and parallel with the easterly side of the seventh avenue one hundred
39 feet five inches to the center line of the block; running thence easter-
40 ly along the center line of the block and parallel with the southerly
41 side of west fifty-fifth street, one hundred feet; running thence north-
42 erly and parallel with the easterly side of seventh avenue one hundred
43 feet five inches to the southerly side of west fifty-fifth street;
44 running thence easterly along the southerly side of west fifty-fifth
45 street twenty-one feet ten and one-half inches to a point; running
46 thence southerly and parallel with the easterly side of seventh avenue
47 one hundred feet five inches to the center line of the block; running
48 thence westerly along the center line of the block and parallel with the
49 northerly side of west fifty-fourth street three feet one and one-half
50 inches; running thence southerly and parallel with the easterly side of
51 seventh avenue one hundred feet five inches to the northerly side of
52 west fifty-fourth street at a point distant three hundred feet easterly
53 from the intersection of the said northerly side of west fifty-fourth
54 street and the easterly side of seventh avenue; running thence westerly
55 and along the northerly side of west fifty-fourth street two hundred
56 feet to the point or place of beginning, provided that such facility

1 maintains not less than four hundred guest rooms and suites for over-
2 night lodging, (iv) any such premises or business located on that tract
3 or parcel of land, or any subdivision thereof, situate in the Village of
4 Lake Placid, Town of North Elba, Essex County, New York; it being also a
5 part of Lot No. 279, Township No. 11, Old Military Tract, Richard's
6 Survey; it being also all of Lot No. 23 and part of Lot No. 22 as shown
7 and designated on a certain map entitled "Map of Building Sites for Sale
8 by B.R. Brewster" made by G.T. Chellis C.E. in 1892; also being PARCEL
9 No. 1 on a certain map of lands of Robert J. Mahoney and wife made by
10 G.C. Sylvester, P.E. & L.S. # 21300, dated August 4, 1964, and filed
11 in the Essex County Clerk's Office on August 27, 1964, and more partic-
12 ularly bounded and described as follows; BEGINNING at the intersection
13 of the northerly bounds of Shore Drive (formerly Mirror Street) with the
14 westerly bounds of Park Place (formerly Rider Street) which point is
15 also the northeast corner of Lot No. 23, from thence South 21°50' East
16 in the westerly bounds of Park Place a distance of 119 feet, more or
17 less, to a lead plug in the edge of the sidewalk marking the southeast
18 corner of Lot No. 23 and the northeast corner of Lot No. 24; from thence
19 South 68°00'50" West a distance of 50.05 feet to an iron pipe set in
20 concrete at the corner of Lots 23 and 22; from thence South 65°10'50"
21 West a distance of 7.94 feet along the south line of Lot No. 22 to an
22 iron pipe for a corner; from thence North 23°21'40" West and at 17.84
23 feet along said line passing over a drill hole in a concrete sidewalk,
24 and at 68.04 feet further along said line passing over an iron pipe at
25 the southerly edge of another sidewalk, and at 1.22 feet further along
26 said line passing over another drill hole in a sidewalk, a total
27 distance of 119 feet, more or less, to the northerly line of Lot. No.
28 22; from thence easterly in the northerly line of Lot 22 and 23 to the
29 northeast corner of Lot No. 23 and the point of beginning. Also includ-
30 ing the lands to the center of Shore Drive included between the norther-
31 ly straight line continuation of the side lines of the above described
32 parcel, and to the center of Park Place, where they abut the above
33 described premises SUBJECT to the use thereof for street purposes. Being
34 the same premises conveyed by Morestuff, Inc. to Madeline Sellers by
35 deed dated June 30, 1992, recorded in the Essex County Clerk's Office on
36 July 10, 1992 in Book 1017 of Deeds at Page 318; (v) any such premises
37 or business located on that certain piece or parcel of land, or any
38 subdivision thereof, situate, lying and being in the Town of Platts-
39 burgh, County of Clinton, State of New York and being more particularly
40 bounded and described as follows: Starting at an iron pipe found in the
41 easterly bounds of the highway known as the Old Military Turnpike, said
42 iron pipe being located 910.39 feet southeasterly, as measured along the
43 easterly bounds of said highway, from the southerly bounds of the road-
44 way known as Industrial Parkway West, THENCE running S 31 ° 54' 33" E
45 along the easterly bounds of said Old Military Turnpike Extension,
46 239.88 feet to a point marking the beginning of a curve concave to the
47 west; thence southerly along said curve, having a radius of 987.99 feet,
48 248.12 feet to an iron pipe found marking the point of beginning for the
49 parcel herein being described, said point also marked the southerly
50 corner of lands of Larry Garrow, et al, as described in Book 938 of
51 Deeds at page 224; thence N 07° 45' 4" E along the easterly bounds of
52 said Garrow, 748.16 feet to a 3"x4" concrete monument marking the
53 northeasterly corner of said Garrow, the northwesterly corner of the
54 parcel herein being described and said monument also marking the south-
55 erly bounds of lands of Salerno Plastic Corp. as described in Book 926
56 of Deeds at Page 186; thence S 81° 45' 28" E along a portion of the

1 southerly bounds of said Salerno Plastic Corp., 441.32 feet to an iron
2 pin found marking the northeasterly corner of the parcel herein being
3 described and also marking the northwest corner of the remaining lands
4 now or formerly owned by said Marx and DeLaura; thence S 07° 45' 40" W
5 along the Westerly bounds of lands now of formerly of said Marx and
6 DeLaura and along the easterly bounds of the parcel herein being
7 described, 560.49 feet to an iron pin; thence N 83° 43' 21" W along a
8 portion of the remaining lands of said Marx and DeLaura, 41.51 feet to
9 an iron pin; thence S 08° 31' 30" W, along a portion of the remaining
10 lands of said Marx and DeLaura, 75.01 feet to an iron pin marking
11 northeasterly corner of lands currently owned by the Joint Council for
12 Economic Opportunity of Plattsburgh and Clinton County, Inc. as
13 described in Book 963 of Deeds at Page 313; thence N 82° 20' 32" W along
14 a portion of the northerly bounds of said J.C.E.O., 173.50 feet to an
15 iron pin; thence 61° 21' 12" W, continuing along a portion of the north-
16 erly bounds of said J.C.E.O., 134.14 feet to an iron pin; thence S 07°
17 45' 42" W along the westerly bounds of said J.C.E.O., 50 feet to an iron
18 pin; thence S 66° 48' 56" W along a portion of the northerly bounds of
19 remaining lands of said Marx and DeLaura, 100.00 feet to an iron pipe
20 found on the easterly bounds of the aforesaid highway, said from pipe
21 also being located on a curve concave to the west; thence running and
22 running northerly along the easterly bounds of the aforesaid highway and
23 being along said curve, with the curve having a radius of 987.93 feet,
24 60.00 feet to the point of beginning and containing 6.905 acres of land.
25 Being the same premises as conveyed to Ronald Marx and Alice Marx by
26 deed of CIT Small Business Lending Corp., as agent of the administrator,
27 U.S. Small Business Administration, an agency of the United States
28 Government dated September 10, 2001 and recorded in the office of the
29 Clinton County Clerk on September 21, 2001 as Instrument #135020; or
30 (vi) any such premises or business located on the west side of New York
31 state route 414 in military lots 64 and 75 located wholly within the
32 boundaries of that tract or parcel of land situated in the town of Lodi,
33 county of Seneca beginning at an iron pin on the assumed west line of
34 New York State Route 414 on the apparent north line of lands reputedly
35 of White (lib. 420, page 155); said iron pin also being northerly a
36 distance of 1200 feet more or less from the centerline of South Miller
37 Road; Thence leaving the point of beginning north 85-17'-44" west along
38 said lands of White a distance of 2915.90 feet to an iron pin Thence
39 north 03-52'-48" east along said lands of White, passing through an iron
40 pin 338.36 feet distant, and continuing further along that same course a
41 distance of 13.64 feet farther, the total distance being 352.00 feet to
42 a point in the assumed centerline of Nellie Neal Creek; Thence in gener-
43 ally a north westerly direction the following courses and distances
44 along the assumed centerline of Nellie Neal Creek; north 69-25'-11" west
45 a distance of 189.56 feet to a point; north 63-40'-00" west a distance
46 of 156.00 feet to a point; north 49-25'-00" west a distance of 80.00
47 feet to a point; south 80-21'-00" west a distance of 90.00 feet to a
48 point; north 72-03'-00" west a distance of 566.00 feet to a point; north
49 68-15'-00" west a distance of 506.00 feet to a point; north 55-16'-00"
50 west a distance of 135.00 feet to a point; south 69-18'-00" west a
51 distance of 200.00 feet to a point; south 88-00'-00" west a distance of
52 170.00 feet to a point on a tie line at or near the high water line of
53 Seneca Lake; Thence north 25-17'-00" east along said tie line a distance
54 of 238.00 feet to an iron pipe; Thence south 82-04'-15" east along lands
55 reputedly of M. Wagner (lib. 464, page 133) a distance of 100.00 feet to
56 an iron pin; Thence north 06-56'-47" east along said lands of M. Wagner

1 a distance of 100.00 feet to an iron pipe; Thence north 09-34'-28" east
2 along lands reputedly of Schneider (lib. 429, page 37) a distance of
3 50.10 feet to an iron pipe; Thence north 07-49'-11" east along lands
4 reputedly of Oney (lib. 484, page 24) a distance of 50.00 feet to an
5 iron pipe; Thence north 82-29'-40" west along said lands of Oney a
6 distance of 95.30 feet to an iron pipe on a tie line at or near the
7 highwater line of Seneca Lake; Thence north 08-15'-22" east along said
8 tie line a distance of 25.00 feet to an iron pin; Thence south
9 82-28'-00" east along lands reputedly of Yu (lib. 405, page 420) a
10 distance of 96.53 feet to an iron pipe; Thence north 34-36'-59" east
11 along said lands of Yu a distance of 95.00 feet to a point in the
12 assumed centerline of Van Liew Creek; Thence in generally an easterly
13 direction the following courses and distances along the assumed center-
14 line of Van Liew Creek; north 72-46'-37" east a distance of 159.98 feet
15 to a point; north 87-53'-00" east a distance of 94.00 feet to a point;
16 south 71-12'-00" east a distance of 52.00 feet to a point; south
17 84-10'-00" east a distance of 158.00 feet to a point; south 59-51'-00"
18 east a distance of 160.00 feet to a point; south 83-29'-00" east a
19 distance of 187.00 feet to a point; Thence north 01-33'-40" east along
20 lands reputedly of Hansen (lib. 515, page 205) passing through an iron
21 pipe 32.62 feet distant, and continuing further along that same course
22 passing through an iron pin 205.38 feet farther, and continuing still
23 further along that same course a distance of 21.45 feet farther, the
24 total distance being 259.45 feet to the assumed remains of a White Oak
25 stump; Thence north 69-16'-11" east along lands reputedly of Schwartz
26 (lib. 374, page 733) being tie lines along the top of the south bank of
27 Campbell Creek a distance of 338.00 feet to a point; Thence south
28 57-17'32" east along said tie line a distance of 136.60 feet to a point;
29 Thence south 74-45'-00" east along said tie line a distance of 100.00
30 feet to an iron pin; Thence north 04-46'-00" east along said lands of
31 Schwartz a distance of 100.00 feet to a point in the assumed centerline
32 of Campbell Creek; Thence in generally an easterly direction the follow-
33 ing courses and distances along the assumed centerline of Campbell
34 Creek; south 71-34'-00" east a distance of 330.00 feet to a point; north
35 76-53'-00" east a distance of 180.00 feet to a point; north 83-05'00"
36 east a distance of 230.00 feet to a point; south 66-44'-00" east a
37 distance of 90.00 feet to a point; south 81-10'-00" east a distance of
38 240.00 feet to a point; south 45-29'-15" east a distance of 73.18 feet
39 to a point; Thence south 05-25'-50" west along lands reputedly of Stan-
40 ley Wagner (lib. 450, page 276) a distance of 135.00 feet to a point on
41 the assumed north line of Military Lot 75; Thence south 84-34'-10" east
42 along said lands of Wagner and the assumed north line of Military Lot 75
43 a distance of 1195.06 feet to an iron pin; Thence south 06-57'52" west
44 along said lands of M. Wagner (lib. 414, page 267) passing through an
45 iron pin 215.58 feet distant, and continuing further along that same
46 course a distance of 20.59 feet farther, the total distance being 236.17
47 feet to a point in the assumed centerline of Campbell Creek; Thence in
48 generally a south easterly direction the following course and distances
49 along the assumed centerline of Campbell Creek; north 78-23'-09" east a
50 distance of 29.99 feet to a point; south 46-09'-15" east a distance of
51 65.24 feet to a point; north 85-55'-09" east a distance of 60.10 feet to
52 a point; south 61-59'-50" east a distance of 206.91 feet to a point;
53 north 63-58'-27" east a distance of 43.12 feet to a point; south
54 28-51'-21" east a distance of 47.72 feet to a point; south 15-14'-08"
55 west a distance of 33.42 feet to a point; south 79-16'-32" east a
56 distance of 255.15 feet to a point; south 62-19'-46" east a distance of

1 75.82 feet to a point; north 76-10'-42" east a distance of 99.60 feet to
2 a point; north 82-12'55" east a distance of 86.00 feet to a point; south
3 44-13'53" east a distance of 64.08 feet to a point; north 67-52'-46"
4 east a distance of 73.98 feet to a point; north 88-13'-13" east a
5 distance of 34.64 feet to a point on the assumed west line of New York
6 State Route 414; Thence south 20-13'-30" east along the assumed west
7 line of New York State Route 414 a distance of 248.04 feet to a concrete
8 monument; Thence south 02-10'-30" west along said road line a distance
9 of 322.90 feet to an iron pin; Thence 13-14'-50" west along said road
10 line a distance of 487.41 feet to an iron pin, said iron pin being the
11 point and place of beginning;

12 Comprising an area of 126.807 acres of land according to a survey
13 completed by Michael D. Karlsen entitled "Plan Owned by Stanley A.
14 Wagner" known as Parcel A of Job number 98-505.

15 This survey is subject to all utility easements and easements and
16 right-of-ways of record which may affect the parcel of land.

17 This survey is also subject to the rights of the public in and to
18 lands herein referred to as New York State Route 414.

19 This survey intends to describe a portion of the premises as conveyed
20 by Ruth V. Wagner to Stanley A. Wagner by deed recorded February 10,
21 1989 in Liber 450 of deeds, at Page 286.

22 This survey also intends to describe a portion of the premises as
23 conveyed by Stanley W. VanVleet to Stanley A. Wagner by deed recorded
24 April 30, 1980 in Liber 385 of Deeds, at Page 203.

25 ALSO ALL THAT OTHER TRACT OR PARCEL OF LAND SITUATE on the east side of
26 New York State Route 414 in Military Lot 75 in the Town of Lodi, County
27 of Seneca, State of New York bounded and described as follows:

28 Beginning at an iron pin on the assumed east line of New York State
29 Route 414, said iron pin being north 50-44'-57" east a distance of
30 274.92 feet from the south east corner of the parcel of land herein
31 above described; Thence leaving the point of beginning north 00-26'01"
32 east along a mathematical tie line a distance of 504.91 feet to an iron
33 pin; Thence south 37-00'-20" east along lands reputedly of Tomberelli
34 (lib. 419, page 243) passing through an iron pin 176.00 feet distant,
35 and continuing further along that same course a distance of 2.01 feet
36 farther, the total distance being 178.01 feet to a point; Thence south
37 09-03'-55" west along lands reputedly of M. Wagner (lib. 491, page 181)
38 a distance of 68.19 feet to an iron pipe; Thence south 15-36'-04" west
39 along said lands of M. Wagner a distance of 300.15 feet to an iron pipe;
40 Thence south 72-04'-59" west along said lands of M. Wagner a distance of
41 20.49 feet to an iron pin, said iron pin being the point and place of
42 beginning.

43 Comprising an area of 0.727 acre of lands according to a survey
44 completed by Michael D. Karlsen entitled "Plan of Land Owned by Stanley
45 A. Wagner" known as Parcel B of job number 98-505.

46 This survey is subject to all utility easements and easements and
47 right-of-ways of record which may affect this parcel of land.

48 This survey is also subject to the rights of the public in and to
49 lands herein referred to as New York State Route 414.

50 This survey intends to describe the same premises as conveyed by Henry
51 W. Eighmey as executor of the Last Will and Testament of Mary C. Eighmey
52 to Stanley A. Wagner by deed recorded July 2, 1996 in liber 542, page
53 92.

54 This survey also intends to describe a portion of the premises as
55 conveyed by Ruth V. Wagner to Stanley A. Wagner by deed recorded Febru-
56 ary 10, 1989 in Liber 450 of deeds, at Page 286. The provisions of this

1 paragraph shall not apply to any premises or business located wholly
2 within the following described parcel: ALL THAT TRACT OR PARCEL OF LAND
3 situate in the City of Corning, County of Steuben and State of New York
4 bounded and described as follows: Beginning at an iron pin situate at
5 the terminus of the westerly line of Townley Avenue at its intersection
6 with the southwesterly line of New York State Route 17; thence S 00° 45'
7 18" E along the westerly line of Townley Avenue, a distance of 256.09
8 feet to a point; thence S 89° 02' 07" W through an iron pin placed at a
9 distance of 200.00 feet, a total distance of 300.00 feet to an iron pin;
10 thence N 00° 59' 17" W a distance of 47.13 feet to an iron pin; thence S
11 89° 02' 07" W a distance of 114.56 feet to a point situate in the south-
12 east corner of Parcel A-2 as set forth on a survey map hereinafter
13 described; thence N 14° 18' 49" E a distance of 124.40 feet to an iron
14 pin situate at the southeast corner of lands now or formerly of Cicci
15 (Liber 923, Page 771); thence N 14° 18' 49" E a distance of 76.46 feet
16 to an iron pin; thence N 00° 57' 53" W a distance of 26.25 feet to an
17 iron pin marking the southeast corner of parcel A-1 as set forth on the
18 hereinafter described survey map; thence N 00° 58' 01" W a distance of
19 166.00 to an iron pin situate at the northeast corner of said Parcel
20 A-1, which pin also marks the southeast corner of lands now or formerly
21 of Becraft (Liber 1048, Page 1086); thence N 00° 57' 53" W a distance of
22 106.00 feet to an iron pin situate in the southerly line of lands now or
23 formerly of the United States Postal Service; thence N 89° 02' 07" E
24 along the southerly line of said United States Postal Service a distance
25 of 81.47 feet to a point; thence N 14° 18' 49" E along the easterly line
26 of said United States Postal Service a distance of 114.29 feet to an
27 iron pin situate in the southwesterly line of New York State Route 17;
28 thence S 32° 00' 31" E along the southwesterly line of New York State
29 Route 17, a distance of 358.93 feet to an iron pin; thence continuing
30 along the southwesterly line of New York state Route 17, S 38° 30' 04" E
31 a distance of 108.18 feet to the iron pin marking the place of begin-
32 ning. Said premises are set forth and shown as approximately 4.026 acres
33 of land designated as Parcel A (excluding Parcels A-1 and A-2) on a
34 survey map entitled "As-Built Survey of Lands of New York Inn, LLC, City
35 of Corning, Steuben County, New York" by Weiler Associates, dated Decem-
36 ber 27, 2001, designated Job No. 12462; or (vii) any such premises or
37 businesses located on that certain plot, piece or parcel of land, situ-
38 ate, lying and being in the Second Ward of the City of Schenectady, on
39 the Northerly side of Union Street, bounded and described as follows: to
40 wit; Beginning at the Southeasterly corner of the lands lately owned by
41 Elisha L. Freeman and now by Albert Shear; and running from thence East-
42 erly along the line of Union Street, 44 feet to the lands now owned by
43 or in the possession of James G. Van Vorst; thence Northerly in a
44 straight line along the last mentioned lands and the lands of the late
45 John Lake, 102 feet to the lands of one Miss Rodgers; thence Westerly
46 along the line of the last mentioned lands of said Rodgers to the lands
47 of the said Shear; and thence Southerly along the lands of said Shear
48 101 feet, 6 inches to Union Street, the place of beginning.

49 Also all that tract or parcel of land, with the buildings thereon,
50 situate in the City of Schenectady, County of Schenectady, and State of
51 New York, situate in the First, formerly the Second Ward of the said
52 City, on the Northerly side of Union Street, which was conveyed by
53 William Meeker and wife to Elisha L. Freeman by deed dated the second
54 day of December 1843, and recorded in the Clerk's Office of Schenectady
55 County on December 5, 1843, in Book V of Deeds at page 392, which lot in
56 said deed is bounded and described as follows: Beginning at a point in

1 the Northerly line of Union Street where it is intersected by the East-
2 erly line of property numbered 235 Union Street, which is hereby
3 conveyed, and running thence Northerly along the Easterly line of said
4 property, One Hundred Forty and Five-tenths (140.5) feet to a point
5 sixteen (16) feet Southerly from the Southerly line of the new garage
6 built upon land adjoining on the North; thence Westerly parallel with
7 said garage, Forty-six and Seven-tenths (46.7) feet; thence Southerly
8 One Hundred Forty and Eight-tenths (140.8) feet to the Northerly margin
9 of Union Street; thence Easterly along the Northerly margin of Union
10 Street, about Forty-eight and three-tenths (48.3) feet to the point or
11 place of beginning.

12 The two above parcels are together more particularly described as
13 follows:

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

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

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

37 Beginning at a point in the northerly line of Union Street, said point
38 being in the division line between lands now or formerly of Electric
39 Brew Pubs, Inc. (1506 of Deeds at page 763) on the West and lands now or
40 formerly of Margaret Wexler and Donna Lee Wexler Pavlovic, as trustees
41 under Will of Ruth F. Wexler (Street number 241 Union Street) on the
42 East; thence North 03 deg. 04' 10" East, along the building known as
43 Street No. 241 Union Street, a distance of 30.50 feet to a point; thence
44 North 88 deg. 45' 45" West, along said building and building eve, a
45 distance of 5.62 feet to a point; thence North 03 deg. 03' 30" East,
46 along said building eve of Street No. 241 Union Street, a distance of
47 32.74 feet; thence South 88 deg. 45' 45" East, along said building eve,
48 a distance of 1.2 feet to an intersection of building corner of Street
49 No. 241 Union Street and a brick wall; thence north 03 deg. 37' 30"
50 East, along said brick wall, a distance of 14.47 feet to a point in the
51 corner of the brick wall, thence South 86 deg. 46' 45" East along said
52 brick wall a distance of 4.42 feet to the intersection of brick wall
53 with the boundary line between the Electric Brew Pubs, Inc. (aforesaid)
54 on the West and lands of Margaret Wexler and Donna Lee Wexler Pavlovic,
55 (aforesaid) on the East; thence North 03 deg 10' 08" East a distance of

1 0.62 feet to the Northeast corner of lands belonging to Margaret Wexler
2 and Donna Lee Wexler Pavlovic.

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

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

26 The two above parcels are together more particularly described as
27 follows: All that parcel of land in the City of Schenectady beginning at
28 a point in the northerly margin of Union Street and the northwesterly
29 margin of Erie Boulevard and runs thence along Union Street N. 86 deg.
30 42' 20" W. 124.55 feet to the easterly margin of North College Street;
31 thence along North College Street N. 05 deg 04' 40" E. 107.50 feet to
32 the southeasterly corner of lands now or formerly of McCarthy (Deed Book
33 1129 at page 279); thence along McCarthy, Cottage Alley and lands now or
34 formerly of McGregor (Deed Book 912 at page 624) S. 84 deg. 55' 20" E.
35 191.75 feet to the northwesterly margin of Erie Boulevard; thence along
36 Erie Boulevard S. 38 deg. 03' 53" W. 123.54 feet to the point of begin-
37 ning; or (viii) any such premises or businesses located on that tract or
38 parcel of land situate in the Town of Hopewell, Ontario County, State of
39 New York, bounded and described as follows: Commencing at a 5/8" rebar
40 found on the division line between lands now or formerly of Ontario
41 County - Finger Lakes Community College (Liber 698 of Deeds, Page 466)
42 on the north and lands now or formerly of James W. Baird (Liber 768 of
43 Deeds, Page 1109) on the south; thence, North 43°-33'-40" West, on said
44 division line, a distance of 77.32 feet to the Point of Beginning.
45 Thence, North 43°-33'-40" West, continuing on said division line and
46 through said lands of Ontario County, a distance of 520.45 feet to a
47 point on the southeasterly edge of an existing concrete pad; thence,
48 South 74°-19'-53" West, along said edge of concrete and the projection
49 thereof, a distance of 198.78 feet to a point on the easterly edge of
50 pavement of an existing campus drive; thence, the following two (2)
51 courses and distances along said edge of pavement: Northeasterly on a
52 curve to the left having a radius of 2221.65 feet, a chord bearing of
53 North 30°-16'-39" East, a chord distance of 280.79, a central angle of
54 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
55 thence, Northeasterly on a curve to the right having a radius of 843.42
56 feet, a chord bearing of North 45°-25'-09" East, a chord distance of

1 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
2 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
3 corner of the property acquired by Ontario County (Liber 766 of Deeds,
4 Page 1112), as shown on a map recorded in the Ontario County Clerk's
5 Office as Map No. 6313; thence, the following four (4) courses and
6 distances along said property line: South 30°-04'-59" East, a distance
7 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
8 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
9 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
10 erty line, and the projection thereof, through the first said lands of
11 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
12 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
13 containing 7.834 acres, more or less, as shown on a map entitled
14 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
15 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,
16 dated June 10, 2005, last revised August 17, 2005. The related PAC Prop-
17 erties are shown on the Map denominated "FLCC Campus Property, FLPAC
18 Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the
19 Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds
20 at page 9 and are comprised of the areas separately labeled as Parking
21 Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the
22 Entry Roads; or (ix) any such premises or businesses located on that
23 tract or parcel of land situate lying and being in the Town of Oneonta,
24 County of Otsego and State of New York and being a portion of Otsego
25 County Tax Map Department Parcel Number 287.00-1-33 and bounded and
26 described as follows: Beginning at a point 2.12 feet off the northeast-
27 erly corner of a one story building on the lands, now or formerly, of
28 Abner Doubleday, LLC, aka Cooperstown All Star Village, LLC, as owned by
29 Martin and Brenda Patton, which point lies N 87°55'13" W a distance of
30 149.37' from the northeast corner of the Patton lands; thence N
31 74°30'18" W a distance of 51.50 feet to a point; thence S 15°29'42" W a
32 distance of 2.00 feet to a point; thence N 74°30'18" W a distance of
33 14.00 feet to a point; thence S 15°29'42" W a distance of 19.20 feet to
34 a point; thence S 74°30'18" E a distance of 14.20 feet to a point;
35 thence S 15°29'42" W a distance of 4.20 feet; thence S 74°30'18" E a
36 distance of 51.30 feet to a point; thence N 15°29'42" E a distance of
37 25.40 feet to a point to the point and place of beginning.
38 Containing an area of 1576.06 square feet, or 0.036 acres with such
39 bearings referencing Magnetic North 1995.
40 This survey is subject to any rights of way or easements which may have
41 been granted to utility companies; OR (X) ANY SUCH PREMISES OR BUSINESS
42 LOCATED ON ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF PEEKS-
43 KILL, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, THAT IS A PORTION OF
44 PARCEL I AS IT IS SHOWN ON THAT CERTAIN MAP ENTITLED, "SURVEY . . AT
45 CHARLES POINT . . " WHICH WAS FILED IN THE WESTCHESTER COUNTY CLERK'S
46 OFFICE ON OCTOBER 23, 1980 AS MAP NO. 20407 THAT IS BOUNDED AND
47 DESCRIBED AS FOLLOWS:
48 BEGINNING AT A POINT ON THE EASTERLY SHORELINE OF THE HUDSON RIVER AND
49 WITHIN THE BOUNDS OF THE SAID PARCEL I AS IT IS SHOWN ON THE SAID FILED
50 MAP NO. 20407, WHICH POINT OCCUPIES COORDINATE POSITION:
51 NORTH 464418.83 (Y)
52 EAST 607401.00 (X)
53 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE AND WHICH POINT IS
54 DISTANT, THE FOLLOWING COURSES FROM THE SOUTHERLY CORNER OF THE PARCEL
55 SHOWN ON MAP NO. 20407 THAT OCCUPIES COORDINATE POSITION
56 NORTH 463520.804 (Y)

1 EAST 608470.681 (X)
2 OF THE AFORESAID NEW YORK STATE COORDINATE SYSTEM, EAST ZONE:
3 NORTH 47 DEGREES 30' 36" WEST 856.60 FEET,
4 NORTH 77 DEGREES 10' 53" WEST 488.18 FEET,
5 NORTH 41 DEGREES 17' 53" WEST 113.32 FEET AND
6 NORTH 41 DEGREES 50' 16" EAST 169.08 FEET;
7 THENCE FROM THE SAID POINT OF BEGINNING ALONG THE SAID EASTERLY SHORE-
8 LINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER:
9 DUE NORTH 16.17 FEET,
10 NORTH 53 DEGREES 58' 22" WEST 13.60 FEET,
11 NORTH 73 DEGREES 04' 21" WEST 24.04 FEET,
12 NORTH 63 DEGREES 26' 06" WEST 22.36 FEET,
13 NORTH 82 DEGREES 18' 14" WEST 37.34 FEET,
14 NORTH 64 DEGREES 47' 56" WEST 37.58 FEET,
15 SOUTH 82 DEGREES 52' 30" WEST 16.12 FEET,
16 NORTH 61 DEGREES 41' 57" WEST 14.76 FEET AND
17 SOUTH 21 DEGREES 48' 05" WEST 9.71 FEET;
18 THENCE LEAVING THE HIGH WATER MARK AND RUNNING ACROSS A PENINSULA OF
19 LAND AND ALONG THE DIVISION LINE BETWEEN PARCEL I AND PARCEL II AS SHOWN
20 ON SAID FILED MAP NO. 20407, NORTH 65 DEGREES 32' 43" WEST 30.18 FEET TO
21 ANOTHER POINT ON THE SAID EASTERLY SHORELINE (HIGH WATER MARK) OF THE
22 EAST BANK OF THE HUDSON RIVER;
23 THENCE NORTHERLY ALONG THE SAID HIGH WATER MARK, THE FOLLOWING COURSES:
24 ES:
25 NORTH 3 DEGREES 00' 46" WEST 17.54 FEET,
26 NORTH 13 DEGREES 45' 39" WEST 50.45 FEET,
27 NORTH 10 DEGREES 49' 23" WEST 69.23 FEET,
28 NORTH 0 DEGREES 47' 22" WEST 52.48 FEET TO A POINT WHICH IS THE POINT
29 OF BEGINNING OF THE HEREINAFTER DESCRIBED 40 FOOT EASEMENT WHICH POINT
30 OCCUPIES COORDINATE POSITION
31 NORTH 464676.48 (Y)
32 EAST 607189.28 (X)
33 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
34 THENCE CONTINUING ALONG THE AFORESAID EASTERLY SHORELINE (HIGH WATER
35 MARK) OF THE EAST BANK OF THE HUDSON, THE FOLLOWING COURSES:
36 NORTH 10 DEGREES 18' 17" WEST 23.91 FEET,
37 NORTH 39 DEGREES 04' 58" WEST 21.39 FEET,
38 NORTH 20 DEGREES 13' 30" WEST 21.74 FEET,
39 NORTH 39 DEGREES 02' 08" WEST 95.27 FEET,
40 NORTH 13 DEGREES 08' 02" WEST 30.81 FEET,
41 NORTH 18 DEGREES 26' 06" WEST 53.76 FEET,
42 NORTH 28 DEGREES 10' 43" WEST 63.53 FEET,
43 NORTH 18 DEGREES 26' 06" WEST 50.60 FEET,
44 NORTH 37 DEGREES 14' 05" WEST 31.40 FEET,
45 NORTH 21 DEGREES 15' 02" WEST 96.57 FEET,
46 NORTH 32 DEGREES 00' 19" WEST 47.17 FEET,
47 NORTH 1 DEGREE 18' 07" WEST 44.01 FEET AND
48 NORTH 17 DEGREES 14' 29" EAST 29.32 FEET TO A POINT ON THE SOUTHERLY
49 LINE OF LANDS UNDER LEASE TO THE COUNTY OF WESTCHESTER (RESCO SITE);
50 THENCE ALONG THE SAID COUNTY OF WESTCHESTER (RESCO SITE) LANDS:
51 DUE EAST 432.31 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT
52 AND A RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE;
53 THENCE ALONG THE SAID WESTERLY AND SOUTHWESTERLY LINE OF THE SAID
54 RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE:
55 DUE SOUTH 241.16 FEET AND SOUTH 27 DEGREES 13' 00" EAST 406.90 FEET TO
56 A POINT;

1 THENCE LEAVING THE SAID EASEMENT AND RUNNING ALONG OTHER LANDS NOW OR
2 FORMERLY OF THE CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY, SOUTH
3 41 DEGREES 50' 16" WEST 270.01 FEET TO THE AFOREMENTIONED EASTERLY
4 SHORELINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER AND THE
5 POINT OR PLACE OF BEGINNING.

6 TOGETHER WITH AN EASEMENT OVER ALL THAT PARCEL OF LAND SITUATE IN THE
7 CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE OF NEW YORK THAT IS
8 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

9 BEGINNING AT A POINT ON THE WESTERLY LINE OF CHARLES POINT AVENUE WITH
10 THE SAID WESTERLY LINE IS INTERSECTED BY THE LINE DIVIDING THE EASEMENT
11 HEREIN DESCRIBED ON THE SOUTH FROM LANDS UNDER LEASE TO THE COUNTY OF
12 WESTCHESTER (RESCO SITE) ON THE NORTH WHICH POINT OCCUPIES COORDINATE
13 POSITION:

14 NORTH 464719.99 (Y)

15 EAST 608004.15 (X)

16 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;

17 THENCE FROM THE SAID POINT OF BEGINNING SOUTHERLY ALONG THE SAID
18 WESTERLY LINE OF CHARLES POINT AVENUE, SOUTH 14 DEGREES 54' 00" WEST
19 103.48 FEET TO A POINT;

20 THENCE WESTERLY ALONG OTHER LANDS OF THE CITY OF PEEKSKILL INDUSTRIAL
21 DEVELOPMENT AGENCY: DUE WEST 396.44 FEET TO A POINT WHICH IS THE EAST-
22 ERLY MOST CORNER OF THE LANDS OF POINT ASSOCIATES, THE GRANTEE HEREIN;

23 THENCE ALONG THE NORTHEASTERLY LINE OF THE SAID POINT ASSOCIATES'
24 LAND, NORTH 27 DEGREES 13' 00" WEST 406.90 FEET AND DUE NORTH 241.16
25 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS LEASED
26 TO THE COUNTY OF WESTCHESTER (RESCO SITE);

27 THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE DUE EAST 75.00 FEET TO A
28 POINT;

29 THENCE SOUTHEASTERLY AND EASTERLY STILL ALONG THE SAID LANDS LEASED TO
30 THE COUNTY OF WESTCHESTER (RESCO SITE) THE FOLLOWING COURSES:

31 DUE SOUTH 223.00 FEET,

32 SOUTH 27 DEGREES 13' 00" EAST 314.87 FEET AND

33 DUE EAST 390.14 FEET TO THE AFOREMENTIONED WESTERLY LINE OF CHARLES
34 POINT AVENUE AND THE POINT OR PLACE OF BEGINNING.

35 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES, AND INGRESS AND
36 EGRESS OVER THAT CERTAIN RIGHT OF WAY LEADING FROM CHARLES POINT AVENUE,
37 NOW KNOWN AS JOHN E. WALSH BOULEVARD, IN A WESTERLY AND NORTHWESTERLY
38 DIRECTION TO THE ABOVE DESCRIBED PREMISES AND AS MORE FULLY DESCRIBED IN
39 THE DECLARATION OF EASEMENT RECORDED IN LIBER 8888 CP 35.

40 The provisions of this paragraph shall not apply to any premises
41 licensed under section sixty-four of this chapter in which a manufactur-
42 er or wholesaler holds a direct or indirect interest, provided that: (I)
43 said premises consist of an interactive entertainment facility which
44 predominantly offers interactive computer and video entertainment
45 attractions, and other games and also offers themed merchandise and food
46 and beverages, (II) the sale of alcoholic beverages within the premises
47 shall be restricted to an area consisting of not more than twenty-five
48 percent of the total interior floor area of the premises, (III) the
49 retail licenses shall derive not less than sixty-five percent of the
50 total revenue generated by the facility from interactive video enter-
51 tainment activities and other games, including related attractions and
52 sales of merchandise other than food and alcoholic beverages, (IV) the
53 interested manufacturer or wholesaler, or its parent company, shall be
54 listed on a national securities exchange and its direct or indirect
55 equity interest in the retail licensee shall not exceed twenty-five
56 percent, (V) no more than fifteen percent of said licensee's purchases

1 of alcoholic beverages for sale in the premises shall be products
2 produced or distributed by the manufacturer or wholesaler, (VI) neither
3 the name of the manufacturer or wholesaler nor the name of any brand of
4 alcoholic beverage produced or distributed by said manufacturer or
5 wholesaler shall be part of the name of the premises, (VII) the name of
6 the manufacturer or wholesaler or the name of products sold or distrib-
7 uted by such manufacturer or wholesaler shall not be identified on
8 signage affixed to either the interior or the exterior of the premises
9 in any fashion, (VIII) promotions involving alcoholic beverages produced
10 or distributed by the manufacturer or wholesaler are not held in such
11 premises and further, retail and consumer advertising specialties bear-
12 ing the name of the manufacturer or wholesaler or the name of alcoholic
13 beverages produced or distributed by the manufacturer or wholesaler are
14 not utilized in any fashion, given away or sold in said premises, and
15 (IX) except to the extent provided in this paragraph, the licensing of
16 each premises covered by this exception is subject to all provisions of
17 section sixty-four of this chapter, including but not limited to liquor
18 authority approval of the specific location thereof. The provisions of
19 this paragraph shall not prohibit (1) a manufacturer or wholesaler, if
20 an individual, or a partner, of a partnership, or, if a corporation, an
21 officer or director thereof, from being an officer or director of a duly
22 licensed charitable organization which is the holder of a license for
23 on-premises consumption under this chapter, nor (2) a manufacturer from
24 acquiring any such premises if the liquor authority first consents ther-
25 eto after determining, upon such proofs as it shall deem sufficient,
26 that such premises is contiguous to the licensed premises of such
27 manufacturer, and is reasonably necessary for the expansion of the
28 facilities of such manufacturer. After any such acquisition, it shall be
29 illegal for a manufacturer acquiring any such premises to sell or deliver
30 alcoholic beverages manufactured by him to any licensee occupying
31 such premises.

32 S 2. Subdivision 13 of section 106 of the alcoholic beverage control
33 law, as separately amended by chapters 282 and 301 of the laws of 2014,
34 is amended to read as follows:

35 13. No retail licensee for on-premises consumption shall be inter-
36 ested, directly or indirectly, in any premises where liquors, wines or
37 beer are manufactured or sold at wholesale, by stock ownership, inter-
38 locking directors, mortgage or lien on any personal or real property or
39 by any other means, except that liquors, wines or beer may be manufac-
40 tured or sold wholesale by the person licensed as a manufacturer or
41 wholesaler thereof on real property owned by an interstate railroad
42 corporation or a United States certificated airline with a retail
43 license for on-premises consumption, or on premises or with respect to a
44 business constituting an overnight lodging and resort facility located
45 wholly within the boundaries of the town of North Elba, county of Essex,
46 township eleven, Richard's survey, great lot numbers two hundred seven-
47 ty-eight, two hundred seventy-nine, two hundred eight, two hundred nine-
48 ty-eight, two hundred ninety-nine, three hundred, three hundred eigh-
49 teen, three hundred nineteen, three hundred twenty, three hundred
50 thirty-five and three hundred thirty-six, and township twelve, Thorn's
51 survey, great lot numbers one hundred six and one hundred thirteen, as
52 shown on the Adirondack map, compiled by the conservation department of
53 the state of New York - nineteen hundred sixty-four edition, in the
54 Essex county atlas at page twenty-seven in the Essex county clerk's
55 office, Elizabethtown, New York, provided that such facility maintains
56 not less than two hundred fifty rooms and suites for overnight lodging,

1 or on premises or with respect to the operation of a restaurant in an
2 office building located in a city having a population of five hundred
3 thousand or more and in which is located the licensed premises of such
4 manufacturer or wholesaler, provided that the building, the interior of
5 the retail premise and the rental therefor fully comply with the crite-
6 ria set forth in paragraph two of subdivision three of section one
7 hundred one of this article, any such premises or business located on
8 that tract or parcel of land, or any subdivision thereof, situate in the
9 Village of Lake Placid, Town of North Elba, Essex County, New York; it
10 being also a part of Lot No. 279, Township No. 11, Old Military Tract,
11 Richard's Survey; it being also all of Lot No. 23 and part of Lot No. 22
12 as shown and designated on a certain map entitled "Map of Building Sites
13 for Sale by B.R. Brewster" made by G.T. Chellis C.E. in 1892; also being
14 PARCEL No. 1 on a certain map of lands of Robert J. Mahoney and wife
15 made by G.C. Sylvester, P.E. & L.S. # 21300, dated August 4, 1964, and
16 filed in the Essex County Clerk's Office on August 27, 1964, and more
17 particularly bounded and described as follows; BEGINNING at the inter-
18 section of the northerly bounds of Shore Drive (formerly Mirror Street)
19 with the westerly bounds of Park Place (formerly Rider Street) which
20 point is also the northeast corner of Lot No. 23, from thence South
21 21°50' East in the westerly bounds of Park Place a distance of 119 feet,
22 more or less, to a lead plug in the edge of the sidewalk marking the
23 southeast corner of Lot No. 23 and the northeast corner of Lot No. 24;
24 from thence South 68°00'50" West a distance of 50.05 feet to an iron
25 pipe set in concrete at the corner of Lots 23 and 22; from thence South
26 65°10'50" West a distance of 7.94 feet along the south line of Lot No.
27 22 to an iron pipe for a corner; from thence North 23°21'40" West and at
28 17.84 feet along said line passing over a drill hole in a concrete side-
29 walk, and at 68.04 feet further along said line passing over an iron
30 pipe at the southerly edge of another sidewalk, and at 1.22 feet further
31 along said line passing over another drill hole in a sidewalk, a total
32 distance of 119 feet, more or less, to the northerly line of Lot No. 22;
33 from thence easterly in the northerly line of Lot 22 and 23 to the
34 northeast corner of Lot No. 23 and the point of beginning. Also includ-
35 ing the lands to the center of Shore Drive included between the norther-
36 ly straight line continuation of the side lines of the above described
37 parcel, and to the center of Park Place, where they abut the above
38 described premises SUBJECT to the use thereof for street purposes. Being
39 the same premises conveyed by Morestuff, Inc. to Madeline Sellers by
40 deed dated June 30, 1992, recorded in the Essex County Clerk's Office on
41 July 10, 1992 in Book 1017 of Deeds at Page 318, or any such premises or
42 business located on that certain piece or parcel of land, or any subdi-
43 vision thereof, situate, lying and being in the Town of Plattsburgh,
44 County of Clinton, State of New York and being more particularly bounded
45 and described as follows: Starting at an iron pipe found in the easterly
46 bounds of the highway known as the Old Military Turnpike, said iron pipe
47 being located 910.39 feet southeasterly, as measured along the easterly
48 bounds of said highway, from the southerly bounds of the roadway known
49 as Industrial Parkway West, THENCE running S 31° 54' 33" E along the
50 easterly bounds of said Old Military Turnpike Extension, 239.88 feet to
51 a point marking the beginning of a curve concave to the west; thence
52 southerly along said curve, having a radius of 987.99 feet, 248.12 feet
53 to an iron pipe found marking the point of beginning for the parcel
54 herein being described, said point also marked the southerly corner of
55 lands of Larry Garrow, et al, as described in Book 938 of Deeds at page
56 224; thence N 07° 45' 4" E along the easterly bounds of said Garrow,

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

47 Also all that tract or parcel of land, with the buildings thereon,
48 situate in the City of Schenectady, County of Schenectady, and State of
49 New York, situate in the First, formerly the Second Ward of the said
50 City, on the Northerly side of Union Street, which was conveyed by
51 William Meeker and wife to Elisha L. Freeman by deed dated the second
52 day of December 1843, and recorded in the Clerk's Office of Schenectady
53 County on December 5, 1843, in Book V of Deeds at page 392, which lot in
54 said deed is bounded and described as follows: Beginning at a point in
55 the Northerly line of Union Street where it is intersected by the East-
56 erly line of property numbered 235 Union Street, which is hereby

1 conveyed, and running thence Northerly along the Easterly line of said
2 property, One Hundred Forty and Five-tenths (140.5) feet to a point
3 sixteen (16) feet Southerly from the Southerly line of the new garage
4 built upon land adjoining on the North; thence Westerly parallel with
5 said garage, Forty-six and Seven-tenths (46.7) feet; thence Southerly
6 One Hundred Forty and Eighty-tenths (140.8) feet to the Northerly margin
7 of Union Street; thence Easterly along the Northerly margin of Union
8 Street, about Forty-eight and three-tenths (48.3) feet to the point or
9 place of beginning.

10 The two above parcels are together more particularly described as
11 follows:

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

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

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

34 Beginning at a point in the northerly line of Union Street, said point
35 being in the division line between lands now or formerly of Electric
36 Brew Pubs, Inc. (1506 of Deeds at page 763) on the West and lands now or
37 formerly of Margaret Wexler and Donna Lee Wexler Pavlovic, as trustees
38 under Will of Ruth F. Wexler (Street number 241 Union Street) on the
39 East; thence North 03 deg. 04' 10" East, along the building known as
40 Street No. 241 Union Street, a distance of 30.50 feet to a point; thence
41 North 88 deg. 45' 45" West, along said building and building eve, a
42 distance of 5.62 feet to a point; thence North 03 deg. 03' 30" East,
43 along said building eve of Street No. 241 Union Street, a distance of
44 32.74 feet; thence South 88 deg. 45' 45" East, along said building eve,
45 a distance of 1.2 feet to an intersection of building corner of Street
46 No. 241 Union Street and a brick wall; thence north 03 deg. 37' 30"
47 East, along said brick wall, a distance of 14.47 feet to a point in the
48 corner of the brick wall, thence South 86 deg. 46' 45" East along said
49 brick wall a distance of 4.42 feet to the intersection of brick wall
50 with the boundary line between the Electric Brew Pubs, Inc. (aforesaid)
51 on the West and lands of Margaret Wexler and Donna Lee Wexler Pavlovic,
52 (aforesaid) on the East; thence North 03 deg 10' 08" East a distance of
53 0.62 feet to the Northeast corner of lands belonging to Margaret Wexler
54 and Donna Lee Wexler Pavlovic.

55 Also all that tract or parcel of land commonly known as the Union
56 Street School, located on the Northeasterly corner of Union and North

1 College Streets in the First Ward of the City and County of Schenectady
2 and State of New York, more particularly bounded and described as
3 follows: Beginning at a point in the Northerly street line of Union
4 Street where it is intersected by the Easterly street line of North
5 College Street, and runs thence Northerly along the Easterly street line
6 of North College Street, one hundred seven and five-tenths (107.5) feet
7 to a point, thence easterly at an angle of ninety (90) degrees, one
8 hundred ninety-one and seventy-five hundredths (191.75) feet to a point
9 in the Northwesterly street line of Erie Boulevard thence southwesterly
10 along the Northwesterly street line of Erie Boulevard, one hundred twen-
11 ty-three and eight-tenths (123.8) feet to its intersection with the
12 Northerly street line of Union Street; thence Westerly along the North-
13 erly street line of Union Street, one hundred twenty-four and fifty-five
14 hundredths (124.55) feet to the point or place of beginning.

15 The above described parcel of property includes the Blue Line parcel
16 of land, which is a portion of the abandoned Erie Canal Lands, located
17 in the First Ward of the City of Schenectady, New York, and which Blue
18 Line parcel lies between the Northwesterly line of Erie Boulevard as set
19 forth in the above described premises and the Northeasterly lot line of
20 the old Union Street School as it runs parallel with the Northwesterly
21 line of Erie Boulevard as aforesaid.

22 The two above parcels are together more particularly described as
23 follows: All that parcel of land in the City of Schenectady beginning at
24 a point in the northerly margin of Union Street and the northwesterly
25 margin of Erie Boulevard and runs thence along Union Street N. 86 deg.
26 42' 20" W. 124.55 feet to the easterly margin of North College Street;
27 thence along North College Street N. 05 deg 04' 40" E. 107.50 feet to
28 the southeasterly corner of lands now or formerly of McCarthy (Deed Book
29 1129 at page 279); thence along McCarthy, Cottage Alley and lands now or
30 formerly of McGregor (Deed Book 912 at page 624) S. 84 deg. 55' 20" E.
31 191.75 feet to the northwesterly margin of Erie Boulevard; thence along
32 Erie Boulevard S. 38 deg. 03' 53" W. 123.54 feet to the point of begin-
33 ning, any such premises or businesses located on that tract or parcel of
34 land situate in the Town of Hopewell, Ontario County, State of New York,
35 bounded and described as follows: Commencing at a 5/8" rebar found on
36 the division line between lands now or formerly of Ontario County -
37 Finger Lakes Community College (Liber 698 of Deeds, Page 466) on the
38 north and lands now or formerly of James W. Baird (Liber 768 of Deeds,
39 Page 1109) on the south; thence, North 43°-33'-40" West, on said divi-
40 sion line, a distance of 77.32 feet to the Point of Beginning. Thence,
41 North 43°-33'-40" West, continuing on said division line and through
42 said lands of Ontario County, a distance of 520.45 feet to a point on
43 the southeasterly edge of an existing concrete pad; thence, South
44 74°-19'-53" West, along said edge of concrete and the projection there-
45 of, a distance of 198.78 feet to a point on the easterly edge of pave-
46 ment of an existing campus drive; thence, the following two (2) courses
47 and distances along said edge of pavement: Northeasterly on a curve to
48 the left having a radius of 2221.65 feet, a chord bearing of North
49 30°-16'-39" East, a chord distance of 280.79, a central angle of
50 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
51 thence, Northeasterly on a curve to the right having a radius of 843.42
52 feet, a chord bearing of North 45°-25'-09" East, a chord distance of
53 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
54 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
55 corner of the property acquired by Ontario County (Liber 766 of Deeds,
56 Page 1112), as shown on a map recorded in the Ontario County Clerk's

1 Office as Map No. 6313; thence, the following four (4) courses and
2 distances along said property line: South 30°-04'-59" East, a distance
3 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
4 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
5 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
6 erty line, and the projection thereof, through the first said lands of
7 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
8 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
9 containing 7.834 acres, more or less, as shown on a map entitled
10 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
11 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,
12 dated June 10, 2005, last revised August 17, 2005. The related PAC Prop-
13 erties are shown on the Map denominated "FLCC Campus Property, FLPAC
14 Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the
15 Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds
16 at page 9 and are comprised of the areas separately labeled as Parking
17 Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the
18 Entry Roads; any such premises or businesses located on all that certain
19 piece or parcel of land situate in the City of Syracuse, County of Onon-
20 daga, State of New York, lying generally Northwesterly of the West
21 Hiawatha Boulevard, and generally Northeasterly of the New York State
22 Barge Canal, being a portion of Lot 11I and Lot 11J of the Carousel
23 Center Subdivision as shown on a resubdivision plan of the Carousel
24 Center Subdivision filed as Map No. 8743 in the Onondaga County Clerk's
25 Office, and as of May 20, 2014 identified as space L323 in a lease
26 between the liquor license applicant and property owner and on the third
27 level of the shopping center thereon, such shopping center land being
28 more particularly bounded and described as follows:

29 BEGINNING at the point of the intersection of the division line
30 between the Northeasterly boundary of the New York State Barge Canal,
31 Syracuse Terminal designated as "Parcel No. T-111" on the Southwest and
32 Lot 11I of the Carousel Center Subdivision on the Northeast with the
33 Northwesterly boundary of West Hiawatha Boulevard; thence North 50 deg.
34 26 min. 28 sec. West, along said division line, 690.72 feet; to a point;
35 thence through Lot 11I and 11J of said subdivision the following thir-
36 ty-five (35) courses and distances:

- 37 1) Thence North 40 deg. 22 min. 15 sec. East 191.79 feet to a point;
- 38 2) Thence South 82 deg. 04 min. 58 sec. East 294.58 feet to a point;
- 39 3) Thence North 07 deg. 52 min. 16 sec. East 314.89 feet to a point;
- 40 4) Thence South 82 deg. 07 min. 45 sec. East 53.96 feet to a point;
- 41 5) Thence North 07 deg. 52 min. 16 sec. East 70.18 feet to a point;
- 42 6) Thence South 82 deg. 07 min. 44 sec. East 40.81 feet to a point;
- 43 7) Thence North 07 deg. 52 min. 16 sec. East 35.49 feet to a point;
- 44 8) Thence South 82 deg. 07 min. 50 sec. East 1.52 feet to a point;
- 45 9) Thence North 07 deg. 52 min. 16 sec. East 45.53 feet to a point;
- 46 10) Thence South 82 deg. 07 min. 44 sec. East 92.67 feet to a point;
- 47 11) Thence North 07 deg. 52 min. 16 sec. East 194.00 feet to a point;
- 48 12) Thence North 82 deg. 07 min. 44 sec. West 121.00 feet to a point;
- 49 13) Thence North 07 deg. 52 min. 14 sec. East 408.67 feet to a point;
- 50 14) Thence South 82 deg. 07 min. 44 sec. East 168.50 feet to a point;
- 51 15) Thence North 07 deg. 52 min. 16 sec. East 34.33 feet to a point;
- 52 16) Thence South 82 deg. 07 min. 44 sec. East 15.33 feet to a point;
- 53 17) Thence North 07 deg. 52 min. 16 sec. East 341.67 feet to a point;
- 54 18) Thence North 82 deg. 07 min. 44 sec. West 199.44 feet to a point;
- 55 19) Thence North 07 deg. 52 min. 31 sec. East 0.97 feet to a point;
- 56 20) Thence North 52 deg. 50 min. 09 sec. East 11.22 feet to a point;

1 21) Thence North 07 deg. 52 min. 16 sec. East 20.77 feet to a point;
2 22) Thence North 37 deg. 05 min. 57 sec. West 30.86 feet to a point;
3 23) Thence North 82 deg. 07 min. 44 sec. West 21.02 feet to a point;
4 24) Thence South 52 deg. 13 min. 00 sec. West 5.85 feet to a point;
5 25) Thence North 82 deg. 07 min. 44 sec. West 7.41 feet to a point;
6 26) Thence North 07 deg. 52 min. 16 sec. East 108.15 feet to a point;
7 27) Thence South 82 deg. 07 min. 44 sec. East 0.75 feet to a point;
8 28) Thence North 07 deg. 52 min. 16 sec. East 22.46 feet to a point;
9 29) Thence North 82 deg. 07 min. 44 sec. West 0.75 feet to a point;
10 30) Thence North 07 deg. 52 min. 16 sec. East 43.48 feet to a point;
11 31) Thence North 52 deg. 52 min. 15 sec. East 7.78 feet to a point;
12 32) Thence North 07 deg. 52 min. 16 sec. East 47.79 feet to a point;
13 33) Thence North 37 deg. 07 min. 44 sec. West 7.78 feet to a point;
14 34) Thence North 07 deg. 52 min. 16 sec. East 198.11 feet to a point;
15 and
16 35) Thence South 82 deg. 07 min. 44 sec. East 207.07 feet to a point
17 on the westerly right of way line of Interstate Route 81, Thence along
18 the westerly and southwesterly right of way line of Interstate Route 81,
19 in a generally southeasterly direction, the following seven (7) courses
20 and distances:
21 1) Thence South 18 deg. 26 min. 44 sec. East 44.24 feet to a point;
22 2) Thence South 31 deg. 26 min. 40 sec. East 70.85 feet to a point;
23 3) Thence South 37 deg. 56 min. 38 sec. East 377.51 feet to a point;
24 4) Thence South 33 deg. 48 min. 10 sec. East 129.69 feet to a point;
25 5) Thence South 32 deg. 22 min. 13 sec. East 213.26 feet to a point;
26 6) Thence South 42 deg. 27 min. 42 sec. East 58.65 feet to a point;
27 and
28 7) Thence South 40 deg. 20 min. 45 sec. East 77.11 feet to its inter-
29 section with lands appropriated by the People of the State of New York
30 described as Map 1401 Parcel 1831 in Book 5256 of Deeds at Page 686 and
31 Book 5274 of Deeds at Page 836; Thence along the bounds of said Map 1401
32 Parcel 1831 the following fifteen (15) courses and distances:
33 1) South 07 deg. 30 min. 19 sec. East 39.16 feet to a point; thence
34 2) South 03 deg. 25 min. 41 sec. West 30.00 feet to a point; thence
35 3) South 12 deg. 49 min. 21 sec. West 30.00 feet to a point; thence
36 4) South 22 deg. 11 min. 30 sec. West 30.00 feet to a point; thence
37 5) South 31 deg. 35 min. 08 sec. West 30.00 feet to a point; thence
38 6) South 40 deg. 57 min. 25 sec. West 30.01 feet to a point; thence
39 7) South 48 deg. 44 min. 51 sec. West 20.00 feet to a point; thence
40 8) South 55 deg. 01 min. 19 sec. West 19.99 feet to a point; thence
41 9) South 65 deg. 30 min. 44 sec. West 8.49 feet to a point; thence
42 10) North 75 deg. 22 min. 31 sec. West 38.92 feet to a point; thence
43 11) North 29 deg. 08 min. 26 sec. West 25.83 feet to a point; thence
44 12) North 07 deg. 58 min. 33 sec. West 20.27 feet to a point; thence
45 13) North 07 deg. 40 min. 45 sec. East 100.00 feet to a point; thence
46 14) North 82 deg. 23 min. 04 sec. West 1.00 feet to a point; and
47 15) South 07 deg. 40 min. 49 sec. West 425.30 to its intersection with
48 the northerly bounds of Map 1402 Parcel 1836 of said appropriation;
49 Thence along the bounds of Map 1402 Parcel 1836 as described in Book
50 5256 of Deeds at Page 686 and Book 5274 of Deeds at Page 836 the follow-
51 ing three (3) courses and distances:
52 1) South 07 deg. 40 min. 17 sec. West 70.35 feet to a point; thence
53 2) South 82 deg. 09 min. 26 sec. East 1.00 feet to a point; and
54 3) North 07 deg. 40 min. 37 sec. East 70.35 feet to its intersection
55 with the bounds of the hereinabove described Map 1401 Parcel 1831;

1 Thence along the bounds of said Map 1401 Parcel 1831 the following ten
2 (10) courses and distances:
3 1) North 07 deg. 40 min. 37 sec. East 100.00 feet to a point; thence
4 2) North 40 deg. 32 min. 01 sec. East 61.06 feet to a point; thence
5 3) North 50 deg. 26 min. 34 sec. East 110.76 feet to a point; thence
6 4) North 55 deg. 51 min. 53 sec. East 43.02 feet to a point; thence
7 5) North 66 deg. 11 min. 17 sec. East 30.00 feet to a point; thence
8 6) North 79 deg. 28 min. 24 sec. East 30.00 feet to a point; thence
9 7) South 87 deg. 12 min. 02 sec. East 30.00 feet to a point; thence
10 8) South 73 deg. 54 min. 22 sec. East 30.00 feet to a point; thence
11 9) South 59 deg. 56 min. 49 sec. East 33.00 feet to a point; and
12 10) South 47 deg. 06 min. 38 sec. East 95.11 feet to its intersection
13 with the division line between Lot 11J on the Northwest and the lands
14 now or formerly of Woodstead Enterprises Co. as described in Book 3530
15 of Deeds at Page 257 on the Southeast (formerly lands of Rome Watertown
16 and Oswego Railroad Company via Letters Patent, Book 292, Page 264);
17 thence South 28 deg. 12 min. 27 sec. West along said division line and
18 along the Northwesterly boundary of West Hiawatha Boulevard in part,
19 36.93 feet to its point of intersection with Northeasterly boundary of
20 West Hiawatha Boulevard; thence North 61 deg. 43 min. 58 sec. West along
21 said Northeasterly boundary 158.30 feet to its point of intersection
22 with the Northwesterly boundary of said West Hiawatha Boulevard; thence
23 West along said Northwesterly boundary the following three (3) courses:
24 1) South 30 deg. 39 min. 30 sec. West 599.46 feet to a point; thence 2)
25 South 30 deg. 30 min. 42 sec. West 62.49 feet to a point; and 3) South
26 23 deg. 40 min. 55 sec. West 220.04 feet to its point of intersection
27 with Southwesterly boundary of West Hiawatha Boulevard; thence South 49
28 deg. 30 min. 46 sec. East along said Southwesterly boundary, 0.30 feet
29 to its point of intersection with the first hereinabove described
30 Northwesterly boundary of West Hiawatha Boulevard; thence South 40 deg.
31 26 min. 20 sec. West, along said Northwesterly boundary, 98.08 feet to
32 its point of intersection with the division line between Lot 11J on the
33 Northeast and Lot 11H of the Carousel Center Subdivision on the South-
34 west; thence North 50 deg. 25 min. 12 sec. West, along said division
35 line, 147.85 feet to the Northwest corner of Lot 11H; thence South 40
36 deg. 26 min. 20 sec. West 217.47 feet to the Southwest corner of lot
37 11H; thence South 49 deg. 49 min. 16 sec. East 147.83 feet to a point on
38 the first hereinabove described Northwesterly boundary of West Hiawatha
39 Boulevard; thence along said Northwesterly boundary of West Hiawatha
40 Boulevard the following two (2) courses: 1) South 40 deg. 26 min. 20
41 sec. West 17.66 feet to a point; and 2) South 43 deg. 01 min. 50 sec.
42 West 468.25 feet to the point of beginning.

43 Excepting the following piece or parcel of land appropriated by the
44 People of the State of New York described as Map 1401 Parcel 1832 in
45 Book 5256 of Deeds at Page 686 and Book 5274 of Deeds at Page 836:
46 Commencing at the southwest corner of herein above described Map 1402
47 Parcel 1836 said point having a proceeding course of South 07 deg. 40
48 min. 17 sec. West 70.35 feet in the premises describe hereinabove;
49 thence North 13 deg. 18 min. 48 sec. West 138.17 feet to the southeast
50 corner of Map 1401 Parcel 1832; thence along the bounds of said Map 1401
51 Parcel 1832 the following four (4) courses and distances:
52 1) North 82 deg. 09 min. 26 sec. West 1.00 feet to a point; thence
53 2) North 07 deg. 53 min. 50 sec. East 353.36 feet to a point; thence
54 3) South 81 deg. 54 min. 58 sec. East 1.00 feet to a point, and
55 4) South 07 deg. 53 min. 54 sec. West 353.36 feet to the point of
56 beginning; or such premises or businesses located on that tract or

1 parcel of land situate lying and being in the Town of Oneonta, County of
2 Otsego and State of New York and being a portion of Otsego County Tax
3 Map Department Parcel Number 287.00-1-33 and bounded and described as
4 follows: Beginning at a point 2.12 feet off the northeasterly corner of
5 a one story building on the lands, now or formerly, of Abner Doubleday,
6 LLC, aka Cooperstown All Star Village, LLC, as owned by Martin and Bren-
7 da Patton, which point lies N 87°55'13" W a distance of 149.37' from the
8 northeast corner of the Patton lands; thence N 74°30'18" W a distance of
9 51.50 feet to a point; thence S 15°29'42" W a distance of 2.00 feet to a
10 point; thence N 74°30'18" W a distance of 14.00 feet to a point; thence
11 S 15°29'42" W a distance of 19.20 feet to a point; thence S 74°30'18" E
12 a distance of 14.20 feet to a point; thence S 15°29'42" W a distance of
13 4.20 feet; thence S 74°30'18" E a distance of 51.30 feet to a point;
14 thence N 15°29'42" E a distance of 25.40 feet to a point to the point
15 and place of beginning; OR ANY SUCH PREMISES OR BUSINESS LOCATED ON THAT
16 CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF PEEKSKILL, COUNTY OF WEST-
17 CHESTER AND STATE OF NEW YORK, THAT IS A PORTION OF PARCEL I AS IT IS
18 SHOWN ON THAT CERTAIN MAP ENTITLED, "SURVEY . . AT CHARLES POINT . . "
19 WHICH WAS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 23,
20 1980 AS MAP NO. 20407 THAT IS BOUNDED AND DESCRIBED AS FOLLOWS:

21 BEGINNING AT A POINT ON THE EASTERLY SHORELINE OF THE HUDSON RIVER AND
22 WITHIN THE BOUNDS OF THE SAID PARCEL I AS IT IS SHOWN ON THE SAID FILED
23 MAP NO. 20407, WHICH POINT OCCUPIES COORDINATE POSITION:

24 NORTH 464418.83 (Y)

25 EAST 607401.00 (X)

26 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE AND WHICH POINT IS
27 DISTANT, THE FOLLOWING COURSES FROM THE SOUTHERLY CORNER OF THE PARCEL
28 SHOWN ON MAP NO. 20407 THAT OCCUPIES COORDINATE POSITION

29 NORTH 463520.804 (Y)

30 EAST 608470.681 (X)

31 OF THE AFORESAID NEW YORK STATE COORDINATE SYSTEM, EAST ZONE:

32 NORTH 47 DEGREES 30' 36" WEST 856.60 FEET,

33 NORTH 77 DEGREES 10' 53" WEST 488.18 FEET,

34 NORTH 41 DEGREES 17' 53" WEST 113.32 FEET AND

35 NORTH 41 DEGREES 50' 16" EAST 169.08 FEET;

36 THENCE FROM THE SAID POINT OF BEGINNING ALONG THE SAID EASTERLY SHORE-
37 LINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER:

38 DUE NORTH 16.17 FEET,

39 NORTH 53 DEGREES 58' 22" WEST 13.60 FEET,

40 NORTH 73 DEGREES 04' 21" WEST 24.04 FEET,

41 NORTH 63 DEGREES 26' 06" WEST 22.36 FEET,

42 NORTH 82 DEGREES 18' 14" WEST 37.34 FEET,

43 NORTH 64 DEGREES 47' 56" WEST 37.58 FEET,

44 SOUTH 82 DEGREES 52' 30" WEST 16.12 FEET,

45 NORTH 61 DEGREES 41' 57" WEST 14.76 FEET AND

46 SOUTH 21 DEGREES 48' 05" WEST 9.71 FEET;

47 THENCE LEAVING THE HIGH WATER MARK AND RUNNING ACROSS A PENINSULA OF
48 LAND AND ALONG THE DIVISION LINE BETWEEN PARCEL I AND PARCEL II AS SHOWN
49 ON SAID FILED MAP NO. 20407, NORTH 65 DEGREES 32' 43" WEST 30.18 FEET TO
50 ANOTHER POINT ON THE SAID EASTERLY SHORELINE (HIGH WATER MARK) OF THE
51 EAST BANK OF THE HUDSON RIVER;

52 THENCE NORTHERLY ALONG THE SAID HIGH WATER MARK, THE FOLLOWING COURS-
53 ES:

54 NORTH 3 DEGREES 00' 46" WEST 17.54 FEET,

55 NORTH 13 DEGREES 45' 39" WEST 50.45 FEET,

56 NORTH 10 DEGREES 49' 23" WEST 69.23 FEET,

1 NORTH 0 DEGREES 47' 22" WEST 52.48 FEET TO A POINT WHICH IS THE POINT
2 OF BEGINNING OF THE HEREINAFTER DESCRIBED 40 FOOT EASEMENT WHICH POINT
3 OCCUPIES COORDINATE POSITION
4 NORTH 464676.48 (Y)
5 EAST 607189.28 (X)
6 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
7 THENCE CONTINUING ALONG THE AFORESAID EASTERLY SHORELINE (HIGH WATER
8 MARK) OF THE EAST BANK OF THE HUDSON, THE FOLLOWING COURSES:
9 NORTH 10 DEGREES 18' 17" WEST 23.91 FEET,
10 NORTH 39 DEGREES 04' 58" WEST 21.39 FEET,
11 NORTH 20 DEGREES 13' 30" WEST 21.74 FEET,
12 NORTH 39 DEGREES 02' 08" WEST 95.27 FEET,
13 NORTH 13 DEGREES 08' 02" WEST 30.81 FEET,
14 NORTH 18 DEGREES 26' 06" WEST 53.76 FEET,
15 NORTH 28 DEGREES 10' 43" WEST 63.53 FEET,
16 NORTH 18 DEGREES 26' 06" WEST 50.60 FEET,
17 NORTH 37 DEGREES 14' 05" WEST 31.40 FEET,
18 NORTH 21 DEGREES 15' 02" WEST 96.57 FEET,
19 NORTH 32 DEGREES 00' 19" WEST 47.17 FEET,
20 NORTH 1 DEGREE 18' 07" WEST 44.01 FEET AND
21 NORTH 17 DEGREES 14' 29" EAST 29.32 FEET TO A POINT ON THE SOUTHERLY
22 LINE OF LANDS UNDER LEASE TO THE COUNTY OF WESTCHESTER (RESCO SITE);
23 THENCE ALONG THE SAID COUNTY OF WESTCHESTER (RESCO SITE) LANDS:
24 DUE EAST 432.31 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT
25 AND A RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE;
26 THENCE ALONG THE SAID WESTERLY AND SOUTHWESTERLY LINE OF THE SAID
27 RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE:
28 DUE SOUTH 241.16 FEET AND SOUTH 27 DEGREES 13' 00" EAST 406.90 FEET TO
29 A POINT;
30 THENCE LEAVING THE SAID EASEMENT AND RUNNING ALONG OTHER LANDS NOW OR
31 FORMERLY OF THE CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY, SOUTH
32 41 DEGREES 50' 16" WEST 270.01 FEET TO THE AFOREMENTIONED EASTERLY
33 SHORELINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER AND THE
34 POINT OR PLACE OF BEGINNING.
35 TOGETHER WITH AN EASEMENT OVER ALL THAT PARCEL OF LAND SITUATE IN THE
36 CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE OF NEW YORK THAT IS
37 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
38 BEGINNING AT A POINT ON THE WESTERLY LINE OF CHARLES POINT AVENUE WITH
39 THE SAID WESTERLY LINE IS INTERSECTED BY THE LINE DIVIDING THE EASEMENT
40 HEREIN DESCRIBED ON THE SOUTH FROM LANDS UNDER LEASE TO THE COUNTY OF
41 WESTCHESTER (RESCO SITE) ON THE NORTH WHICH POINT OCCUPIES COORDINATE
42 POSITION:
43 NORTH 464719.99 (Y)
44 EAST 608004.15 (X)
45 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
46 THENCE FROM THE SAID POINT OF BEGINNING SOUTHERLY ALONG THE SAID
47 WESTERLY LINE OF CHARLES POINT AVENUE, SOUTH 14 DEGREES 54' 00" WEST
48 103.48 FEET TO A POINT;
49 THENCE WESTERLY ALONG OTHER LANDS OF THE CITY OF PEEKSKILL INDUSTRIAL
50 DEVELOPMENT AGENCY: DUE WEST 396.44 FEET TO A POINT WHICH IS THE EAST-
51 ERLY MOST CORNER OF THE LANDS OF POINT ASSOCIATES, THE GRANTEE HEREIN;
52 THENCE ALONG THE NORTHEASTERLY LINE OF THE SAID POINT ASSOCIATES'
53 LAND, NORTH 27 DEGREES 13' 00" WEST 406.90 FEET AND DUE NORTH 241.16
54 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS LEASED
55 TO THE COUNTY OF WESTCHESTER (RESCO SITE);

1 THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE DUE EAST 75.00 FEET TO A
2 POINT;

3 THENCE SOUTHEASTERLY AND EASTERLY STILL ALONG THE SAID LANDS LEASED TO
4 THE COUNTY OF WESTCHESTER (RESCO SITE) THE FOLLOWING COURSES:

5 DUE SOUTH 223.00 FEET,

6 SOUTH 27 DEGREES 13' 00" EAST 314.87 FEET AND

7 DUE EAST 390.14 FEET TO THE AFOREMENTIONED WESTERLY LINE OF CHARLES
8 POINT AVENUE AND THE POINT OR PLACE OF BEGINNING.

9 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES, AND INGRESS AND
10 EGRESS OVER THAT CERTAIN RIGHT OF WAY LEADING FROM CHARLES POINT AVENUE,
11 NOW KNOWN AS JOHN E. WALSH BOULEVARD, IN A WESTERLY AND NORTHWESTERLY
12 DIRECTION TO THE ABOVE DESCRIBED PREMISES AND AS MORE FULLY DESCRIBED IN
13 THE DECLARATION OF EASEMENT RECORDED IN LIBER 8888 CP 35 or on premises
14 or with respect to a business constituting the overnight lodging facili-
15 ty located wholly within the boundaries of that tract or parcel of land
16 situated in the borough of Manhattan, city and county of New York,
17 beginning at a point on the northerly side of west fifty-fourth street
18 at a point one hundred feet easterly from the intersection of the said
19 northerly side of west fifty-fourth street and the easterly side of
20 seventh avenue; running thence northerly and parallel with the easterly
21 side of seventh avenue one hundred feet five inches to the center line
22 of the block; running thence easterly and parallel with the northerly
23 side of west fifty-fourth street and along the center line of the block
24 fifty feet to a point; running thence northerly and parallel with the
25 easterly side of seventh avenue one hundred feet five inches to the
26 southerly side of west fifty-fifth street at a point distant one hundred
27 fifty feet easterly from the intersection of the said southerly side of
28 west fifty-fifth street and the easterly side of seventh avenue; running
29 thence easterly along the southerly side of west fifty-fifth street
30 thirty-one feet three inches to a point; running thence southerly and
31 parallel with the easterly side of the seventh avenue one hundred feet
32 five inches to the center line of the block; running thence easterly
33 along the center line of the block and parallel with the southerly side
34 of west fifty-fifth street, one hundred feet; running thence northerly
35 and parallel with the easterly side of seventh avenue one hundred feet
36 five inches to the southerly side of west fifty-fifth street; running
37 thence easterly along the southerly side of west fifty-fifth street
38 twenty-one feet ten and one-half inches to a point; running thence
39 southerly and parallel with the easterly side of seventh avenue one
40 hundred feet five inches to the center line of the block; running thence
41 westerly along the center line of the block and parallel with the north-
42 erly side of west fifty-fourth street three feet one and one-half inch-
43 es; running thence southerly and parallel with the easterly side of
44 seventh avenue one hundred feet five inches to the northerly side of
45 west fifty-fourth street at a point distant three hundred feet easterly
46 from the intersection of the said northerly side of west fifty-fourth
47 street and the easterly side of seventh avenue; running thence westerly
48 and along the northerly side of west fifty-fourth street two hundred
49 feet to the point or place of beginning, provided that such facility
50 maintains not less than four hundred guest rooms and suites for over-
51 night lodging. Any lien, mortgage or other interest or estate now held
52 by said retail licensee on or in the personal or real property of such
53 manufacturer or wholesaler, which mortgage, lien, interest or estate was
54 acquired on or before December thirty-first, nineteen hundred thirty-
55 two, shall not be included within the provisions of this subdivision;
56 provided, however, the burden of establishing the time of the accrual of

1 the interest, comprehended by this subdivision shall be upon the person
2 who claims to be entitled to the protection and exemption afforded here-
3 by.
4 S 3. This act shall take effect immediately.