

6884--B

Cal. No. 1009

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 -- committee discharged and said bill committed to the Committee on Rules -- ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading -- again amended and ordered reprinted, retaining its place in the order of third reading

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

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

LBD14268-10-6

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

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

1 northeasterly corner of said Garrow, the northwesterly corner of the
2 parcel herein being described and said monument also marking the south-
3 erly bounds of lands of Salerno Plastic Corp. as described in Book 926
4 of Deeds at Page 186; thence S 81° 45' 28" E along a portion of the
5 southerly bounds of said Salerno Plastic Corp., 441.32 feet to an iron
6 pin found marking the northeasterly corner of the parcel herein being
7 described and also marking the northwest corner of the remaining lands
8 now or formerly owned by said Marx and Delaura; thence S 07° 45' 40" W
9 along the Westerly bounds of lands now of formerly of said Marx and
10 DeLaura and along the easterly bounds of the parcel herein being
11 described, 560.49 feet to an iron pin; thence N 83° 43' 21" W along a
12 portion of the remaining lands of said Marx and DeLaura, 41.51 feet to
13 an iron pin; thence S 08° 31' 30" W, along a portion of the remaining
14 lands of said Marx and Delaura, 75.01 feet to an iron pin marking
15 northeasterly corner of lands currently owned by the Joint Council for
16 Economic Opportunity of Plattsburgh and Clinton County, Inc. as
17 described in Book 963 of Deeds at Page 313; thence N 82° 20' 32" W along
18 a portion of the northerly bounds of said J.C.E.O., 173.50 feet to an
19 iron pin; thence 61° 21' 12" W, continuing along a portion of the north-
20 erly bounds of said J.C.E.O., 134.14 feet to an iron pin; thence S 07°
21 45' 42" W along the westerly bounds of said J.C.E.O., 50 feet to an iron
22 pin; thence S 66° 48' 56" W along a portion of the northerly bounds of
23 remaining lands of said Marx and DeLaura, 100.00 feet to an iron pipe
24 found on the easterly bounds of the aforesaid highway, said from pipe
25 also being located on a curve concave to the west; thence running and
26 running northerly along the easterly bounds of the aforesaid highway and
27 being along said curve, with the curve having a radius of 987.93 feet,
28 60.00 feet to the point of beginning and containing 6.905 acres of land.
29 Being the same premises as conveyed to Ronald Marx and Alice Marx by
30 deed of CIT Small Business Lending Corp., as agent of the administrator,
31 U.S. Small Business Administration, an agency of the United States
32 Government dated September 10, 2001 and recorded in the office of the
33 Clinton County Clerk on September 21, 2001 as Instrument #135020; or
34 (vi) any such premises or business located on the west side of New York
35 state route 414 in military lots 64 and 75 located wholly within the
36 boundaries of that tract or parcel of land situated in the town of Lodi,
37 county of Seneca beginning at an iron pin on the assumed west line of
38 New York State Route 414 on the apparent north line of lands reputedly
39 of White (lib. 420, page 155); said iron pin also being northerly a
40 distance of 1200 feet more or less from the centerline of South Miller
41 Road; Thence leaving the point of beginning north 85-17'-44" west along
42 said lands of White a distance of 2915.90 feet to an iron pin Thence
43 north 03-52'-48" east along said lands of White, passing through an iron
44 pin 338.36 feet distant, and continuing further along that same course a
45 distance of 13.64 feet farther, the total distance being 352.00 feet to
46 a point in the assumed centerline of Nellie Neal Creek; Thence in gener-
47 ally a north westerly direction the following courses and distances
48 along the assumed centerline of Nellie Neal Creek; north 69-25'-11" west
49 a distance of 189.56 feet to a point; north 63-40'-00" west a distance
50 of 156.00 feet to a point; north 49-25'-00" west a distance of 80.00
51 feet to a point; south 80-21'-00" west a distance of 90.00 feet to a
52 point; north 72-03'-00" west a distance of 566.00 feet to a point; north
53 68-15'-00" west a distance of 506.00 feet to a point; north 55-16'-00"
54 west a distance of 135.00 feet to a point; south 69-18'-00" west a
55 distance of 200.00 feet to a point; south 88-00'-00" west a distance of
56 170.00 feet to a point on a tie line at or near the high water line of

1 Seneca Lake; Thence north 25-17'-00" east along said tie line a distance
2 of 238.00 feet to an iron pipe; Thence south 82-04'-15" east along lands
3 reputedly of M. Wagner (lib. 464, page 133) a distance of 100.00 feet to
4 an iron pin; Thence north 06-56'-47" east along said lands of M. Wagner
5 a distance of 100.00 feet to an iron pipe; Thence north 09-34'-28" east
6 along lands reputedly of Schneider (lib. 429, page 37) a distance of
7 50.10 feet to an iron pipe; Thence north 07-49'-11" east along lands
8 reputedly of Oney (lib. 484, page 24) a distance of 50.00 feet to an
9 iron pipe; Thence north 82-29'-40" west along said lands of Oney a
10 distance of 95.30 feet to an iron pipe on a tie line at or near the
11 highwater line of Seneca Lake; Thence north 08-15'-22" east along said
12 tie line a distance of 25.00 feet to an iron pin; Thence south
13 82-28'-00" east along lands reputedly of Yu (lib. 405, page 420) a
14 distance of 96.53 feet to an iron pipe; Thence north 34-36'-59" east
15 along said lands of Yu a distance of 95.00 feet to a point in the
16 assumed centerline of Van Liew Creek; Thence in generally an easterly
17 direction the following courses and distances along the assumed center-
18 line of Van Liew Creek; north 72-46'-37" east a distance of 159.98 feet
19 to a point; north 87-53'-00" east a distance of 94.00 feet to a point;
20 south 71-12'-00" east a distance of 52.00 feet to a point; south
21 84-10'-00" east a distance of 158.00 feet to a point; south 59-51'-00"
22 east a distance of 160.00 feet to a point; south 83-29'-00" east a
23 distance of 187.00 feet to a point; Thence north 01-33'-40" east along
24 lands reputedly of Hansen (lib. 515, page 205) passing through an iron
25 pipe 32.62 feet distant, and continuing further along that same course
26 passing through an iron pin 205.38 feet farther, and continuing still
27 further along that same course a distance of 21.45 feet farther, the
28 total distance being 259.45 feet to the assumed remains of a White Oak
29 stump; Thence north 69-16'-11" east along lands reputedly of Schwartz
30 (lib. 374, page 733) being tie lines along the top of the south bank of
31 Campbell Creek a distance of 338.00 feet to a point; Thence south
32 57-17'32" east along said tie line a distance of 136.60 feet to a point;
33 Thence south 74-45'-00" east along said tie line a distance of 100.00
34 feet to an iron pin; Thence north 04-46'-00" east along said lands of
35 Schwartz a distance of 100.00 feet to a point in the assumed centerline
36 of Campbell Creek; Thence in generally an easterly direction the follow-
37 ing courses and distances along the assumed centerline of Campbell
38 Creek; south 71-34'-00" east a distance of 330.00 feet to a point; north
39 76-53'-00" east a distance of 180.00 feet to a point; north 83-05'00"
40 east a distance of 230.00 feet to a point; south 66-44'-00" east a
41 distance of 90.00 feet to a point; south 81-10'-00" east a distance of
42 240.00 feet to a point; south 45-29'-15" east a distance of 73.18 feet
43 to a point; Thence south 05-25'-50" west along lands reputedly of Stan-
44 ley Wagner (lib. 450, page 276) a distance of 135.00 feet to a point on
45 the assumed north line of Military Lot 75; Thence south 84-34'-10" east
46 along said lands of Wagner and the assumed north line of Military Lot 75
47 a distance of 1195.06 feet to an iron pin; Thence south 06-57'52" west
48 along said lands of M. Wagner (lib. 414, page 267) passing through an
49 iron pin 215.58 feet distant, and continuing further along that same
50 course a distance of 20.59 feet farther, the total distance being 236.17
51 feet to a point in the assumed centerline of Campbell Creek; Thence in
52 generally a south easterly direction the following course and distances
53 along the assumed centerline of Campbell Creek; north 78-23'-09" east a
54 distance of 29.99 feet to a point; south 46-09'-15" east a distance of
55 65.24 feet to a point; north 85-55'-09" east a distance of 60.10 feet to
56 a point; south 61-59'-50" east a distance of 206.91 feet to a point;

1 north 63-58'-27" east a distance of 43.12 feet to a point; south
2 28-51'-21" east a distance of 47.72 feet to a point; south 15-14'-08"
3 west a distance of 33.42 feet to a point; south 79-16'-32" east a
4 distance of 255.15 feet to a point; south 62-19'-46" east a distance of
5 75.82 feet to a point; north 76-10'-42" east a distance of 99.60 feet to
6 a point; north 82-12'55" east a distance of 86.00 feet to a point; south
7 44-13'53" east a distance of 64.08 feet to a point; north 67-52'-46"
8 east a distance of 73.98 feet to a point; north 88-13'-13" east a
9 distance of 34.64 feet to a point on the assumed west line of New York
10 State Route 414; Thence south 20-13'-30" east along the assumed west
11 line of New York State Route 414 a distance of 248.04 feet to a concrete
12 monument; Thence south 02-10'-30" west along said road line a distance
13 of 322.90 feet to an iron pin; Thence 13-14'-50" west along said road
14 line a distance of 487.41 feet to an iron pin, said iron pin being the
15 point and place of beginning;

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

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

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

23 This survey intends to describe a portion of the premises as conveyed
24 by Ruth V. Wagner to Stanley A. Wagner by deed recorded February 10,
25 1989 in Liber 450 of deeds, at Page 286.

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

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

32 Beginning at an iron pin on the assumed east line of New York State
33 Route 414, said iron pin being north 50-44'-57" east a distance of
34 274.92 feet from the south east corner of the parcel of land herein
35 above described; Thence leaving the point of beginning north 00-26'01"
36 east along a mathematical tie line a distance of 504.91 feet to an iron
37 pin; Thence south 37-00'-20" east along lands reputedly of Tomberelli
38 (lib. 419, page 243) passing through an iron pin 176.00 feet distant,
39 and continuing further along that same course a distance of 2.01 feet
40 farther, the total distance being 178.01 feet to a point; Thence south
41 09-03'-55" west along lands reputedly of M. Wagner (lib. 491, page 181)
42 a distance of 68.19 feet to an iron pipe; Thence south 15-36'-04" west
43 along said lands of M. Wagner a distance of 300.15 feet to an iron pipe;
44 Thence south 72-04'-59" west along said lands of M. Wagner a distance of
45 20.49 feet to an iron pin, said iron pin being the point and place of
46 beginning.

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

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

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

54 This survey intends to describe the same premises as conveyed by Henry
55 W. Eighmey as executor of the Last Will and Testament of Mary C. Eighmey

1 to Stanley A. Wagner by deed recorded July 2, 1996 in liber 542, page
2 92.

3 This survey also intends to describe a portion of the premises as
4 conveyed by Ruth V. Wagner to Stanley A. Wagner by deed recorded Febru-
5 ary 10, 1989 in Liber 450 of deeds, at Page 286. The provisions of this
6 paragraph shall not apply to any premises or business located wholly
7 within the following described parcel: ALL THAT TRACT OR PARCEL OF LAND
8 situate in the City of Corning, County of Steuben and State of New York
9 bounded and described as follows: Beginning at an iron pin situate at
10 the terminus of the westerly line of Townley Avenue at its intersection
11 with the southwesterly line of New York State Route 17; thence S 00° 45'
12 18" E along the westerly line of Townley Avenue, a distance of 256.09
13 feet to a point; thence S 89° 02' 07" W through an iron pin placed at a
14 distance of 200.00 feet, a total distance of 300.00 feet to an iron pin;
15 thence N 00° 59' 17" W a distance of 47.13 feet to an iron pin; thence S
16 89° 02' 07" W a distance of 114.56 feet to a point situate in the south-
17 east corner of Parcel A-2 as set forth on a survey map hereinafter
18 described; thence N 14° 18' 49" E a distance of 124.40 feet to an iron
19 pin situate at the southeast corner of lands now or formerly of Cicci
20 (Liber 923, Page 771); thence N 14° 18' 49" E a distance of 76.46 feet
21 to an iron pin; thence N 00° 57' 53" W a distance of 26.25 feet to an
22 iron pin marking the southeast corner of parcel A-1 as set forth on the
23 hereinafter described survey map; thence N 00° 58' 01" W a distance of
24 166.00 to an iron pin situate at the northeast corner of said Parcel
25 A-1, which pin also marks the southeast corner of lands now or formerly
26 of Becraft (Liber 1048, Page 1086); thence N 00° 57' 53" W a distance of
27 106.00 feet to an iron pin situate in the southerly line of lands now or
28 formerly of the United States Postal Service; thence N 89° 02' 07" E
29 along the southerly line of said United States Postal Service a distance
30 of 81.47 feet to a point; thence N 14° 18' 49" E along the easterly line
31 of said United States Postal Service a distance of 114.29 feet to an
32 iron pin situate in the southwesterly line of New York State Route 17;
33 thence S 32° 00' 31" E along the southwesterly line of New York State
34 Route 17, a distance of 358.93 feet to an iron pin; thence continuing
35 along the southwesterly line of New York state Route 17, S 38° 30' 04" E
36 a distance of 108.18 feet to the iron pin marking the place of begin-
37 ning. Said premises are set forth and shown as approximately 4.026 acres
38 of land designated as Parcel A (excluding Parcels A-1 and A-2) on a
39 survey map entitled "As-Built Survey of Lands of New York Inn, LLC, City
40 of Corning, Steuben County, New York" by Weiler Associates, dated Decem-
41 ber 27, 2001, designated Job No. 12462; or (vii) any such premises or
42 businesses located on that certain plot, piece or parcel of land, situ-
43 ate, lying and being in the Second Ward of the City of Schenectady, on
44 the Northerly side of Union Street, bounded and described as follows: to
45 wit; Beginning at the Southeasterly corner of the lands lately owned by
46 Elisha L. Freeman and now by Albert Shear; and running from thence East-
47 erly along the line of Union Street, 44 feet to the lands now owned by
48 or in the possession of James G. Van Vorst; thence Northerly in a
49 straight line along the last mentioned lands and the lands of the late
50 John Lake, 102 feet to the lands of one Miss Rodgers; thence Westerly
51 along the line of the last mentioned lands of said Rodgers to the lands
52 of the said Shear; and thence Southerly along the lands of said Shear
53 101 feet, 6 inches to Union Street, the place of beginning.

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

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

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

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

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

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

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

1 brick wall a distance of 4.42 feet to the intersection of brick wall
2 with the boundary line between the Electric Brew Pubs, Inc. (aforesaid)
3 on the West and lands of Margaret Wexler and Donna Lee Wexler Pavlovic,
4 (aforesaid) on the East; thence North 03 deg 10' 08" East a distance of
5 0.62 feet to the Northeast corner of lands belonging to Margaret Wexler
6 and Donna Lee Wexler Pavlovic.

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

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

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

1 North 30°-16'-39" East, a chord distance of 280.79, a central angle of
2 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
3 thence, Northeasterly on a curve to the right having a radius of 843.42
4 feet, a chord bearing of North 45°-25'-09" East, a chord distance of
5 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
6 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
7 corner of the property acquired by Ontario County (Liber 766 of Deeds,
8 Page 1112), as shown on a map recorded in the Ontario County Clerk's
9 Office as Map No. 6313; thence, the following four (4) courses and
10 distances along said property line: South 30°-04'-59" East, a distance
11 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
12 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
13 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
14 erty line, and the projection thereof, through the first said lands of
15 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
16 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
17 containing 7.834 acres, more or less, as shown on a map entitled
18 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
19 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,
20 dated June 10, 2005, last revised August 17, 2005. The related PAC Prop-
21 erties are shown on the Map denominated "FLCC Campus Property, FLPAC
22 Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the
23 Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds
24 at page 9 and are comprised of the areas separately labeled as Parking
25 Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the
26 Entry Roads; or (ix) any such premises or businesses located on that
27 tract or parcel of land situate lying and being in the Town of Oneonta,
28 County of Otsego and State of New York and being a portion of Otsego
29 County Tax Map Department Parcel Number 287.00-1-33 and bounded and
30 described as follows: Beginning at a point 2.12 feet off the northeast-
31 erly corner of a one story building on the lands, now or formerly, of
32 Abner Doubleday, LLC, aka Cooperstown All Star Village, LLC, as owned by
33 Martin and Brenda Patton, which point lies N 87°55'13" W a distance of
34 149.37' from the northeast corner of the Patton lands; thence N
35 74°30'18" W a distance of 51.50 feet to a point; thence S 15°29'42" W a
36 distance of 2.00 feet to a point; thence N 74°30'18" W a distance of
37 14.00 feet to a point; thence S 15°29'42" W a distance of 19.20 feet to
38 a point; thence S 74°30'18" E a distance of 14.20 feet to a point;
39 thence S 15°29'42" W a distance of 4.20 feet; thence S 74°30'18" E a
40 distance of 51.30 feet to a point; thence N 15°29'42" E a distance of
41 25.40 feet to a point to the point and place of beginning.
42 Containing an area of 1576.06 square feet, or 0.036 acres with such
43 bearings referencing Magnetic North 1995.
44 This survey is subject to any rights of way or easements which may have
45 been granted to utility companies; OR (X) ALL THAT CERTAIN PLOT, PIECE
46 OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF GREENBURGH,
47 COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED
48 AS FOLLOWS:
49 BEGINNING AT A POINT ON THE EASTERLY SIDE OF SAW MILL RIVER ROAD WHERE
50 THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN PREMISES HEREINAFT-
51 ER DESCRIBED AND LANDS NOW OR FORMERLY OF ONE RIVERDALE AVE. DEVELOP-
52 MENT CO., INC., SAID POINT BEING NORTH 11 DEGREES 23' 24" WEST 22.83
53 FEET FROM THE FORMER NORTH EAST CORNER OF SAW MILL RIVER ROAD AND HUNTER
54 LANE;

1 THENCE ALONG SAID DIVISION LINE, NORTH 82 DEGREES 18' 00" EAST 647.08
2 FEET TO LAND NOW OR FORMERLY OF ONE RIVERDALE AVE. DEVELOPMENT CO.,
3 INC.;

4 THENCE NORTHERLY ALONG SAME, NORTH 7 DEGREES 42' 00" WEST 351.52 FEET
5 AND NORTH 10 DEGREES 15' 00" WEST 282.50 FEET TO THE SOUTHEAST CORNER OF
6 LANDS NOW OR FORMERLY OF HODES DANIELS;

7 THENCE WESTERLY ALONG SAME, SOUTH 80 DEGREES 34' 00" WEST 85.00 FEET,
8 SOUTH 9 DEGREES 26' 00" EAST 40.52 FEET, SOUTH 80 DEGREES 35' 00" WEST
9 120.56 FEET, AND SOUTH 81 DEGREES 15' 00" WEST 485.74 FEET TO THE EAST
10 SIDE OF SAW MILL RIVER ROAD;

11 THENCE SOUTHERLY ALONG SAME, SOUTH 18 DEGREES 17' 40" EAST 150.40 FEET
12 AND SOUTH 11 DEGREES 23' 24" EAST 431.17 FEET TO THE POINT OF BEGINNING.

13 The provisions of this paragraph shall not apply to any premises
14 licensed under section sixty-four of this chapter in which a manufactur-
15 er or wholesaler holds a direct or indirect interest, provided that: (I)
16 said premises consist of an interactive entertainment facility which
17 predominantly offers interactive computer and video entertainment
18 attractions, and other games and also offers themed merchandise and food
19 and beverages, (II) the sale of alcoholic beverages within the premises
20 shall be restricted to an area consisting of not more than twenty-five
21 percent of the total interior floor area of the premises, (III) the
22 retail licenses shall derive not less than sixty-five percent of the
23 total revenue generated by the facility from interactive video enter-
24 tainment activities and other games, including related attractions and
25 sales of merchandise other than food and alcoholic beverages, (IV) the
26 interested manufacturer or wholesaler, or its parent company, shall be
27 listed on a national securities exchange and its direct or indirect
28 equity interest in the retail licensee shall not exceed twenty-five
29 percent, (V) no more than fifteen percent of said licensee's purchases
30 of alcoholic beverages for sale in the premises shall be products
31 produced or distributed by the manufacturer or wholesaler, (VI) neither
32 the name of the manufacturer or wholesaler nor the name of any brand of
33 alcoholic beverage produced or distributed by said manufacturer or
34 wholesaler shall be part of the name of the premises, (VII) the name of
35 the manufacturer or wholesaler or the name of products sold or distrib-
36 uted by such manufacturer or wholesaler shall not be identified on
37 signage affixed to either the interior or the exterior of the premises
38 in any fashion, (VIII) promotions involving alcoholic beverages produced
39 or distributed by the manufacturer or wholesaler are not held in such
40 premises and further, retail and consumer advertising specialties bear-
41 ing the name of the manufacturer or wholesaler or the name of alcoholic
42 beverages produced or distributed by the manufacturer or wholesaler are
43 not utilized in any fashion, given away or sold in said premises, and
44 (IX) except to the extent provided in this paragraph, the licensing of
45 each premises covered by this exception is subject to all provisions of
46 section sixty-four of this chapter, including but not limited to liquor
47 authority approval of the specific location thereof. The provisions of
48 this paragraph shall not prohibit (1) a manufacturer or wholesaler, if
49 an individual, or a partner, of a partnership, or, if a corporation, an
50 officer or director thereof, from being an officer or director of a duly
51 licensed charitable organization which is the holder of a license for
52 on-premises consumption under this chapter, nor (2) a manufacturer from
53 acquiring any such premises if the liquor authority first consents ther-
54 eto after determining, upon such proofs as it shall deem sufficient,
55 that such premises is contiguous to the licensed premises of such
56 manufacturer, and is reasonably necessary for the expansion of the

1 facilities of such manufacturer. After any such acquisition, it shall be
2 illegal for a manufacturer acquiring any such premises to sell or deliv-
3 er alcoholic beverages manufactured by him to any licensee occupying
4 such premises.

5 S 2. Section 64-c of the alcoholic beverage control law is amended by
6 adding a new subdivision 19 to read as follows:

7 19. NOTWITHSTANDING THE PROVISIONS OF SUBDIVISION SIX OF THIS SECTION
8 OR OF SUBDIVISION THIRTEEN OF SECTION ONE HUNDRED SIX OF THIS CHAPTER,
9 THE AUTHORITY MAY ISSUE A RESTAURANT BREWER'S LICENSE PURSUANT TO THIS
10 SECTION FOR A PREMISES WHICH SHALL BE LOCATED WHOLLY WITHIN THE CITY OF
11 PEEKSKILL, COUNTY OF WESTCHESTER, STATE OF NEW YORK, BOUNDED AND
12 DESCRIBED AS FOLLOWS:

13 ANY SUCH PREMISES OR BUSINESS LOCATED ON ALL THAT CERTAIN PARCEL OF
14 LAND SITUATE IN THE CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE
15 OF NEW YORK, THAT IS A PORTION OF PARCEL I AS IT IS SHOWN ON THAT
16 CERTAIN MAP ENTITLED, "SURVEY . . AT CHARLES POINT . . " WHICH WAS FILED
17 IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON OCTOBER 23, 1980 AS MAP NO.
18 20407 THAT IS BOUNDED AND DESCRIBED AS FOLLOWS:

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

22 NORTH 464418.83 (Y)

23 EAST 607401.00 (X)

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

27 NORTH 463520.804 (Y)

28 EAST 608470.681 (X)

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

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

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

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

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

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

36 DUE NORTH 16.17 FEET,

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

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

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

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

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

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

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

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

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

50 THENCE NORTHERLY ALONG THE SAID HIGH WATER MARK, THE FOLLOWING COURS-
51 ES:

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

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

54 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: DUE
24 EAST 432.31 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT AND A
25 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: DUE SOUTH 241.16 FEET AND
28 SOUTH 27 DEGREES 13' 00" EAST 406.90 FEET TO A POINT;
29 THENCE LEAVING THE SAID EASEMENT AND RUNNING ALONG OTHER LANDS NOW OR
30 FORMERLY OF THE CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY, SOUTH
31 41 DEGREES 50' 16" WEST 270.01 FEET TO THE AFOREMENTIONED EASTERLY
32 SHORELINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER AND THE
33 POINT OR PLACE OF BEGINNING.
34 TOGETHER WITH AN EASEMENT OVER ALL THAT PARCEL OF LAND SITUATE IN THE
35 CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE OF NEW YORK THAT IS
36 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
37 BEGINNING AT A POINT ON THE WESTERLY LINE OF CHARLES POINT AVENUE WITH
38 THE SAID WESTERLY LINE IS INTERSECTED BY THE LINE DIVIDING THE EASEMENT
39 HEREIN DESCRIBED ON THE SOUTH FROM LANDS UNDER LEASE TO THE COUNTY OF
40 WESTCHESTER (RESCO SITE) ON THE NORTH WHICH POINT OCCUPIES COORDINATE
41 POSITION:
42 NORTH 464719.99 (Y)
43 EAST 608004.15 (X)
44 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
45 THENCE FROM THE SAID POINT OF BEGINNING SOUTHERLY ALONG THE SAID
46 WESTERLY LINE OF CHARLES POINT AVENUE, SOUTH 14 DEGREES 54' 00" WEST
47 103.48 FEET TO A POINT;
48 THENCE WESTERLY ALONG OTHER LANDS OF THE CITY OF PEEKSKILL INDUSTRIAL
49 DEVELOPMENT AGENCY: DUE WEST 396.44 FEET TO A POINT WHICH IS THE EAST-
50 ERLY MOST CORNER OF THE LANDS OF POINT ASSOCIATES, THE GRANTEE HEREIN;
51 THENCE ALONG THE NORTHEASTERLY LINE OF THE SAID POINT ASSOCIATES'
52 LAND, NORTH 27 DEGREES 13' 00" WEST 406.90 FEET AND DUE NORTH 241.16
53 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS LEASED
54 TO THE COUNTY OF WESTCHESTER (RESCO SITE);
55 THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE DUE EAST 75.00 FEET TO A
56 POINT;

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

3 DUE SOUTH 223.00 FEET,
4 SOUTH 27 DEGREES 13' 00" EAST 314.87 FEET AND
5 DUE EAST 390.14 FEET TO THE AFOREMENTIONED WESTERLY LINE OF CHARLES
6 POINT AVENUE AND THE POINT OR PLACE OF BEGINNING.

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

12 S 3. Subdivision 13 of section 106 of the alcoholic beverage control
13 law, as separately amended by chapters 282 and 301 of the laws of 2014,
14 is amended to read as follows:

15 13. No retail licensee for on-premises consumption shall be inter-
16 ested, directly or indirectly, in any premises where liquors, wines or
17 beer are manufactured or sold at wholesale, by stock ownership, inter-
18 locking directors, mortgage or lien on any personal or real property or
19 by any other means, except that liquors, wines or beer may be manufac-
20 tured or sold wholesale by the person licensed as a manufacturer or
21 wholesaler thereof on real property owned by an interstate railroad
22 corporation or a United States certificated airline with a retail
23 license for on-premises consumption, or on premises or with respect to a
24 business constituting an overnight lodging and resort facility located
25 wholly within the boundaries of the town of North Elba, county of Essex,
26 township eleven, Richard's survey, great lot numbers two hundred seven-
27 ty-eight, two hundred seventy-nine, two hundred eight, two hundred nine-
28 ty-eight, two hundred ninety-nine, three hundred, three hundred eigh-
29 teen, three hundred nineteen, three hundred twenty, three hundred
30 thirty-five and three hundred thirty-six, and township twelve, Thorn's
31 survey, great lot numbers one hundred six and one hundred thirteen, as
32 shown on the Adirondack map, compiled by the conservation department of
33 the state of New York - nineteen hundred sixty-four edition, in the
34 Essex county atlas at page twenty-seven in the Essex county clerk's
35 office, Elizabethtown, New York, provided that such facility maintains
36 not less than two hundred fifty rooms and suites for overnight lodging,
37 or on premises or with respect to the operation of a restaurant in an
38 office building located in a city having a population of five hundred
39 thousand or more and in which is located the licensed premises of such
40 manufacturer or wholesaler, provided that the building, the interior of
41 the retail premise and the rental therefor fully comply with the crite-
42 ria set forth in paragraph two of subdivision three of section one
43 hundred one of this article, any such premises or business located on
44 that tract or parcel of land, or any subdivision thereof, situate in the
45 Village of Lake Placid, Town of North Elba, Essex County, New York; it
46 being also a part of Lot No. 279, Township No. 11, Old Military Tract,
47 Richard's Survey; it being also all of Lot No. 23 and part of Lot No. 22
48 as shown and designated on a certain map entitled "Map of Building Sites
49 for Sale by B.R. Brewster" made by G.T. Chellis C.E. in 1892; also being
50 PARCEL No. 1 on a certain map of lands of Robert J. Mahoney and wife
51 made by G.C. Sylvester, P.E. & L.S. # 21300, dated August 4, 1964, and
52 filed in the Essex County Clerk's Office on August 27, 1964, and more
53 particularly bounded and described as follows; BEGINNING at the inter-
54 section of the northerly bounds of Shore Drive (formerly Mirror Street)
55 with the westerly bounds of Park Place (formerly Rider Street) which
56 point is also the northeast corner of Lot No. 23, from thence South

1 21°50' East in the westerly bounds of Park Place a distance of 119 feet,
2 more or less, to a lead plug in the edge of the sidewalk marking the
3 southeast corner of Lot No. 23 and the northeast corner of Lot No. 24;
4 from thence South 68°00'50" West a distance of 50.05 feet to an iron
5 pipe set in concrete at the corner of Lots 23 and 22; from thence South
6 65°10'50" West a distance of 7.94 feet along the south line of Lot No.
7 22 to an iron pipe for a corner; from thence North 23°21'40" West and at
8 17.84 feet along said line passing over a drill hole in a concrete side-
9 walk, and at 68.04 feet further along said line passing over an iron
10 pipe at the southerly edge of another sidewalk, and at 1.22 feet further
11 along said line passing over another drill hole in a sidewalk, a total
12 distance of 119 feet, more or less, to the northerly line of Lot No. 22;
13 from thence easterly in the northerly line of Lot 22 and 23 to the
14 northeast corner of Lot No. 23 and the point of beginning. Also includ-
15 ing the lands to the center of Shore Drive included between the norther-
16 ly straight line continuation of the side lines of the above described
17 parcel, and to the center of Park Place, where they abut the above
18 described premises SUBJECT to the use thereof for street purposes. Being
19 the same premises conveyed by Morestuff, Inc. to Madeline Sellers by
20 deed dated June 30, 1992, recorded in the Essex County Clerk's Office on
21 July 10, 1992 in Book 1017 of Deeds at Page 318, or any such premises or
22 business located on that certain piece or parcel of land, or any subdi-
23 vision thereof, situate, lying and being in the Town of Plattsburgh,
24 County of Clinton, State of New York and being more particularly bounded
25 and described as follows: Starting at an iron pipe found in the easterly
26 bounds of the highway known as the Old Military Turnpike, said iron pipe
27 being located 910.39 feet southeasterly, as measured along the easterly
28 bounds of said highway, from the southerly bounds of the roadway known
29 as Industrial Parkway West, THENCE running S 31° 54' 33" E along the
30 easterly bounds of said Old Military Turnpike Extension, 239.88 feet to
31 a point marking the beginning of a curve concave to the west; thence
32 southerly along said curve, having a radius of 987.99 feet, 248.12 feet
33 to an iron pipe found marking the point of beginning for the parcel
34 herein being described, said point also marked the southerly corner of
35 lands of Larry Garrow, et al, as described in Book 938 of Deeds at page
36 224; thence N 07° 45' 4" E along the easterly bounds of said Garrow,
37 748.16 feet to a 3"x4" concrete monument marking the northeasterly
38 corner of said Garrow, the northwesterly corner of the parcel herein
39 being described and said monument also marking the southerly bounds of
40 lands of Salerno Plastic Corp. as described in Book 926 of Deeds at Page
41 186; thence S 81° 45' 28" E along a portion of the southerly bounds of
42 said Salerno Plastic Corp., 441.32 feet to an iron pin found marking the
43 northeasterly corner of the parcel herein being described and also mark-
44 ing the northwest corner of the remaining lands now or formerly owned by
45 said Marx and Delaura; thence S 07° 45' 40" W along the Westerly bounds
46 of lands now of formerly of said Marx and DeLaura and along the easterly
47 bounds of the parcel herein being described, 560.49 feet to an iron pin;
48 thence N 83° 43' 21" W along a portion of the remaining lands of said
49 Marx and DeLaura, 41.51 feet to an iron pin; thence S 08° 31' 30" W,
50 along a portion of the remaining lands of said Marx and Delaura, 75.01
51 feet to an iron pin marking northeasterly corner of lands currently
52 owned by the Joint Council for Economic Opportunity of Plattsburgh and
53 Clinton County, Inc. as described in Book 963 of Deeds at Page 313;
54 thence N 82° 20' 32" W along a portion of the northerly bounds of said
55 J.C.E.O., 173.50 feet to an iron pin; thence 61° 21' 12" W, continuing
56 along a portion of the northerly bounds of said J.C.E.O., 134.14 feet to

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

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

46 The two above parcels are together more particularly described as
47 follows:

48 All that parcel of land in the City of Schenectady beginning at a
49 point in the northerly margin of Union Street at the southwesterly
50 corner of lands now or formerly of Friedman (Deed Book 636 at page 423)
51 which point is about 60 feet westerly of the westerly line of North
52 College Street and runs thence N. 86 deg. 42' 20" W. 92.30 feet to the
53 southeasterly corner of other lands now or formerly of Friedman (Deed
54 Book 798 at page 498); thence N. 04 deg. 06' 48" E. 140.50 feet to the
55 southwesterly corner of lands now or formerly of Stockade Associates
56 (Deed Book 1038 at page 521); thence S. 87 deg. 05' 27" E. 46.70 feet to

lands now or formerly at McCarthy (Deed Book 1129 at page 281); thence along McCarthy S. 00 deg. 52' 02" E. 3.69 feet to the northwesterly corner of lands now or formerly of SONYMA (Deed Book 1502 at page 621); thence along lands of SONYMA S. 02' 56" W. 34.75 feet to a corner; thence still along lands of SONYMA and lands now or formerly of Magee (Deed Book 399 at page 165) S. 86 deg. 11' 52" E. 42.57 feet to a corner; thence still along lands of Magee and Lands of Friedman first above mentioned S. 03 deg. 10' 08" W. 102.00 feet to the point of beginning.

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

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

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

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

The above described parcel of property includes the Blue Line parcel of land, which is a portion of the abandoned Erie Canal Lands, located in the First Ward of the City of Schenectady, New York, and which Blue Line parcel lies between the Northwesterly line of Erie Boulevard as set forth in the above described premises and the Northeasterly lot line of

1 the old Union Street School as it runs parallel with the Northwesterly
2 line of Erie Boulevard as aforesaid.

3 The two above parcels are together more particularly described as
4 follows: All that parcel of land in the City of Schenectady beginning at
5 a point in the northerly margin of Union Street and the northwesterly
6 margin of Erie Boulevard and runs thence along Union Street N. 86 deg.
7 42' 20" W. 124.55 feet to the easterly margin of North College Street;
8 thence along North College Street N. 05 deg 04' 40" E. 107.50 feet to
9 the southeasterly corner of lands now or formerly of McCarthy (Deed Book
10 1129 at page 279); thence along McCarthy, Cottage Alley and lands now or
11 formerly of McGregor (Deed Book 912 at page 624) S. 84 deg. 55' 20" E.
12 191.75 feet to the northwesterly margin of Erie Boulevard; thence along
13 Erie Boulevard S. 38 deg. 03' 53" W. 123.54 feet to the point of begin-
14 ning, any such premises or businesses located on that tract or parcel of
15 land situate in the Town of Hopewell, Ontario County, State of New York,
16 bounded and described as follows: Commencing at a 5/8" rebar found on
17 the division line between lands now or formerly of Ontario County -
18 Finger Lakes Community College (Liber 698 of Deeds, Page 466) on the
19 north and lands now or formerly of James W. Baird (Liber 768 of Deeds,
20 Page 1109) on the south; thence, North 43°-33'-40" West, on said divi-
21 sion line, a distance of 77.32 feet to the Point of Beginning. Thence,
22 North 43°-33'-40" West, continuing on said division line and through
23 said lands of Ontario County, a distance of 520.45 feet to a point on
24 the southeasterly edge of an existing concrete pad; thence, South
25 74°-19'-53" West, along said edge of concrete and the projection there-
26 of, a distance of 198.78 feet to a point on the easterly edge of pave-
27 ment of an existing campus drive; thence, the following two (2) courses
28 and distances along said edge of pavement: Northeasterly on a curve to
29 the left having a radius of 2221.65 feet, a chord bearing of North
30 30°-16'-39" East, a chord distance of 280.79, a central angle of
31 07°-14'-47", a length of 280.98 feet to a point of reverse curvature;
32 thence, Northeasterly on a curve to the right having a radius of 843.42
33 feet, a chord bearing of North 45°-25'-09" East, a chord distance of
34 534.08, a central angle of 36°-55'-01", a length of 543.43 feet to a
35 point; thence, South 30°-04'-59" East, a distance of 18.28 feet to the
36 corner of the property acquired by Ontario County (Liber 766 of Deeds,
37 Page 1112), as shown on a map recorded in the Ontario County Clerk's
38 Office as Map No. 6313; thence, the following four (4) courses and
39 distances along said property line: South 30°-04'-59" East, a distance
40 of 177.17 feet to a point; thence, South 02°-20'-33" East, a distance of
41 147.53 feet to a point; thence, South 41°-31'-35" East, a distance of
42 200.93 feet to a point; thence, South 23°-48'-53" West, along said prop-
43 erty line, and the projection thereof, through the first said lands of
44 Ontario County - Finger Lakes Community College (Liber 698 of Deeds,
45 Page 466), a distance of 517.96 feet to Point of Beginning. Said parcel
46 containing 7.834 acres, more or less, as shown on a map entitled
47 "Proposed Lease Area - Friends of the Finger Lakes Performing Arts
48 Center, Hopewell, NY", prepared by Bergmann Associates, drawing LM-01,
49 dated June 10, 2005, last revised August 17, 2005. The related PAC Prop-
50 erties are shown on the Map denominated "FLCC Campus Property, FLPAC
51 Ground Lease, Parking, Vehicular & Pedestrian Access", recorded in the
52 Ontario County Clerk's Office on December 10, 2009 in Book 1237 of Deeds
53 at page 9 and are comprised of the areas separately labeled as Parking
54 Lot 'A', Parking Lot 'G', the Ticket Booth area, the Sidewalks, and the
55 Entry Roads; any such premises or businesses located on all that certain
56 piece or parcel of land situate in the City of Syracuse, County of Onon-

1 daga, State of New York, lying generally Northwesterly of the West
2 Hiawatha Boulevard, and generally Northeasterly of the New York State
3 Barge Canal, being a portion of Lot 11I and Lot 11J of the Carousel
4 Center Subdivision as shown on a resubdivision plan of the Carousel
5 Center Subdivision filed as Map No. 8743 in the Onondaga County Clerk's
6 Office, and as of May 20, 2014 identified as space L323 in a lease
7 between the liquor license applicant and property owner and on the third
8 level of the shopping center thereon, such shopping center land being
9 more particularly bounded and described as follows:

10 BEGINNING at the point of the intersection of the division line
11 between the Northeasterly boundary of the New York State Barge Canal,
12 Syracuse Terminal designated as "Parcel No. T-111" on the Southwest and
13 Lot 11I of the Carousel Center Subdivision on the Northeast with the
14 Northwesterly boundary of West Hiawatha Boulevard; thence North 50 deg.
15 26 min. 28 sec. West, along said division line, 690.72 feet; to a point;
16 thence through Lot 11I and 11J of said subdivision the following thir-
17 ty-five (35) courses and distances:

18 1) Thence North 40 deg. 22 min. 15 sec. East 191.79 feet to a point;
19 2) Thence South 82 deg. 04 min. 58 sec. East 294.58 feet to a point;
20 3) Thence North 07 deg. 52 min. 16 sec. East 314.89 feet to a point;
21 4) Thence South 82 deg. 07 min. 45 sec. East 53.96 feet to a point;
22 5) Thence North 07 deg. 52 min. 16 sec. East 70.18 feet to a point;
23 6) Thence South 82 deg. 07 min. 44 sec. East 40.81 feet to a point;
24 7) Thence North 07 deg. 52 min. 16 sec. East 35.49 feet to a point;
25 8) Thence South 82 deg. 07 min. 50 sec. East 1.52 feet to a point;
26 9) Thence North 07 deg. 52 min. 16 sec. East 45.53 feet to a point;
27 10) Thence South 82 deg. 07 min. 44 sec. East 92.67 feet to a point;
28 11) Thence North 07 deg. 52 min. 16 sec. East 194.00 feet to a point;
29 12) Thence North 82 deg. 07 min. 44 sec. West 121.00 feet to a point;
30 13) Thence North 07 deg. 52 min. 14 sec. East 408.67 feet to a point;
31 14) Thence South 82 deg. 07 min. 44 sec. East 168.50 feet to a point;
32 15) Thence North 07 deg. 52 min. 16 sec. East 34.33 feet to a point;
33 16) Thence South 82 deg. 07 min. 44 sec. East 15.33 feet to a point;
34 17) Thence North 07 deg. 52 min. 16 sec. East 341.67 feet to a point;
35 18) Thence North 82 deg. 07 min. 44 sec. West 199.44 feet to a point;
36 19) Thence North 07 deg. 52 min. 31 sec. East 0.97 feet to a point;
37 20) Thence North 52 deg. 50 min. 09 sec. East 11.22 feet to a point;
38 21) Thence North 07 deg. 52 min. 16 sec. East 20.77 feet to a point;
39 22) Thence North 37 deg. 05 min. 57 sec. West 30.86 feet to a point;
40 23) Thence North 82 deg. 07 min. 44 sec. West 21.02 feet to a point;
41 24) Thence South 52 deg. 13 min. 00 sec. West 5.85 feet to a point;
42 25) Thence North 82 deg. 07 min. 44 sec. West 7.41 feet to a point;
43 26) Thence North 07 deg. 52 min. 16 sec. East 108.15 feet to a point;
44 27) Thence South 82 deg. 07 min. 44 sec. East 0.75 feet to a point;
45 28) Thence North 07 deg. 52 min. 16 sec. East 22.46 feet to a point;
46 29) Thence North 82 deg. 07 min. 44 sec. West 0.75 feet to a point;
47 30) Thence North 07 deg. 52 min. 16 sec. East 43.48 feet to a point;
48 31) Thence North 52 deg. 52 min. 15 sec. East 7.78 feet to a point;
49 32) Thence North 07 deg. 52 min. 16 sec. East 47.79 feet to a point;
50 33) Thence North 37 deg. 07 min. 44 sec. West 7.78 feet to a point;
51 34) Thence North 07 deg. 52 min. 16 sec. East 198.11 feet to a point;

52 and

53 35) Thence South 82 deg. 07 min. 44 sec. East 207.07 feet to a point
54 on the westerly right of way line of Interstate Route 81, Thence along
55 the westerly and southwesterly right of way line of Interstate Route 81,

1 in a generally southeasterly direction, the following seven (7) courses
2 and distances:
3 1) Thence South 18 deg. 26 min. 44 sec. East 44.24 feet to a point;
4 2) Thence South 31 deg. 26 min. 40 sec. East 70.85 feet to a point;
5 3) Thence South 37 deg. 56 min. 38 sec. East 377.51 feet to a point;
6 4) Thence South 33 deg. 48 min. 10 sec. East 129.69 feet to a point;
7 5) Thence South 32 deg. 22 min. 13 sec. East 213.26 feet to a point;
8 6) Thence South 42 deg. 27 min. 42 sec. East 58.65 feet to a point;
9 and
10 7) Thence South 40 deg. 20 min. 45 sec. East 77.11 feet to its inter-
11 section with lands appropriated by the People of the State of New York
12 described as Map 1401 Parcel 1831 in Book 5256 of Deeds at Page 686 and
13 Book 5274 of Deeds at Page 836; Thence along the bounds of said Map 1401
14 Parcel 1831 the following fifteen (15) courses and distances:
15 1) South 07 deg. 30 min. 19 sec. East 39.16 feet to a point; thence
16 2) South 03 deg. 25 min. 41 sec. West 30.00 feet to a point; thence
17 3) South 12 deg. 49 min. 21 sec. West 30.00 feet to a point; thence
18 4) South 22 deg. 11 min. 30 sec. West 30.00 feet to a point; thence
19 5) South 31 deg. 35 min. 08 sec. West 30.00 feet to a point; thence
20 6) South 40 deg. 57 min. 25 sec. West 30.01 feet to a point; thence
21 7) South 48 deg. 44 min. 51 sec. West 20.00 feet to a point; thence
22 8) South 55 deg. 01 min. 19 sec. West 19.99 feet to a point; thence
23 9) South 65 deg. 30 min. 44 sec. West 8.49 feet to a point; thence
24 10) North 75 deg. 22 min. 31 sec. West 38.92 feet to a point; thence
25 11) North 29 deg. 08 min. 26 sec. West 25.83 feet to a point; thence
26 12) North 07 deg. 58 min. 33 sec. West 20.27 feet to a point; thence
27 13) North 07 deg. 40 min. 45 sec. East 100.00 feet to a point; thence
28 14) North 82 deg. 23 min. 04 sec. West 1.00 feet to a point; and
29 15) South 07 deg. 40 min. 49 sec. West 425.30 to its intersection with
30 the northerly bounds of Map 1402 Parcel 1836 of said appropriation;
31 Thence along the bounds of Map 1402 Parcel 1836 as described in Book
32 5256 of Deeds at Page 686 and Book 5274 of Deeds at Page 836 the follow-
33 ing three (3) courses and distances:
34 1) South 07 deg. 40 min. 17 sec. West 70.35 feet to a point; thence
35 2) South 82 deg. 09 min. 26 sec. East 1.00 feet to a point; and
36 3) North 07 deg. 40 min. 37 sec. East 70.35 feet to its intersection
37 with the bounds of the hereinabove described Map 1401 Parcel 1831;
38 Thence along the bounds of said Map 1401 Parcel 1831 the following ten
39 (10) courses and distances:
40 1) North 07 deg. 40 min. 37 sec. East 100.00 feet to a point; thence
41 2) North 40 deg. 32 min. 01 sec. East 61.06 feet to a point; thence
42 3) North 50 deg. 26 min. 34 sec. East 110.76 feet to a point; thence
43 4) North 55 deg. 51 min. 53 sec. East 43.02 feet to a point; thence
44 5) North 66 deg. 11 min. 17 sec. East 30.00 feet to a point; thence
45 6) North 79 deg. 28 min. 24 sec. East 30.00 feet to a point; thence
46 7) South 87 deg. 12 min. 02 sec. East 30.00 feet to a point; thence
47 8) South 73 deg. 54 min. 22 sec. East 30.00 feet to a point; thence
48 9) South 59 deg. 56 min. 49 sec. East 33.00 feet to a point; and
49 10) South 47 deg. 06 min. 38 sec. East 95.11 feet to its intersection
50 with the division line between Lot 11J on the Northwest and the lands
51 now or formerly of Woodstead Enterprises Co. as described in Book 3530
52 of Deeds at Page 257 on the Southeast (formerly lands of Rome Watertown
53 and Oswego Railroad Company via Letters Patent, Book 292, Page 264);
54 thence South 28 deg. 12 min. 27 sec. West along said division line and
55 along the Northwesterly boundary of West Hiawatha Boulevard in part,
56 36.93 feet to its point of intersection with Northeasterly boundary of

1 West Hiawatha Boulevard; thence North 61 deg. 43 min. 58 sec. West along
2 said Northeasterly boundary 158.30 feet to its point of intersection
3 with the Northwesterly boundary of said West Hiawatha Boulevard; thence
4 West along said Northwesterly boundary the following three (3) courses:
5 1) South 30 deg. 39 min. 30 sec. West 599.46 feet to a point; thence 2)
6 South 30 deg. 30 min. 42 sec. West 62.49 feet to a point; and 3) South
7 23 deg. 40 min. 55 sec. West 220.04 feet to its point of intersection
8 with Southwesterly boundary of West Hiawatha Boulevard; thence South 49
9 deg. 30 min. 46 sec. East along said Southwesterly boundary, 0.30 feet
10 to its point of intersection with the first hereinabove described
11 Northwesterly boundary of West Hiawatha Boulevard; thence South 40 deg.
12 26 min. 20 sec. West, along said Northwesterly boundary, 98.08 feet to
13 its point of intersection with the division line between Lot 11J on the
14 Northeast and Lot 11H of the Carousel Center Subdivision on the South-
15 west; thence North 50 deg. 25 min. 12 sec. West, along said division
16 line, 147.85 feet to the Northwest corner of Lot 11H; thence South 40
17 deg. 26 min. 20 sec. West 217.47 feet to the Southwest corner of lot
18 11H; thence South 49 deg. 49 min. 16 sec. East 147.83 feet to a point on
19 the first hereinabove described Northwesterly boundary of West Hiawatha
20 Boulevard; thence along said Northwesterly boundary of West Hiawatha
21 Boulevard the following two (2) courses: 1) South 40 deg. 26 min. 20
22 sec. West 17.66 feet to a point; and 2) South 43 deg. 01 min. 50 sec.
23 West 468.25 feet to the point of beginning.

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

33 1) North 82 deg. 09 min. 26 sec. West 1.00 feet to a point; thence
34 2) North 07 deg. 53 min. 50 sec. East 353.36 feet to a point; thence
35 3) South 81 deg. 54 min. 58 sec. East 1.00 feet to a point, and
36 4) South 07 deg. 53 min. 54 sec. West 353.36 feet to the point of
37 beginning; or such premises or businesses located on that tract or
38 parcel of land situate lying and being in the Town of Oneonta, County of
39 Otsego and State of New York and being a portion of Otsego County Tax
40 Map Department Parcel Number 287.00-1-33 and bounded and described as
41 follows: Beginning at a point 2.12 feet off the northeasterly corner of
42 a one story building on the lands, now or formerly, of Abner Doubleday,
43 LLC, aka Cooperstown All Star Village, LLC, as owned by Martin and Bren-
44 da Patton, which point lies N 87°55'13" W a distance of 149.37' from the
45 northeast corner of the Patton lands; thence N 74°30'18" W a distance of
46 51.50 feet to a point; thence S 15°29'42" W a distance of 2.00 feet to a
47 point; thence N 74°30'18" W a distance of 14.00 feet to a point; thence
48 S 15°29'42" W a distance of 19.20 feet to a point; thence S 74°30'18" E
49 a distance of 14.20 feet to a point; thence S 15°29'42" W a distance of
50 4.20 feet; thence S 74°30'18" E a distance of 51.30 feet to a point;
51 thence N 15°29'42" E a distance of 25.40 feet to a point to the point
52 and place of beginning or on premises or with respect to a business
53 constituting the overnight lodging facility located wholly within the
54 boundaries of that tract or parcel of land situated in the borough of
55 Manhattan, city and county of New York, beginning at a point on the
56 northerly side of west fifty-fourth street at a point one hundred feet

1 easterly from the intersection of the said northerly side of west
2 fifty-fourth street and the easterly side of seventh avenue; running
3 thence northerly and parallel with the easterly side of seventh avenue
4 one hundred feet five inches to the center line of the block; running
5 thence easterly and parallel with the northerly side of west fifty-
6 fourth street and along the center line of the block fifty feet to a
7 point; running thence northerly and parallel with the easterly side of
8 seventh avenue one hundred feet five inches to the southerly side of
9 west fifty-fifth street at a point distant one hundred fifty feet east-
10 erly from the intersection of the said southerly side of west fifty-
11 fifth street and the easterly side of seventh avenue; running thence
12 easterly along the southerly side of west fifty-fifth street thirty-one
13 feet three inches to a point; running thence southerly and parallel with
14 the easterly side of the seventh avenue one hundred feet five inches to
15 the center line of the block; running thence easterly along the center
16 line of the block and parallel with the southerly side of west fifty-
17 fifth street, one hundred feet; running thence northerly and parallel
18 with the easterly side of seventh avenue one hundred feet five inches to
19 the southerly side of west fifty-fifth street; running thence easterly
20 along the southerly side of west fifty-fifth street twenty-one feet ten
21 and one-half inches to a point; running thence southerly and parallel
22 with the easterly side of seventh avenue one hundred feet five inches to
23 the center line of the block; running thence westerly along the center
24 line of the block and parallel with the northerly side of west fifty-
25 fourth street three feet one and one-half inches; running thence south-
26 erly and parallel with the easterly side of seventh avenue one hundred
27 feet five inches to the northerly side of west fifty-fourth street at a
28 point distant three hundred feet easterly from the intersection of the
29 said northerly side of west fifty-fourth street and the easterly side of
30 seventh avenue; running thence westerly and along the northerly side of
31 west fifty-fourth street two hundred feet to the point or place of
32 beginning, provided that such facility maintains not less than four
33 hundred guest rooms and suites for overnight lodging OR WITH RESPECT TO
34 ANY PREMISES OR BUSINESS LOCATED ON ALL THAT CERTAIN PARCEL OF LAND
35 SITUATE IN THE CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE OF NEW
36 YORK, THAT IS A PORTION OF PARCEL I AS IT IS SHOWN ON THAT CERTAIN MAP
37 ENTITLED, "SURVEY .. AT CHARLES POINT .." WHICH WAS FILED IN THE WEST-
38 CHESTER COUNTY CLERK'S OFFICE ON OCTOBER 23, 1980 AS MAP NO. 20407 THAT
39 IS BOUNDED AND DESCRIBED AS FOLLOWS:

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

43 NORTH 464418.83 (Y)

44 EAST 607401.00 (X)

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

48 NORTH 463520.804 (Y)

49 EAST 608470.681 (X)

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

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

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

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

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

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

1 DUE NORTH 16.17 FEET,
2 NORTH 53 DEGREES 58' 22" WEST 13.60 FEET,
3 NORTH 73 DEGREES 04' 21" WEST 24.04 FEET,
4 NORTH 63 DEGREES 26' 06" WEST 22.36 FEET,
5 NORTH 82 DEGREES 18' 14" WEST 37.34 FEET,
6 NORTH 64 DEGREES 47' 56" WEST 37.58 FEET,
7 SOUTH 82 DEGREES 52' 30" WEST 16.12 FEET,
8 NORTH 61 DEGREES 41' 57" WEST 14.76 FEET AND
9 SOUTH 21 DEGREES 48' 05" WEST 9.71 FEET;
10 THENCE LEAVING THE HIGH WATER MARK AND RUNNING ACROSS A PENINSULA OF
11 LAND AND ALONG THE DIVISION LINE BETWEEN PARCEL I AND PARCEL II AS SHOWN
12 ON SAID FILED MAP NO. 20407, NORTH 65 DEGREES 32' 43" WEST 30.18 FEET TO
13 ANOTHER POINT ON THE SAID EASTERLY SHORELINE (HIGH WATER MARK) OF THE
14 EAST BANK OF THE HUDSON RIVER;
15 THENCE NORTHERLY ALONG THE SAID HIGH WATER MARK, THE FOLLOWING COURSES:
16
17 NORTH 3 DEGREES 00' 46" WEST 17.54 FEET,
18 NORTH 13 DEGREES 45' 39" WEST 50.45 FEET,
19 NORTH 10 DEGREES 49' 23" WEST 69.23 FEET,
20 NORTH 0 DEGREES 47' 22" WEST 52.48 FEET TO A POINT WHICH IS THE POINT
21 OF BEGINNING OF THE HEREINAFTER DESCRIBED 40 FOOT EASEMENT WHICH POINT
22 OCCUPIES COORDINATE POSITION
23 NORTH 464676.48 (Y)
24 EAST 607189.28 (X)
25 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
26 THENCE CONTINUING ALONG THE AFORESAID EASTERLY SHORELINE (HIGH WATER
27 MARK) OF THE EAST BANK OF THE HUDSON, THE FOLLOWING COURSES:
28 NORTH 10 DEGREES 18' 17" WEST 23.91 FEET,
29 NORTH 39 DEGREES 04' 58" WEST 21.39 FEET,
30 NORTH 20 DEGREES 13' 30" WEST 21.74 FEET,
31 NORTH 39 DEGREES 02' 08" WEST 95.27 FEET,
32 NORTH 13 DEGREES 08' 02" WEST 30.81 FEET,
33 NORTH 18 DEGREES 26' 06" WEST 53.76 FEET,
34 NORTH 28 DEGREES 10' 43" WEST 63.53 FEET,
35 NORTH 18 DEGREES 26' 06" WEST 50.60 FEET,
36 NORTH 37 DEGREES 14' 05" WEST 31.40 FEET,
37 NORTH 21 DEGREES 15' 02" WEST 96.57 FEET,
38 NORTH 32 DEGREES 00' 19" WEST 47.17 FEET,
39 NORTH 1 DEGREE 18' 07" WEST 44.01 FEET AND
40 NORTH 17 DEGREES 14' 29" EAST 29.32 FEET TO A POINT ON THE SOUTHERLY
41 LINE OF LANDS UNDER LEASE TO THE COUNTY OF WESTCHESTER (RESCO SITE);
42 THENCE ALONG THE SAID COUNTY OF WESTCHESTER (RESCO SITE) LANDS: DUE
43 EAST 432.31 FEET TO A POINT ON THE WESTERLY LINE OF AN EASEMENT AND A
44 RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE;
45 THENCE ALONG THE SAID WESTERLY AND SOUTHWESTERLY LINE OF THE SAID
46 RIGHT-OF-WAY LEADING TO CHARLES POINT AVENUE: DUE SOUTH 241.16 FEET AND
47 SOUTH 27 DEGREES 13' 00" EAST 406.90 FEET TO A POINT;
48 THENCE LEAVING THE SAID EASEMENT AND RUNNING ALONG OTHER LANDS NOW OR
49 FORMERLY OF THE CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY, SOUTH
50 41 DEGREES 50' 16" WEST 270.01 FEET TO THE AFOREMENTIONED EASTERLY
51 SHORELINE (HIGH WATER MARK) OF THE EAST BANK OF THE HUDSON RIVER AND THE
52 POINT OR PLACE OF BEGINNING.
53 TOGETHER WITH AN EASEMENT OVER ALL THAT PARCEL OF LAND SITUATE IN THE
54 CITY OF PEEKSKILL, COUNTY OF WESTCHESTER AND STATE OF NEW YORK THAT IS
55 MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

1 BEGINNING AT A POINT ON THE WESTERLY LINE OF CHARLES POINT AVENUE WITH
2 THE SAID WESTERLY LINE IS INTERSECTED BY THE LINE DIVIDING THE EASEMENT
3 HEREIN DESCRIBED ON THE SOUTH FROM LANDS UNDER LEASE TO THE COUNTY OF
4 WESTCHESTER (RESCO SITE) ON THE NORTH WHICH POINT OCCUPIES COORDINATE
5 POSITION:
6 NORTH 464719.99 (Y)
7 EAST 608004.15 (X)
8 OF THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE;
9 THENCE FROM THE SAID POINT OF BEGINNING SOUTHERLY ALONG THE SAID
10 WESTERLY LINE OF CHARLES POINT AVENUE, SOUTH 14 DEGREES 54' 00" WEST
11 103.48 FEET TO A POINT;
12 THENCE WESTERLY ALONG OTHER LANDS OF THE CITY OF PEEKSKILL INDUSTRIAL
13 DEVELOPMENT AGENCY: DUE WEST 396.44 FEET TO A POINT WHICH IS THE EAST-
14 ERLY MOST CORNER OF THE LANDS OF POINT ASSOCIATES, THE GRANTEE HEREIN;
15 THENCE ALONG THE NORTHEASTERLY LINE OF THE SAID POINT ASSOCIATES'
16 LAND, NORTH 27 DEGREES 13' 00" WEST 406.90 FEET AND DUE NORTH 241.16
17 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS
18 LEASED TO THE COUNTY OF WESTCHESTER (RESCO SITE);
19 THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE DUE EAST 75.00 FEET TO A
20 POINT;
21 THENCE SOUTHEASTERLY AND EASTERLY STILL ALONG THE SAID LANDS LEASED TO
22 THE COUNTY OF WESTCHESTER (RESCO SITE) THE FOLLOWING COURSES:
23 DUE SOUTH 223.00 FEET,
24 SOUTH 27 DEGREES 13' 00" EAST 314.87 FEET AND
25 DUE EAST 390.14 FEET TO THE AFOREMENTIONED WESTERLY LINE OF CHARLES
26 POINT AVENUE AND THE POINT OR PLACE OF BEGINNING.
27 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES, AND INGRESS AND
28 EGRESS OVER THAT CERTAIN RIGHT OF WAY LEADING FROM CHARLES POINT
29 AVENUE, NOW KNOWN AS JOHN E. WALSH BOULEVARD, IN A WESTERLY AND
30 NORTHWESTERLY DIRECTION TO THE ABOVE DESCRIBED PREMISES AND AS MORE
31 FULLY DESCRIBED IN THE DECLARATION OF EASEMENT RECORDED IN LIBER 8888 CP
32 35. Any lien, mortgage or other interest or estate now held by said
33 retail licensee on or in the personal or real property of such manufac-
34 turer or wholesaler, which mortgage, lien, interest or estate was
35 acquired on or before December thirty-first, nineteen hundred thirty-
36 two, shall not be included within the provisions of this subdivision;
37 provided, however, the burden of establishing the time of the accrual of
38 the interest, comprehended by this subdivision shall be upon the person
39 who claims to be entitled to the protection and exemption afforded here-
40 by.
41 S 4. This act shall take effect immediately.