

STATE OF NEW YORK

S. 5639--A

A. 7548--A

2019-2020 Regular Sessions

SENATE - ASSEMBLY

May 9, 2019

IN SENATE -- Introduced by Sen. BRESLIN -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

IN ASSEMBLY -- Introduced by M. of A. McDONALD -- read once and referred to the Committee on Economic Development -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the alcoholic beverage control law, in relation to exempting certain parcels of land from the provisions of law which generally restrict manufacturers, wholesalers and retailers from sharing an interest in a liquor license

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

1 Section 1. Subparagraph (xii) of paragraph (a) of subdivision 1 of
2 section 101 of the alcoholic beverage control law, as added by chapter
3 453 of the laws of 2018, is amended and a new subparagraph (xiii) is
4 added to read as follows:

5 (xii) ALSO ALL THOSE TRACTS OR PARCELS OF LAND, situate in the Tenth
6 Ward of the City of Troy, County of Rensselaer and State of New York,
7 known as Lots Number Seven (7), A Seven (A7), Six (6), A Six (A6), Five
8 (5), A Five (A5) and the southerly portions of Lots Four (4) and A Four
9 (A4), as the same are laid down and described on a certain Map made by
10 Frederick W. Orr, dated August 15, 1918, filed in the Office of the
11 Clerk of the County of Rensselaer as Map No. 29 1/2, Drawer 18. The said
12 premises hereby intended to be conveyed are bounded and described as
13 follows:

14 COMMENCING at an iron rod in the westerly side of River Street at the
15 most southeasterly corner of premises heretofore conveyed by Harry Gold-

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

LBD11435-02-9

1 berg and Norman Goldberg to Arthur E. Collins and another, by Deed dated
2 November 8, 1940, recorded November 12, 1940 In the Office of the Clerk
3 of the County of Rensselaer in Book 633 of Deeds at page 400 and running
4 thence southerly along the westerly line of River Street 215.6 feet to a
5 pipe in the most southeasterly corner of Lot No. A7; thence westerly
6 along the southerly line of Lots Nos. A7 and 7, 163 feet more or less to
7 the easterly shore of the Hudson River; thence northerly along the east-
8 erly shore of the Hudson River 216 feet more or less to the most south-
9 westerly corner of land heretofore conveyed by the said Harry Goldberg
10 and Norman Goldberg to Arthur E. Collins and another hereinbefore
11 recited; thence along the southerly line of lands heretofore conveyed to
12 said Collins and another easterly 31.75 feet; thence northerly 6.33
13 feet; thence easterly 18 feet; thence southerly 6.33 feet; thence east-
14 erly 150.57 feet to the point or place of beginning.

15 EXCEPTING THEREFROM that portion of the above described premises as
16 were conveyed by John B. Garrett, Inc. to Cahill Orthopedic Laboratory,
17 Inc. by deed dated June 22, 1993 and recorded in the Rensselaer County
18 Clerk's Office on June 24, 1993 in Book 1690 of Deeds at Page 215,

19 Containing 17,600 square feet of land more or less.

20 BEARINGS refer to the magnetic meridian of 1993. Said premises are
21 also described as follows: Ward & Plate: 1005500 669 RIVER ST: frontage
22 and depth 115.60 x 220.00 being the same premises described in Book 6534
23 of Deeds at Page 256 in the Rensselaer County Clerk's Office and being
24 the same premises in the 2009 City of Troy Assessment Rolls and
25 90.78-3-2.1 In Rem Serial No. AY0054 (RIVERVIEW PROPERTIES INC; CORINA,
26 ANGELO; MCLAUGHLIN, JOHN D & VASIL, SCOTT)[-]; and being further bounded
27 and described as follows: BEGINNING at a point marked by a capped iron
28 rod where the division line between lands now or formerly of Walter
29 Snyder Printer, Inc. (Liber 1334, Page 861) on the northeast and lands
30 herein described on the southwest intersects the northwesterly side of
31 River Street; running thence South 40° 01' 52" West along the northwes-
32 terly side of River Street a distance of 100.00 feet to a point; thence
33 North 49° 45' 31" West a distance of 41.97 feet to a point at the south-
34 westerly corner of the building located on the herein described prem-
35 ises, said point also being the northeasterly corner of the building
36 located on the property adjoining on the southwest; thence North 60° 59'
37 40" West along the building wall located on the property adjoining on
38 the southwest and the northwesterly continuation of same a distance of
39 140.88 feet to the easterly shore of the Hudson River; thence North 30°
40 16' 52" East along the shore of the Hudson River a distance of 90.90
41 feet to a point; thence South 60° 44' 08" East along lands now or
42 formerly of Walter Snyder Printer, Inc. (Liber 1334, Page 861) a
43 distance of 31.75 feet to a point; thence North 30° 16' 52" East contin-
44 uing along lands now or formerly of Walter Snyder Printer, Inc. a
45 distance of 6.33 feet to a point; thence South 60° 44' 08" East continu-
46 ing along lands now or formerly of Walter Snyder Printer, Inc a distance
47 of 18.00 feet to a point; thence South 30° 16' 52" West continuing along
48 lands now or formerly of Walter Snyder Printer, Inc. a distance of 6.33
49 feet to a point; thence South 60° 44' 08" East continuing along lands
50 now or formerly of Walter Snyder Printer, Inc. a distance of 149.40
51 feet to the point and place of beginning. Be the aforesaid dimensions in
52 this clause more or less and encompassing lands considered to be a
53 single contiguous parcel.

54 (xiii) ALSO ALL THOSE TRACT OR PARCEL OF LAND, situate, lying and
55 being in the Village of South Glens Falls, County of Saratoga and State
56 of New York, being more particularly bounded and described as follows:

BEGINNING at a point at the southwest corner of the herein described parcel. Also being the southeast corner of Lands of Village of South Glens Falls (L. 1448 P. 709) and being on the north boundary of West Marion Street, thence from said point of beginning: n 21-21'-57" E 150.72 feet along lands of the Village of South Glens Falls to a point on the south boundary of South Glens Falls, thence S 67-34'-02" E 189.04 feet along lands of Village of South Glens Falls and Mounir Rahal to a point at the southeast corner of Rahal and on the west boundary of U.S. Rte. 9, thence S 21-16'-27" W 150.81 feet along Rte. 9 to a point at the intersection of the west boundary of Rte. 9 and the north boundary of West Marion Street, thence North 67-32'-32" West 189.29 feet along West Marion Street to the point and place of beginning. Said parcel containing 0.507 plus or minus acres.

§ 2. Subparagraph (xii) of paragraph (a) of subdivision 13 of section 106 of the alcoholic beverage control law, as amended by chapter 453 of the laws of 2018, is amended and two new subparagraphs (xiii) and (xiv) are added to read as follows:

(xii) all those tracts or parcels of land, situate in the Tenth Ward of the City of Troy, County of Rensselaer and State of New York, known as Lots Number Seven (7), A Seven (A7), Six (6), A Six (A6), Five (5), A Five (A5) and the southerly portions of Lots Four (4) and A Four (A4), as the same are laid down and described on a certain Map made by Frederick W. Orr, dated August 15, 1918, filed in the Office of the Clerk of the County of Rensselaer as Map No. 29 1/2, Drawer 18. The said premises hereby intended to be conveyed are bounded and described as follows:

COMMENCING at an iron rod in the westerly side of River Street at the most southeasterly corner of premises heretofore conveyed by Harry Goldberg and Norman Goldberg to Arthur E. Collins and another, by Deed dated November 8, 1940, recorded November 12, 1940 In the Office of the Clerk of the County of Rensselaer in Book 633 of Deeds at page 400 and running thence southerly along the westerly line of River Street 215.6 feet to a pipe in the most southeasterly corner of Lot No. A7; thence westerly along the southerly line of Lots Nos. A7 and 7, 163 feet more or less to the easterly shore of the Hudson River; thence northerly along the easterly shore of the Hudson River 216 feet more or less to the most southwesterly corner of land heretofore conveyed by the said Harry Goldberg and Norman Goldberg to Arthur E. Collins and another hereinbefore recited; thence along the southerly line of lands heretofore conveyed to said Collins and another easterly 31.75 feet; thence northerly 6.33 feet; thence easterly 18 feet; thence southerly 6.33 feet; thence easterly 150.57 feet to the point or place of beginning.

EXCEPTING THEREFROM that portion of the above described premises as were conveyed by John B. Garrett, Inc. to Cahill Orthopedic Laboratory, Inc. by deed dated June 22, 1993 and recorded in the Rensselaer County Clerk's Office on June 24, 1993 in Book 1960 of Deeds at Page 215, Containing 17,600 square feet of land more or less.

BEARINGS refer to the magnetic meridian of 1993. Said premises are also described as follows: Ward & Plate: 1005500 669 RIVER ST: frontage and depth 115.60 x 220.00 being the same premises described in Book 6534 of Deeds at Page 256 in the Rensselaer County Clerk's Office and being the same premises in the 2009 City of Troy Assessment Rolls and 90.78-3-2.1 In Rem Serial No. AY0054 (RIVERVIEW PROPERTIES INC; CORINA, ANGELO; MCLAUGHLIN, JOHN D & VASIL, SCOTT)[-]; and being further bounded and described as follows: BEGINNING at a point marked by a capped iron rod where the division line between lands now or formerly of Walter Snyder Printer, Inc. (Liber 1334, Page 861) on the northeast and lands

1 herein described on the southwest intersects the northwesterly side of
2 River Street; running thence South 40° 01' 52" West along the northwes-
3 terly side of River Street a distance of 100.00 feet to a point; thence
4 North 49° 45' 31" West a distance of 41.97 feet to a point at the south-
5 westerly corner of the building located on the herein described prem-
6 ises, said point also being the northeasterly corner of the building
7 located on the property adjoining on the southwest; thence North 60° 59'
8 40" West along the building wall located on the property adjoining on
9 the southwest and the northwesterly continuation of same a distance of
10 140.88 feet to the easterly shore of the Hudson River; thence North 30°
11 16' 52" East along the shore of the Hudson River a distance of 90.90
12 feet to a point; thence South 60° 44' 08" East along lands now or
13 formerly of Walter Snyder Printer, Inc. (Liber 1334, Page 861) a
14 distance of 31.75 feet to a point; thence North 30° 16' 52" East contin-
15 uing along lands now or formerly of Walter Snyder Printer, Inc. a
16 distance of 6.33 feet to a point; thence South 60° 44' 08" East continu-
17 ing along lands now or formerly of Walter Snyder Printer, Inc a distance
18 of 18.00 feet to a point; thence South 30° 16' 52" West continuing along
19 lands now or formerly of Walter Snyder Printer, Inc. a distance of 6.33
20 feet to a point; thence South 60° 44' 08" East continuing along lands
21 now or formerly of Walter Snyder Printer, Inc. a distance of 149.40
22 feet to the point and place of beginning. Be the aforesaid dimensions in
23 this clause more or less and encompassing lands considered to be a
24 single contiguous parcel.

25 (xiii) ALSO ALL THOSE TRACTS OR PARCEL OF LAND, situate in the City of
26 Saratoga Springs, Saratoga County, New York, bounded and described as
27 follows: Beginning at a point 55 feet south on Beekman Street, from
28 where the west line of Beekman Street intersects the south line of
29 Congress Street, and running thence southerly along the west line of
30 Beekman Street 55 feet, more or less, to the north line of the premises
31 now or formerly owned or occupied by Henry Curtis; thence westerly along
32 said Curtis' north line 65 feet, more or less, to the east line of the
33 premises heretofore conveyed to Edward M. Merritt; thence northerly
34 along said Merritt's east line 55 feet, more or less, to a point 55 feet
35 south of the south line of Congress Street; thence easterly on a line
36 parallel with the south line of Congress Street 65 feet, more or less,
37 to the point and place of beginning; and being further bounded and
38 described as follows: BEGINNING at a point in the Southerly line Grand
39 Avenue at the intersection of the Westerly line of Beekman Street, said
40 point also being the Northeast corner of lands now or formerly of Dublin
41 Underground, LLC as conveyed in Book 1769 of Deeds at Page 657, thence
42 along said Westerly line of Beekman Street, South 01°02'45"West, 55.00
43 feet to a point at the intersection of the common division line between
44 lands now or formerly of Haggerty as conveyed in Book 1595 of Deeds at
45 Page 480 on the South and lands of said Dublin Underground LLC on the
46 North, thence along said division line, North 88°57'15"West, 65.00 feet
47 to a point at the intersection of the common division line between lands
48 now or formerly of Haynes as conveyed in Book 1630 of Deeds at Page 727
49 on the West and said lands of Dublin Underground UC on the East, thence
50 along said division line, North 01°02'45"East, 55.00 feet to a point in
51 the Southerly line of Grand Avenue, thence along said Southerly line,
52 South 88°57'15"East, 65.00 feet to the point or place of beginning and
53 containing 3576 ± square feet of land; and being further bounded and
54 described as follows: BEGINNING at a point where the east line of an
55 alley intersects the south line of Grand Avenue, running thence easterly
56 fifty-five (55) feet, more or less, to the west line of property now or

1 formerly owned by one Desidora; thence southerly one hundred ten (110)
2 feet, more or less, to the northerly line of property now or formerly
3 owned by one Gutierresl thence westerly fifty-five (55) feet, more or
4 less to the easterly line of an alley; thence northerly one hundred ten
5 (110) feet, more or less to the point or place of beginning. Be the
6 aforesaid dimensions in this clause more or less and encompassing lands
7 considered to be a single contiguous parcel.

8 (xiv) ALSO ALL THOSE TRACTS OR PARCEL OF LAND, situate in the City of
9 Saratoga Springs, County of Saratoga and State of New York, bounded and
10 described as follows: Starting at an iron pipe on the southerly side of
11 New York State Highway 9P at the intersection of the lands now of
12 formerly of Ernst and one Walbridge and runs thence along the said high-
13 way S 64 degrees 25' E 72.4 feet to a concrete state monument; thence S
14 35 degrees 9' E 135.6 feet to an iron pipe on the Westerly side of an 18
15 foot wide Right of Way extending from the aforementioned highway to the
16 Low Water Mark of Saratoga Lake; thence along the said Right of Way S 17
17 degrees 20' W 115 feet to an iron pipe, the place of beginning; thence
18 in the same straight line along the said Right of Way 78.4 feet to an
19 iron pipe; thence still along the said Right of Way S 38 degrees 9' W
20 208 feet to an iron pipe; thence N 51 degrees 51' W 81 feet to an iron
21 pipe; thence N 14 degrees 34' E 54.2 feet to an iron pipe; thence N 56
22 degrees 0' E 242.8 feet to the place of beginning, the aforementioned
23 dimensions more or less; and being further bounded and described as
24 follows: BEGINNING at an iron pipe of the southerly side of New York
25 State Highway 9P at the intersection of the lands now of formerly of
26 Ernst and one Walbridge and runs thence along said highway S. 64 degrees
27 25' E. 72.4 feet to a concrete state monument; thence still along the
28 said highway S. 35 degrees 9' E. 135.6 feet to an iron pipe on the
29 westerly side of a Right of Way 18 feet wide running from the beforemen-
30 tioned highway to the Low Water Mark of Saratoga Lake; thence across the
31 said Right of Way S. 26 degrees E. 21.15 feet to the Easterly side of
32 the said Right of Way, the place of beginning; thence along the said
33 Right of Way S. 17 degrees 20' W. 171.1 feet to a point; thence still
34 along the said Right of Way S. 38 degrees 9' W. to the Low Water Mark of
35 Saratoga Lake; thence along the Low Water Mark of the said lake to an
36 iron pipe on the Westerly side of the said Highway which point is about
37 435 feet Easterly at right angles from the Easterly side of the before-
38 mentioned Right of Way; thence along the said Highway N. 10 degrees 57'
39 W. 653.5 feet to a concrete monument; thence N. 26 degrees 10' W. 9.85
40 feet to the place of beginning. Be the aforesaid dimensions in this
41 clause more or less and encompassing lands considered to be a single
42 parcel.

43 § 3. This act shall take effect immediately.