STATE OF NEW YORK

8385

IN SENATE

January 25, 2024

Introduced by Sen. KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Commerce, Economic Development and Small Business

AN ACT to amend the alcoholic beverage control law, in relation to an exemption for certain property from the prohibition of alcohol sales within a certain distance of a church

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

Section 1. Subdivision 7 of section 64 of the alcoholic beverage control law is amended by adding a new paragraph (e-16) to read as follows:

(e-16) Notwithstanding the provisions of paragraph (a) of this subdivision or paragraph (a) of subdivision three of section one hundred five of this chapter, the authority may issue retail licenses for a premises which shall be within two hundred feet of a building occupied exclusively as a school, church, synagogue or other place of worship, provided such premises constitutes a premises for the sale of food or beverages at retail located wholly within the boundaries of the borough of Manhattan, city of New York, county of New York, bounded and described as follows:

The Condominium Unit ("Unit") known as Unit B or the Non-Residential Unit in the building ("Building") known as the One Wall Street Condominium ("Condominium") and by the street number One Wall Street, Borough of Manhattan, County of New York, City and State of New York, said Unit being designated and described as the Non-Residential Unit in a certain declaration dated March 9, 2018, made by MIP One Wall Street Acquisition LLC pursuant to Article 9-B of the Real Property Law of the State of New York ("Condominium Act") establishing a plan for condominium ownership of the Building and the land ("Land") upon which the Building is situate (which Land is more particularly described below), which declaration was recorded in the Office of the Register of the City of New York of the County of New York ("Register's Office") on June 29, 2018, as CRFN# 2018000215497 ("Declaration"). The Unit is also designated as Tax Lot 1002 in Block 23 of the Borough of Manhattan on the Tax Map of the Divi-

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

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sion of Land Records of the City of New York and on the Tax Lot Drawings of the Building, certified by SLCE Architects on April 19, 2018, and filed with the Department of Finance of the City of New York on June 20, 2018, as Condominium Plan No. 2751 and also filed in the Register's Office on June 29, 2018, as CRFN# 2018000215498;

TOGETHER with an undivided 17.4195% interest in the Common Elements (as such term is defined in the Declaration), the land upon which the Building containing the Unit is situate is described as:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

PARCEL A:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Broadway with the southerly side of Wall Street;

RUNNING THENCE southerly, along the easterly side of Broadway 178 feet, 8-3/4 inches to the northerly face of the northerly wall of the building on the premises adjoining on the south;

HENCE easterly, along a line which makes an angle of 89 degrees, 17 minutes, and 30 seconds on its northerly side with the preceding course, 52 feet, 1 inch;

THENCE continuing easterly, along a line which makes an angle of 180 degrees, 24 minutes, 30 seconds on its northerly side with the preceding course, 35 feet, 10 inches;

THENCE still easterly, along a line which makes an angle of 191 degrees 7 minutes and 30 seconds on its northerly side with the preceding course, 12 feet, 10 inches;

THENCE still easterly, along a line which makes an angle of 166 degrees, 36 minutes on its northerly side with the preceding course, and an angle of 86 degrees, 32 minutes, and 30 seconds with the westerly side of New Street, 17 feet, 2 inches to the westerly side of New Street;

THENCE northerly, along the westerly side of New Street on a line which makes an interior angle with the last preceding course of 86 degrees, 32 minutes, 30 seconds, 44 feet, 2-3/4 inches;

THENCE still northerly, along the said westerly side of New Street, on a line which makes an interior angle with the last preceding course of 181 degrees, 14 minutes and 0 seconds, 135 feet, 4-1/2 inches to the corner formed by the intersection of the southerly side of Wall Street with the westerly side of New Street;

THENCE westerly, along the said southerly side of Wall Street, the following three courses and distances:

1. along a line which makes an interior angle with the last mentioned course of 99 degrees, 46 minutes, and 50 seconds, 42 feet, 10-1/2 inches;

2. along a line which makes an interior angle with the said last mentioned course of 175 degrees, 5 minutes, and 10 seconds, 19 feet, 3 inches; and

3. along a line which makes an interior angle with the last preceding course of 175 degrees, 29 minutes and 10 seconds, 39 feet, 10 inches to the corner first above mentioned, as the point or place of BEGINNING.

PARCEL B:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Broadway with the northerly side of Exchange Place;

RUNNING THENCE northerly along the easterly side of Broadway 184 feet to the northerly face of the northerly wall of the building on premises described herein, which point is the southerly line of land now of The Bank of New York (as successor by merger to Irving Trust Company);

THENCE along the land now of The Bank of New York (as successor by merger to Irving Trust Company); the courses and distances following;

1. Easterly along a line which makes an angle of 89 degrees 17 minutes 30 seconds on its northerly side with the easterly side of Broadway, 52 feet 1 inch;

2. Continuing easterly along a line which makes an angle of 180 degrees 24 minutes 30 seconds on its northerly side with the preceding course, 35 feet 10 inches;

3. Still easterly along a line which makes an angle of 191 degrees 7 minutes 30 seconds on its northerly side with the preceding course 12 feet 10 inches;

4. Still easterly along a line which makes an angle of 166 degrees 36 minutes on its northerly side with the preceding course and an angle of 86 degrees 32 minutes and 30 seconds with the westerly side of New Street 17 feet 2 inches to the westerly side of New Street;

THENCE southerly along the westerly side of New Street 177 feet 7-1/2 inches to the northerly side of Exchange Place;

THENCE westerly along the northerly side of Exchange Place; 132 feet 6 inches to the easterly side of Broadway, to the point or place of BEGINNING.

§ 2. This act shall take effect immediately.