

# STATE OF NEW YORK

4905

2025-2026 Regular Sessions

## IN SENATE

February 14, 2025

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

AN ACT to amend the alcoholic beverage control law, in relation to licensing restrictions for manufacturers and wholesalers of alcoholic beverages on licensees who sell at retail and for on-premises consumption

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

1 Section 1. Subparagraph (xiv) of paragraph (a) of subdivision 1 of  
2 section 101 of the alcoholic beverage control law, as separately amended  
3 by chapters 328 and 348 of the laws of 2022, and as renumbered by chap-  
4 ter 304 of the laws of 2022, is amended and three new subparagraphs  
5 (xix), (xx) and (xxi) are added to read as follows:

6 (xiv) [~~ALSO ALL THOSE TRACT OR PARCEL OF LAND, situate, lying and~~  
7 ~~being in the Village of South Glens Falls, County of Saratoga and State~~  
8 ~~of New York, being more particularly bounded and described as follows:~~  
9 ~~BEGINNING at a point at the southwest corner of the herein described~~  
10 ~~parcel. Also being the southeast corner of Lands of Village of South~~  
11 ~~Glens Falls (L. 1448 P. 709) and being on the north boundary of West~~  
12 ~~Marion Street, thence from said point of beginning: n 21-21'-57" E~~  
13 ~~150.72 feet along lands of the Village of South Glens Falls to a point~~  
14 ~~on the south boundary of South Glens Falls, thence S 67-34'-02" E 189.04~~  
15 ~~feet along lands of Village of South Glens Falls and Mounir Rahal to a~~  
16 ~~point at the southeast corner of Rahal and on the west boundary of U.S.~~  
17 ~~Rte. 9, thence S 21-16'-27" W 150.81 feet along Rte. 9 to a point at the~~  
18 ~~intersection of the west boundary of Rte. 9 and the north boundary of~~  
19 ~~West Marion Street, thence North 67-32'-32" West 189.29 feet along West~~  
20 ~~Marion Street to the point and place of beginning. Said parcel contain-~~  
21 ~~ing 0.507 plus or minus acres; or] All that certain parcel of land,~~

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

LBD09467-01-5

1 being situate in the Village of South Glens Falls, County of Saratoga  
2 and State of New York, and being more particularly described as follows:

3 BEGINNING at a point at intersection of the westerly bounds of U.S.  
4 Route 9, Saratoga Avenue, with the northerly bounds of West Marion  
5 Avenue, thence from said point of beginning, North 67° 32' 32" West  
6 along the said northerly bounds of West Marion Avenue, 189.29 feet to a  
7 point in the easterly bounds of lands now or formerly of the Village of  
8 South Glens Falls, per Book 1448 of Deeds at Page 709; thence North 21°  
9 21' 57" East, along the said easterly bounds of the Village of South  
10 Glens Falls, 150.72 feet, to a point in the southerly bounds of other  
11 lands now or formerly of the Village of South Glens Falls, per Book 938  
12 of Deeds at page 1024; thence South 67° 34' 05" East along the said  
13 southerly bounds of the Village of South Glens Falls, and the southerly  
14 bounds of land now or formerly of Mounir Rahal per Book 1226 of Deeds at  
15 page 590, 189.05 feet to a point in the first mentioned westerly bounds  
16 of U.S. Route 9, Saratoga Avenue; thence South 21° 16' 27" West, along  
17 the said westerly bounds of U.S. Route 9, 150.81 feet to the point of  
18 beginning. Containing 0.655 acres of land, more or less.

19 (xix) ALL THOSE CERTAIN PIECES, PARCEL OR LOTS OF LAND, situate lying  
20 and being in the Village of South Glens Falls, County of Saratoga and  
21 State of New York, described as follows:

22 PARCEL NO. 1

23 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
24 Glens Falls; County of Saratoga and State of New York; and bounded and  
25 described as follows:

26 COMMENCING at a point marked by an iron pipe driven in the ground for  
27 a corner in the Southerly side of a new Street as laid out (which new  
28 Street is be called Marion Avenue or Marion Avenue West) which said  
29 point is 103 feet Westerly from the Westerly curb line of Saratoga  
30 Avenue; which point on said curb line is 371 feet Southerly of the  
31 Southeasterly corner of the Rice Cemetery measuring along Saratoga  
32 Avenue; running thence Southerly parallel with the Westerly line of  
33 Saratoga Avenue 100 feet to an iron pipe driven in the ground for a  
34 corner; running thence Westerly parallel with the Southerly line of said  
35 new Street 100 feet to an iron pipe driven in the ground for a corner;  
36 running thence Northerly parallel with the Westerly line of Saratoga  
37 Avenue 100 feet to the Southerly line of said new Street to an iron pipe  
38 driven in the ground for a corner; running thence Easterly along the  
39 Southerly line of said new Street 100 feet to the place of beginning.

40 PARCEL NO. 2

41 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
42 Glens Falls, County of Saratoga and State of New York, and bounded and  
43 described as follows:

44 COMMENCING at a point in the Southerly line of a proposed Street  
45 extending from Saratoga Avenue Westerly and to be called Marion Avenue  
46 Extension West, which said point is Two Hundred and Three (203) feet  
47 Westerly of the West curb line Saratoga Avenue and is marked by an iron  
48 pipe driven in the ground; thence Southerly parallel with the Westerly  
49 line of Saratoga Avenue One Hundred (100) feet to an iron pipe driven in  
50 the ground; thence Westerly parallel with the Southerly line of Marion  
51 Avenue Extension West Forty-six (46) feet to an iron pipe driven in the  
52 ground for a corner; thence Northerly and parallel with the Westerly  
53 line of Saratoga Avenue One Hundred (100) feet to the Southerly side of  
54 Marion Avenue Extension West and to an iron pipe driven in the ground  
55 for a corner; thence Easterly along the Southerly line of Marion Avenue  
56 Extension West Forty-six (46) feet to the place of beginning.

PARCEL NO. 3

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South Glens Falls, County of Saratoga and State of New York, briefly described as follows:

COMMENCING at a point in the Westerly curb line of Saratoga Avenue at the intersection of said Saratoga Avenue and a proposed Street to be called Marion Avenue Extension West, which said point of beginning is marked by an iron pipe driven in the ground for a corner; running thence Westerly along the Southerly line of said Marion Avenue Extension West about One Hundred and Three (103) feet to lands of one Lillian H. Wentworth and to an iron pipe driven in the ground for a corner; thence Southerly along said Lillian H. Wentworth's land One Hundred (100) feet to the Westerly curb line of Saratoga Avenue to an iron pipe driven in the ground for a corner; thence Northerly along said curb line One Hundred (100) feet to the place of beginning.

PARCEL NO. 4

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South Glens Falls, County of Saratoga and State of New York and bounded and described as follows:

COMMENCING at a point in the Westerly curb line of Saratoga Avenue One Hundred (100) feet Southerly of the intersection of Saratoga Avenue and a Street now or to be called Marion Avenue Extension West, which said point of beginning is marked by an iron pipe driven into the ground; thence Westerly and parallel with the Southerly line of said Marion Avenue Extension West about Two Hundred Forty-nine (249) feet to an iron pipe driven in the ground, which said course is also parallel with the Northerly line of the old Catholic Cemetery; thence Southerly Fifty (50) feet to an iron pipe driven in the ground for a corner; thence Westerly and parallel with said first mentioned line about Two Hundred Forty-nine (249) feet to the Westerly curb line of Saratoga Avenue to an iron pipe driven in the ground; thence Northerly along said curb line Fifty (50) feet to the point and place of beginning.

(xx) All that certain piece or parcel of land situate, lying and being in the City of Albany, County of Albany, State of New York, being bounded and described as follows:

Beginning at a point in the northwesterly line of Montgomery Street at a point N 47°- 34'- 39" E, 149.13 feet measured along the northwesterly line of Montgomery Street from its intersection with the northeasterly line of Quackenbush Street, said point being on the southeasterly prolongation of the southwesterly face of the common building wall located on the herein described premises, with the premises known as St. No. 76 Montgomery Street to the southwest; thence, through lands now of formerly of the City of Albany N 45°-23'- 47" W along said prolongation and building face 67.33 feet to a point in the center of the common wall between the herein described premises on the northwest and aforesaid premises known as St. No. 76 Montgomery Street on the southeast; thence, in a southwesterly direction continuing through the lands now of formerly of the City of Albany through the center of said common building wall the following three courses: 1. S 48°-08'- 42" W, 12.90 feet; 2. S 38°-06'- 41" E, 0.30 feet; and 3. S 47°-32'-37" W, 28.00 feet to a point in the center of the common building wall between the premises described herein on the northeast and the premises known as St. No. 21 Quackenbush Street on the southwest; thence, continuing through the lands now of formerly of the City of Albany and through the center of said common building wall N 43°-46'-23" W, 74.59 feet to a point on the northwesterly face of aforesaid building located

1 on the herein described premises; thence, continuing through the  
2 lands now of formerly of the City of Albany along said building face  
3 the following two courses: 1. N 44°-41' -14" E, 37.83 feet; and 2. N  
4 46°-01'-45" W, 31.81 feet to a point; thence, continuing through the  
5 lands now of formerly of the City of Albany along the division lines  
6 between the herein described parcel on the northeast and the premises  
7 known as St. No. 21 Quackenbush Street and 23 Quackenbush Street on  
8 the southwest, the following three courses: 1. S 44°-15'-00"W, 3.65  
9 feet; 2. N 45°-45'-00"W, 24.01 feet; and 3. N 44°-15'-00" E, 3.71 feet  
10 to a point in the division line between the herein described premises on  
11 the southeast and the lands conveyed to Michael Cioffi et al by deed  
12 dated April 1994 and recorded in the Albany County Clerk's Office on  
13 September 19, 1994 in Book 2518 of Deeds at Page 716 on the northwest;  
14 thence, along said division line, the following two (2) courses: 1. 1\1  
15 44°- 15'-00"E, 23.53 feet; and 2. S 45°-45'-00"E, 15.00 feet;  
16 thence, continuing along aforesaid division line and in part along the  
17 northeasterly face of aforesaid building located on the herein described  
18 premises S 45°-57'-42" E, 108.54 feet to the south westerly corner of  
19 aforesaid lands of Cioffi; thence, through the lands now of formerly of  
20 the City of Albany and along the northeasterly face of aforesaid build-  
21 ing wall and in part along its southeasterly prolongation, the following  
22 two courses: 1. S 45°-57'-42" E, 1.46 feet; and 2. S 45°-26'-38" E,  
23 75.94 feet to a point in the northwesterly line of Montgomery Street;  
24 thence, S 47°-34'-39", W along the northwesterly line of Montgomery  
25 Street 23.42 feet to the point and place of beginning.

26 (xxi) All that certain piece or parcel of land situate, lying and  
27 being in the City of Albany, County of Albany, State of New York, being  
28 bounded and described as follows:

29 PARCEL I

30 Beginning at a point in the northeasterly line of Quackenbush Street  
31 at its intersection with the northwesterly line of Montgomery Street;  
32 thence, N 42° - 12' - 10" W, along the northeasterly line of Quackenbush  
33 Street 66.45 feet to a point; thence northeasterly through the lands now  
34 or formerly of the City of Albany and through the center of the common  
35 building walls between the herein described premises on the southeast  
36 and the premises known as St. No. 21 Quackenbush Street, also known as  
37 the Henry Hudson Planetarium and Visitors Center, on the northwest, the  
38 following four courses:

- 39 1. N 47° - 57' - 30" E, 53.78 feet;  
40 2. S 42° - 02' - 30" E, 0.37 feet;  
41 3. N 48° - 12' - 03" E, 50.74 feet; and  
42 4. N 43° - 46' - 23" W, 1.88 feet;

43 Thence, northeasterly continuing through the lands now or formerly of  
44 the City of Albany and through the center of the common building walls  
45 between the herein described parcel on the southeast and premises known  
46 as St. No. 78 Montgomery Street on the northwest, the following three  
47 (3) courses:

- 48 1. N 47° - 32' - 37" E, 28.00 feet;  
49 2. N 38° - 06' - 41" W, 0.30 feet; and  
50 3. N 48° - 08' - 42" E, 12.90 feet;

51 Thence, southeasterly continuing through lands now or formerly of the  
52 City of Albany, in part along the southwest face of the building wall of  
53 the premises known as St. No. 78 Montgomery Street and in part through  
54 the common building walls between the herein described premises on the  
55 southwest and 78 Montgomery Street on the northeast, S 45° - 23' - 47"  
56 E, 67.33 feet to a point in the northwesterly line of Montgomery Street;

1 thence, southwesterly along the northwesterly line of Montgomery Street  
 2 S 47° - 34' - 39" W, 149.13 feet to the point and place of beginning.

3 The above described Parcel I being more particularly shown on a map  
 4 entitled "MAP OF PROPOSED SUBDIVISION OF 'QUACKENBUSH SQUARE'", prepared  
 5 by Edward W. Boutelle and Son, a division of J. Kenneth Fraser and Asso-  
 6 ciates, PE, LS, LA, P.C. dated May 14, 1996 and last revised July 8,  
 7 1996. This parcel is also shown and designated as 72 Montgomery Street  
 8 on a City of Albany Subdivision Map #2095 filed in the City of Albany  
 9 Engineer's Office on October 30, 1996.

10 § 2. Paragraph (a) of subdivision 13 of section 106 of the alcoholic  
 11 beverage control law is amended by adding four new subparagraphs (xxiv),  
 12 (xxv), (xxvi) and (xxvii) to read as follows:

13 (xxiv) All that certain parcel of land, being situate in the Village  
 14 of South Glens Falls, County of Saratoga and State of New York, and  
 15 being more particularly described as follows:

16 BEGINNING at a point at intersection of the westerly bounds of U.S.  
 17 Route 9, Saratoga Avenue, with the northerly bounds of West Marion  
 18 Avenue, thence from said point of beginning, North 67° 32' 32" West  
 19 along the said northerly bounds of West Marion Avenue, 189.29 feet to a  
 20 point in the easterly bounds of lands now or formerly of the Village of  
 21 South Glens Falls, per Book 1448 of Deeds at Page 709; thence North 21°  
 22 21' 57" East, along the said easterly bounds of the Village of South  
 23 Glens Falls, 150.72 feet, to a point in the southerly bounds of other  
 24 lands now or formerly of the Village of South Glens Falls, per Book 938  
 25 of Deeds at page 1024; thence South 67° 34' 05" East along the said  
 26 southerly bounds of the Village of South Glens Falls, and the southerly  
 27 bounds of land now or formerly of Mounir Rahal per Book 1226 of Deeds at  
 28 page 590, 189.05 feet to a point in the first mentioned westerly bounds  
 29 of U.S. Route 9, Saratoga Avenue; thence South 21° 16' 27" West, along  
 30 the said westerly bounds of U.S. Route 9, 150.81 feet to the point of  
 31 beginning. Containing 0.655 acres of land, more or less.

32 (xxv) ALL THOSE CERTAIN PIECES, PARCEL OR LOTS OF LAND, situate lying  
 33 and being in the Village of South Glens Falls, County of Saratoga and  
 34 State of New York, described as follows:

35 PARCEL NO. 1

36 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
 37 Glens Falls; County of Saratoga and State of New York; and bounded and  
 38 described as follows:

39 COMMENCING at a point marked by an iron pipe driven in the ground for  
 40 a corner in the Southerly side of a new Street as laid out (which new  
 41 Street is be called Marion Avenue or Marion Avenue West) which said  
 42 point is 103 feet Westerly from the Westerly curb line of Saratoga  
 43 Avenue; which point on said curb line is 371 feet Southerly of the  
 44 Southeasterly corner of the Rice Cemetery measuring along Saratoga  
 45 Avenue; running thence Southerly parallel with the Westerly line of  
 46 Saratoga Avenue 100 feet to an iron pipe driven in the ground for a  
 47 corner; running thence Westerly parallel with the Southerly line of said  
 48 new Street 100 feet to an iron pipe driven in the ground for a corner;  
 49 running thence Northerly parallel with the Westerly line of Saratoga  
 50 Avenue 100 feet to the Southerly line of said new Street to an iron pipe  
 51 driven in the ground for a corner; running thence Easterly along the  
 52 Southerly line of said new Street 100 feet to the place of beginning.

53 PARCEL NO. 2

54 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
 55 Glens Falls, County of Saratoga and State of New York, and bounded and  
 56 described as follows:

1 COMMENCING at a point in the Southerly line of a proposed Street  
2 extending from Saratoga Avenue Westerly and to be called Marion Avenue  
3 Extension West, which said point is Two Hundred and Three (203) feet  
4 Westerly of the West curb line Saratoga Avenue and is marked by an iron  
5 pipe driven in the ground; thence Southerly parallel with the Westerly  
6 line of Saratoga Avenue One Hundred (100) feet to an iron pipe driven in  
7 the ground; thence Westerly parallel with the Southerly line of Marion  
8 Avenue Extension West Forty-six (46) feet to an iron pipe driven in the  
9 ground for a corner; thence Northerly and parallel with the Westerly  
10 line of Saratoga Avenue One Hundred (100) feet to the Southerly side of  
11 Marion Avenue Extension West and to an iron pipe driven in the ground  
12 for a corner; thence Easterly along the Southerly line of Marion Avenue  
13 Extension West Forty-six (46) feet to the place of beginning.

14 PARCEL NO. 3

15 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
16 Glens Falls, County of Saratoga and State of New York, briefly described  
17 as follows:

18 COMMENCING at a point in the Westerly curb line of Saratoga Avenue at  
19 the intersection of said Saratoga Avenue and a proposed Street to be  
20 called Marion Avenue Extension West, which said point of beginning is  
21 marked by an iron pipe driven in the ground for a corner; running thence  
22 Westerly along the Southerly line of said Marion Avenue Extension West  
23 about One Hundred and Three (103) feet to lands of one Lillian H. Went-  
24 worth and to an iron pipe driven in the ground for a corner; thence  
25 Southerly along said Lillian H. Wentworth's land One Hundred (100) feet  
26 to the Westerly curb line of Saratoga Avenue to an iron pipe driven in  
27 the ground for a corner; thence Northerly along said curb line One  
28 Hundred (100) feet to the place of beginning.

29 PARCEL NO. 4

30 ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of South  
31 Glens Falls, County of Saratoga and State of New York and bounded and  
32 described as follows:

33 COMMENCING at a point in the Westerly curb line of Saratoga Avenue One  
34 Hundred (100) feet Southerly of the intersection of Saratoga Avenue and  
35 a Street now or to be called Marion Avenue Extension West, which said  
36 point of beginning is marked by an iron pipe driven into the ground;  
37 thence Westerly and parallel with the Southerly line of said Marion  
38 Avenue Extension West about Two Hundred Forty-nine (249) feet to an iron  
39 pipe driven in the ground, which said course is also parallel with the  
40 Northerly line of the old Catholic Cemetery; thence Southerly Fifty (50)  
41 feet to an iron pipe driven in the ground for a corner; thence Westerly  
42 and parallel with said first mentioned line about Two Hundred Forty-nine  
43 (249) feet to the Westerly curb line of Saratoga Avenue to an iron pipe  
44 driven in the ground; thence Northerly along said curb line Fifty (50)  
45 feet to the point and place of beginning.

46 (xxvi) All that certain piece or parcel of land situate, lying and  
47 being in the City of Albany, County of Albany, State of New York, being  
48 bounded and described as follows:

49 Beginning at a point in the northwesterly line of Montgomery Street at  
50 a point N 47°- 34'- 39" E, 149.13 feet measured along the northwesterly  
51 line of Montgomery Street from its intersection with the northeasterly  
52 line of Quackenbush Street, said point being on the southeasterly  
53 prolongation of the southwesterly face of the common building wall  
54 located on the herein described premises, with the premises known as St.  
55 No. 76 Montgomery Street to the southwest; thence, through lands now of  
56 formerly of the City of Albany N 45°-23'- 47" W along said prolongation

1 and building face 67.33 feet to a point in the center of the common wall  
2 between the herein described premises on the northwest and aforesaid  
3 premises known as St. No. 76 Montgomery Street on the southeast;  
4 thence, in a southwesterly direction continuing through the lands  
5 now of formerly of the City of Albany through the center of said  
6 common building wall the following three courses: 1. S 48°-08'- 42" W,  
7 12.90 feet; 2. S 38°-06'- 41" E, 0.30 feet; and 3. S 47°-32'-37" W,  
8 28.00 feet to a point in the center of the common building wall between  
9 the premises described herein on the northeast and the premises known as  
10 St. No. 21 Quackenbush Street on the southwest; thence, continuing  
11 through the lands now of formerly of the City of Albany and through the  
12 center of said common building wall N 43°-46'-23" W, 74.59 feet to  
13 a point on the northwesterly face of aforesaid building located  
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15 lands now of formerly of the City of Albany along said building face  
16 the following two courses: 1. N 44°-41 '-14" E, 37.83 feet; and 2. N  
17 46°-01'-45" W, 31.81 feet to a point; thence, continuing through the  
18 lands now of formerly of the City of Albany along the division lines  
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22 feet; 2. N 45°-45'-00"W, 24.01 feet; and 3. N 44°-15'-00" E, 3.71 feet  
23 to a point in the division line between the herein described premises on  
24 the southeast and the lands conveyed to Michael Cioffi et al by deed  
25 dated April 1994 and recorded in the Albany County Clerk's Office on  
26 September 19, 1994 in Book 2518 of Deeds at Page 716 on the northwest;  
27 thence, along said division line, the following two (2) courses: 1. 1\1  
28 44°- 15'-00"E, 23.53 feet; and 2. S 45°-45'-00"E, 15.00 feet;  
29 thence, continuing along aforesaid division line and in part along the  
30 northeasterly face of aforesaid building located on the herein described  
31 premises S 45°-57'-42" E, 108.54 feet to the south westerly corner of  
32 aforesaid lands of Cioffi; thence, through the lands now of formerly of  
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47 or formerly of the City of Albany and through the center of the common  
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49 and the premises known as St. No. 21 Quackenbush Street, also known as  
50 the Henry Hudson Planetarium and Visitors Center, on the northwest, the  
51 following four courses:

- 52 5. N 47° - 57' - 30" E, 53.78 feet;  
53 6. S 42° - 02' - 30" E, 0.37 feet;  
54 7. N 48° - 12' - 03" E, 50.74 feet; and  
55 8. N 43° - 46' - 23" W, 1.88 feet;

1 Thence, northeasterly continuing through the lands now or formerly of  
2 the City of Albany and through the center of the common building walls  
3 between the herein described parcel on the southeast and premises known  
4 as St. No. 78 Montgomery Street on the northwest, the following three  
5 (3) courses:

6 4. N 47° - 32' - 37" E, 28.00 feet;

7 5. N 38° - 06' - 41" W, 0.30 feet; and

8 6. N 48° - 08' - 42" E, 12.90 feet;

9 Thence, southeasterly continuing through lands now or formerly of the  
10 City of Albany, in part along the southwest face of the building wall of  
11 the premises known as St. No. 78 Montgomery Street and in part through  
12 the common building walls between the herein described premises on the  
13 southwest and 78 Montgomery Street on the northeast, S 45° - 23' - 47"  
14 E, 67.33 feet to a point in the northwesterly line of Montgomery Street;  
15 thence, southwesterly along the northwesterly line of Montgomery Street  
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17 The above described Parcel I being more particularly shown on a map  
18 entitled "MAP OF PROPOSED SUBDIVISION OF 'QUACKENBUSH SQUARE'", prepared  
19 by Edward W. Boutelle and Son, a division of J. Kenneth Fraser and Asso-  
20 ciates, PE, LS, LA, P.C. dated May 14, 1996 and last revised July 8,  
21 1996. This parcel is also shown and designated as 72 Montgomery Street  
22 on a City of Albany Subdivision Map #2095 filed in the City of Albany  
23 Engineer's Office on October 30, 1996.

24 § 3. This act shall take effect immediately.