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:

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

(xiv) [~~ALSO ALL THOSE TRACT OR PARCEL OF LAND, situate, lying and being in the Village of South Glens Falls, County of Saratoga and State 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 189.20 feet along West Marion Street to the point and place of beginning. Said parcel containing 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.

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

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

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

PARCEL NO. 1

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 marked by an iron pipe driven in the ground for a corner in the Southerly side of a new Street as laid out (which new Street is be called Marion Avenue or Marion Avenue West) which said point is 103 feet Westerly from the Westerly curb line of Saratoga Avenue; which point on said curb line is 371 feet Southerly of the Southeasterly corner of the Rice Cemetery measuring along Saratoga Avenue; running thence Southerly parallel with the Westerly line of Saratoga Avenue 100 feet to an iron pipe driven in the ground for a corner; running thence Westerly parallel with the Southerly line of said new Street 100 feet to an iron pipe driven in the ground for a corner; running thence Northerly parallel with the Westerly line of Saratoga Avenue 100 feet to the Southerly line of said new Street to an iron pipe driven in the ground for a corner; running thence Easterly along the Southerly line of said new Street 100 feet to the place of beginning.

PARCEL NO. 2

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 Southerly line of a proposed Street extending from Saratoga Avenue Westerly and to be called Marion Avenue Extension West, which said point is Two Hundred and Three (203) feet Westerly of the West curb line Saratoga Avenue and is marked by an iron pipe driven in the ground; thence Southerly parallel with the Westerly line of Saratoga Avenue One Hundred (100) feet to an iron pipe driven in the ground; thence Westerly parallel with the Southerly line of Marion Avenue Extension West Forty-six (46) feet to an iron pipe driven in the ground for a corner; thence Northerly and parallel with the Westerly line of Saratoga Avenue One Hundred (100) feet to the Southerly side of Marion Avenue Extension West and to an iron pipe driven in the ground for a corner; thence Easterly along the Southerly line of Marion Avenue 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

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

(xxi) 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:

PARCEL I

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

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

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

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

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

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

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

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

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

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

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

PARCEL NO. 1

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

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

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

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5. N 47° - 57' - 30" E, 53.78 feet;
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The above described Parcel I being more particularly shown on a map entitled "MAP OF PROPOSED SUBDIVISION OF 'QUACKENBUSH SQUARE'", prepared by Edward W. Boutelle and Son, a division of J. Kenneth Fraser and Associates, PE, LS, LA, P.C. dated May 14, 1996 and last revised July 8, 1996. This parcel is also shown and designated as 72 Montgomery Street on a City of Albany Subdivision Map #2095 filed in the City of Albany Engineer's Office on October 30, 1996.

§ 3. This act shall take effect immediately.