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*Attorneys and Counselors at Law*

# RYAN, ROACH & RYAN

P.O. BOX 3153, KINGSTON, NY 12402  
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845-331-2525 FAX 845-331-2119

WILLIAM J. RYAN JR  
SEAN J. DENVER  
JILL M. JOHNSON  
JOHN D. DUNNE

- WILLIAM J. RYAN 1927-2010
- DAVID A. ROACH (RETIRED)
- ROBERT F. VOLK (RETIRED)

August 9, 2022

City of Kingston Common Council  
City Hall  
420 Broadway  
Kingston, NY 12401  
Attn: Andrea Shaut, Common Council President

**Re: MEG Properties, LLC**  
**14 Elmendorf Street, Kingston, NY 12401 (SBL #56.25-1-26)**  
**Our File #1136.00043**

Dear Ms. Shaut:

Our office represents MEG Properties, LLC who owns property located at 14 Elmendorf Street, Kingston, NY 12401. MEG Properties, LLC purchased this property from the City of Kingston in December 2007, a copy of the deed is enclosed herewith for your reference.

Our client is in contract to sell the property to Maricela Hernandez Robles and Carlos M. Hernandez Sanchez, tenants of the property for fifteen (15) years.

We would respectfully request from the Common Council release the restriction as depicted in deed between the City of Kingston and MEG Properties, LLC dated December 5, 2007 and recorded in the Ulster County Clerk's Office on December 14, 2007 as Instrument Number 2007-27993.

If you have any questions or need anything further, kindly advise.

Very truly yours,

RYAN ROACH & RYAN LLP



SEAN J. DENVER

SJD:tf  
Enc.

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401



60 2007 00027993

Instrument Number: 2007- 00027993

As  
D01 - Deed

Recorded On: December 14, 2007

Parties: KINGSTON CITY  
To  
MEG PROPERTIES LLC

Billable Pages: 4

Recorded By: KINGSTON CITY

Num Of Pages: 4

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	37.00	RP5217-75	75.00	Tax Affidavit TP 584	5.00
Recording Charge:	117.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	50.00	12,266.00	2087	Basic	0.00
KINGSTON CITY				Additional	0.00
				Special Additional	0.00
				Transfer	50.00
Tax Charge:	50.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2007- 00027993

Receipt Number: 622463

Recorded Date/Time: December 14, 2007 02:36:50P

Book-Vol/Pg: Bk-D VI-4495 Pg-272

Cashier / Station: s smar / Cashier Workstation 6

**Record and Return To:**

RENATE SOYER

MEG PROPERTIES LLC

184 ALBANY AVENUE

KINGSTON NY 12401



*Nina Postupack*

Nina Postupack Ulster County Clerk

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10  
08

THIS INDENTURE, made the 5<sup>th</sup> day of December, year two thousand and seven

**BETWEEN** City of Kingston, a municipal corporation with its principal place of business at 420 Broadway, Kingston, New York 12401

party of the first part, and

**M.E.G. Properties, LLC**, with principal place of business at 184 Albany Avenue, Kingston, New York 12401

parties of the second part,

**WITNESSETH**, that the party of the first part, in consideration of One and no/100 (\$1.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Kingston, County of Ulster, State of New York, known as:

**Property Address: 14 Elmendorf Street**

Kingston, New York, Tax Map Identifier #56.25-1-26, as described on the tax rolls of the City of Kingston for the year 2004 and being the same premises conveyed to the City of Kingston by Penny Radel, Comptroller of the City of Kingston, by deed dated January 30, 2007 and recorded on February 9, 2007, in the office of the Clerk of the County of Ulster as Document Number 2007-3365, Liber 4375 of deeds at page 42.

Also, attached hereto as Schedule A is a survey description prepared by Michael F. Vetere, Jr., PLS. The City of Kingston does not guarantee the accuracy of the attached survey description.

**SUBJECT**, however, to the following conditions:

- a. The premises are to be used as a two family rental dwelling.
- b. The premises and all buildings thereon must be constructed to comply with existing building and fire codes after consultation with the Building Safety Division of the City of Kingston.
- c. Purchaser is required to obtain all approvals, permits, licenses and certificates necessary to perform the work required and to occupy the premises.
- d. All work necessary to satisfy the building and fire codes must be completed within one year of the date of this deed. The purchaser will promptly apply for the necessary permits and approvals to permit the construction and occupation of the site for its proposed use.
- e. Purchaser agrees to obtain a building permit within two (2) months of obtaining final approval from all of the boards and/or commissions for which said approval may be required.
- f. Grantee will permit periodic inspections of the interior and exterior of the premises by the Building Safety Division until a Certificate of Occupancy is issued by the Building Safety Division.
- g. In the event the Fire Officer, after due deliberation, determines that the Grantee has breached any of the conditions herein, he shall notify the Planning Department of such breach who in turn shall notify Grantee of the breach, in writing, by certified mail. The Grantee shall, within thirty (30) days of mailing of such notice, correct the breached conditions, or in the alternative at the expiration of said thirty (30) days, surrender the premises and quit and vacate the premises conveyed.
- h. Upon failure of the Grantee to attend the obligations specified herein, and upon expiration of the time period set forth in paragraph "d" hereof, title to the premises shall revert to the City of Kingston and the City shall upon due application to a Justice of the Supreme or County Court, be entitled to a Court order directing reversion of title to the City.
- i. After receiving the Court order reverting title to the City's name, the City shall cause to be recorded in the office of the Ulster County Clerk a certificate or other appropriate document in recordable form indicating that title to the lands and premises has reverted to the City of Kingston.
- j. Upon the Grantee receiving a certificate of occupancy for the demised premises, the City of Kingston will issue a release to the Grantee evidencing the fulfillment and satisfaction of all the terms and conditions specified herein.
- k. The Grantee agrees to indemnify and hold harmless the City of Kingston its successors and assigns from any and all claims, liabilities, liens, or encumbrances affecting the properties reacquired by the City.

Kingston City

CHECKED SM  
 ENTERED SM  
 MARK/OFF \_\_\_\_\_

1. That 14 Elmendorf Street, Tax Map No. 56.25-1-26 cannot be sold at any time in the future by M.E.G. Properties, LLC without the prior written consent of the Common Council of the City of Kingston.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

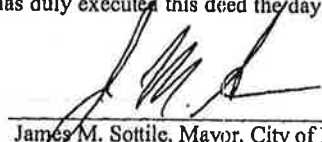
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, in compliance with § 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

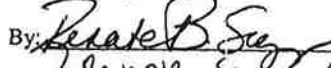
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN THE PRESENCE OF**




James M. Sottile, Mayor, City of Kingston

M.E.G. Properties, LLC

By:   
Renate Soyer, Manager

State of New York }  
                                  } ss:  
County of Ulster }

On the 5<sup>th</sup> day of December in the year 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared James M. Sottile, Mayor of the City of Kingston, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

JANET K. HIGGINS  
Notary Public, State of New York  
No. 01H14283495  
Qualified in Ulster County  
Commission Expires Sept. 30, 2009

State of New York }  
                                  } ss:  
County of Ulster }

On the 4<sup>th</sup> day of December in the year 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Renate Soyer personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

JANET K. HIGGINS  
Notary Public, State of New York  
No. 01H14283885  
Qualified in Ulster County  
Commission Expires Sept. 30, 2009

Record & Return to:  
Renate Soyer  
M.E.G. Properties, LLC  
184 Albany Avenue  
Kingston, New York 12401

DESCRIPTION OF LANDS TO BE CONVEYED TO  
MEG PROPERTIES, LLC

All that piece or parcel of land situate in the City of Kingston, County of Ulster and State of New York, being more particularly bounded and described as follows:

Beginning at a found iron bar on the Southeasterly street line of Elmendorf Street, said iron bar being the Northeasterly corner of lands of R.L.R.J.B. Realty, Inc., said iron bar also being North  $62^{\circ}-22'-10''$  East, 150.00 feet from a found railroad spike driven in asphalt on the Northeasterly street line of Broadway; thence North  $62^{\circ}-21'-24''$  East, along said street line of Elmendorf Street, 50.00 feet to a found iron bar, said iron bar being the Northwesterly corner of lands of Leslie Mitchell; thence South  $27^{\circ}-38'-36''$  East, along the Southwesterly bounds of Mitchell, 134.61 feet to a set iron bar on the Northwesterly bounds of lands of Adalberto and Olgalivia Villa; thence South  $64^{\circ}-23'-11''$  West, along the Northwesterly bounds of Villa and the bounds of lands of Herbert W. and Anne J. Nestell, 41.53 feet to a set iron bar on the Northeasterly bounds of lands of Strand Community Organization to Rehabilitate the Environment, Inc.; thence North  $27^{\circ}-51'-38''$  West, along the last mentioned bounds, 83.81 feet to a found iron bar, said iron bar being the Southeasterly corner of lands of R.L.R.J.B. Realty, Inc., the last course passing over a found iron bar distant 44.77 feet; thence North  $37^{\circ}-03'-45''$  West, along the Northeasterly bounds of R.L.R.J.B. Realty, Inc., 50.00 feet to the point of beginning.

Being 5,786.38 square feet or 0.133 acre more or less.

All bearings are magnetic of October 2007 as surveyed by Michael F. Vetere, Jr., P.L.S.

*Schedule A*

# CITY OF KINGSTON

## Office of the Mayor

mayor@kingston-ny.gov

(L+R)

Steven T. Noble  
Mayor



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September 9th, 2022

Honorable Andrea Shaut  
President of the Common Council  
Kingston City Hall  
420 Broadway  
Kingston, New York 12401

Dear President Shaut,

Section 1 of Resolution 179 of 2012 includes the requirement "that contractors and subcontractors on construction contracts over \$100,000 have approved apprenticeship agreements." I believe this language should be updated to better suit the needs of utilizing our local work force. I would recommend adding:

"Such apprenticeship program must have a graduation rate of 30% over the last five years as determined by the New York State Department of Labor. In addition, each trade specific apprenticeship program must provide documentation verifying a minimum of three trade-specific graduates per calendar year for the last five years."

Respectfully submitted,

Steven T. Noble  
Mayor

Resolution 179 of 2012

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, RECOMMENDING APPROVAL FOR ADOPTING THE REQUIREMENT THAT CONTRACTORS AND SUBCONTRACTORS ON CONSTRUCTION CONTRACTS HAVE APPROVED APPRENTICESHIP AGREEMENTS PURSUANT TO NYS LABOR LAW §816-b.

Sponsored By: Laws & Rules/Cable Committee: Aldermen: Senor, Brown, Ball, Mills, Dunn

**WHEREAS**, New York State Labor Law §816-b permits municipalities to require contractors and subcontractors on construction contracts to have approved apprenticeship agreements for contracts exceeding a set limit; and

**WHEREAS**, in 2004 the City of Kingston adopted the requirement that contractors and subcontractors on construction contracts over \$1,000,000 have approved apprenticeship agreements pursuant to NYS Labor Law §816-b; and

**WHEREAS**, it is in the best interests of the City to lower the contract price limit for the purpose of making significant savings for development and infrastructure repair projects throughout the City.

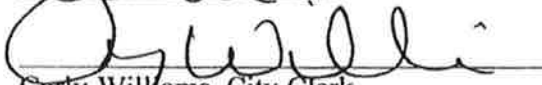
**NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:**

**SECTION-1.** That the City of Kingston hereby adopts the requirement that contractors and subcontractors on construction contracts over \$100,000 have approved apprenticeship agreements pursuant to NYS Labor Law §816-b.


**SECTION-2.** This resolution shall take effect immediately.

Submitted to the Mayor this 3<sup>rd</sup> day of

October, 2012

  
Carly Williams, City Clerk

Approved by the Mayor this 3<sup>rd</sup> day of  
October, 2012

  
Shayne R. Gallo, Mayor

Adopted by Council on October 2, 2012.