

Office it was

Finkelstein law firm to occupy space in a Midtown Broadway building **BY GEDDY SVEIKAUSKAS**

BOB CAREY'S CONSTRUCTION crew was hard at work last week gutting and refurbishing the first floor of the former Ulster Lighting Center building at 572 Broadway in the heart of Midtown Kingston. For the moment, cleared of wall separations and false ceilings, the impressive 3,725-square-foot first-floor interior space will be occupied, according to local owners Bob Ryan and Joe Deegan, by Finkelstein & Partners, a substantial full-service regional law firm specializing in personal-injury

cases. Three residential apartments occupy the two upper floors.

Deegan recalled two conversations last September with local banker Glenn Sutherland of the Catskill Hudson Bank. In the first chat in the morning of the 6th, Sutherland asked Deegan whether he was working on any projects for which he'd need bank money.

Deegan was non-committal, but called Sutherland back in the afternoon. "Remember you were looking for more business?" he asked.

Responded the quick-witted



PHYLLIS McCABE

Bob Ryan and Joe Deegan inside 572 Broadway.

Sutherland, "What happened between this morning and now?"

What had happened was

that Deegan had to decide what to do about 572 Broadway. He had bought the property at

auction for \$160,000 on Aug. 8 and had 30 days to close on

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the contract.

Sutherland was supportive about providing financing for the project. "He saw the vision," said Deegan.

Deegan and Ryan went to work. To breathe new

life into the long-neglected property was no easy task. Architect Scott Dutton, a neighbor to the building, was hired to draw up plans. Bob Carey and other contractors, all local, were lined up. Permits were received from a cooperative city government. The Kingston Local Development Corporation kicked in a façade grant, and the city provided a 10-year 485-b tax break for the property.

Most importantly, Deegan, who said he had been showing space in Kingston to Finkelstein for the past two and a half years, got the law firm, presently occupying a smaller office at 785 Broadway, interested in becoming a tenant. Hudson Valley-based Finkelstein has more than 200 employees in eight offices throughout New York State.