

CLASSIFIEDS

SULLIVAN COUNTY DEMOCRAT

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TODAY

TUESDAY, APRIL 23, 2024

3B

To place your Classified ad, call

845-887-5200

Monday-Friday 8:30 a.m.-5 p.m.

Fax your ad copy to (845) 887-5386

E-mail your ad: class@sc-democrat.com

Mail-in form: P.O. Box 308, Callicoon, NY 12723

CLASSIFIED CATEGORIES

- | | |
|------------------------|-----------------------|
| Adoption | Legal Services |
| Antiques | Livestock & Poultry |
| Apartments | Logging/Land |
| ATV's | Clearing |
| Articles for Sale | Lost/Found |
| Auctions | Lots/Acreage |
| Automobiles | Machinery & Tools |
| Auto Parts & Services | Miscellaneous |
| Boats | Mobile Homes |
| Builders/Contractors | Money to Loan |
| Business for Sale | Motorcycles |
| Business Opportunities | Moving Sale |
| Campers | Musical Instruments |
| Cars for Sale | Outdoor Power Equip. |
| Child Care | Real Estate |
| Cleaning Services | Real Estate Wanted |
| Estate Sale | Rec Vehicles |
| Equipment | Rentals |
| Events | Repairs & Home Imp. |
| Excavating | Sale |
| Farm Machinery | Services Offered |
| Farm Products | Snowmobiles |
| Firewood | Snow Plowing |
| Flea Market | Sports & Recreation |
| Free | Storage |
| Garage/Yard Sales | Stores & Retail Space |
| Guns | Tires |
| Handyman | Tractors |
| Health & Beauty | Travel Trailers |
| Help Wanted | Trips & Tours |
| Horses & Equipment | Trucks for Sale |
| Houses for Rent | Truck Accessories |
| Houses for Sale | Tutors/Instructors |
| Hunting & Fishing | Vacation Rental |
| Hunting Lands | Vendors |
| Jobs Wanted | Wanted |
| Lawn Care | Wanted to Buy |
| Lawn/Garden Equip. | Wood Stoves |

CLASSIFIED MAIL-IN FORM

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: (_____) _____

DATE(S) TO RUN: _____

CATEGORY: _____

Insert words on lines below for your ad. Include contact information if needed.

1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21

Number of insertions

(20 words or less)

Tues. or Fri. (one insertion) = \$12**

Tues. and Fri. (two insertions) =

\$24.00*

Two weeks (four insertions) = \$45.60*

50 cents each additional word

* All are based on total prices per ad.

For additional rates please call 845-887-5200.

** Minimum charge

Enclosed is my check for \$ _____



Check one:



Card #: _____

Expiration date: _____

CVV Code: _____

Signature: _____

Classified Deadlines
Tuesday – Earlybird Edition
Friday – 12 noon
Friday – Weekender Edition
Wednesday – 12 noon
 (Same schedule applies to space cancellations)

HELP WANTED

TOWN OF NEVERSINK EMPLOYMENT OPPORTUNITY (1) TEMPORARY SUMMER MAINTENANCE WORKER

This temporary position involves the performance of a variety of skilled tasks including flagging, road patching, raking, painting, mowing, and weed whacking and general maintenance throughout the Town. Applicant must be at least 18 years or older and have a valid driver's license. Experience with various mowing equipment a plus. Drug and alcohol testing is required.

The position is from May to September at an hourly rate of \$16.14 per hour, 40 hours per week, paid bi-weekly.

Applications must be received as soon as possible. Applications are available at the Town Hall or on the Town of Neversink website. Please send applications to Preston Kelly, Highway Superintendent, Town of Neversink, PO Box 307, Grahamsville, NY 12740 or drop it off at the Town Hall. Please address any questions to Preston Kelly, at (845) 985-2281.

122534

HELP WANTED

District Opening Tri-Valley Central School

Secretary to the Superintendent

Start Date: May/June

Please forward resumes and Tri-Valley's Application (located at www.trivalleycsd.org) by **May 15th** To: tri-valley-recruitment@scbores.org Attn: Secretary Search EOE

122409

HELP WANTED

**Classifieds:
Just Don't
Read 'em
Use 'em, too
For a New Job
or to
Sell an Item!
Call
845-887-5200
to place
your ad
today!**

APARTMENTS

PATHSTONE: Accepting Applications for 1 2 & 3 Bdrm. units at Hemlock Ridge Apts., 27 Arts Blvd, Livingston Manor, NY for their Sec. 8 Project – Based Program. Applications available only at Pathstone 457 Broadway, Suite 9, Monticello, NY Between 8:30AM & 4:30PM. 845-794-4880 Hemlock Ridge EHO

9638

APARTMENTS

LEGAL NOTICES

Stay in the know, read the Legal Notices in every issue of the Democrat!

We'll keep you up to date on all your local news!

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Mamakating will hold a Public Hearing on the 25th day of April, 2024 at 7:00 p.m. or as soon thereafter as the matter can be heard concerning the application of:

Gerald Space on behalf of Mark Burton for a proposed two lot subdivision that is also before the Planning Board- one lot will NOT meet the required acreage for the Zone, which is why an Area Variance is required. The property is located at 46&55 David Rhodes Road. Tax Map Section 77; Block 1; Lot 42.1, is approximately 51.34 Acres, and lies within the Mountain Greenbelt Zone.

The application is available for review Monday thru Friday via email, building@mamakating.org, or via appointment.

The Zoning Board will hear all persons interested at the aforementioned time and place.

By Order of the Zoning Board
Matthew Morreale, Chairman

* Please be advised this meeting may be held via Zoom. The meeting link, way to access the login information, and phone number will be made available on the Agenda, which will be posted on the Town Website. Verbal and written comment will be accepted. *

122543

LEGAL NOTICES

LEGAL NOTICE TOWN OF CALLICOON PLANNING BOARD NOTICE

IS HEREBY GIVEN that a Public Hearing will be held on May 9, 2024 @ 7:30 pm, at the Town Hall, 19 Legion Street Jeffersonville, N.Y., for a two lot subdivision property located at 7 Schaefer Rd, in the Town of Callicoon, Parcel Section 27, Block 1, Lot 12.11. Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing in relation thereto may be filed with the Board at such hearing.

N. Fred Fries
Chairman
Town of Callicoon
Planning Board
Dated: April 23, 2024
122538

**Classifieds...
Your One-
Stop
Bargain a
Where You
Will Always
Find What
You Need**

NOTICE OF NAMES OF PERSONS APPEARING AS OWNERS OF CERTAIN UNCLAIMED PROPERTY

Held by Excellus Health Plan, Inc.,
d.b.a. Excellus BlueCross BlueShield
165 Court St., Rochester, NY 14647

The following persons appear from our records to be entitled to unclaimed property consisting of cash amounts of fifty dollars or more.

Sullivan County, New York

KIPP, KENNETH
3 BAKER HILL RD
ROSCOE, NY 12776

QUINN, ASHLEY
14 HOOD ROAD
ROSCOE, NY 12776

ROMAN, JUANA
106 TONY A DWORETSKY LN
FERNDAL, NY 12734

A report of unclaimed funds will be made to Thomas P. DiNapoli, Comptroller of the State of New York. A list of the names contained in such a notice is on file and open to public inspection at the principal office of the Insurance company located at 165 Court Street, Rochester, New York 14647 where such abandoned property is payable.

Such held amounts of money will be paid or delivered to proven entitled parties by the Insurance company listed above through July 1, 2024. On or before September 10, any remaining unclaimed monies will be paid or delivered to the State Comptroller. If you see your name on the list above, an Unclaimed Funds letter/form was mailed to the address printed in this notice by our vendor MarketSphere Unclaimed Property Specialists. Please complete the letter/form and return it to MarketSphere's address which is provided on the letter. If you did not receive the mailed letter (ie, address has changed), please call 1-800-499-1275 and request a copy of the letter be mailed to you.

122378

TRUCKS

TRUCK 2017 SILVERADO 1/2 ton, extended cab, 6.5' bed. Mileage 29,900. Two wheel drive, \$32,500. One owner. By appointment 845-705-9223

FOR SALE

LARGE ROUND Bales of Net Wrapped Dry Mixed Grass Hay. Stored outside. Call 570-224-4002.

SUNSETTER Retractable Awning, 12' wide x 10' length, \$150. Call (845) 887-4586.

LEGAL NOTICES

LEGAL NOTICE NOTICE OF A SPECIAL MEETING MONTICELLO JOINT FIRE DISTRICT NOTICE

IS HEREBY GIVEN that the Board of Fire Commissioner's of the Monticello Joint Fire District will hold a Special Meeting at the Monticello Firehouse, 23 Richardson Avenue, Monticello, in the state of New York, on Wednesday, May 1st at 5:30 pm.

All meetings of the Board of Fire Commissioner's of the Monticello Joint Fire District are opened to the public as per the "Open Meetings Law" of the State of New York.

By order of the Board of Fire Commissioners
Monticello Joint Fire District
Doreen Huebner,
Secretary
122104

LEGAL NOTICE PUBLIC NOTICE TOWN OF FORESTBURGH PLANNING BOARD SULLIVAN COUNTY, NEW YORK

Notice is hereby given: The Town of Forestburgh Planning Board's scheduled meeting will be held at the Forestburgh Town Hall, 332 King Road, Forestburgh. Date: APRIL 23, 2024

Time: 7pm
The Board will review applications for special use permit, site plan approval and lot improvement for Trips 2 Win, LLC.
By Order of the Chairman, Richard Robbins
122393

Let the Classifieds work for you!

LEGAL NOTICES

LEGAL NOTICE NOTICE OF FORMATION OF NEW YORK LIMITED LIABILITY COMPANY

The name of the Limited Liability Company (the "Company") is Into The Wilde LLC; the date of filing of the Articles of Organization with the New York Department of State was March 21, 2024; the County in New York in which the office of the Company is located is Sullivan County, New York; the street address of the Company is 172 Awosting Road, Pine Bush, New York 12566; the Secretary of State has been designated as agent of the Company upon whom process may be served and the Secretary of State shall mail a copy of any process against the Company served upon him to counsel for the Company, Kalter, Kaplan, Zeiger & Forman, 6166 State Route 42, P.O. Box 30, Woodbourne, New York 12788; the duration of the Company is perpetual; the business purpose of the Company is to engage in any and all business activities permitted under the laws of the State of New York.

122086

LEGAL NOTICE

Notice of Formation of Flying Frog Farms, LLC. Articles of Org filed with SSNY on 03/12/2024. Office Location: Sullivan County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to: PO Box 464, Neversink, NY, 12765. Purpose: any lawful purpose or activity

121641

LEGAL NOTICE

The Jeffersonville Methodist Cemetery Association, Inc. will hold their annual meeting and trustee elections on Wednesday April 24, 2024 at 7:00 PM at 28 Maple Avenue, Jeffersonville, NY. 121558

An ad in the Democrat Doesn't Cost... It Pays!

Call Janet today to place your ad at 845-887-5200



THIS COMMON OUTDOOR PLANT CAN HELP PREVENT SOIL EROSION, MAKE A HOME LOOK NICE, AND CLEAN THE AIR.

ANSWER: GRASS

What's the Difference?

There are four differences between Picture A and Picture B. Can you find them all?



Answers: 1. Dog rolling in grass. 2. Flower in blue flower pot. 3. Missing plant on cart. 4. Tree has an extra branch

THIS DAY IN...



HISTORY

• **1803:** THOUSANDS OF METEOR FRAGMENTS FALL FROM THE SKIES OF L'AIGLE, FRANCE. THIS CONVINCES SCIENTISTS THAT METEORS EXIST.

• **1900:** FIRES CONSUME THE CANADIAN CITIES OF OTTAWA AND HULL, DESTROYING THEM IN 12 HOURS.

• **1954:** THE FIRST CLINICAL TRIALS OF JONAS SALK'S POLIO VACCINE BEGIN.

New Word

LAWN

an area of short, mown grass in a yard

How they SAY that in...

ENGLISH: Mow

SPANISH: Cortar

ITALIAN: Falciare

FRENCH: Tondre

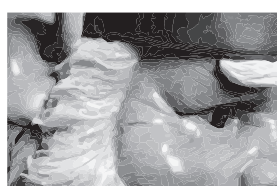
GERMAN: Mähen

Did You Know?

CENTRE COURT AT WIMBLEDON IN ENGLAND IS THE MOST EXPENSIVE LAWN IN THE WORLD. THIS TENNIS COURT REQUIRES A LOT OF UPKEEP.



GET THE PICTURE?



Can you guess what the bigger picture is?

ANSWER: GARDEN GNOME

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

April 23, 2024
Village of Wurtsboro
7 Pennsylvania Avenue
Wurtsboro, NY 12790-0001
845-888-2522

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Village of Wurtsboro.

REQUEST FOR RELEASE OF FUNDS

On or about Thursday, May 9, 2024, Village of Wurtsboro will submit a request to the Office of Community Renewal for the release of CDBG funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Sullivan Street Water Improvements Project, CDBG #1277PW128-23, for the purpose of removal and replacement of water mains, services, and a water tank to improve quality of water infrastructure and available fire flow within the Village of Wurtsboro.

The proposed improvements to the distribution system include: Replacing approximately one thousand (1,000) feet of 6-inch cast iron water main with 8-inch ductile iron from where the main enters Sullivan Street to the intersection of Kingston Avenue. Two hydrant assemblies will be installed on the new line, no further than 600-feet apart; Connecting the old 8-inch main to the new main; Replacement of 8 service connections to the new 8-inch water main on the south side of western Sullivan Street. These are residential homes that have service connections connected to the existing 6-inch water main that will be abandoned; Replacement of road paving for the length of the new main; and replacement of water storage tank. The total project cost for the water improvements is estimated to be approximately \$2,279,600 with NYS EFC Water Infrastructure Improvement grant (WIIA)- \$617,760.00, Local/Village Funds- \$411,840.00, CDBG Funding- \$1,250,000.00.

FINDING OF NO SIGNIFICANT IMPACT

The Village of Wurtsboro has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Village Hall, 7 Pennsylvania Avenue, Wurtsboro, N.Y. 12790 and may be examined or copied weekday's 9 A.M to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Gina Langowsky, Certifying Officer at 7 Pennsylvania Avenue, Wurtsboro, N.Y. 12790. All comments received by Wednesday, May 8, 2024, will be considered by the Village of Wurtsboro prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Village of Wurtsboro certifies to the Office of Community Renewal that Gina Langowsky in his/her capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The Office of Community Renewal's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Village of Wurtsboro to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The Office of Community Renewal will accept objections to its release of fund and the Village of Wurtsboro certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Village of Wurtsboro, (b) the Village of Wurtsboro has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the Office of Community Renewal; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Crystal Loffler, President, at Office of Community Renewal, Hampton Plaza, 38-40 State Street, 4th Floor, Albany, NY 12207. Potential objectors should contact the Office of Community Renewal to verify the actual last day of the objection period.

122387

**LEGAL NOTICE
TOWN OF DELAWARE
PUBLIC NOTICE OF ADOPTION OF LOCAL LAW**

PLEASE TAKE NOTICE that the Town Board of the Town of Delaware, in the County of Sullivan, State of New York, on April 10, 2024, duly enacted Local Law No. 1 of the Year 2024, and entered it in its minutes.

The aforesaid local law amended Article II of Chapter 193 of the Code of the Town of Delaware by increasing the income limits with respect to real property tax exemptions for persons over the age of 65 as follows:

Annual Income	Percentage Assessed Valuation Exempt From Taxation
\$31,600.00 or less	50%
Over \$31,600.00 but not more than \$32,600.00	45%
\$32,600.01 but not more than \$33,600.00	40%
\$33,600.01 but not more than \$34,600.00	35%
\$34,600.01 but not more than \$35,500.00	30%
\$35,500.01 but not more than \$36,400.00	25%
\$36,400.01 but not more than \$37,300.00	20%
\$37,300.01 but not more than \$38,200.00	15%
\$38,200.01 but not more than \$39,100.00	10%
\$39,100.01 but not more than \$40,000.00	5%

Dated: April 17, 2024

HON. TESS McBEATH, Town Clerk

122398

LEGAL NOTICE

**RESCHEDULING OF THE
MAY 1, 2024 MEETING OF THE
WHITE SULPHUR SPRINGS FIRE DISTRICT**

NOTICE IS HEREBY GIVEN that the White Sulphur Springs Fire Commissioners will be rescheduling their May 1, 2024, meeting. The new meeting date will be May 15, 2024 at 7PM at the White Sulphur Springs Firehouse located at 3352 State Route 52, White Sulphur Springs, New York.

Dated: April 17, 2024
Dana Austin, Secretary

Board of Commissioners
White Sulphur Springs
Fire District

122462

**LEGAL NOTICE
PUBLIC NOTICE**

Please take notice that the Town of Neversink Planning Board will hold a public hearing, pursuant to Section 267, Town Law, on the application of Neil Terwilleger for the purpose of a Special Use for the Installation of an Outdoor Boiler. Located at 119 Klothe Dr, Grahamsville NY (SBL# 32.-1-9.4).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Wednesday, May 1, 2024 at 7:00 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF PLANNING BOARD
TOWN OF NEVERSINK
PHILIP COOMBE III, CHAIRMAN

122545

**LEGAL NOTICE
PUBLIC NOTICE**

Please take notice that the Town of Neversink Planning Board will hold a public hearing, pursuant to Section 267, Town Law, on the application of Thomas and Janice Yager for the purpose of a Minor Subdivision Located at 441 Moore Hill Road, Grahamsville NY (SBL# 18.-1-6).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Wednesday, May 1, 2024 at 7:00 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF PLANNING BOARD
TOWN OF NEVERSINK
PHILIP COOMBE III, CHAIRMAN

122547

**LEGAL NOTICE
PUBLIC NOTICE**

Please take notice that the Town of Neversink Planning Board will hold a public hearing, pursuant to Section 267, Town Law, on the application of Nosso Posto for the purpose of a Special Use for the proposed relocation of a barbecue shack on its existing property. Located at 4 Schumway Rd, Neversink, NY (SBL# 35.-1-8.4).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Wednesday, May 1, 2024 at 7:00 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF PLANNING BOARD
TOWN OF NEVERSINK
PHILIP COOMBE III, CHAIRMAN

122546

LEGAL NOTICE

**NOTICE OF PUBLIC HEARING BEFORE
THE ZONING BOARD OF APPEALS**

NOTICE is hereby given pursuant to Section 250-60(D) of the Town of Lumberland Zoning Law, that the Zoning Board of Appeals of the Town of Lumberland will hold a public hearing on the 29th day of April, 2024 at 7:00 PM, or as soon thereafter as practicable, in the Town of Lumberland Municipal Building Meeting Room, 1054 Proctor Road, Glen Spey, New York 12737.

This hearing is for consideration of the application of Michael Mantel at properties owned by Michael Mantel, seeking to construct a Twenty-Four Foot by Thirty-Six Foot (24'x36') detached Garage in a location that does not conform to local Zoning requirements at property located at 1052 Forestburgh Road, Glen Spey, Town of Lumberland, New York 12737, and designated as Section 3F, Block 1, Lot 8.6 on the tax rolls for the Town of Lumberland. This property is located in the Rural Residential (RR) Zoning District.

The variances requested are to permit construction of an Accessory Structure (Garage) in the side-yard setback (Nineteen Feet [19'] from the property line where Seventy-five Feet [75'] is required), and closer to the road (in the front yard setback) than the principal structure (Residence).

A copy of the proposed site development plan is on file in the Office of the Building Official for the Town of Lumberland, 1054 Proctor Road, Glen Spey, New York, for inspection and review.

All interested parties, and all other persons will be given a reasonable opportunity to be heard in respect to the application. Persons may appear in person, by attorney, or through a representative.

Written communication in relation to the above hearing and application may be mailed or filed with the Town of Lumberland Zoning Board of Appeals, Town of Lumberland Municipal Building, 1054 Proctor Road, Glen Spey, New York 12737, or at the Public Hearing. All Communications should be marked with the name of the applicant and the date of the hearing.

Dated: 25 March 2024
Town of Lumberland
Zoning Board of Appeals
Daniel Edzenga, Chairperson

122096

**LEGAL NOTICE
NOTICE OF SALE
SUPREME COURT - COUNTY OF SULLIVAN**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

Against

ROSEANNE SOLLECITO

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 01/17/2024, I, the undersigned Referee, will sell at public auction, at the Sullivan County Courthouse, 414 Broadway, Monticello, New York 12701 (either on the front steps of the Sullivan County Courthouse or in the 1st floor lobby), on 5/21/2024 at 10:00AM, premises known as 8 Villa Roma Road., Callicoon, New York 12723, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town Of Delaware, County Of Sullivan And State Of New York.

Section 21 Block 1 Lot 3.4
The approximate amount of the current Judgment lien is \$537,536.73 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # E2008-4281 Cirino M. Bruno, Esq., Referee.
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573
Dated: 3/15/2024 File Number: 120-2294 CA

122132

LEGAL NOTICES

LEGAL NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN, that the Village of Monticello will receive sealed bids in accordance with the specifications therefore for the period of August 1st, 2024 through July 31st, 2025 which may be obtained without charge at the office of the Village Clerk, 2 Pleasant Street, Monticello, New York until Thursday, May 16th, 2024 at 2:00pm for the following items:

- Crusher Run
- #2 Fuel Oil
- LP Propane
- Oil & Greases

Sealed bids shall be mailed or delivered so that they shall be received at the Village Clerk's Office c/o Janine Gandy-McKinney, Village Clerk, 2 Pleasant Street, Monticello, NY 12701 at which time and place the bids will be opened and read aloud. Complete bids may also be received via email to the Village Clerk at the following address: clerk@villageofmonticello.com.

Dated:
Tuesday, April 23rd, 2024

Janine Gandy-McKinney
Village Clerk

122542

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
COUNTY OF SULLIVAN**

County of Sullivan will hold a public hearing on **May 2, 2024 at 9:25AM** in the Legislative Hearing Room in the Government Center at 100 North Street, Monticello, New York for the purpose of hearing public comments on the County of Sullivan Round 8 Restore NY application, as well as document a Property Assessment List of proposed properties to be applied for. The Restore NY Communities Initiative is administered by Empire State Development and Round 8 applications are due on May 22, 2024.

The hearing will provide an overview of the proposed project, as well as share a property assessment list. This list was compiled by the County and sets forth for each property a description of each building that includes the location, size and residential or commercial natures of each building, and whether the building is proposed to be demolished, deconstructed, rehabilitated or reconstructed.

Address	Size	Use	Project Type
363 East Broadway Monticello, NY 12701	8,350 square feet	Commercial	Rehabilitation
481 Broadway Monticello, NY 12701	5,000 square feet	Mixed Use	Rehabilitation

The Legislative Hearing Room in the Government Center at 100 North Street, Monticello, New York is accessible to persons with disabilities. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should contact the Clerk of the Legislature at the Sullivan County Government Center, 100 North Street, Monticello, New York at least one week in advance of the hearing date to allow for necessary arrangements. Written comments may also be submitted to the Clerk of the Legislature at the Sullivan County Government Center, 100 North Street, Monticello, New York until **Friday, May 3, 2024 at 5:00PM.**

122544

**LEGAL NOTICE
NOTICE OF FILING OF BANK MERGER ACT APPLICATION**

Notice is hereby given that Catskill Hudson Bank, a New York chartered commercial bank with its main office at 4445 State Route 42, Monticello, NY 12701, has filed an Interagency Bank Merger Act Application (the "Application") with the New York Regional Office of the Federal Deposit Insurance Corporation ("FDIC") for the merger of Catskill Hudson Bancorp, Inc., a bank holding company, with and into Catskill Hudson Bank, its New York chartered, wholly owned subsidiary commercial bank. Immediately thereafter, Catskill Hudson Bank will merge with and into Hudson Valley Credit Union ("HVCU"), a New York chartered credit union with its principal place of business at 137 Boardman Road, Poughkeepsie, NY 12603. HVCU will be the resultant institution after the merger.

It is contemplated that all offices of Catskill Hudson Bank and HVCU as of the effective date of the merger will continue to be operated by HVCU.

Any person wishing to comment on the Application may file his or her comments in writing with the Regional Director of the FDIC at its Regional Office, 350 Fifth Avenue, Suite 1200, New York, NY 10118-0110, not later than May 13, 2024. The nonconfidential portions of the Application are on file at the Regional Office and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.

122184

**LEGAL NOTICE
SHERIFF'S NOTICE OF SALE**

County of Sullivan's.
By Virtue of ONE Execution:
PE23001105, Fidelity National Title Insurance Company of New York, Inc. vs: Rocco and Julianna Correale, issued from a judgment entered on March 14, 2011, in the Supreme Court of the County of Nassau, State of New York, and docketed with the Clerk of Sullivan County on March 28, 2023, to me directed and delivered, against the goods and chattels, lands and tenements of Rocco and Julianna Correale

Therefore, I have seized and taken all the right, title and interest of said defendant(s) in and to the following described property, to wit:

see attached

WHICH PROPERTY I SHALL OFFER FOR SALE, as the law directs, on the 5th day of June, 2024 at 10:00 A.M., in the LOBBY, of the SULLIVAN COUNTY SHERIFF'S CIVIL OFFICE, located at 58 OLD ROUTE 17, in the VILLAGE of MONTICELLO, TOWN of THOMPSON, COUNTY of SULLIVAN, STATE of NEW YORK.

I will publish this Sherifrs Notice of Sale in The Sullivan County Democrat on the following dates: 4/9/24, 4/23/24, 5/7/24, 5/21/24 and 6/4/24.

Dated this 18th day of March, 2024.

By: Michael A. Schiff, Sheriff of Sullivan County

SHERIFF'S SALE FORM

TOWN OF: Rockland

TAX MAP NO.: 44.-1-19.1

SIZE: 34.87 Acres

LOCATION: 266 Back Shandeleer Road, Livingston Manor, NY 12758

ASSESSED VALUATION: \$53,400

OWNERS: Rocco and Juliana Correale

DATE DEED RECORDED: April 13, 2022

DEED DATE: March 30, 2022

LIBER & PAGE OF RECORDING: Instrument No. 2022-4109

121992

SERVICE DIRECTORY
'Business & Service Professionals'

IN THE
SULLIVAN COUNTY
Democrat

HANDYMAN

LESTER HANDYMAN
Lester Bawol
On Time, On Budget
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LEGAL NOTICES

LEGAL NOTICE

**DOCUMENT 001114
ADVERTISEMENT FOR BIDS**

One (1) Roofing Work Contract: 47511-T, Two (2) General Work Contracts 47581-C and 47587-C, (1) Plumbing Work Contract: 47582-P, (2) HVAC Work Contracts: 47581-H and 47582-H, and One (1) Electrical Work Contract 47582-E.

Sealed bids for the above Work located in the Geographic Contract Areas described below in Table 1 and comprising separate contracts for Construction Work, HVAC Work, Electrical Work, Plumbing Work, and Roofing Work, will be received by the Office of General Services (OGS), Design & Construction Group (D&C), Contract Management, 35th Fl., Corning Tower, Empire State Plaza, Albany, NY 12242, until 2:00 p.m. on the date indicated in Table 2 below, when they will be publicly opened and read. Each bid must be prepared and submitted in accordance with the Instructions to Bidders and must be accompanied by a bid security (i.e., certified check, bank check, or bid bond in the amount of \$25,000).

All successful bidders will be required to furnish a Performance Bond and a Labor and Material Bond pursuant to Sections 136 and 137 of the State Finance Law, each for 100% of the amount the Anticipated Annual Value of Work as noted in Table 2.

This Advertisement for Bids is for multiple Job Order Contracts (hereinafter called JOC). A Job Order Contract is an indefinite quantity contract pursuant to which the Contractor will perform a series of individual repair, alteration, modernization, maintenance, rehabilitation, demolition, and construction projects at different locations. Work is accomplished by means of issuance of a Job Order against a master contract. Under the JOC concept, the Contractor furnishes all management, documentation, labor, materials, and equipment needed to perform the Work. The State has published Construction Task Catalogs® containing a series of work items with pre-established Unit Prices. The Contractor will bid Adjustment Factors to be applied to the pre-established Unit Prices. The price paid by the State for an individual Project will be determined by multiplying the pre-established Unit Prices by the appropriate quantities and by the appropriate Adjustment Factor(s).

Table 1- Geographic Contract Areas

Geographic Contract Areas		
Contract #	Area Title	Counties Served
47511-T	1 & 2	Bronx, Kings, Nassau, New York, Queens, Richmond, Suffolk Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties of New York State
47581-C, H	1	Bronx, Kings, Nassau, New York, Queens, Richmond, & Suffolk Counties of New York State
47582-E, H, P	2	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester Counties of New York State
47587-C	7	Chemung, Livingston, Monroe, Ontario, Schuylar, Seneca, Steuben, Wayne, and Yates Counties of New York State

Table 2- Contract Values and Bid Due Dates

Contract Number	Anticipated Annual Value of Work	Bid Due Date
47511-T	\$2,000,000	15 May 2024
47581-C	\$1,000,000	15 May 2024
47581-H	\$1,000,000	15 May 2024
47582-E	\$1,000,000	15 May 2024
47582-H	\$1,000,000	15 May 2024
47582-P	\$1,000,000	15 May 2024
47587-C	\$1,000,000	15 May 2024

Prospective bidders must register for a Pre-Bid Conference to attend. The conference will be held for the purpose of discussing the JOC concept, Contract Documents, specifics of the OGS JOC program, OGS expectations, JOC from the Contractor's perspective (including how to properly prepare a bid) and other bid considerations. The attendees representing prospective bidders at the Pre-Bid Conferences should be principals of the firm and/or the individuals who will be compiling the bid on behalf of the firm. If the bidder is a joint venture, at least one party of the joint venture must register to attend a Pre-Bid Conference.

Pre-Bid Conferences – Zoom:

Using the links below, prospective bidders will need to register for one of the dates listed below. Prospective bidders will then receive a confirmation email with a link to join on the selected date. Prospective bidders will click on one of the provided links within the confirmation email and Zoom will launch. The system will walk prospective bidders through joining the meeting by audio either via phone or on their computer.

Wednesday May 1, 2024 - 10:00AM-12:00PM
Thursday May 2, 2024 - 10:00AM 12:00PM

Zoom Link – May 1, 2024
<https://gordian.zoom.us/join/zoom/register/tZlvcu-orT4rHNzV68wb8FyRzEFgxFSU7Blj>

Zoom Link – May 2, 2024
<https://gordian.zoom.us/join/zoom/register/tZcpdyuvrZ8rH9c-8-GMZk8n4c2z14EDA13Q>

Designated staff are Kimberly Belden, Catherine Skaczkowski, Jessica Hoffman, and Pierre Alric in the Division of Contract Management, telephone (518) 474-0203, fax (518) 473-7862. OGS D&C employees are also required to obtain certain information when contacted during the restricted period and to make a determination of the responsibility of the bidder pursuant to these two statutes. Certain findings of non-responsibility can result in rejection for contract award and in the event of two findings within a four-year period, the bidder is debarred from obtaining governmental Procurement Contracts.

Bidders responding to this Advertisement must familiarize themselves with the State Finance Law requirements and will be expected to affirm that they understand and agree to comply on the bid form. Further information about these requirements can be found within the project manual or at: <https://ogs.ny.gov/ACPL/>

Pursuant to Public Buildings Law § 8(6), effective January 11, 2020, for any projects where the project design commenced on or after January 1, 2020 and for any contracts over \$5,000 for the work of construction, reconstruction, alteration, repair, or improvement of any State building, a responsible and reliable NYS-certified Minority or Women-Owned Business Enterprise that submits a bid within ten percent of the lowest bid will be deemed the apparent low bidder provided that the bid is \$1,628,283 or less, as adjusted annually for inflation beginning January 1, 2020. If more than one responsible and reliable MWBE firm meets these requirements, the MWBE firm with the lowest bid will be deemed the apparent low bidder.

Project commenced design before January 1, 2020. Not subject to provision.
X Project commenced design on or after January 1, 2020. Subject to provision.

Pursuant to New York State Executive Law Article 15-A and the rules and regulations promulgated thereunder, OGS is required to promote opportunities for the maximum feasible participation of New York State-certified Minority and Women-owned Business Enterprises ("MWBEs") and the employment of minority group members and women in the performance of OGS contracts. All bidders are expected to cooperate in implementing this policy. OGS hereby establishes an overall goal of 30% for MWBE participation, 15% for Minority-Owned Business Enterprises ("MBE") participation and 15% for Women-Owned Business Enterprises ("WBE") participation (based on the current availability of qualified MBEs and WBEs). The total contract goal can be obtained by utilizing any combination of MBE and/or WBE participation for subcontracting and supplies acquired under this Contract. Trades with 0% goals are encouraged to make "good faith efforts" to promote and assist in the participation of MWBEs on the Contract for the provision of services and materials.

Article 17-B of the New York State Executive Law provides for more meaningful participation in public procurement by certified Service-Disabled Veteran-Owned Businesses ("SDVOBs"). Bidders are expected to consider SDVOBs in the fulfillment of the requirements of the Contract. Such participation may be as subcontractors or suppliers, as protégés, or in other partnering or supporting roles. OGS hereby establishes overall goals for SDVOBs' participation under this contract as follows: 3% for the P trade contractor, 3% for the C trade contractor, 3% for the H trade contractor, 3% for the E trade contractor, and 3% for the T trade contractor, based on the current availability of qualified SDVOBs. Trades with 0% goals are encouraged to make "good faith efforts" to promote and assist in the participation of SDVOBs on the Contract for the provision of services and materials.

The Bidding and Contract Documents for this Project are available for viewing and downloading from OGS Design & Construction's plan room hosting service, Bid Express. Vendors wishing to view and/or download bid documents must complete a one-time registration for the Bid Express service. There is no cost to register for Bid Express. Registration along with viewing and downloading of documents can be accessed at the following link:
<http://www.bidexpress.com>

For questions about downloading of bid documents, please send an e-mail to support@bidexpress.com, or call the Bid Express toll-free number at (888) 352-2439.

For all other questions, please send an email to DCPlans@ogs.ny.gov, or call (518) 474-0203.

For additional information on this project, please use the link below and then click on the project number:
<https://online.ogs.ny.gov/dnc/contractorConsultant/esb/ESBPlansAvailableIndex.asp>.

OGS Design & Construction Group

LEGAL NOTICES

**LEGAL NOTICE
ELDRÉD CENTRAL SCHOOL DISTRICT
600 Route 55, Eldred, NY 12732**

PUBLIC NOTICE is hereby given that sealed bids will be received for the following project:

Contract 1: Eldred Junior & Senior High School at 600 Route 55 Eldred, NY 12732 and George Ross MacKenzie Elementary School, 1045 Proctor Road, Glen Spey, NY 12737

The Scope of Work described in the documents consists of the following:

Eldred Junior & Senior High School and George Ross MacKenzie Elementary School
• Contract 1 GC: General Construction

The bids shall be in accordance with the Specifications, Drawings, and Terms of this Contract. Bids will be received by **Eldred Central School District**, until 3:00 p.m. prevailing time on **Thursday, April 29, 2024** at which time they will be publicly opened and read aloud. The bid opening will take place at the Eldred Central School District's Office at 600 State Route 55, Eldred, NY 12732. The Eldred Central School District will make the bid opening available at the Eldred Junior & Senior High School, location in school to be determined.

OBTAINING DOCUMENTS

Complete sets of Bidding Documents, drawings and specifications, may be obtained from Fellenzer Engineering, LLP, 22 Mulberry Street, Suite 2A, Middletown, NY 10940 Tel: (845) 343-1481. A deposit check for six hundred dollars (\$600.00) will be required for each set of plans and specifications distributed, which amount will be refunded only to those submitting formal bids and if said plans and specifications are returned in good condition within two (2) weeks after their bids have been received. Checks or money orders shall be made payable to **Fellenzer Engineering, LLP**. Any bidder requiring documents to be shipped shall provide a separate check for one hundred dollars (\$100.00) for postage and shipping costs. Complete digital sets of Bidding Documents, drawings, and specifications can be viewed and downloaded upon request and receipt of deposit(s).

For further information about obtaining the documents, contact Maria Baptista at Savin Engineers. P.C.

3 Campus Drive
Pleasantville, NY 10570
203.273.7117 (mobile) or mbaptista@savinengineers.com

BID SUBMISSIONS

Each proposal must be accompanied by security in the amount of not less than five percent (5%) of the bid, in the form and subject to the conditions stipulated in the Information to Bidders. No Bidders shall withdraw his/her bid within sixty days (60) after the formal opening thereof.

The Owner reserves the right to waive any informalities in any proposals, or to reject any or all proposals and to advertise for new proposals. The accepted low bidder(s) will be required to furnish a one-hundred percent (100%) Performance Bond, Labor and Material Payment Bond, and produce all insurance in amounts not less than specified under the General Conditions and Special Provisions.

Site Inspection: A pre-bid walkthrough with the bidders will not be required.

REQUESTS FOR INFORMATION

All Pre-bid "Requests for Information" (RFI) or Clarification must be submitted **NO LATER THAN Friday, April 19, 2024, @ 3:00 p.m.**

The Eldred Central School District reserves the right to reject any and all bids and to make bid awards that are consistent with its purchasing policy/regulations and which are in the best interests of the School District.

122191

LEGAL NOTICE

Supplemental Summons And Notice Of Object Of Action Supreme Court Of The State Of New York County Of Sullivan Action To Foreclose A Mortgage Index #: E2023-414 Freedom Mortgage Corporation Plaintiff, Vs V.T.W. (Full Name Redacted As Defendant Is A Minor) As Heir To The Estate Of Kia N.C. Williams, Unknown Heirs Of Kia N.C. Williams If Living, And If He/She Be Dead, Any And All Persons Unknown To Plaintiff, Claiming, Or Who May Claim To Have An Interest In, Or General Or Specific Lien Upon The Real Property Described In This Action; Such Unknown Persons Being Herein Generally Described And Intended To Be Included In Wife, Widow, Husband, Widower, Heirs At Law, Next Of Kin, Descendants, Executors, Administrators, Devises, Legatees, Creditors, Trustees, Committees, Lienors, And Assignees Of Such Deceased, Any And All Persons Deriving Interest In Or Lien Upon, Or Title To Said Real Property By, Through Or Under Them, Or Either Of Them, And Their Respective Wives, Widows, Husbands, Widowers, Heirs At Law, Next Of Kin, Descendants, Executors, Administrators, Devises, Legatees, Creditors, Trustees, Committees, Lienors, And Assigns, All Of Whom And Whose Names, Except As Stated, Are Unknown To Plaintiff, Sustainable Neighborhoods Llc, People Of The State Of New York, United States Of America On Behalf Of The Irs John Doe (Those Unknown Tenants, Occupants, Persons Or Corporations Or Their Heirs, Distributees, Executors, Administrators, Trustees, Guardians, Assignees, Creditors Or Successors Claiming An Interest In The Mortgaged Premises.) Defendant(S). Mortgaged Premises: 220 Yulan-Barryville Road Barryville, Ny 12719 To The Above Named Defendant: You Are Hereby Summoned To Answer The Complaint In This Action, And To Serve A Copy Of Your Answer, Or, If The Complaint Is Not Served With This Supplemental Summons, To Serve A Notice Of Appearance, On The Plaintiff(S) Attorney(S) Within Twenty Days After The Service Of This Supplemental Summons, Exclusive Of The Day Of Service (Or Within 30 Days After The Service Is Complete If This Supplemental Summons Is Not Personally Delivered To You Within The State Of New York). In Case Of Your Failure To Appear Or Answer, Judgment Will Be Taken Against You By Default For The Relief Demanded In The Complaint. The Attorney For Plaintiff Has An Office For Business In The County Of Erie. Trial To Be Held In The County Of Sullivan. The Basis Of The Venue Designated Above Is The Location Of The Mortgaged Premises. To Unknown Heirs Of Kia N.C. Williams Defendant In This Action. The Foregoing Supplemental Summons Is Served Upon You By Publication, Pursuant To An Order Of Hon. E. Danielle Jose-Decker Of The Supreme Court Of The State Of New York, Dated The Nineteenth Day Of March, 2024 And Filed With The Complaint In The Office Of The Clerk Of The County Of Sullivan, In The City Of Monticello. The Object Of This Action Is To Foreclose A Mortgage Upon The Premises Described Below, Executed By Kia N.C. Williams Dated The April 12, 2021, To Secure The Sum Of \$138,121.00 And Recorded At Instrument No. 2021-4396 In The Office Of The Sullivan County Clerk, On The May 3, 2021. The Mortgage Was Subsequently Assigned By An Assignment Executed July 8, 2022 And Recorded On July 8, 2022, In The Office Of The Sullivan County Clerk At Instrument Number 2022-7202. The Property In Question Is Described As Follows: 220 Yulan-Barryville Road, Barryville, Ny 12719 NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: March 22, 2024 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 80155

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Legal Notices
online at scdemocratonline.com



CONTRIBUTED PHOTO

Literacy Volunteers received a check for \$2,500 from the Wolf Lake Neighbors Foundation.

Wolf Lake Neighbors award grant to Literacy Volunteers

DATELINE — Literacy Volunteers of Sullivan County is pleased to announce they have been awarded a second-year grant of \$2,500 from The Wolf Lake Neighbors Foundation, Inc. This grant will enable the LVSC to keep the Wednesday night class of English as a Second Language (ESL) for this year. "Sullivan County has a culturally diverse population with 28% of our residents speaking languages other than English at home, and about one in five members of the Sullivan County community lack basic literacy skills," said Angela Dutcher, Executive Director of Literacy Volunteers.

Currently, Literacy Volunteers offers five classes for ESL learners at their facility on North Street in Monticello. These classes are open to all new English Language learners and run once a week for two-hour sessions. "With the recent influx of immigrants into our community, the need for ESL classes is greater than ever," said Mrs. Dutcher, "and the Wolf Lake Neighbors grant will allow us to meet this need."

Wolf Lake Neighbors Foundation, Inc. is a nonprofit 501 (c) (3) charitable organization, supported by homeowners at nearby Wolf Lake. It is engaged in charitable activities in the towns of Mamakating and Thompson. "We support literacy initiatives, particularly adult literacy programs," said Jean Eifert, a director of the Foundation, "In partnership with the Literacy Volunteers of Sullivan County, we can make a difference at the local level."

Visit literacysullivan.org and wolflakeneighbors.org for more information on supporting our local community.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING BOARD**

NOTICE is hereby given pursuant to Section 250-68(A) of the Town of Lumberland Zoning Law, that the Planning Board of the Town of Lumberland will hold a public hearing on the 13th day of May, 2024 at 7:30 PM, or as soon thereafter as practicable, in the Town of Lumberland Municipal Building Meeting Room, 1054 Proctor Road, Glen Spey, New York 12737.

This hearing is for consideration of the application of Stephen and Emily Cahnmann at properties owned by Stephen and Emily Cahnmann, seeking to Subdivide and Reconfigure parcels into Three (3) Lots that conform to local Zoning requirements at property located at 142 & 173 Tuthill Road, Barryville, Town of Lumberland, New York 12719, and designated as Section 31, Block 1, Lots 18.2 and 11.5 on the tax rolls for the Town of Lumberland. This property is located in the Hillside Zoning District.

A copy of the proposed minor Subdivision plan is on file in the Office of the Building Official for the Town of Lumberland, 1054 Proctor Road, Glen Spey, New York, for inspection and review.

All interested parties, and all other persons will be given a reasonable opportunity to be heard in respect to the application. Persons may appear in person, by attorney, or through a representative.

Written communication in relation to the above hearing and application may be mailed or filed with the Town of Lumberland Zoning Board of Appeals, Town of Lumberland Municipal Building, 1054 Proctor Road, Glen Spey, New York 12737, or at the Public Hearing. All Communications should be marked with the name of the applicant and the date of the hearing.

Dated: 8 April 2024
Town of Lumberland
Planning Board
Douglas Dobrzynski, Chairperson

122190