



LEGAL NOTICES

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TAX COLLECTION LEGAL NOTICE - 2025
Susan Lynn Brown, Town of Bethel Tax Collector
Email: BethelTaxCollector@hvc.rr.com
Phone: 845-583-4350 x108

Notice is hereby given: that I, Susan Lynn Brown, Town of Bethel Tax Collector have received the Tax Roll and Warrant for Collection of property taxes in the Town of Bethel, Sullivan County, New York for the year 2025 and fixed the following information/schedule for receiving taxes:

CHECKS SHOULD BE PAYABLE TO "TOWN OF BETHEL TAX COLLECTOR"

ALL CHECKS ARE SUBJECT TO COLLECTION

1. IF PAYING BY REGULAR MAIL:

- Town of Bethel Tax Collector
PO Box 561, White Lake, NY 12786-0561
2. IF PAYING IN PERSON OR BY OVERNIGHT MAIL:
Town of Bethel Tax Collector
3454 Route 55, White Lake, NY 12786
3. IF PAYING BY DEBIT/CREDIT CARD or by ACH/eCheck, GO TO: https://townofbethelny.us/tax-collector or www.TaxLookup.Net, Sullivan County, Town of Bethel
(NOTE: For debit/credit cards, the vendor charges a 2.65% service fee, \$3.00 minimum)
FOR ACH/eChecks, the vendor charges a \$1.50/transaction fee)

TAX COLLECTOR OFFICE HOURS:

9:30 a.m. to 2:30 p.m. on the following dates:
JANUARY 2025: every Tuesday, Thursday, Friday & Saturday
FEBRUARY 2025: Tuesday, February 25th, Thursday, February 27th, Friday, February 28th
MARCH 2025: Thursday, March 27th, Friday, March 28th & Saturday, March 29th & Monday, March 31st

Any changes to the above in-person schedule will be posted on the Town of Bethel website: www.townofbethelny.us or the Town of Bethel Facebook page: Town of Bethel New York.

ALL PAYMENTS WITH CASH MUST BE EXACT - WE WILL NOT HAVE CHANGE FOR CASH.

Please bring/send your tax bill or photocopy of the bill when making payments. Write your Tax Map Number (SBL) on your check and please provide us with your phone number and email address. Without the proper bill/owner identification, we will NOT be able to process your payment. We are not liable for mistakes made by the payee.

An additional \$2 penalty will be added to your bill when the unpaid notices are sent on or before March 3rd (NYS Law)
(Upon Request) Receipts will be mailed for full/final payment.
\$20 Returned Check Charge (NSF) plus bank fees (if any), per check.
Re-presented checks must be bank checks, i.e. Certified Check

\*\* PAYMENT SCHEDULE \*\*

Full Payment in January 2025 If, paying in full, please return the entire tax bill with your payment (including your telephone number)
Installment payments MUST be paid as follows:
January - 50% due by 1/31/2025 at 0% interest. Please send the "Payment #1" stub with your check & add your telephone number.
February - 25% due by 2/28/2025 at 1% interest on remaining amount. Please send the "Payment #2" stub & add your telephone number.
March - 25% due by 3/31/2025 at 2% interest + \$2.00 unpaid notice fee. Please send the remainder of the bill & add your telephone number.

RECEIPTS FOR JANUARY & FEBRUARY INSTALLMENT PAYMENTS WILL ONLY BE SENT UPON REQUEST. You may obtain a duplicate tax bill/receipt or check the status of your 2025 payment at www.TaxLookup.net, Sullivan County, Town of Bethel.

If payments are not timely (i.e., postmarked by the US Post Office), they will not be accepted. (Postage meter stamps are not acceptable) If you miss the January 31, 2025 (postmarked) deadline, the installment payments are no longer an option. All tax payments postmarked after January 31, 2025, will be subject to a late penalty (or penalties), as listed above. LATE PAYMENT PENALTIES WILL BE STRICTLY ENFORCED. Credit, Debit & eChecks can only be made with the first payment you make (meaning you cannot pay by credit, debit & eChecks for all installment payments, just the full payment or the first installment payment.)

If you no longer own the property as of January 1, 2025, or your address has changed, please note your new address & return it with the tax bill (as well as your payment); we will update our records. All address changes must be in writing. Property Owners 65 years of age or older may be eligible for senior citizen's tax exemptions on their primary residence. IF YOU ARE A SENIOR CITIZEN, A PERSON WITH A PHYSICAL DISABILITY AND/OR A VETERAN, YOU MAY BE ENTITLED TO A PARTIAL EXEMPTION FROM PROPERTY TAXES. Eligible homeowners have until March 1, 2025, to apply for exemptions. Renewal exemptions are required annually. Please contact the Town of Bethel Assessor's office (845-583-4350 extension 103 or 104) for more information.

The Town of Bethel Tax Collector's Warrant expires March 31, 2025. If you need to make a payment after March 31, 2025, please contact the Sullivan County Treasurer's Office at (845) 807-0200 - 100 North Street, Government Center, Monticello, New York 12701.

129281

LEGAL NOTICE

NOTICE OF RECEIPT OF TAX ROLL AND WARRANT

PLEASE TAKE NOTICE, that I, Laurie Dutcher, the undersigned collector of taxes of the Town of Liberty, County of Sullivan and State of New York, have duly received the tax roll and warrant for the collection of taxes within the Town of Liberty for the year 2025. I will collect taxes from January 3, 2025, Monday - Friday from 9:00 a.m. - 4:00 p.m. except for weekends and holidays.

TAKE FURTHER NOTICE, that taxes may be paid on or before January 31, 2025 without penalty or interest.
TAKE FURTHER NOTICE, that the County and Town installment payment schedule is as follows:

- January- 50% due by January 31, 2025
February -25% due by February 28, 2025 at 1% interest
March- 25% due by March 31, 2025 at 2% interest and subject to a \$2.00 penalty.

TAKE FURTHER NOTICE, that pursuant to the provisions of the law, the tax roll of the Town of Liberty will be returned to the County Treasurer of the County of Sullivan on the 1st day of April, 2025.

December 30, 2024 Laurie Dutcher, Tax Collector
Town of Liberty

129167

LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, Plaintiff AGAINST Jacqueline Brady a/k/a Jacqueline M. Brady a/k/a Jacqueline Mae Brady, Individually and as Administratrix of the Estate of Andrew Levine if she be living or dead, her spouse, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residence are unknown to Plaintiff; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 24, 2024 I, the undersigned Referee, will sell at public auction at the front steps or 1st Floor Lobby of the Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on January 21, 2025 at 2:30PM, premises known as 21 Oxford Drive, Bethel, NY 12720. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Bethel, County of Sullivan, State of NY, Section 53. Block 1 Lot 79. Approximate amount of judgment \$330,814.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E2019-1265. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 3rd Judicial District. Kamal Inder Singh Alagh, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: December 5, 2024 83730

128796

TAX COLLECTION LEGAL NOTICE 2025
Staci Conjura, Town Clerk/Tax Collector
273 Main Street, PO Box 307, Grahamsville, NY 12740
Email: townclerk@townofneversink.org Phone: 845-985-2262 x307

PLEASE TAKE NOTICE that I, Staci Conjura, will collect taxes in the Town of Neversink Town Hall, 273 Main St., Grahamsville, NY, according to the following schedule:

Hours: Monday-Friday 8:30 a.m.- 4:30 p.m.
Closed Weekends and Holidays

I will collect taxes on Saturday, January 25, 2025 from 10:00 am to 2:00 pm at the Neversink Town Hall.

\*\* SCHEDULE OF FEES \*\*

Table with 2 columns: Month, Fee Percentage
January . . . . .Par
February . . . . .1%
March. . . . . 2%

- An additional \$2 penalty will be added to your bill when the unpaid notices are sent on or before March 3 (NYS Law).
After March 31, 2025 taxes are payable to the Sullivan County Treasurer; call 845-807-0200 for amount.

\*\* PAYMENT SCHEDULE \*\*

If paying in full, please return entire tax bill with your payment. It will be stamped paid and returned.

Installment payments may be paid as follows:

- January - 50% due by 1/31/2025 at 0% interest. Please send the "Payment #1" stub with your check.
February - 25% due by 2/29/2025 at 1% interest on remaining account. Please send the "Payment #2" stub.
March - 25% due by 3/31/2025 at 2% interest + \$2.00 unpaid notice fee. Please send entire bill and I will return it to you as your receipt.

RECEIPTS FOR JAN/FEB INSTALLMENT PAYMENTS WILL ONLY BE SENT UPON REQUEST.

MAIL PAYMENT TO:
Town of Neversink
273 Main Street, PO Box 307
Grahamsville, NY 12740

Please include your phone number on the payment stub or on your check in case the collector needs to reach you.

You may obtain a duplicate tax bill/receipt, or check the status of your payment at www.townofneversink.org
If payments are not timely (i.e., postmarked) they will not be accepted. If you miss the January 31 (postmarked) deadline the installment payments are no longer an option. All tax payments postmarked after January 31, 2025 will be subject to late penalty as listed above. LATE PAYMENT PENALTIES STRICTLY ENFORCED.

Receipts will be mailed for full/final payment. There is a \$20 returned check charge.

IF YOU ARE A SENIOR CITIZEN AND/OR A VETERAN, YOU MAY BE ENTITLED TO A PARTIAL EXEMPTION FROM PROPERTY TAXES. Eligible homeowners have until March 1 to apply for such exemptions. For further information please call or write our Assessor Bryan Delaney, 845-985-2262 x323 or assessors@townofneversink.org.

If you no longer own this property or if your address has changed, please call and we will adjust our records. To access the Town Code, meeting minutes, forms & other helpful information: www.townofneversink.org

128802

2025 TAX COLLECTION LEGAL NOTICE

Notice is hereby given that I, Susan Hoffman, Town Clerk/Tax Collector have received the Tax roll and Warrant for the Collection of taxes in the Town of Highland, Sullivan County, New York, for the year 2025 and have fixed the following schedule for receiving taxes:

MAKE CHECKS PAYABLE TO: Town of Highland Tax Collector
Mailing address: Town of Highland, PO Box 138, Eldred, NY 12732
Include your Bill or Tax Map Number (i.e., 14.-1-92) and PHONE # on your check.

NO POST-DATED CHECKS WILL BE ACCEPTED! POST-DATED CHECKS WILL BE RETURNED. ANY LATE FEES INCURRED WILL BE THE RESPONSIBILITY OF THE PAYOR.

In person at Town of Highland Town Hall
4 Proctor Road
Eldred, NY 12732
Office Hours: Monday - Tuesday - Thursday - Friday - 8:30 am - 3:00 pm
Wednesday 8:30 am - 11:30 am - 4:00 pm - 7:00 pm
Saturdays - January 4, 11, 18, 25, 2025 - 9:00 am - 11:00 am

\*\*\*PLEASE NOTE THAT THERE IS APPROXIMATELY A 2.65% FEE, PLUS A 40 CENT TRANSACTION CHARGE FOR USING CREDIT CARDS\*\*\*ECHECKS \$1.50 FLAT FEE FOR ALL SUBMISSIONS

In the event of inclement weather please call the office to confirm availability (845) 557-6085.

If using Installment Plan: FIRST PAYMENT MUST BE POSTMARKED NO LATER THEN JANUARY 31, 2025

Send "Payment #1" stub only with your check DUE by January 31, 2025 - 0%

Send "Payment #2" stub only with your check DUE by February 29, 2025 - 1% on unpaid balance

Send "Payment #3" stub only with your check DUE by March 31, 2025 - 2% on unpaid balance

\*An additional \$2 penalty will be added to your bill when the unpaid notices are sent on or before March 3 (NYS Law).

If you pay in full, please return the entire bill with your payment. It will be stamped paid and returned.

This Tax Collector's Warrant expires March 31, 2025. Payments made after that date are payable to the Sullivan County Treasurer, with interest, according to section 924-A of the Real Property Tax Law. You must call (845) 807-0200 to find out the total amount due.

Receipts will be mailed for full/final payment.

If you no longer own this property or have had a change of address, please notify the assessor with the new information or forward the bill to the rightful owner if possible.

"IF YOU ARE A SENIOR CITIZEN, A PERSON WITH A PHYSICAL DISABILITY AND/OR A VETERAN, YOU MAY BE ENTITLED TO A PARTIAL EXEMPTION FROM PROPERTY TAXES. Eligible homeowners have until March 1 to apply for such exemptions. For further information please call or write to the assessor's office: Assessor, Lorry King, 4 Proctor Rd, Eldred, NY 12732 or (845) 557-6563.

129283

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### MOVING TOWARDS HEALTH

MAGGI FITZPATRICK

## Intentions for the New Year



CONTRIBUTED PHOTO

If you're looking to make changes in your life, check in with your current routines because they might be hindering your progress.

most helpful tools we can develop to reach our goals. Once we figure out what works for us at the time, repeating it takes away a lot of the stress of repeated decision making. A problem can arise, though, when our goals change and we continue to rely on routines of the past.

In order to see changes in our results, we must make changes to our routines. It is only through making changes and pushing ourselves out of our comfort zone that we will see the results we desire. The new year is a perfect time to evaluate the routines that have become a part of our everyday lives and check

in on whether or not they are continuing to help us reach our goals, or if they are beginning to hinder us because they are no longer aligned.

After evaluating my routines around my sleep schedule, I noticed some changes that needed to be made. First, I figured out what time would be ideal for me to wake up in the morning, which turns out to be 6:00 am based on when I feel my best waking up and my husband's schedule. Since I prioritize getting at least eight hours of sleep each night, I need to be asleep by 10:00 pm. In order to accomplish this, I now begin getting ready for bed when the clock turns to 9:00 pm. This allows me enough time to do everything I need to do to wind down for sleep.

Getting up earlier in the morning hasn't been an easy change to make, and it isn't always fun, but I always feel calmer and more energized on the days that I do. If you have a new goal, check in on your routines surrounding it that may be unintentionally sabotaging your progress. Remember, nothing changes if nothing changes.

Xoxo, Coach Maggi

## SPORTS YEAR IN REVIEW 2024:

CONTINUED FROM PAGE 6B through this season's competition to see who would come out on top with the 8-Man division crown.

### NOVEMBER

#### THE BULLDOGS ARE BACK!

The Sullivan West Bulldogs grab the Section IX, 8-Man title with their win over the Pawling Tigers. In much of a repeat of last year's meeting with the Tigers, the Bulldogs punched their ticket to Regionals again this year. Sullivan West clenched a big win bringing home the title with a 46-14 victory over Pawling.



ALEX KIELAR

Sophomore Todd Walter of the SW Bulldogs ran for 61 receiving yards against Pawling.

### DECEMBER

#### BIG BUCK CONTEST MARKS ITS 51ST YEAR

The Sullivan County Democrat entered its 51st year of hosting the Annual Buck Hunt Contest. The contest draws interest every year from avid hunters vying for the top prize. Hunters from Delaware, Sullivan and Ulster Counties in New York and Wayne and Pike County, PA participated in the contest. A free mounting from Rod's Taxidermy, along with a \$150 prize. The first-place winner was Paul VanValkenburg of Grahamsville. Collin Flynn took home a very close second place. Coming in first in the Heavy Deer Contest was Joe Grisafi. Neil Price and Matt Berger tied for second.



CONTRIBUTED PHOTO

Joe Grisafi won \$100 from The Sullivan County Democrat in the Heavy Deer Contest.

### OCTOBER



ANTHONY MORGANO

Sullivan West Bulldogs in an October matchup against Manor/Roscoe combined teams.

### NOVEMBER



ALEX KIELAR

The Sullivan West Bulldogs in the midfield after their win over Pawling to bring home the Section IX title for the second year in a row.

### DECEMBER



CONTRIBUTED PHOTO

Paul VanValkenburg took home 1st place with a 12-point buck in the 51st Annual Buck Hunt Contest.

### Federation of Sportsmen's Clubs of Sullivan County, Inc.

## First Annual Sportsmen's Banquet Saturday, February 1, 2025 1-4 p.m.

(snow date February 2)

**\$30 per person**

To be held at the

**White Sulphur Springs Fire Department**

**3352 Route 52**

**White Sulphur Springs, NY 12787**

We can't have a coyote contest anymore, but we're still going to have the same banquet that we always have. There will be gun raffles, door prizes, 50-50s, the famous "Booze and Bullets" sled full of cheer and ammo, prizes galore and, of course, the awesome roast beef dinner served by the firemen of Station 36. Bored on a slow winter day with not much going on? Come out and join us for a great time and celebrate the sportsman tradition with us!

If you have any questions, contact Gary (845) 798-4612 or John (845) 292-8375.

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#### LEGAL NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN MORTGAGE ASSETS MANAGEMENT LLC, Plaintiff AGAINST SHARON PRATT AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, OSWALD LEE ALLEN, JR. AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, TODD DAVIS AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, EARL ALLEN AS HEIR TO THE ESTATE OF OSWALD LEE ALLEN A/K/A OSWALD L. ALLEN, UNKNOWN HEIRS OF OSWALD L. ALLEN OF OSWALD L. ALLEN 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; ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered August 2, 2023, I, the undersigned Referee will sell at public auction at the in the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on January 21, 2025 at 10:00AM, premises known as 47 Waverly Avenue, Monticello, NY 12701. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Thompson and partially in the Village of Monticello, County of Sullivan and State of New York, Section 117, Block 4, Lot 7. Approximate amount of judgment \$166,858.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #2019-274. The aforementioned auction will be conducted in accordance with the District and SULLIVAN County Auction Plan in effect at this time. Jason P. Sautter, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-006303 83233

128797

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#### LEGAL NOTICE

Notice is hereby given that the County of Sullivan Industrial Development Agency will hold its regular monthly meetings during the year 2025 according to the schedule below.

January 13, February 10, March 10, April 7, May 12, June 9, July 14, August 11, September 8, October 20, November 10, and December 8: 11:00 AM in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York.

Notices of special meetings and public hearings will be posted in the Office of the Sullivan County Legislature, 100 North Street, Monticello, New York. Meeting and public hearing information will also be posted on the Agency's website, www.sullivanida.com. The official newspaper of the County of Sullivan Industrial Development Agency is the Sullivan County Democrat.

By Order of the County of Sullivan Industrial Development Agency  
Jennifer M Flad  
Executive Director  
January 3, 2025

129485

### LEGAL NOTICE NOTICE OF PUBLIC HEARING TO USE CAPITAL RESERVE FUNDS FOR PURCHASE OF AN EVEREST 14 FOOT TRUCK BODY

PLEASE TAKE NOTICE that on January 2, 2025 at 7:00 p.m., at the reorganization meeting of the Town Board of the Town of Cochection, Sullivan County, New York, the Town Board adopted a resolution to authorize the use of Capital Reserve Funds, in an amount not to exceed \$140,000.00, for the purchase of an Everest 14' SDS Dump Body with Roll Rite Electric Drive Tarp, LED Body Lights Poly Fenders, camera system with 2 cameras, and oak sideboards. It is hereby noted that this resolution is adopted subject to permissive referendum. Any petitions protesting against such resolution and requesting that it be submitted to the qualified electors of the Town for their approval or disapproval must be filed with the Town Clerk within 30 days of this publication.

BY ORDER OF  
COCHECTION TOWN BOARD  
Maryann Oumrim  
Town Clerk  
Dated: January 02,2025

129468

### LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES

#### LEGAL NOTICE TOWN OF FALLSBURG ZONING BOARD JANUARY 16, 2025 MEETING AGENDA

\*\* Please be aware that while the Town of Fallsburg Planning Board will continue to review all applications on the merits and based on Town of Fallsburg Zoning Code, Subdivision Code, and other applicable laws and regulations, a Planning Board approval does not guarantee issuance of a water or sewer permit by the Department of Public Works. Due to current and expected future constraints on both the water and sewer systems, which were discussed and open to public comment during a joint Town Board, Planning Board, and Zoning Board of Appeals meeting on May 9, 2022, all water and sewer connection and extension applications will be accepted or denied based on the then-existing facts and circumstances. Each application made for connection or extension to the Town of Fallsburg water or sewer systems will include a review by the Town Engineer and will be guided by the Town Engineer's expertise and knowledge about the Town's water and sewer systems, the public health, safety, and welfare, and the publicly available water and sewer systems information that is posted at the Department of Public Works for public viewing. The Town Board is taking reasonable measures to address the water and sewer capacity issues.\*\*

TOWN OF FALLSBURG ZONING BOARD MEETING -January, 16, 2025, NEW MEETING ROOM, 19 Railroad Plaza, South Fallsburg NY 12779.

The work session will begin at 6:30 p.m. to discuss items on the agenda with the meeting to commence at 7:00 p.m. The public can attend via telephone by dialing (929 205 6099 (New York) Meeting ID: 948 7897 4605).

#### ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

#### PUBLIC HEARINGS:

1. SUNSHINE ESTATES - SBL: 47-1-25.2/28

#### NEW BUSINESS:

1. SUNSHINE ESTATES - SBL: 47-1-25.2/28 - Area variance to reduce minimum lot width from 150' to 118.57' and reduce allow lot coverage to go from allowable 25% to 25.68%. Zone: HR. Acres: 3.50. Location: 353 La Vista Dr.

No new applications will be heard after 10:00 p.m.

Email: jedwards@fallsburgny.com - codeclerk2@fallsburgny.com

129469