

## 3B

83 Apropos of  
84 33rd prez  
85 Radio host  
Glass  
86 Japanese  
menu item  
87 Tpk.s., e.g.  
88 Comea cover  
89 Still, at this  
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90 Salami  
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91 Vein's cousin  
92 Japanese  
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95 Sam of  
Sam's Club  
97 Actor Mineo  
101 Be  
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103 "Same goes  
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104 Honoree on  
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106 "I'm buying"  
108 Zilch  
109 Potter's over  
110 Ran, as dye  
111 Sharp-tasting  
112 Brutal  
"Behold!"  
113 Actor  
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114 Burst (with)  
115 Hairy sitcom  
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116 Celestial ball  
117 Suffering  
118 Goffs' Frnig

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A nonprofit  
organization in Lib-  
erty, Sullivan County,  
NY is seeking sealed  
bids for security  
CCTV and fencing.  
The selection criteria  
will be based on qual-  
ity of proposed solu-  
tion, responsiveness,  
adherence to project-  
ed work schedule,  
and cost. Specifica-  
tions and bid require-  
ments can be  
obtained by contact-  
ing us at cong-  
mareh@hotmail.com  
M/WBE vendors are  
encouraged to partici-  
pate! Bids will be  
accepted until  
3/31/2025.

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Read the Legal Notices in every issue of the Democrat!  
You can access and even submit your Legal Notices online at [scdemocratonline.com](http://scdemocratonline.com)

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Join Town Line Solar and Storage  
for a Community Open House

RWE, a trusted and leading supplier of clean energy in the United States, invites you to a  
Community Open House to learn more about a solar-powered electric generation facility and battery  
energy storage system, called the Town Line Solar and Storage Project, proposed for Sullivan County.

What:

RWE will provide project updates and answer questions before applying for a permit  
for this project. That application would be filed with New York State's Office of Renewable  
Energy Siting and Electric Transmission.

Where:

Monticello High School cafeteria, 39 Breakey Ave., Monticello, N.Y. 12701.

When:

Thursday, April 3, 2025, 5 to 7 p.m. Please join at any time; admission and parking  
are free. (In case of inclement weather that closes the school district, the Open House is on  
Tuesday, April 8, 2025.)

About the Project

200 megawatt solar site on 1,200 acres.

100 megawatt (400 megawatt hours) battery energy storage system on about five acres.

Located near Rose Valley Road and Cold Spring Road in the Towns of Thompson and Forestburgh.

Anticipated construction start in November 2027.

Producing enough power annually for 26,961 homes.

Public health savings of up to \$21 million.

219 million gallons of water conserved annually.

RWE is a leading clean energy company with 15 years of experience in the U.S. With more than  
10 gigawatts of operating projects across the country, RWE is committed to being a respectful,  
collaborative long-term partner with our host communities. Questions are invited and may be sent to  
Tory Kaso, Community Engagement Manager, at [tory.kaso@rwe.com](mailto:tory.kaso@rwe.com).

Learn more at [CleanEnergyForSullivan.com](http://CleanEnergyForSullivan.com).

REGISTER  
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RWE

131409



**LEGAL NOTICE  
ADVERTISEMENT FOR BIDS**

131423

LEGAL NOTICE

131422

## 131424

Work will generally include but is not limited to:

- Contract Documents, including Advertisement For Bids, Information For Bidders, Labor and Employment, Additional Instructions, Bid Documents, Agreement, General Conditions, General Requirements, Specifications, Contract Drawings and any Addenda, may be examined at no expense on line at the following website: [de.biddyyhq.com](http://de.biddyyhq.com), or at the office of Delaware Engineering D.P.C., 55 South Main Street, Oneonta NY, 13820 or at the Town of Delaware, 104 Lower Main Street, Hortonville, New York 12745 on or after March 11, 2025.

Digital copies of the Contract Documents may be obtained online as a download for a non-refundable fee of One Hundred Dollars (\$100.00) from the website: [de.biddyyhq.com](http://de.biddyyhq.com). Complete hardcopy sets of bidding documents may be obtained from REV, 28 Church Street, Unit #7, Warwick, NY 10990, Tel: 1-845-651-3845, by depositing the non-refundable sum of One Hundred Dollars (\$100.00) for each combined set of documents. Checks or money orders for hardcopies shall be made payable to Delaware Engineering, D.P.C. Cash deposits will not be accepted. Any Bidder requiring documents to be shipped shall make arrangements with REV and pay for all packaging and shipping costs.

Please note that [de.biddyhq.com](http://de.biddyhq.com) is the designated location and means for distributing and obtaining all bid package information. All Bidders are urged to register to ensure receipt of all necessary information including bid addenda. All bid addenda will be transmitted to registered plan holders via email and will be available at [de.biddyhq.com](http://de.biddyhq.com). Plan holders who have paid for hard copies of the bid documents will need to make the determination if hard copies of the addenda are required for their use, and coordinate directly with REV for hard copies of addenda to be issued. There will be no charge for registered plan holders to obtain hard copies of the bid addenda.

Each bid must be accompanied by security in an amount not less than five percent (5%) of the amount of the bid in the form and subject to the conditions provided in the Information for Bidders. No Bidder may withdraw his bid within forty-five (45) days after the actual date of opening thereof.

This is an exempt capital improvement project, and Bidders shall not include in their bid sales and compensating use taxes on the cost of materials which are to be incorporated into the work.

The Owner reserves the right to waive any informalities or irregularities in the Bids received, or to reject any or all Bids without explanation, and to select the Bid, the acceptance of which, in its judgment, will best assure the efficient performance of the work.

Bidders are advised that Labor and Material and Performance Bonds, each in the amount of 100% of the contract prices, as well as a Certificate of Insurance demonstrating required coverage, shall be provided by the successful bidder(s). In addition, the successful bidder(s) shall provide a one-year maintenance bond in the amount of 100% of the contract price at the completion of work.

Bidders are responsible for the timely delivery of their bid proposal to the proper person and location as indicated in this "Invitation to Bid". Bidders are advised not to rely on the Postal Service or any other mail delivery service for the timely and proper delivery of their bid proposal. Bid proposals received after the date and time specified in this invitation shall be considered unresponsive and will be returned to the Bidder unopened.

The Contractors must also be aware that they must comply with the State wage rates under New York State Department of Labor **PRC# 2025002714** (dol.ny.gov). In addition, the Contractor must comply with Labor Law 220, section 220-h, which requires that on all public work projects of at least \$250,000.00, **all laborers, workers and mechanics on the site be certified as having successfully completed the OSHA 10-hour construction safety and health course.**

Each prime contractor shall provide proof of registration with the New York State Department of Labor in their bid packet.

Effective December 30, 2024, all contractors and subcontractors submitting bids or performing construction work on public work projects or private projects covered by Article 8 of the Labor Law are required to register with the NYS Department of Labor (NYSDOL) under Labor Law Section 220-i. Specifically, contractors must register with the Department of Labor's Bureau of Public Work and Prevailing Wage Enforcement prior to bidding on public work projects or commencing work on public work projects or covered private projects that are subject to the prevailing wage. The stated purpose is to ensure that such contractors and subcontractors do not have previous labor law violations and that they will abide by the State's labor laws and regulations, including the prevailing wage requirements. These registration requirements go into effect on December 30, 2024. Consequently, after that date, local governments cannot award a contract for public work to a contractor unless they are registered with the State.

The NYS Department of Labor has published FAQs regarding this new requirement. For additional information, please visit the NYSDOL website or contact the Department directly by calling 518-457-5589 or by emailing [labor.sm.pwask@labor.ny.gov](mailto:labor.sm.pwask@labor.ny.gov).

For a site visit, please contact Alex Gardener at 845-887-5155.

Technical questions are to be directed to William Brown P.E., at Delaware Engineering, D.P.C.'s Oneonta office; 55 South Main Street, Oneonta NY 13820, Phone: (607) 432-8073 Fax: (607) 432-0432, Email: [wbrown@delawareengineering.com](mailto:wbrown@delawareengineering.com).

131379

**JENNIFER GROSSMAN CHAIRMAN**

**NOTICE IS HEREBY GIVEN THAT** a public hearing will be opened on April 2, 2025 at 7:00 p.m. by the Town of Rockland Planning Board pursuant to Section 276 of the Town Law for the review of a minor three lot subdivision being  
Tax Parcel Number Section 10. Block 1 Lot 12  
Situate northeasterly of Knickerbocker Road-Town Road Number 27 Livingston Manor, New York 12758  
Owners: Edward Lundquist, Yelena Lundquist and Arthur Williams  
**SAID HEARING** will be held in the Town Hall located at 95 Main Street Livingston Manor, New York 12758 and via Zoom at which time all interested parties will be given an opportunity to be heard.  
To obtain the Zoom meeting clickable link or written comments may be emailed to the planning board secretary Kaitlen Madison-Castillo at [k.madison@townofrocklandny.com](mailto:k.madison@townofrocklandny.com) by 4:00 p.m. on March 31, 2025.

131415

|                      |  
**Legal Notice**  
**Town of Bethel**  
**Zoning Board of Appeals**

**Notice of Vacancy**  
**The Zoning Board will be accepting letters of interest**  
**for the Vacant Alternate position.**  
**All interested parties are asked to apply by April 1, 2025.**

This is a volunteered position.  
Alternate members shall serve a term of five years.  
The meetings are held on the 3rd Monday of every month at 7:30 p.m.  
and other meetings may be necessary. They shall be required to attend  
all meetings thereof, subject to excused absences.  
The Alternate position is required to maintain 4 hours of annual training.  
An Alternate member shall not be permitted to conduct  
any official business of said Zoning Board of Appeals unless a regular  
member of the Zoning Board of Appeals is absent for any reason.

These sections have been paraphrased more can be found in §345-48 of the Town Code.

**Please send a letter of interest to the Zoning Board Clerk,  
Christy E. Flynn either by:**  
email to:  
bethelcodeclerk@gmail.com

Or by US mail to:

Town of Bethel Zoning Board of Appeals  
Attn: Christy E. Flynn  
PO Box 300  
White Lake NY 12786

131297

<b>LEGAL NOTICE</b>	12483. Purpose: Any Lawful Purpose. 131407	igned as agent upon whom process against the LLC may be served. SSNY
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Sealed bids for the following will be received by the Director of the Department of Purchasing and Central Services at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701, (845) 807-0515, until 1:00 P.M. on Thursday, March 27, 2025, at which time the bids will be publicly opened and read.

**LEGAL NOTICE**  
Forestburgh Fire District 3/11/25 monthly meeting is postponed due to lack of quorum  
until 3/18/25 at 7pm at the Forestburgh Fire House.  
Erinn Morse, Secretary/Treasurer  
Forestburgh Fire District  
131406

John Story, 102  
County Road 116  
Lake Huntington, NY  
12752. Purpose: Any  
Lawful Purpose.  
130664

**LEGAL NOTICE**  
The Sullivan  
BOCES and partici-  
pating school districts  
are seeking qualified  
candidates to perform  
insurance brokerage  
services.  
Interested and quali-

1. Item 204-04X Light Weight Concrete Fill for Bridge 400 (B-25-19)

2. Steel and Aluminum (B-25-20)

Bid Forms, including specifications, may be obtained from the Director at the above address, and all bids are subject to the terms and conditions therein set forth.

Dated: March 14,

**LEGAL NOTICE**  
Notice is hereby give that pending liquor license for beer, wine, liquor by 1703 AD Golf LLC to sell beer, wine, liquor at retail in a golf course under the Alcohol Beverage Control Law at 586 Loch Sheldrake Hurleyville Rd Loch Sheldrake, NY 12759 Sullivan County for on premises consumption 1703 AD Golf LLC 586 loch sheldrake hurleyville rd Loch Sheldrake NY 12759.

Interested candidates are invited to contact Susan Schmidt, Deputy Superintendent by phone at (845) 295-4000 or by email at Susan.Schmidt@scboes.org. Letters of interest from qualified insurance brokers must be received at the BOCES Office by Wednesday, March 19, 2025 by 2:00 p.m.

BOARD OF EDUCATION  
SULLIVAN  
BOCES  
Questions addressed to:  
Susan Schmidt

LEGAL NOTICE

**LEGAL NOTICE**  
 102 Barton LLC.  
 Art of Org. filed with the SSNY on 03/13/2024. Office. Sullivan county. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to CHRISTINE TESLENKO 156 BARTON RD, LIBERTY, NY, 12754. Purpose: Any lawful purpose.

**LEGAL NOTICE**  
3 BONES BBQ LLC, Arts. of Org. filed with the SSNY on 02/28/2025. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: Anthony Skow, 28 Osborn Road, Monticello, NY 12701. Purpose: Any Lawful Purpose.  
131080

<p><b>LEGAL NOTICE</b> DO VETAIL PERCH LLC, Arts. of Org. filed with the SSNY on 03/11/2025. Office loc: Sullivan County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 58 Alrich Road, Spring Glen, NY</p>	<p>12/78/3. Purpose is to engage in any and all business activities permitted 130300</p> <hr/> <p><b>LEGAL NOTICE</b> STORY PLUMB- ING &amp; HEATING LLC, Arts. of Org. filed with the SSNY on 02/18/2025. Office loc: Sullivan County. SSNY has been des-</p>	<p>served. SSNY shall mail process to: The LLC, PO Box 394, Rock Hill NY 12775. Purpose: any lawful activity. The LLC is perpetual, subject to the events of dissolu- tion set forth in §701 of the LLC Law. 130321</p>
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igned as agent  
upon whom process  
against the LLC may  
be served. SSNY  
shall mail process to  
John Story, 102  
County Road 116  
Lake Huntington, NY  
12752. Purpose: Any  
Lawful Purpose.  
130664

**LEGAL NOTICE**  
The Sullivan BOCES and participating school districts are seeking qualified candidates to perform insurance brokerage services.

Interested candidates are invited to contact Susan Schmidt, Deputy Superintendent by phone at (845) 295-4000 or by email at Susan.Schmidt@scbooces.org. Letters of interest from qualified insurance brokers must be received at the BOCES Office by Wednesday, March 19, 2025 by 2:00 p.m.

BOARD OF EDUCATION  
SULLIVAN  
BOCES

Questions addressed to:  
Susan Schmidt  
Deputy Superintendent  
131303

**LEGAL NOTICE**  
Work Session

The Board of Fire Commissioners of the Kauneonga Lake Fire District will be holding a work session to discuss short- and long-term maintenance and projects. The meeting will be held on Friday, April 4, 2025 at 6:30 PM at the Kauneonga Lake Firehouse, 3574 NYS Route 55, Kauneonga Lake, NY 12749. The meeting is open to the public.

**LEGAL NOTICE  
OF FORMATION**  
OF RIEBER  
CARTING, LLC  
Notice of forma-  
tion of RIEBER  
CARTING, LLC  
("LLC") Articles of  
Org. filed with NY  
Secy. of State  
(SSNY) on February  
3, 2025. Office loca-  
tion: Sullivan County.  
SSNY is designated  
as agent of LLC upon  
whom process  
against it may be  
served. SSNY shall  
mail process to: The  
LLC, PO Box 394,  
Rock Hill NY 12775.  
Purpose: any lawful  
activity. The LLC is  
perpetual, subject to  
the events of dissolu-  
tion set forth in §701  
of the LLC Law.  
130321



**LEGAL NOTICE**

**NOTICE OF SALE**

**SUPREME COURT COUNTY OF SULLIVAN, TD BANK, N.A., Plaintiff,  
vs. RACHEL A. FELLER, Defendant.**

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on August 7, 2024, I, the undersigned Referee will sell at public auction at the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello, NY 12701 on April 15, 2025 at 11:00 a.m., premises known as 174 Davos Road, Woodridge, NY 12789. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Woodridge, County of Sullivan and State of New York, Section 58.A, Block 1 and Lot 1.4. Approximate amount of judgment is \$130,039.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2023-1350.

Marvin Newberg, Esq., Referee

Duane Morris, LLP, 1540 Broadway, New York, New York 10036,  
Attorneys for Plaintiff

131076

**LEGAL NOTICE**

NOTICE OF SALE SUPREME COURT COUNTY OF SULLIVAN BANK OF AMERICA, N.A., Plaintiff AGAINST ISOBEL J. ABZUG AKA LIS ABZUG AS EXECUTOR TO THE ESTATE OF ERICA FORMAN WHO WAS EXECUTOR OF THE ESTATE OF JULES PERLMUTTER, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered January 21, 2025, I, the undersigned Referee will sell at public auction at the Lobby of the Lawrence H. Cooke Sullivan County Courthouse, 414 Broadway, Monticello NY on March 28, 2025 at 11:00AM, premises known as 644 Horseshoe Lake Road, Swan Lake, NY 12783. 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, and State of New York, Section 12, Block 1, Lot 18. Approximate amount of judgment \$307,604.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E2021-1499. Cirino M. Bruno, Esq, Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 20-001080 84436

130616

HAYE ELLEN COOKE AND DALE SANDHA MILLER, AS HEIRS AND DISTRIBUTIBLES OF THE DECEDENT EVELYN MILLER, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered January 27, 2025, I will sell at public auction to the highest bidder at the Rotunda Lawrence Cooke Courthouse, 414 Broadway, Monticello, New York 12701 on March 28, 2025 at 10:00 AM. Premises known as 122 Revonal Hill Road, Liberty, NY 12754. Sec 26. Block 1 Lot 25.13. All that tract or parcel of land, with the buildings and improvements thereon, situate in the Town of Liberty, County of Sullivan and State of New York. Approximate Amount of Judgment is \$122,217.52 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No E2018-2082. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 3rd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

William H. Chellis, Esq., Referee

File # 2296-004259

130743