

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the County of Sullivan Industrial Development Agency (“Agency”) on Monday, August 2, 2021 at 9:30 a.m., local time, at the Youth and Senior Center, 12 Laurel Avenue, South Fallsburg, Sullivan County, New York, in connection with the following matter:

234 Main Street, LLC (“Company”) has submitted an application (“Application”), a copy of which is on file with the Agency, requesting the Agency’s assistance with respect to a certain project consisting of the: (i) acquisition, construction, installation and equipping of an approximately 7,500± square foot building intended to be used as a mixed-use retail and residential building (“Building”) situate on one (1) parcel of real estate consisting of approximately 1.03± acres located on Main Street in Hurleyville, Town of Fallsburg, County of Sullivan, State of New York and identified on the Town of Fallsburg tax map as Section 34, Block 9, Lot 12.2 (“Land”); (ii) acquisition, construction and equipping of the Building; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iv) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the “Facility” or the “Project”); and (v) lease of the Facility from the Agency to the Company.

The Agency will acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the Lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (“Financial Assistance”) to the Company in the form of a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company’s project application and hear and accept written and oral comments from all persons with views in favor of, opposed or otherwise relevant to the proposed Financial Assistance.

Dated: July 16, 2021

By: COUNTY OF SULLIVAN INDUSTRIAL  
DEVELOPMENT AGENCY