

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 Tuesday, July 21, 2026 at 9:00 a.m., local time, at the Town of Liberty Senior Center, 119 North Main Street, Liberty, New York 12754, in connection with the following matter:

26 Holland Development, LLC (“26 Holland”) and Gelsomino and Davis Speech, Occupational, Physical Therapy Services, PLLC (“G&D” and, together with 26 Holland, collectively, the “Company”) have submitted an application (“Application”), a copy of which is on file with the Agency, requesting the Agency’s Financial Assistance (as herein defined) with respect to a certain project consisting of the: (i) acquisition, construction, reconstruction, renovation, rehabilitation, installation and equipping of one (1) existing building and one (1) new building aggregating approximately 24,700+/- square feet intended to be used as a private early childhood special education preschool (collectively, the “Buildings”) situate on four (4) parcels of real estate consisting of approximately 29.07+/- acres of land located at 26 Holland Road and Twin Bridge Road in the hamlet of Ferndale, Town of Liberty (“Town”), County of Sullivan (“County”), State of New York and identified on the Town tax map as Section 36, Block 1, Lots 131.1, 131.3, and 131.4 and Section 37, Block 1, Lot 6.7 (“Land”); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools (“Equipment”); (iii) construction of improvements to the Buildings, the Land and the Equipment (collectively, the Buildings, the Land and the Equipment are referred to as the “Project”); and (iv) lease of the Project from the Agency to the Company.

The Agency will acquire a leasehold interest in the Project and lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Agency’s leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the “Financial Assistance”) to the Company in the form of sales and use tax exemptions and 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 hear and accept written and oral comments from all persons with views in favor of, opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: July 8, 2026

By: COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY