



**AFFIDAVIT OF PUBLICATION  
FROM**

**State of Wisconsin  
County of Brown, ss.:**

On the 12 day of October in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Linda Tutt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

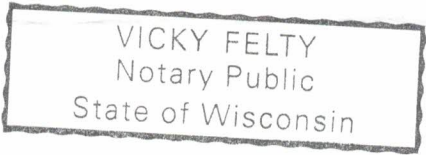
Linda Tutt being duly sworn says that he/she is the principal clerk of **THE JOURNAL NEWS**, a newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy, on the editions dated :

**Zone:** Rockland                      **Run Dates:** 10/12/2021

Linda Tutt  
Signature

Sworn to before me, this 12 day of October, 2021  
Vicky Felty  
Notary Public, State of Wisconsin, County of Brown

9-19-25



My commission expires  
Legend:

- WESTCHESTER:** Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor, Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthorne, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincoln Dale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

- ROCKLAND:** Blauvelt, Congers, Garnerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pomona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

**Ad Number: 0004948190**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the County of Rockland Industrial Development Agency (the "Agency") on **Tuesday, October 19, 2021 at 9:30 a.m. at the Village Hall, Village of Haverstraw, 40 New Main Street, Haverstraw, New York 10927**. The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

**Building Better Dreams LLC** (the "Applicant") has requested that the Agency provide financial assistance in connection with the Applicant's acquisition, redevelopment and the construction of an expansion to an underutilized property located at 52 New Main Street, Haverstraw (the "Premises") in the Village and Town of Haverstraw and the acquisition of fixtures, equipment and machinery related thereto, all to be used as a medical office building (the "Project").

The estimated cost of the Project is to be approximately **\$2,200,000.00**. The requested financial assistance will include (i) the providing of an exemption from mortgage tax in the amount of **\$17,850.00** for a mortgage secured by the Premises in an amount not to exceed **\$1,700,000.00**, (ii) the providing of an exemption from sales tax of up to **\$67,000.00** for amounts expended for the renovation, furnishing and equipping of the Project for expenditures up to **\$800,000.00**, and (iii) the providing of an abatement of any real property taxes, which abatement shall only be granted in the amount determined by the affected taxing jurisdictions.

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 67 North Main Street, New City, New York 10956 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 335-4492.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of exemptions from sales taxes and the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: October 12, 2021

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson

4948190

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Dated: October 12, 2021

COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY

By: Eric Dranoff, Chairperson

## PUBLIC HEARING REPORT

This report describes, in summary form, procedures taken by Rockland County Industrial Development Agency under its Public Hearing procedures for Federal Tax Compliance Purposes and the results of the hearing held with respect to the project described below:

**Proposed project user:** Building Better Dreams LLC

**Type of project:** The Applicant has requested financial assistance in the form of sales tax exemption, mortgage recording tax exemption, as well as a PILOT.

**Facilities to be financed:** Applicant has requested financial assistance in connection with the renovation and expansion of an existing building in the Village of Haverstraw, NY.

**Location of project:** 52 New Main Street, Village of Haverstraw, NY

**Approximate issue size:** \$2,200,000.00

**Date and Newspaper notice of hearing published:** October 12, 2021 - The Journal News

**Date of public hearing:** October 19, 2021

**Time of Hearing:** 9:30 a.m.

**Location of Public Hearing:** Village Hall, Village of Haverstraw, NY

**Hearing officer:** Steven Porath

**Persons appearing at hearing:**

None

**Summary of views presented:**

n/a

**Signature:**

Steven Porath