



L/Real Estate

Yule Love Lights
owner Naldoven
Seizeme shows off
his Amityville home.

DAZZLING DOORSTEPS

Homeowners spend
hundreds for holiday
entryway displays **C6**

NEWSDAY / J. CONRAD WILLIAMS JR.

SUSAN SIMS PHOTOGRAPHY



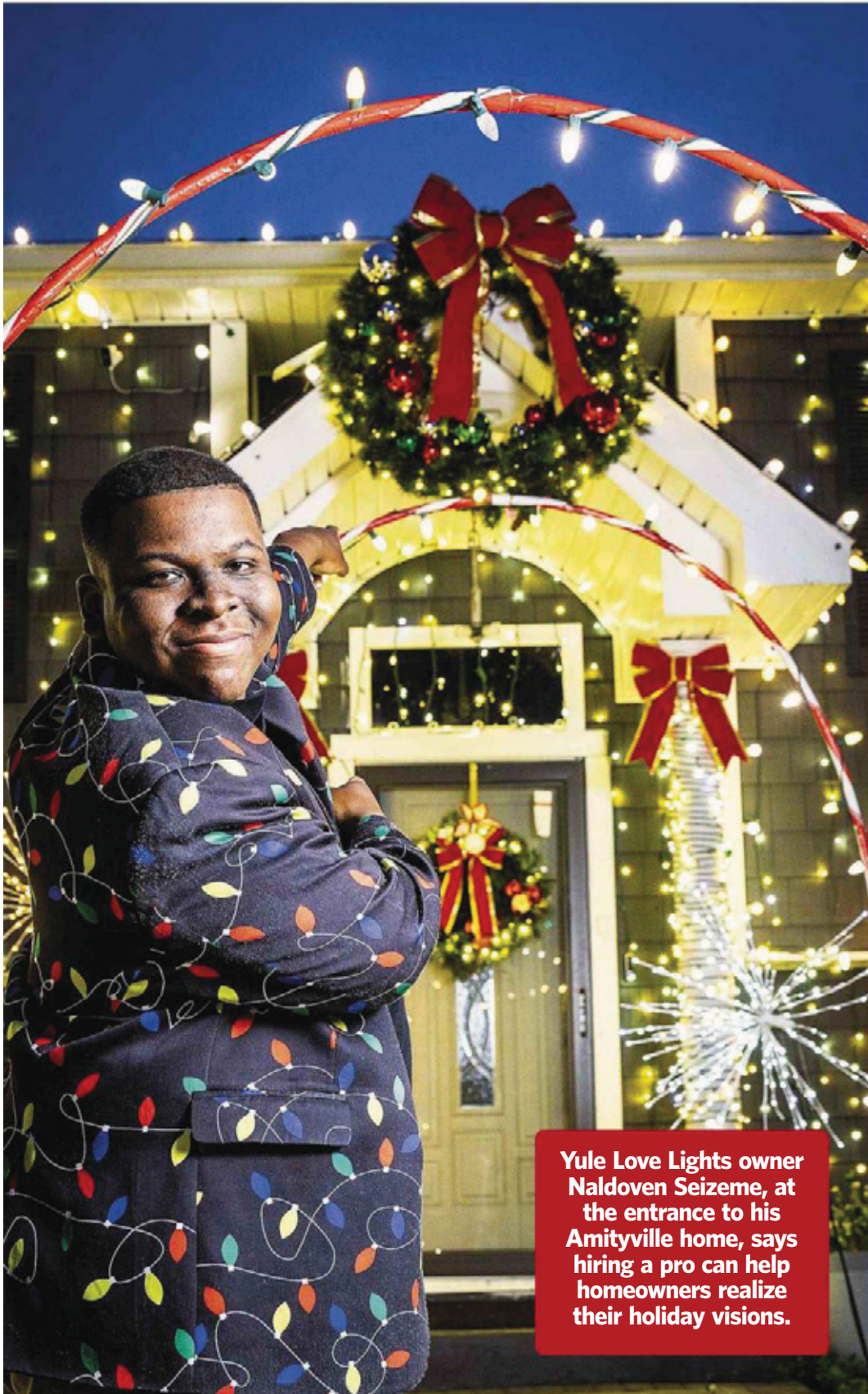
\$7M WATER MILL ESTATE

Euro-style property bucks beachy
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FARMINGVILLE

Affordable hamlet a 'hidden gem'
not to be overlooked, locals say **C12**

MAKING YOUR FRONT-DOOR



Yule Love Lights owner Naldoven Seizeme, at the entrance to his Amityville home, says hiring a pro can help homeowners realize their holiday visions.

Homeowners turn to pros for decorating help

BY LIZA N. BURBY
Special to Newsday

Angela Forcina said the covered porch on the Victorian-Colonial she and her husband John bought six years ago is amazing, but it “always looks under-decorated.”

“I feel like my house always looks a little sad,” said Forcina, 44, of Commack. “I wanted to bring some joy to my home for the holiday season, especially because the kids do get excited when it looks pretty.”

But Forcina, a mother of three, dedicates all her creative energy to the hair salon she owns, Hair Addict in Commack. So, she hired Michelle Bocelli, owner of Porch Perfect, a holiday porch decorating service based in Dix Hills.

Bocelli transformed the bland entryway into a holiday display Forcina called “a neighborhood conversation starter.” Forcina said the \$800 total cost — which included labor, installation and decorations she gets to keep — was worth it because of how festive her house now looks.

Hiring a professional to create that exterior holiday spirit has become more common on Long Island as homeowners try to match the elaborate designs they see on social media, said Bocelli, who only promotes her business on Instagram and Facebook.

But they can’t necessarily do it themselves, added Naldoven Seizeme, 23, owner of Yule Love Lights, a holiday lighting and decorating service in Amityville.

“When they try, it doesn’t turn out the way they saw on social media and TV,” Seizeme said. “So, they realize they need professional help.”

WHAT IT COSTS

At Forcina’s home, Bocelli wrapped balsam garland with oversize red ornaments and bows around the two porch

pillars and added holiday-patterned throw pillows to the rocking chairs. A holiday-themed welcome sign, a life-size snowman, carefully placed wrapped “gifts” and two decorated Christmas trees completed the transformation.

Bocelli, 46, a single mother of four and a legal recruiter, opened Porch Perfect in September, just in time for the fall/Halloween season. She said that most clients have no idea what to do with the front of their homes and every house is unique.

“People hire interior decorators and then they forget about the outside, so I’m like a decorator for your exterior space,” she said, adding she usually asks clients to send her a photo of their front entrance. Then she customizes the display to their space and preferences and works within all budgets. Her packages start at \$300 and include decorating consultation, seasonal decor and installation.

For Bocelli’s clients — who can pay up to \$1,500 — that has meant details like a bench with a plaid throw and pillows, an outdoor plaid rug underneath a holiday welcome mat, lanterns and pine trees in gold planters and an old-fashioned washtub filled with holly berries and pine cones. A Candyland-themed display included life-size Nutcrackers on either side of the door, candy canes and gingerbread men. Winter sports themes utilize refurbished skis, ice skates tied with ribbons and old-fashioned wooden sleds, all items that can last throughout the season.

Appealing to the sensory experience at the front door is another welcoming touch. Bocelli said she likes to add scents like cinnamon-scented pine cones or plenty of pine branches.

Lighting is also important. As a professional installer, Seizeme said that porch railings and columns can become central focal points with lights on a timer. That costs about \$100 per column if it needs two strings and up to \$300 to add railings with strings at about \$50 each. He said if there are bushes on either side of the

HOLIDAY DISPLAY SHINE



Michelle Bocelli owns Porch Perfect, a Long Island holiday porch decorating service, whose packages start at \$300. The porch of her Dix Hills home has a Candyland theme.

entrance, wrapping them in lights and adding the LED spritzer lights can create a snowflake effect as you enter the house. The total cost, with installation and removal, would be around \$1,000.

Since there's no porch on the ranch he shares with his parents, Seizeme focused on lighting the gate and pathway to the door, with lights and

bows, as well as the two columns on the other side of the front door.

If, like Forcina, you just want to be welcomed home by a festive display, attention to details makes a difference. Seizeme said that while some homeowners "just throw up a wreath and call it a day," others focus on the entryway.

"Whatever holiday you're

celebrating, that's the start of the person's time in your house. You spend time decorating the inside, but their experience starts at your entryway because it's the first step into your home," Seizeme said.

Bocelli agreed, saying, "The entryway to a home sets the tone and is often an overlooked space where packages and dirty shoes meet. I be-

lieve transforming your entryway makes you and all visitors feel good each time they enter and creates a welcoming space."

HOLIDAY CURB APPEAL FOR HOUSES ON THE MARKET

Decorating a porch, front steps, door or front path has more significance than just looking merry. It's also about

projecting an inviting home to guests — and potential buyers.

"Really good curb appeal is going to always make someone stop," said Stephan Mahabir, 38, a real estate agent with Signature Premier Properties in Merrick. "When someone pulls up and they can start imagining your porch is a great

See **DISPLAY** on C9

TIPS ON WREATHS AND OTHER ESSENTIALS

The main attraction for any outdoor entrance starts with a wreath, said both Porch Perfect owner Michelle Bocelli and Yule Love Lights' Naldoven Seizeme.

"It ties everything together and is a focal point to the front door," Bocelli said. "It's the first thing you see and should carry the theme throughout the display."

Seizeme agreed it's essential decor, but said a misplaced wreath can be almost as bad as none. Hanging wreaths between two windows or between levels results in a cluttered look. The best place is above the door if you have a peak or other space for it, though of course the front door is a good option.

But there has to be symmetry, Bocelli said. If you have a double door, don't put a wreath on only

one side; double it up — or don't add one at all.

"And you should have a wreath that's big enough. Often people have wreaths that are way too small for the door," she said, adding that anything 30 inches or above is perfect for a standard-sized door.

Professional lighting services like Seizeme's provide artificial, lit wreaths for \$200-\$300. But battery-operated, warm lights are

available for under \$10 and can be wound around a real wreath — carefully tucking the battery pack where it can't be seen.

If you hang lights yourself, Seizeme said to avoid distracting wiring and staples — anything that ruins the look and possibly causes long-term damage like nails sticking out of the door frame.

Don't forget a very easy lighting change. Seizeme said you can swap

out the usual white bulb of your porch lights for red, blue or green bulbs.

Bocelli said she prefers live wreaths for their scent, but depending on the theme she's working on, she'll use a fake one. Either way, you can decorate with zip ties to embellish it with different ornaments or use floral picks available at craft stores like Michael's. And don't forget large bows in red, blue or burgundy.

— LIZA N. BURBY

FESTIVE PORCH APPEAL

DISPLAY from C7

spot to sit and drink some hot chocolate, that makes a really well-decorated entryway a big deal."

Curb appeal is an important investment in your home. If it's in the budget, Mahabir said hiring a professional holiday exterior decorator could be part of the staging, especially if you don't have a knack for decorating.

"Think about when you're driving around your neighborhood right now and you see the houses that look best with their wreaths and garland on the handrails. Are they actually the best? I don't know," he said. "But if you were walking up to that door, it puts you in a festive mood."

Then again, if a house is on the market now, the balance of getting the home in showing mode — which means no clutter and fewer decorations on the inside — for an open house while celebrating your own holiday can be tough.

"The primary job of a Realtor — and the seller — should be to capture as wide an audience as possible to get the most interest generated to get the top dollar," he said.

To do so, sellers should make sure decorations have wide appeal, Mahabir said.

"When you're listing your house, what you really want is for people to come inside and feel like that could be their home so keep the theme as neutral as possible," he said. "Create a general festiveness with things that say winter, like pine cones and fake snow — neutral holiday ideas — so you're appealing to the widest audience."

It also helps the potential buyer to imagine how they might decorate next year if the home becomes theirs.

"I think especially for people shopping for a home around the holidays, which is always stressful for buyers and sellers alike, thinking about all the ways the house will work for you is a part of the experience," Mahabir said.

BEFORE



Angela Forcina's home before Michelle Bocelli of Porch Perfect spruced it up . . .

AFTER



. . . and Forcina with her covered porch in Commack decorated for the season.

To place an ad call 631-843-7653 or visit newsday.com/buy&sell

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LEGAL NOTICES

Legal Notice # 21888678
The Town of Islip Housing Authority Board of Commissioners will hold its 10 regular monthly meetings on the first Wednesday of each month (with the exception of the January meeting which will take place on January 8, 2025. The Annual Meeting will be held immediately following the conclusion of the regular January Board Meeting. No meeting July & August, unless otherwise posted. All meetings are held at 963 Montauk Hwy., Oakdale, NY at 9:00 a.m. All meetings are open to the public. www.isliphousing.org
YOU HAVE A RIGHT TO SEE PUBLIC RECORDS
The amended Freedom of Information Law, which took effect on January 1, 1978, gives you the right of access to many public records. The Town of Islip Housing Authority has adopted regulations governing when, where, and how you can see public records. The regulations can be seen at all places where records are kept. According to these regulations, records can be seen and copied at: 963 Montauk Hwy., Oakdale, NY office up to one hour of closing during normal business hours.

Legal Notice # 21887252
Notice of Qualification of ACED LAND MASTER BORROWER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/02/24. Office location: Suffolk County, LLC formed in Delaware (DE) on 11/21/22. Princ. office of LLC: 2180 S. 1300 E., Ste. 500, Salt Lake City, UT 84106. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

Legal Notice # 21883867
Notice of Formation of Sandra Appel NP in Family Health NY, PLLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2024-10-15. Office location: Suffolk County. SSNY designated as agent of Professional Limited Liability Company (PLLC) upon whom process against it may be served. SSNY shall mail process to Trishea Gargaliano: 1747 Veterans Memorial Hwy., #48, Islandia, New York 11749. Purpose: Any lawful purpose.

Legal Notice # 21886882
Supreme Court of the State of New York - County of Suffolk - Michelle Mordini, Plaintiff - against - Victory Farms, Laura Riemer and "John Doe", name being fictitious, owners of Victory Farms, Defendants. Summons - Index No.: 631655/2023

To The Above Named Defendant(s):
YOU ARE HEREBY SUMMONED: to answer the Complaint in this action and to serve a copy of your answer, or, if the Complaint is not served with this Summons, to serve a Notice of Appearance, on the Plaintiff's Attorney within 20 days after the service of the Summons, exclusive of the day of service (or within 30 after service is complete if this Summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint.

Legal Notice # 21887206
Notice of Qualification of Terra Services, LLC. Authority filed with Secy. of State of NY (SSNY) on 10/06/24. Office location: Suffolk County, LLC formed in Delaware (DE) on 01/24/23. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o Registered Agent Solutions, Inc., 99 Washington Ave., Suite 700, Albany, NY 12260. Address to be maintained in DE: c/o Registered Agent Solutions, Inc., 838 Walker Road, Suite 212, Dover, DE 19904. Arts of Org. filed with the DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: any lawful activities.

Legal Notice # 21887251
Notice of Qualification of sPower, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/02/24. Office location: Suffolk County, LLC formed in Delaware (DE) on 11/08/13. Princ. office of LLC: 2180 S. 1300 E., Ste. 500, Salt Lake City, UT 84106. NYS fictitious name: AES sPower, LLC. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

Legal Notice # 21887252
Notice of Qualification of ACED LAND MASTER BORROWER, LLC Appl. for Auth. filed with Secy. of State of NY (SSNY) on 12/02/24. Office location: Suffolk County, LLC formed in Delaware (DE) on 11/21/22. Princ. office of LLC: 2180 S. 1300 E., Ste. 500, Salt Lake City, UT 84106. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. DE addr. of LLC: 251 Little Falls Dr., Wilmington, DE 19808. Cert. of Form. filed with DE Secy. of State, 401 Federal St., Ste. 4, Dover, DE 19901. Purpose: Any lawful activity.

LEGAL NOTICES

Legal Notice # 21884316
Notice of Formation of 14109 Keyland LLC. Arts. of Org. filed with Secy. of State (SSNY) on 7/11/24. Office location: Suffolk County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 22 Curlin Lane, St. James, NY 11780. Purpose: Any lawful activity.

Legal Notice # 21884631
50 N. CLINTON, LLC Arts. of Org. filed with the SSNY on 10/08/24. Office: Suffolk County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 11 Livingston Street, Bay Shore, NY 11706. Purpose: Any lawful purpose.

Legal Notice # 21889057
Notice of Public Hearing
Suffolk County Five-Year Consolidated Plan (2025-2029) and 2025 Annual Action Plan

The Suffolk County Community Development Office is the administrative agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program. These programs are intended to support the goals of providing a suitable living environment, decent affordable housing, and expanding economic opportunities for low to moderate income persons. As a condition of receiving the above noted federal funds for federal fiscal year 2025, HUD requirements stipulate that the Suffolk County Community Development Office must prepare a Five-Year Consolidated Plan describing the County's community and housing needs along with a Strategic Plan for addressing those needs during the five-year period of the County's Five-Year Consolidated Plan, which includes a Fair Housing Plan (Analysis of Impediments), will cover the FY 2025-2029 period.

The Consolidated Plan will include the 2025 Annual Action Plan, which outlines the proposed activities that the County and its subgrantees and subrecipients will carry out during the County's 2025 Program Year. Suffolk County anticipates receiving approximately \$1,325,061 in CDBG Program funds and \$683,894 in HOME Program funds for the 2025 Program Year.

As a part of the process of preparing its Five-Year Consolidated Plan, the County will be conducting a hearing to obtain the views of citizens on fair and affordable housing needs and priority non-housing community development needs. In addition, Consortium municipalities conduct local public hearings on housing and community development needs. Suffolk County Community Development Office will hold a public hearing on Tuesday, January 7, 2025 at 10:30 am in the 2nd floor Real Estate Conference Room of the H. Lee Dennison Building, 100 Veterans Memorial Highway, Hauppauge, N.Y. 11788.

All citizens, non-profit organizations and other interested parties are invited to attend and provide input and comments. Comments may be presented orally or in writing at the hearing or mailed by February 6, 2025 to the Suffolk County Community Development Office, H. Lee Dennison Building, P.O. Box 6100, Hauppauge, N.Y. 11788 or emailed to community.development@suffolkcountyny.gov.

For further information including additional reasonable accommodation requests and additional language interpretation services, please contact Rosemarie Pforr by January 2, 2025 at the Suffolk County Community Development Office at (631) 853-5705 or by email at community.development@suffolkcountyny.gov.

Para más información, incluidas solicitudes adicionales de adaptaciones razonables y de servicios de interpretación de idiomas, por favor contactar a Rosemarie Pforr antes del 2 de Enero de 2025 en la Oficina de Desarrollo de la Comunidad del condado de Suffolk al (631) 853-5705 o por correo electrónico a community.development@suffolkcountyny.gov.

Suffolk County Community Development Office
100 Veterans Memorial Hwy
P.O. Box 6100
Hauppauge, NY 11788

Legal Notice # 21889094
NOTICE OF SPECIAL ELECTION

A MANDATORY REFERENDUM SHALL BE HELD BY THE LAKE-LAND FIRE DISTRICT TO AUTHORIZE A PROPOSITION ADOPTED BY THE BOARD OF FIRE COMMISSIONERS OF THE LAKE-LAND FIRE DISTRICT TO PURCHASE A CLASS A PUMPER FINANCED BY AN INSTALLMENT PURCHASE CONTRACT.

PLEASE TAKE NOTICE, that a mandatory referendum of the LAKE-LAND FIRE DISTRICT will take place on January 21, 2025 between the hours of 3:00 p.m. and 9:00 p.m. at the Lakeland Fire Department Station One located at 360 Peconic Street, Ronkonkoma, New York 11779.

PLEASE TAKE FURTHER NOTICE, that pursuant to the Town Law of the State of New York and Section 109-b of the General Municipal Law, a mandatory referendum will be held for the purpose of voting upon the following resolution in proposition form. All persons registered to vote shall be eligible to vote upon this Proposition provided they have duly registered to vote with the Suffolk County Board of Elections for said Fire District at least 23 days before January 21, 2025. The mandatory referendum shall be held for the purpose of voting upon the following Proposition:

PROPOSITION
"SHALL THE RESOLUTION OF THE LAKE-LAND FIRE DISTRICT IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK, STATE OF NEW YORK, ADOPTED BY THE BOARD OF FIRE COMMISSIONERS OF THE LAKE-LAND FIRE DISTRICT ON THE 17TH DAY OF DECEMBER, 2024 AUTHORIZING AND EMPOWERING THE PURCHASE OF ONE CLASS A PUMPER INCLUDING PRELIMINARY COSTS AND INCIDENTAL EQUIPMENT AND APPARATUS AT A COST OF ONE MILLION ONE HUNDRED THOUSAND (\$1,100,000.00) DOLLARS WITH SAID PURCHASE BEING FINANCED BY WAY OF AN INSTALLMENT PURCHASE CONTRACT HAVING A NET INTEREST RATE OF 4.340% WITH NINE (9) ANNUAL PAYMENTS IN THE AMOUNT OF ONE HUNDRED FIFTY-SIX THOUSAND EIGHT HUNDRED FOUR AND 87/100 (\$156,804.87) DOLLARS TO BE MADE OVER A TEN YEAR PERIOD; THE LEVY AND TAXES ON ALL TAXABLE PROPERTY IN THE LAKE-LAND FIRE DISTRICT TO PAY THE PRINCIPAL AND INTEREST DUE ON SAID INSTALLMENT PURCHASE CONTRACT AS THE SAME SHALL BE PAYABLE AND EVEN THOUGH SAID PAYMENTS MAY CAUSE THE LAKE-LAND FIRE DISTRICT TO EXCEED ITS SPENDING LIMITATION IN SUCH YEARS, THE LAKE-LAND FIRE DISTRICT SHALL BE AUTHORIZED TO EXCEED ITS ANNUAL SPENDING LIMIT AS DEFINED IN TOWN LAW SECTION 176 BY SUCH AMOUNT NECESSARY, BE APPROVED."

Dated: Islip, New York
December 17, 2024
Sue Ackerman
Fire District Secretary
Lakeland Fire District