

REGIONAL

Sharon affordable housing gets zoning approval

By ALEC LINDEN
alecl@lakevillejournal.com

SHARON, Conn. — A long-planned affordable housing project received a retroactive green light from Sharon’s Planning and Zoning Commission on Wednesday, Nov. 12 — nearly two months after the development team held a ceremonial groundbreaking.

The proposal calls for converting the town’s out-of-use Community Center on Gay Street into four new affordable housing units. Those apartments will join the six existing units in the adjacent buildings, which are slated for repairs and exterior improvements.

The Sharon Housing Trust, which is overseeing the development, envisions the site as an affordable housing campus with a unified and attractive design. Plans are being prepared by Lynden B. Miller, a landscape and garden designer.

Although the Community Center remains town-owned, the building has been leased to the Housing Trust for 99 years. Earlier this year, the organization secured \$2 million in long-awaited state funding to advance the project.

In late September, the Housing Trust held a celebratory event with State Rep. Maria Horn, D-64, Sharon First Selectman Casey Flanagan, and state Housing Commissioner Seila Mosquera-Bruno to mark the anticipated start of construction.

At the time, however, the project did not yet have formal zoning approval. That issue was resolved Wednesday night, when P&Z granted its



PHOTO BY NATHAN MILLER

Sharon’s former community building at 99 N. Main St. is the site of a proposed affordable housing development. The plan calls for converting the unused building into four affordable housing units.

approval following a brief public hearing that drew no comment from residents.

No representative of the Housing Trust attended the meeting. However, Land Use Administrator Jamie Casey presented the plans on the group’s behalf, while recommending that the Commission require additional clarity around waste management and exterior lighting.

Commissioners ultimately approved the project with conditions, directing the Trust to identify a designated waste collection area and incorporate a lighting plan into the final site plans. Any lighting, they noted, must be downward-facing to avoid disturbing neighboring properties.

After the meeting, Sharon Housing Trust board member Andrew Ferentinos — a pro-

fessional architect who has helped plan the Community Center conversion — said he was encouraged by the Commission’s decision.

He noted that the project still requires approval from the Historic District Commission for changes to windows and fencing, as well as a formal confirmation from the Sewer and Water Commission that the building can be served by town water and sewer — reviews he is confident will not pose an issue. He said the development has the potential to “set a standard” for affordable housing in Sharon. “Let’s do a really good job here and demonstrate to the town that affordable housing can be something that is attractive to the community,” he said.

Farm-use changes
The meeting also saw the

discussion of two proposed changes to Sharon’s agricultural zoning regulations. One proposal was approved.

An amendment that allows for “accessory” uses on Sharon’s farms — such as breweries, farm-to-table dinners and miscellaneous events — was passed by the Commission with the stipulation that farms must be at least 10 acres and that agriculture remains the dominant use on the property.

During earlier deliberations, Sharon resident and Board of Finance member

Carol Flaton cautioned that the amendment’s language is too vague and could create opportunities for developers to misuse the provision in ways that might harm the town.

Casey and several commissioners, however, countered that the public hearing process serves as an important safeguard, giving the town discretion to determine whether a specific application is inappropriate.

The second proposed change, which remains under review, would establish explicit regulations for keeping small animals — such as chickens, ducks and rabbits — on smaller residential parcels. The Commission is modeling the proposal on ordinances adopted in other Connecticut towns that permit limited numbers of chickens and similarly sized animals on compact properties.

The action stems from a neighborhood dispute on Sharon Valley Road, where residents Letitia and Brian Brazee have repeatedly complained to Town Hall about disturbances caused by chickens on an adjacent property. The Land Use Office has been

unable to intervene because the town currently has no regulations that directly address the keeping of chickens on small residential parcels — a gap this amendment intends to fill.

The details of the amendment are still being developed, but the commission indicated that properties under one acre would likely be permitted — via an application process — to keep a small flock of about six birds, provided they are housed in an enclosure that meets setback requirements from neighboring property lines and from wetlands or watercourses.

Brian Brazee, who attended the Nov. 12 meeting, expressed frustration with the proposed amendment, arguing that the neighboring property owner should not be permitted to keep chickens at all. “There’s just not enough room in that area,” he told the Commission.

Before the regulation can be adopted, the amendment must be drafted, reviewed by the town attorney and the Northwest Hills Council of Governments, and then scheduled for a public hearing.

LEGAL NOTICES

Legal Notice
Notice of Formation of Studio Yarnell LLC
Notice of Formation of Studio Yarnell LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on October 20, 2025. Office location: Dutchess County, NY. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to: 279 McGhee Hill Road, Millerton, NY 12546. Purpose: Marketing consultancy.

7171-12-999747 located at 6076 Rte. 22, in the LC Zoning District of the Town of North East.

The above application is open for inspection at the Town Hall.

Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communications in writing relating thereto may be filed with the Board at such hearing. Dated: 11/20/2025.

Edith Greenwood
Chairman,
Zoning Board of Appeals
11-27-25

Legal Notice
Notice is hereby given that a license, number NA-0340-25-206209, for liquor, wine, beer, and cider has been applied for by the undersigned, Williams Hospitality Group LLC d/b/a Del’s Roadside, to sell liquor, wine, beer, and cider at retail in a restaurant under the Alcohol Beverage Control Law at 6780 Albany Post Road, Rhinebeck, New York 12572, for on premises consumption.

Applicant: Williams Hospitality Group LLC d/b/a Del’s Roadside

11-20-25
11-27-25

Legal Notice
Notice of Formation of a Limited Liability Company (LLC). The name of the LLC is: Kim’s Business LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) office on: 11/8/2025. The County in which the Office is to be located: Dutchess. The SSNY is designated as agent of the LLC upon whom process against it may be served. The address to which the SSNY shall mail a copy of any process against the LLC is: 420 Quaker Hill Rd Pawling, NY 12564. Purpose: any lawful activity.

11-20-25
11-27-25
12-04-25
12-11-25
12-18-25
12-25-25

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a public hearing will be held before the Zoning Board of Appeals of the Town of North East, Dutchess County, New York on Thursday, December 11, 2025 at 7:00 PM or as soon thereafter, in the Annex of the NorthEast Millerton Library, 28 Century Blvd., Millerton, New York, on the application of James Tanner for a 15’ x 40’ lean-to-addition to an existing building requiring an area variance of 33’, a 2% coverage variance and a special permit, tax parcel

Legal Notice
Notice of Formation of DULCIFY LLC Art. Of Org. filed with SSNY on 09/04/2025. Office Location: 56 South Center Street, Millerton, Dutchess County, NY 12546. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the Dulcify LLC, 56 South Center Street, Millerton NY 12546. Purpose: Any lawful purpose.

11-27-25
12-04-25
12-11-25
12-18-25
12-25-25
01-01-26



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OUR TOWNS

Town of North East approves 2026 budget with adjustments

By ALY MORRISSEY
alym@millertonnews.com

MILLERTON — After a brief, one-minute public hearing that drew no comments, the North East Town Board unanimously adopted its 2026 budget on Thursday, Nov. 13, incorporating two final adjustments totaling \$20,000.

Supervisor Chris Kennan proposed the additions before the vote. The first was a \$5,000 line item to support the Village of Millerton’s upcoming 175th anniversary celebration. The second was a \$15,000 allocation to hire a grant writer to prepare a 2026 New York Forward Grant application to support the town-village wastewater project.

“The village is in the center of the town,” said Kennan, who called the village’s request for support toward the milestone anniversary “reasonable.” He acknowledged the overall cost of the celebration will be well above the \$5,000 mark. In addition,

the town has been asked to run a volunteer event and Kennan, an avid runner, will work to organize a “fun run.”

Efforts to apply for a New York Forward Grant, an unmatched grant from the state for \$4.5 million awarded to communities in the mid-Hudson region, would significantly bolster the town and village’s long-term efforts to support the wastewater project. “I think we need some professional help,” said Kennan, adding that he believes the town stands a very good chance of being selected. If unused, the funds will revert back into the budget.

These adjustments were only introduced at the Nov. 13 meeting because state rules prohibit changes between the public hearing notice and the hearing itself. Both items passed unanimously, adding the combined \$20,000 to the 2026 budget.

The preliminary spending plan totaled \$5,043,192, an increase of about 2.7% over the 2025 budget. With the two additions, the final adopted

budget stands at \$5,063,192, a 3.2% increase over the 2025 budget.

Once again, Kennan highlighted the steep rise in emergency medical services (EMS) spending. The town’s ambulance line will climb from \$511,558 to \$696,345, a 36.1% increase and the largest year-over-year jump in the budget.

“This is the only choice we have,” Kennan said. “The alternative choice is we don’t have an ambulance and we let people figure it out.” Several towns in the region follow that model – they rely solely on volunteers and neighboring communities that pay for contracted services.

Kennan noted that North East has the smallest population of the three towns that share a contract with Empress EMS – along with Amenia and Dover Plains – yet pays the highest rate. Costs have escalated under the multi-year contract signed in 2024, though officials initially hoped that there would be ways to reduce costs.

After Empress acquired

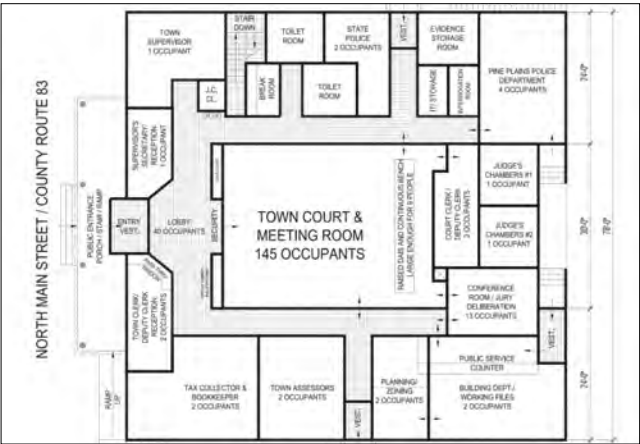
Northern Dutchess Paramedics (NDP) earlier this year, Kennan confirmed the incoming company committed to honoring the existing contract through 2026.

While a long-term solution remains elusive, Kennan said he and other elected officials are playing the long game and raising the issue at every level of government.

Kennan also said the town faced rising costs across several budget lines, including insurance, auto equipment, New York State Retirement, a 6.5% increase in health insurance, an additional \$50,000 increase for the NorthEast-Millerton Library following its successful 414 funding referendum, and data processing expenses.

The town will continue its annual support of the North East Community Center with a \$5,000 contract and a \$500 contribution to the center’s transportation program.

“I think we’ve done the best we could to try to bring this down,” Kennan said of the adopted budget.



Town Supervisor Brian Walsh set a public forum to discuss the new Pine Plains Town Hall design for Dec. 10.

Pine Plains approves 2026 budget

By NATHAN MILLER
nathanm@millertonnews.com

PINE PLAINS — Members of the Town Board approved the 2026 Town Budget at the regular Thursday meeting on Nov. 20.

The increase to the Pine Plains Free Library revenue was the only change since the public hearing on Nov. 6.

Of the biggest line item increases was the sidewalk budget — which climbed to \$30,000 from \$4,000 in last year’s budget in anticipation of a sidewalk overhaul through downtown Pine Plains.

Overall, budgeted expenses for the town government increased 4% compared to the 2025 Town Budget.

Board members followed the budget approval with a discussion of the new Town Hall. LaBella engineers presented early conceptual drawings of the Town Hall at an October meeting of the Town Board. Board members expressed satisfaction with the preliminary plans, but board member Jeanine Sisco pressed

for extended discussions of the interior plans.

“I think the outside design looks good,” Sisco said. “I think that the interior — there should be some discussion about space utilization.”

Supervisor Brian Walsh set a public forum for community feedback on the plans for Thursday, Dec. 10, at 6 p.m. The forum will be hosted at the Pine Plains Community Center on Route 82.

Town Attorney Warren Replansky led the meeting with a brief discussion of short-term rental laws. He said he sent members of the town board example local laws from Rhinebeck, New York, and Pleasant Valley, New York.

Highway Superintendent Carl Baden said in his report the town’s Kubota tractor was in disrepair and needed replacement. The Town Board voted to sell the old tractor and Supervisor Brian Walsh asked Baden to assemble specifications for a New Holland tractor to replace it. Baden estimated a purchase price of \$200,000 for the tractor.

Amenia awards contract for water district upgrades

By LEILA HAWKEN
leilah@millertonnews.com

AMENIA — Town Board members awarded a contract for improvements to the Lavelle Road water pump house at their regular meeting Thursday, Nov. 20.

The award is a significant step forward for upgrades to the town’s water district, which serves the central Amenia hamlet surrounding

the intersection of Route 44, Route 343 and Route 22.

The successful bidder, Trinity Construction of Selkirk, New York, estimated that it will cost \$1,298,633 to complete the work of upgrading the existing pump house and the well fields nearby. The bid, the lowest of four submitted, was approved by project engineers Delaware Engineering.

During public comment,

resident Ken Topolsky read the letter he had presented to the Planning Board urging adoption of a moratorium on new development applications while the Comprehensive Plan Review Committee completes its work to revise the plan. Exempted from the moratorium, Topolsky suggested, could be any application that was initiated with the town two or more years ago.

Resident Judy Moran spoke in support of the proposed moratorium, finding it “reasonable.”

Planning Board member James Walsh spoke of the high volume of applications coming before his board, significantly adding to the daily workload of the board’s secretary. He asked the board to consider a remuneration increase in view of that load.

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Danbury Hospital • New Milford Hospital • Northern Dutchess Hospital • Norwalk Hospital • Putnam Hospital • Sharon Hospital • Vassar Brothers Medical Center

OUR TOWNS

Journal, News honor Trade Secrets founder Bunny Williams

Donors to LJM Media gathered for cocktails and hor d'ouvres Saturday, Nov. 23, to honor Bunny Williams of Salisbury with the Estabrook Community Leadership Award for her contributions to nonprofit and community organizations in the Northwest Corner of Connecticut. Williams founded Trade Secrets, the annual fundraiser that supports women that have been victims of physical and sexual abuse.

Read the full story on the front page.



Lakeville Journal and Millerton News Executive Editor Christian Murray, left, and LJM Media Board Vice Chair Brian Ross share in conversation.



Bunny Williams



Bridget Taylor and Melissa Ferrick

James Clark, publisher of the Lakeville Journal and Millerton News, praises Bunny Williams and her contribution to the Northwest Corner community in an address celebrating local journalism.



PHOTOS BY ALY MORRISSEY



Rachel Strauber



David Baranowski on keyboard, Suzanne Wagor on violin and Jakob Nordlinger on cello provided music for the event, playing instrumental covers of popular songs spanning a wide range of musical genres.



PHOTO BY NATHAN MILLER

A winter's morning

YOUR NEWS

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In a world that has echoes of Germany in the 1930s with brownshirts forcibly rounding up immigrants, it is a wonderful respite to follow the adventures of these three aging nuns in Austria who have defied the Church authorities by escaping the nursing home that confined them and who have returned to their beloved cloister. This was only possible with the help of the local community who have provided all the support necessary for them to stay. What I love is both this support from past students and that they have become social media stars for their resistance. NPR has a delightful article about them which can be viewed at: www.npr.org/2025/11/04/g-s1-95178/austrianuns-flee. For the Sisters' Instagram account, please see @nonnen_goldenstein. This will brighten your day!

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PHOTO BY ALY MORRISSEY

Last chance to send letters to santa

Children in Millerton have less than a week to drop off their wishlists for Santa Claus at the North East Firehouse on Century Boulevard in the Village of Millerton before the annual Santa Run on Dec. 6. The deadline for letters to Santa is Dec. 2.

Worship Services
Week of November 30, 2025

Christ Church Episcopal in Sharon
484 Lime Rock Rd. Sharon CT
Sunday Holy Eucharist at 9:00 A.M.
Transitioning through prayer
All welcome to join us
860-364-5260
www.christchurchsharon.org

Trinity Episcopal Church
484 Lime Rock Rd. Lakeville
Offering companionship along the Way
Sundays at 8 and 10:30 a.m.
Livestream at 10:30 found at www.trinitylimerock.org
trinity@trinitylimerock.org
(860) 435-2627

North Canaan Congregational Church, UCC
Joyfully opening our hearts and doors to all God's people
172 Lower Rd/Rt. 44, East Canaan CT
Worship services Sundays at 10 am
www.Facebook.com/northcanaancongregational
860-824-7232

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is at Pilgrim House, 30 Granite Ave., Canaan
Tuesday 4-6 pm & Thursday 12-2 pm
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Congregation Beth David
A reform Jewish Synagogue
3344 East Main St., Amenia
SERVICES SATURDAY 10:30 AM
Twice Monthly • Followed by Oneg (Calendar at congbethdavid.org)
ALL ARE WELCOME
Rabbi Jon Haddon
845-373-8264
info@congbethdavid.org

The Lakeville United Methodist Church
319 Main St., Lakeville, CT 06039
9:15 a.m. Worship Service
9:15 a.m. Sunday School
"Open Hearts - Open Minds - Open Doors"
The Rev. Dr. Anna C. Camphouse
860-435-9496
Lakevillemethodist@snet.net

Falls Village Congregational Church
16 Beebe Hill Road, Falls Village
10:00 a.m. Family Worship
Coffee Hour
A Friendly Church with a warm welcome to all!!
860-824-0194

The Sharon United Methodist Church
112 Upper Main Street, North End of Sharon Green
Touching Lives - Lifting Spirits
10:30 a.m. Worship Service, Nursery Care
No Sunday School in Summer
The Rev. Dr. Anna C. Camphouse
860-364-5634
sharonumc5634@att.net

The Smithfield Presbyterian Church
656 Smithfield Valley Rd. Route 83, Amenia, NY
Services every Sunday 10 a.m.
www.thesmithfieldchurch.org
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All Saints of America Orthodox Christian Church
313 Twin Lakes Rd., Salisbury, CT
Vespers Saturday at 5:00 P.M.
Divine Liturgy Sunday at 9:30 A.M.
Special Services Online
Rev. John Kreta
860-824-1340 | allsaintsofamerica.us

Sharon Congregational
25 Main Street, Sharon, CT
Sunday Service 10:30 a.m.
Visit our website sharoncongregationalchurch.org for Sunday services
Contact us at 860-364-5002 or info@sharoncongregationalchurch.org

The Congregational Church of Salisbury, U.C.C.
30 Main Street, Salisbury, CT
Whoever you are, wherever you are on life's journey, you are welcome here!
Worship, Sundays at 10 am, in-person and streaming
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St. John's Episcopal Church
12 Main Street, Salisbury, CT
SUNDAY SERVICE
10:00 a.m. Eucharist with music (Rite II)
Rev. Dr. Johan Johnson, Priest-in-Charge
In-Person and on You-Tube
www.stjohnssalisbury.org

Unitarian Fellowship of NW CT
Cobble Living Room, Noble Horizons
Sunday, December 14 at 10:30 a.m.
For information, contact Jo Loi at jokialoui@gmail.com
All are Welcome

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St. Joseph, 4 Main Street, Canaan
St. Mary, 76 Sharon Road, Lakeville
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Sunday 9 am, Church of St. Mary
Sunday 11 a.m., Immaculate Conception Church
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Wednesday 6pm
St. Joseph Chapel or Church
Thursday 8am
Immaculate Conception Church
Friday 8am
Church of St. Mary
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Rev. Mary Gates!

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Amenia Union, NY
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www.stthomasamenia.com
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Canaan United Methodist Church
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8:00AM - Worship Service
2nd & 4th Sunday
"Open Hearts - Open Minds - Open Doors"
The Rev. Dr. Anna C. Camphouse
860-824-5534
canaanctumc@gmail.com
We hope you will join us!

EDITORIAL

The season of thanks

With the end of the year approaching, it's a good moment to look at the work in front of us and the community that makes it possible.

Local news exists only because a community chooses to support it. Throughout the week, readers pick up the paper or read us online. They call, email, send photos, share tips, and ask questions. They tell us what matters in their towns and trust us to report it accurately and fairly. That trust is the foundation of what we do.

We're grateful for our readers — those who have been with us for decades and those who are just joining us. We're grateful for the people who answer our reporters' questions, even when the stories are complicated. And we're grateful for advertisers who continue to invest locally and understand the role a regional newspaper plays in community life.

We're also grateful for the commitment this region has shown to supporting independent local journalism. Donor support helps us keep local government visible, cover schools, and report on the everyday moments that shape life here. It also allows us to invest in the next generation through our summer internships and our high school journalism program, where students learn by doing real reporting.

And, of course, we're grateful for the people inside the paper — reporters, editors, designers, photographers, drivers, and staff who work to help you stay informed and connected.

As we enter the season of gratitude, we want to say this plainly: thank you for reading, for engaging, and for believing that our towns deserve strong local news.

Your support is vital

This weekend we presented the Estabrook Community Leadership Award to Bunny Williams, who has spent decades working to better our communities, at our Jubilee reception. *(See page A1 for coverage.)*

As Bunny noted in her remarks, "What I learned is that the best part of this community — as beautiful as it is — is the people."

Thank you to everyone who helped make our event a success.

This edition also marks the launch of our annual appeal. Enclosed you'll find a pre-addressed envelope and letter, or you can donate online at lakevillejournal.com/donate.

We look forward to another year of telling the stories of this region — and we're grateful to everyone who helps make it possible.

Burglary, birthday and cattle

The following excerpts from The Millerton News were compiled by Kathleen Spahn and Rhinannon Leo-Jameson of the North East-Millerton Library.

November 29, 1934
Shufelt's Store Is Burglarized

An overcoat, cigarettes and canned goods were stolen from Shufelt's Inc., department store in Millerton some time Saturday night by thieves who gained entrance through a window in the door of a store room at the rear of the building. The intruders also tried to break into Hoag & Keefer's store, but failed in this attempt when they were unable to open inside shutters barring the rear window. The theft at Shufelt's was discovered Sunday.

Scarlet Fever Scare Ended, Berry Says

Stanfordville Physician Says There Is No Danger Of Epidemic

STANFORDVILLE - Dr. R. V. Berry, town of Stanford health officer and school health officer in the town of Clinton, stated last week-end that in his opinion the "scarlet fever scare" in the two townships had ended.

Chimney Fires Extinguished

The Millerton Fire Department extinguished chimney fires at the home of Mrs. Harry Card on Center Street Sunday and Monday. Only slight damage was done by either blaze.

FROM THE ARCHIVES

The Millerton News

Mr. and Mrs. Worthey J. Pulver returned Sunday evening after spending a few days in New York City.

Has Birthday Party

Miss Shirley Ackert was hostess to twelve of her young friends Tuesday afternoon at a party on her eighth birthday. The guests were Richard DeWitt, Morton Bloch, Miriam and Marilyn Wood. Theresa Fracaro, Mirtam Swanson, Mary Canevari, Dorothea Silvernale, Jean Van DeBogart, Louise Hoffbeck, Shirley Williams and Virginia Allen.

November 26, 1975
Super Still Gets Checks

Checks are still slowly coming in to the Millerton Super, the market's owner, Joseph Trotta Jr., reported this week.

The Route 44 supermarket was robbed of \$26,000 in checks and \$5200 cash by an armed bandit on Nov. 8. Trotta said that he did not know exactly how much money in checks has been reissued to the market. He said that some of his customers are waiting to get their November bank statements before they can report to him whether they cashed a check at his store on Nov. 7 or 8. Those days' revenues were taken by the robber.



Giving Thanks – It's a A National Trait

OPEN SPACE

Kathy Herald-Marlowe

thus commencing our current Thanksgiving holiday. Yet some toying with dates interceded—as in 1939, Franklin Roosevelt shifted Thanksgiving to the second Thursday of November, 16 states for two years refused to make the change. In 1941, Congress passed a resolution making Thanksgiving, from then onward, the fourth Thursday of November.

Annual, long lasting and not without some contention, Thanksgiving along with the Fourth of July unites our nation in celebration, festive gatherings, great food, fond family and friends, and abundant goodwill.

Numerous other nations celebrate a thanksgiving holiday or harvest feast – across the globe- but the US and its northern neighbor – Canada- are of the few where Thanksgiving Day is an official holiday – for gratitude and community. Canada's holiday dates from 1879, is celebrated on the second Monday of October and it is rumored that turkey was initially served at Thanksgiving in Canada.

It pleases me that two of our US's national holidays are days that informally convene people in family/friend gatherings, are hearty, have traditional foods (I am for turkey and cranberry sauce over hot dogs and burgers), and are of a non-religious nature – are national holidays, fully inclusive.

One doesn't need to be of the Mayflower, or worship in a particular manner to be fully immersed in this holiday that for a day each year gives thanks, offers gratitude for blessings, acknowledges the power of collaboration, of being helpful to and with others.

For me particularly, 2025 is year of gratitude, thankfulness as I spent a month in hospital while a complex heart issue was ever so slowly diagnosed for treatment – a death defying experience. Daily I would awaken in hospital to a plethora of persons: professionals, aids, service folk who tended my needs, cared for me, kept me alive. Seemingly there were hundreds of these

generous, thoughtful health care providers focused on my health and comfort. Not all were entertaining, not each charming but all were seriously in attendance. I am grateful, appreciative of those who serve, for those who serve not with resentment but with pride and dedication. It is important to have these images of fellow citizens in this nation when what is too often displayed is cruelty and what is spoken can be despicable.

My experience is the American experience. Persons of all bents, colors and affluence offer helping hands daily, particularly in emergencies. Media blitz keeps us apprised of the rescues, self-endangering acts of people who happened-to-be-on-the-scene.

These heroes aren't scripted, aren't trained, aren't interested in fame. These are everyday Americans living in a nation where lending a helping hand is a national trait, a norm, a value. These are folks who don't need to be told to act, aren't threatened into helping – they are there, there is a crisis, they act.

Happy Thanksgiving to all. Be of good cheer, be pleased to be part of your Thanksgiving gathering, be appreciative of living in a nation where it is the norm to be present and helpful, where cruelty, hatred and ridicule are not the norm but startling still.

Kathy Herald-Marlowe lives in Sharon.

THE MILLERTON NEWS

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Thursday, November 27, 2025

Mission Statement

LJMN Media, Inc., Publishers of

The Lakeville Journal and The Millerton News

Our goal is to report the news of our communities accurately and fairly, and to foster the free flow of information and opinion.

James H. Clark

Publisher & CEO

Thomas K. Carley

Chief Operating Officer

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OUR TOWNS

Amenia Housing Board seeks answers on Cascade Creek plan

By LEILA HAWKEN
leilah@millertonnews.com

AMENIA — The Amenia Housing Board on Nov. 20 outlined a list of questions it wants answered before issuing its required recommendation to the Town Board on the Cascade Creek workforce housing proposal.

Proposed as a conservation subdivision by the non-profit Hudson River Housing (HRH) of Poughkeepsie, the Cascade Creek project calls for building homes on 28 lots served by shared water and septic systems.

Before issuing its recommendation, the Housing Board agreed it must first hear back from the Town Board on several points. Housing Board member Juan Torres raised concerns about bonding for the planned shared utilities, questioning who would be responsible for monitoring and maintaining the systems.

“If the water fails and the development needs \$1 million to repair it, who pays?” Torres asked, noting that the development’s residents would have limited resources. The board also added a question about the process that would apply in the event of a default.

Torres sought additional

detail on resale restrictions for homeowners who may wish to sell and profit from the sale.

Housing Board member Josh Frankel raised design-related concerns, seeking assurances that the subdivision would include a variety of home styles. Board chairman Charlie Miller also said he would want clarification on the methodology for selecting homeowners.

Roughly 30 residents attended the Planning Board meeting, and most voiced concerns about various aspects of the Cascade Creek proposal. During public comment, several speakers questioned whether the development’s tax assessments would be lower than those of comparable homes elsewhere in Amenia.

Others worried that an influx of new families would increase enrollment in the school district, leading to larger class sizes and higher educational costs. Some residents feared the project could lower surrounding property values.

Concerns were also raised about fire safety, with a few speakers warning that homes built in close proximity could make it easier for a fire to spread.

YOUR NEWS

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Amenia’s inaugural open mic night



PHOTOS BY LEILA HAWKEN

The first-ever Amenia Open Mic night brought the community together on Wednesday, Nov. 19, to applaud the considerable talent in their midst. Above, organizer John Nowak, master of ceremonies, kept things on track and even performed as one of the acts that included song, poetry, sing-along, and storytelling. Sponsored by the Amenia Recreation Department, Open Mic Night will be repeated monthly on every third Wednesday at the Amenia Town Hall. Sign up to perform at 6 p.m.; performances begin at 6:30 p.m.



Local favorite Judy Westfall performed a selection of songs made popular by John Denver.



Ken Topolsky shared a story reflecting on his early years and formative parental influence.

When it comes to finances, it matters who has your back.

Meet Beth Coon, branch manager of our Pine Plains branch. If you ask her what she likes most about her job, she will say it’s all about the customers — from helping high school grads open their first bank accounts, to assisting older customers maneuver new banking services like Online Banking. With over 30 years of local banking experience, Beth says “it’s great to be part of a bank where family and community are so important.”

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SAVE MILLERTON — SAVE NORTH EAST

Secret Big-Box Rezoning Is Shock to the Holiday Season

There’s a name for what people feel in November and December — the holiday blues, the year-end burnout, the season when families are overloaded with work, school, travel, finances, and freezing weather. It’s the hardest time of year to focus on anything beyond basic life management.

And right into that moment, just days before Thanksgiving, the Town of North East dropped a 181-page zoning overhaul — a college-text-book-sized homework assignment handed to residents at the worst possible time. The kicker is that this massive tome was released to the taxpayers funding the work AFTER it was submitted to Dutchess County. We all have until January 8th to study up!

And the public notice — the only legal warning residents get — **does not even remotely resemble what is actually being proposed. Not in a million years.** It reads like a routine clerical update, the municipal equivalent of: “Don’t worry, we’ve got this handled — go enjoy your holiday with your family.”

Meanwhile, inside the actual document is a sweeping redevelopment blueprint for Route 44:

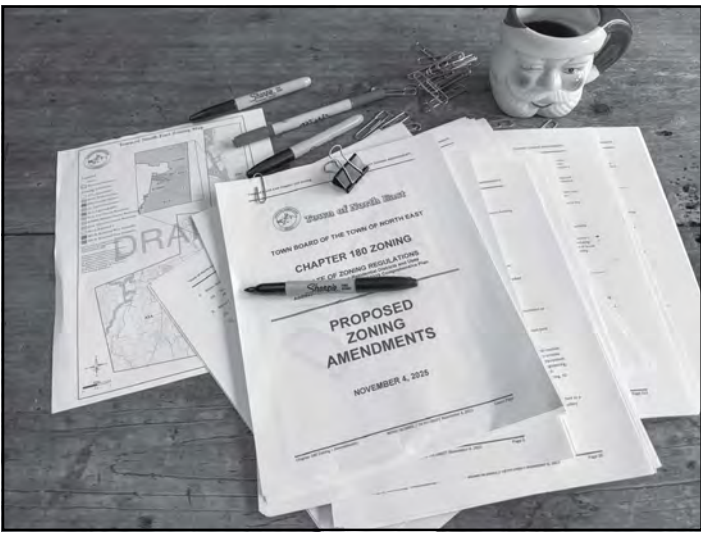
- 12,000-sq-ft footprints,
- 36,000-sq-ft mixed-use buildings,
- 35,000-sq-ft grocery stores, and
- a new allowance for parcels over 10 acres to develop up to half their land area.

This is the size of major hotels, regional commercial centers, and destination-scale development — the exact pattern that has hollowed out small towns across America.

And here is the part no resident should overlook:

Three of the main braintrusts architecting this plan — Supervisor Kennan, Town Attorney Replansky, and consultant Will Agresta — **do not pay property taxes in the Town of North East.**

Yet they are making decisions that raise our taxes, increase our debt, and



reshape the future of a town they do not financially support.

1. A Zoning Overhaul Dropped During Holiday Chaos

A 181-page overhaul — the largest zoning change in town history — released during the busiest weeks of the year, with zero public education and a notice that disguises the actual content. Entire districts are rewritten. Oversized commercial uses appear out of nowhere. The new “alternative performance modifications” allow large projects to bypass long-standing protections with minimal scrutiny.

The timing appears not accidental — but planned with sniper-like precision.

2. The Grocery Store Double Game

In April 2025, the Town Planning Board approved a 29,000-sq-ft grocery store at Millerton Square. The Supervisor publicly celebrated it. Residents were told it was the long-awaited answer to our food desert.

But by fall, the plaza was still in disrepair — open roof leaks, broken

pavement, no operational timeline.

Then the zoning overhaul appeared — and inside it, the Town raised the allowable size of grocery stores to 35,000 sq ft in the same district.

So which version was true? The one sold to residents for two years?

Or the version buried in the new code that enables a larger competitor?

Who does that benefit? Because it’s not the taxpayers — and certainly not the project the Town said it supported.

3. The Sewer District: Taxpayers Pay, Developers Profit

In 2022, the Town engineered a sewer district plan that almost perfectly tracks the Route 44 commercial zoning corridor. The district includes 28 commercial parcels and excludes nearly every residential neighborhood.

Yet the residents of North East — most of whom will never be connected to the system — will help carry a multi-million-dollar debt burden to build and maintain it.

The plan includes **75% additional future capacity** specifically for new development — not existing needs. And under the new zoning, the largest undeveloped parcels can now build across half their acreage. With sewer + zoning, those parcels become instant high-value development sites.

We have seen this pattern across the country:

A town takes on debt. Developers reap windfall profits. Small-town character evaporates.

Residents are left paying the bill for decades.

This is how it starts.

4. The New Village Hall: The Most Recent — Clearest — Warning Sign of All

To push through controversial projects, the Town invoked the **Monroe Balancing Test**, a 1980 court case created to resolve disputes between different levels of government — not a tool for a town board to exempt its own projects from its own zoning.

The Town bought the former Jehovah’s Witness church on Route 22 — a building that is not zoned for municipal use. Instead of acknowledging that fact, the Town exempted itself using Monroe.

Worse, the Town told the public it would cost **\$150,000** to convert the building into a fully compliant Town Hall. The parking lot alone needs more than **\$50,000** in repairs. This building we all own has sat vacant for years. We’ve already spent **\$100,000** in mold remediation. It’s impossible to turn this empty, deserted shell into modern municipal offices for less than **\$1 million**.

Why do we own it?

Why has it sat vacant for years on our dime?

Is this how these people handle their **personal** real estate investments?

5. We Can Still Stop This — But Not If We Stay Silent

Residents deserve transparency, lawful process, and an honest accounting of who benefits from decisions that will define Millerton’s future. The zoning overhaul demands real scrutiny — not a holiday-week drop and a misleading notice.

The holidays are stressful enough. We should not be asked to swallow a 181-page big-box corridor in the middle of them.

Now is the moment to protect Millerton — before someone else decides what it becomes.

We need affordable housing, economic growth, and development — but only when our community’s voices have standing in how these decisions get made. We are the taxpayers. We are the voice. We have the most to lose and the most to gain. Secret planning does not equal “intelligent planning” — quite the opposite.

Democracy — the process of listening to the people — is messy and slow. And that’s why developers are always lurking in the shadows with exactly what was handed to us right before the most stressful time of the year.

Join Us

To get involved, contact us:
SaveMillerton@gmail.com

To learn more, visit:
SaveMillerton.org

We are your neighbors. We love this town. And we refuse to let its future be written behind our backs.



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“I have had a home in Lakeville for over 50 years and I believe *The Lakeville Journal* is a public good that benefits everyone. It helps neighbors look out for each other, surfaces solutions, and keeps people connected. Everyone benefits from having a hometown newspaper.”
EVAN FRIEDMAN, LAKEVILLE

“We have limited impact on worldwide chaos – but we CAN make a difference locally. *The Millerton News* tells me what’s relevant HERE so I can do my part.”
KATHY CHOW, MILLERTON

“*The Lakeville Journal* is the voice of our towns and our region. It provides news that we would otherwise miss. It is the connective tissue of our extended community, and worthy of our continued support.”
PETER HALLE, FALLS VILLAGE

“*The Lakeville Journal* is an essential part of a functional community.”
STEVE DUTTON, FALLS VILLAGE

“I look forward to Thursdays and the new edition of *The Lakeville Journal* every week! I enjoy reading about our towns, what’s happening at our local schools, real estate transactions and especially the opinion pages. The police blotter is also informative. I look forward to solving the word of the week puzzle and try my hand at the crossword. I am both entertained and informed each week. The Lakeville Journal is a treasure for me and our community.”
REGINA HURLBURT, CORNWALL

“Simply put, *The Millerton News* is one of the most important public services we have. It does more than report the news, it weaves the fabric of our community, It tells our stories, celebrates our successes, and ensures everyone knows what’s happening right here at home. When trusted information is accessible to everyone, our community is stronger.”
JENN NAJDEK, MILLERTON

“I read *The Millerton News* to stay connected to our corner of the world. It’s my way of supporting the community I love and staying up to date on local happenings.”
NICHOLE REYES, MILLERTON

“*The Millerton News* is an essential part of my weekly routine. Its in-depth local coverage helps keep the fabric of our community strong.”
RUTH HARLOW, MILLERTON

“At its core, *The Lakeville Journal* is a public good that benefits everyone. It keeps people connected, helps neighbors look out for one another, and highlights local solutions.”
LIBBY PANZER, SALISBURY

“I feel my sense of community expanding when I read *The Millerton News*. The letters to the editor, the stories from our neighboring towns – Amenia and Millbrook – keep me connected to our region. We are all dealing with similar issues...albeit in different ways. There is nothing else like our paper and I’m so grateful to have it.”
JENNIFER DOWLEY, NORTH EAST

“*The Lakeville Journal* strengthens our community. A strong local news source brings people together, reduces polarization, and even boosts bond ratings. We’re loyal readers and big fans!”
ELIZABETH BARTLE & DAVID BOGHOSSIAN, NORFOLK

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WILLA *Continued from Page A1*

dence and lots of opinions, especially when smoothies are involved. The first rumble of ice, or even the mention of the word “smoothie,” will cause Willa to jolt up from her cozy bed of pillows to investigate the scene. Her favorite blend is oat milk, yogurt and banana.

Broesler brought the pig home in 2017 and named her after legendary country singer Willie Nelson. Broesler said she was young at the time, unsure where she would be living, and uneducated about keeping pigs in a house. But after meeting Willa she knew that she wanted to give her a home.

“Looking back, it was irresponsible,” said Broesler — not necessarily because of the circumstances, but because she acquired Willa through a breeder. As she immersed herself in the pig community, Broesler learned about the demand for pig adoption. “Potbellied pigs are constantly getting rehomed and they need stable placements,” she said.

Enter Milo — Willa’s new baby brother. Milo is all black with a bottle-brush tail. His nose is flatter than Willa’s, and he has tusks. Broesler adopted Milo and rescued him from a “horrible situation,” she said. He was kept in a crate and lacked proper care

and affection.

Today, Milo’s favorite activity is grazing in the fenced-in section of Broesler’s yard. Quieter than his older sister — who runs the show, which also includes three cats and two chinchillas — Milo is getting used to home life with free space and loving caretakers.

A local pig sanctuary in the works

Broesler didn’t come from a farming background. Her family owns a traditional Irish pub in New York State where she developed a strong work ethic and firsthand knowledge of the service industry. “I’ve been scrubbing potatoes

and sweeping sidewalks for as long as I can remember,” Broesler said with a laugh.

But when it came time to apply for college, Broesler knew exactly what her future looked like.

“I always knew I wanted to work outside and with animals,” Broesler said. She sought out as much experience as she could. She milked goats, worked on cattle farms, and grew vegetables and flowers. What stands out vividly is working with pigs. Ultimately, all of her experience led to a farm-to-table restaurant.

But as the restaurant becomes more established a new dream is beginning to take shape. Broesler has just completed paperwork to establish her own pig sanctuary — Willa’s Way — a 501(c)(3) nonprofit.

Though in the preliminary stages, Broesler excitedly de-

scribes an elaborate vision. As a destination spot, the sanctuary would add value to the community in myriad ways, incorporating farm-fresh eggs, native flowers, in-season vegetables and educational opportunities related to sustainability.

At its core, the pig sanctuary would be in service of the animals. It would support rehabilitation, rehoming or placement, public education, and simply letting older pigs live out their remaining days with love and care.

“The most common question I get is, ‘Where would we be rescuing the pigs from?’” said Broesler. “People don’t often realize how huge the need is because of bad breeders, hoarding cases, or bad characters who lie about micro-pigs or teacup pigs, claiming they’ll remain 25 pounds.”

She adds that adopting

Milo lit the fire for the sanctuary idea. “To watch him come to me as a sick, malnourished, really sad pig and come out of his shell with a funny personality — and he’s getting healthy and feeling good — it’s just been the best thing.”

The next steps for the sanctuary are to identify investors, apply for grants, and acquire 30 to 50 acres of land. No small feat, but Broesler is up for the challenge.

PARKING
Continued from Page A1

completely opened so we have no problem getting the plows through,” he said.

Although the parking ban has been part of the village code for years, it has not been actively enforced. This winter will mark the first season of stricter enforcement.

TREASURES *Continued from Page A1*

attendees. “Many of them are run by historical societies, so the added benefit is a free or nominal charge.”

His presentation began with Pawling’s Quaker Hill, where in 1740 a group of Quakers petitioned the Religious Society of Friends to build their own meeting house so they wouldn’t have to travel elsewhere to go to Sunday worship.

“It was kind of small,” Musso remarked of the original structure. “They ran into a problem within the first five years because they had so many people standing around, they couldn’t all get inside.” As a result, in 1767 the Quakers got permission to build a bigger meeting house just across the street.



Anthony Musso discusses his book “Hidden Treasures of the Hudson Valley” at the North East Historical Society’s annual meeting on Saturday, Nov. 15.

another building down the hillside.”

The Quakers also refused to provide the army with provisions, Musso said, which exacerbated harsh conditions that winter.

When the army left, the Quakers returned to the building and continued with their meetings and worship. Musso added that in 1932, the meeting house was acquired by the historical society of Quaker Hill and Pawling, and “that’s why the building is in such meticulous shape today.”

Musso went on to explain that while George Washington never stayed at encampment with his troops, he did commandeer a house for four months down the hill in the village of Pawling — the home of John Kane, who was originally a Patriot at the start of the American Revolution but switched sides and became a Loyalist.

From there, Musso expanded the tour to Westchester and Rockland counties, including the location where Benedict Arnold turned over the plans, layout and staffing for Fort Arnold to British spy John André — and the site where Andre was subsequently hanged.

As a seasoned historian, speaker and guide, Musso shared one of his tricks if he ever feels like his audience is losing interest. He brings up Hamilton the musical. “I don’t lie to people,” he jokes, “but I say, ‘I can’t prove this, but I’ve

heard that some of the music from Hamilton was written here.”

Though Musso didn’t delve into the rich history of North East’s Coleman Station during the presentation, Musso said it is one of the sites included in his books.

Musso has lived in LaGrange for 40 years, and his career has spanned decades at the post office, writing for the Poughkeepsie Journal, and authoring numerous nonfiction books. “I love the history of this area, and I’m not going to stop telling it anytime soon.”

North East Historical Society annual meeting

Other business from the North East Historical Society included acknowledgements of board members and volunteers. President Ed Downey expressed gratitude for the society’s partnership with the NorthEast-Millerton Library, noted that four members are up for re-election and shared that membership has increased by 54% over the last decade, now totaling 179 — among the highest of any historical society in Dutchess County.

Downey also highlighted ongoing digitization efforts, saying the goal is to “digitize and publish” the historic Millerton Telegram and 90 years of The Millerton News. Downey added that this is a costly project and relies heavily on donations to sustain the work.

JUBILEE *Continued from Page A1*

Lou Estabrook, honors individuals who exemplify community spirit and leadership. This year’s presentation took place during the newspapers’ second annual Jubilee.

Addressing more than 100 attendees, Brian Ross, Vice Chair of the Board of Directors, underscored why Williams was chosen. “Bunny has always believed, as we do at our newspapers, that community matters, and that local matters,” he said.

Williams has spent decades bolstering local organizations. She helped launch Trade Secrets 25 years ago, turning it into a major fundraiser for Project Sage, the region’s domestic violence agency. She has hosted events for local libraries, supported the Falls Village Daycare Center and

Music Mountain, and founded The Great County Mutt Show to benefit The Little Guild.

Board Chair Dan Dwyer urged attendees to follow Williams’ example. “Get informed, stay informed and get involved in your community to make it a little better than it was — that’s what Bunny has done,” he said.

In her tribute, Betsy Smith — a close friend of Williams and chair of the Jubilee — called the honoree honest, energetic and warm. “She’s the essence of being civic minded,” Smith said. “I could not be prouder to be in her orbit of friendship, warmth, commitment, and making our community a better place.”

Ross presented Williams with the award, which she immediately dedicated back

to the community.

“What I learned is that the best part of this community — as beautiful as it is — is the people. I may have an idea, but it’s just an idea,” Williams said. “It is the effort and the commitment and the generosity of people who step up to the plate to make these events happen and I’ve never seen anything like it.”

Publisher James Clark congratulated Williams before highlighting the vital role of local journalism. “When you read The Lakeville Journal and The Millerton News, you become more informed about what’s happening in your communities — and more connected to your community,” he said, adding his thanks to the attendees whose support helps the newspapers thrive.

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PHOTO BY ALY MORRISSEY

COMPASS

Your Guide to Tri-State Arts, Entertainment & Lifestyle



“Once Upon a Time in America” features ten portraits by artist Katro Storm.

ART: NATALIA ZUKERMAN

Students curate Katro Storm portraits at HVRHS

The Kearcher-Mon-sell Gallery at Housatonic Valley Regional High School in Falls Village is once again host to a wonderful student-curated exhibition. “Once Upon a Time in America,” ten portraits by New Haven artist Katro Storm, opened on Nov. 20 and will run through the end of the year.

“This is our first show of the year,” said senior student Alex Wilbur, the current head intern who oversees the student-run gallery. “I inherited the position last year from Elinor Wolgemuth. It’s been really amazing to take charge and see this through.”

Part of what became a capstone project for Wolgemuth, she left behind a comprehensive guide to help future student interns manage the gallery effectively. “Everything from who we should contact, the steps to take for everything, our donors,” Wilbur said. “It’s really extensive and it’s been a huge help.”

Art teacher Lilly Rand Barnett first met Storm a few years ago through his ICEHOUSE Project Space



Artist Katro Storm

exhibition in Sharon, “Will It Grow in Sharon?” in which he planted cotton and tobacco as part of an exploration of ancestral heritage.

“And the plants did grow,” said Barnett. She asked Storm if her students could use them, and the resulting work became a project for that year’s Troutbeck Symposium, the annual student-led event in Amenia that uncovers little-known or under-told histories of marginalized communities, particularly BIPOC histories.

Last spring, Rand emailed to ask if Storm would consider a solo show at HVRHS. He agreed.

And just a few weeks ago, he arrived — paints, brushes and canvases in tow.

“When Katro came to start hanging everything, he took up a mini art residency in Ms. Rand’s room,” Wilbur said. “All her students were able to see his process and talk to him. It was great working with him.”

Perhaps more unexpected was his openness. “He really trusted us as curators and visionaries,” Wilbur said. “He said, ‘Do with it what you will.’”

Storm’s artistic training began at New Haven’s Educational Center for the Arts. His talent earned him a full scholarship to the Arts Institute

of Boston, then Boston’s Museum School, where he painted seven oversized portraits of influential Black figures — in seven days — for his final project. Those works became the backbone of his early exhibitions, including at Howard University’s National Council for the Arts.

Storm has created several community murals like the 2009 READ Mural featuring local heroes, and several literacy and wellness murals at the Stetson Branch Library in New Haven. Today, he teaches and works, he said, “wherever I set up shop. Sometimes I go outside. Sometimes I’m on top of roofs. Wherever it is, I get the job done.”

His deep ties to education made a high school gallery an especially meaningful stop. “No one really knew who these people were except

Continued on B3



PHOTO BY MARJORIE BORREDA

Le Petit Ranch offers animal-assisted therapy and learning programs for children and seniors in Sheffield.

BUSINESS: SALLY HAVER

Mini horses, big impact: animal learning center opens in Sheffield

Le Petit Ranch, a nonprofit offering animal-assisted therapy and learning programs, opened in April at 147 Bears Den Road in Sheffield. Founded by Marjorie Borreda, the center provides programs for children, families and seniors using miniature horses, rescued greyhounds, guinea pigs and chickens.

Borreda, who moved to Sheffield with her husband, Mitch Moulton, and their two children to be closer to his family, has transformed her longtime love of animals into her

career. She completed certifications in animal-assisted therapy and coaching in 2023, along with coursework in psychiatry, psychology, literacy and veterinary skills.

Le Petit Ranch operates out of two small structures next to the family’s home: a one-room schoolhouse for animal-assisted learning sessions and a compact stable for the three miniature horses, Mini Mac, Rocket and Miso. Other partner animals include two rescued Spanish greyhounds, Yayi and Ronya; four

Continued on next page

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PHOTO PROVIDED

The Joint Chiefs will perform at The Center on Main in Falls Village on Nov. 29

MUSIC: GRAHAM CORRIGAN

The Joint Chiefs: three decades of folk, harmony and community

Local folk heroes the Joint Chiefs will visit the Center on Main in Falls Village on Saturday, Nov. 29, for a special concert. The band has been a linchpin of the Berkshire music scene for more than three decades, and founding member Eliot Osborn feels a special kinship with next week's venue. "It's a community space, and the Joint Chiefs are really a community band."

It all started in north-west Connecticut. The group began playing together regularly in the mid-1990s and steadily amassed a devoted following in the area's folk and country music circles. With a handful of studio and live albums at their disposal, this week's audience can expect a little of everything. "People have been listening to us for so long now that we're part of their nostalgia," said Louise Lindenmeyr, the band's mandolinist. "It's almost like we're part of their scrapbook — everybody's just chiming right in."

Lindenmeyr also plays the button-box accordion and sings. But she's not the only one. Rich, complex harmonies have always been one of the Joint Chiefs' calling cards, but lead vocals are a shared responsibility. Their instruments are always changing hands. "Music is always evolving in a healthy environment," said Osborn. "It has to change and grow. What has stayed the same is that nobody's really in charge. That's why we chose the name the Joint Chiefs. There isn't one person who dictates

the musical direction."

Guitarist George Potts and percussionist Diana Harold round out the group. The Center on Main show promises songs old and new, a welcoming holiday spirit and some of the region's best local musicians.

The Center on Main is at 103 Main St., Falls Village. Admission is \$15 at the door and doors open at 6:30 p.m.

Graham Corrigan is a writer and musician from Philadelphia currently living in Lakeville.

Storm said of the portraits in the show. "It's really important for them to know James Baldwin and Shirley Chisholm. And now they do."

The exhibition includes a wide list of subjects: James Baldwin, Shirley Chisholm, Redd Foxx, Jasper Johns, Marilyn Manson, William F. Buckley, Harold Hunter, John Lennon, as well as two deeply personal works — a portrait of Tracy Sherrod ("She's a friend of mine... She had an interesting hairdo") and a tribute to his late friend Nes Rivera. "Most of the time I choose my subjects because there are things I want to see," Storm said.

Storm's paintings, which he describes as "full frontal figuratism," rely on drips, tonal shifts, and what feels like emerging depth. His process moves quickly. "It depends on how fast it needs to get done," he said. "Sometimes I like to take the long way up the mountain. Instead of doing an outline, I just start coloring, blocking things off with light and

dark until it starts to take shape."

He's currently in a black-and-white phase. "Right now, I'm inspired by black and white, the way I can really get contrast and depth."

Work happens on multiple canvases at once. "Sometimes I'll have five paintings going on at one time because I go through different moods, and then there's the way the light hits," he said. "It's kind of like cooking. You've got a couple things going at once, a couple things cooking, and you just try to reach that deadline."

For Wilbur, who has studied studio arts "ever since I was really young" and recently applied early decision to Vassar, the experience has been transformative. For Storm — an artist who built an early career painting seven portraits in seven days and has turned New York's subway corridors into a makeshift museum — it has been another chance to merge artmaking with education, and to pass a torch to a new generation of curators.

ADVERTISE IN COMPASS

To advertise your event under the Arts & Entertainment banner, call 860-435-9873 or email advertising@lakevillejournal.com



PHOTO BY NATALIA ZUKERMAN

Troutbeck hosts mindfulness talk with Dan Harris

Sascha Lewis (right), Troutbeck's director of culture and commerce, hosted a conversation with journalist and meditation advocate Dan Harris during a Luminary Series event at Troutbeck in Amenia on Sunday, Nov. 23. Harris, author of the No. 1 New York Times bestseller "10% Happier" and host of the podcast of the same name, led a brief guided meditation before jumping into his intimate chat with Lewis and taking audience questions.

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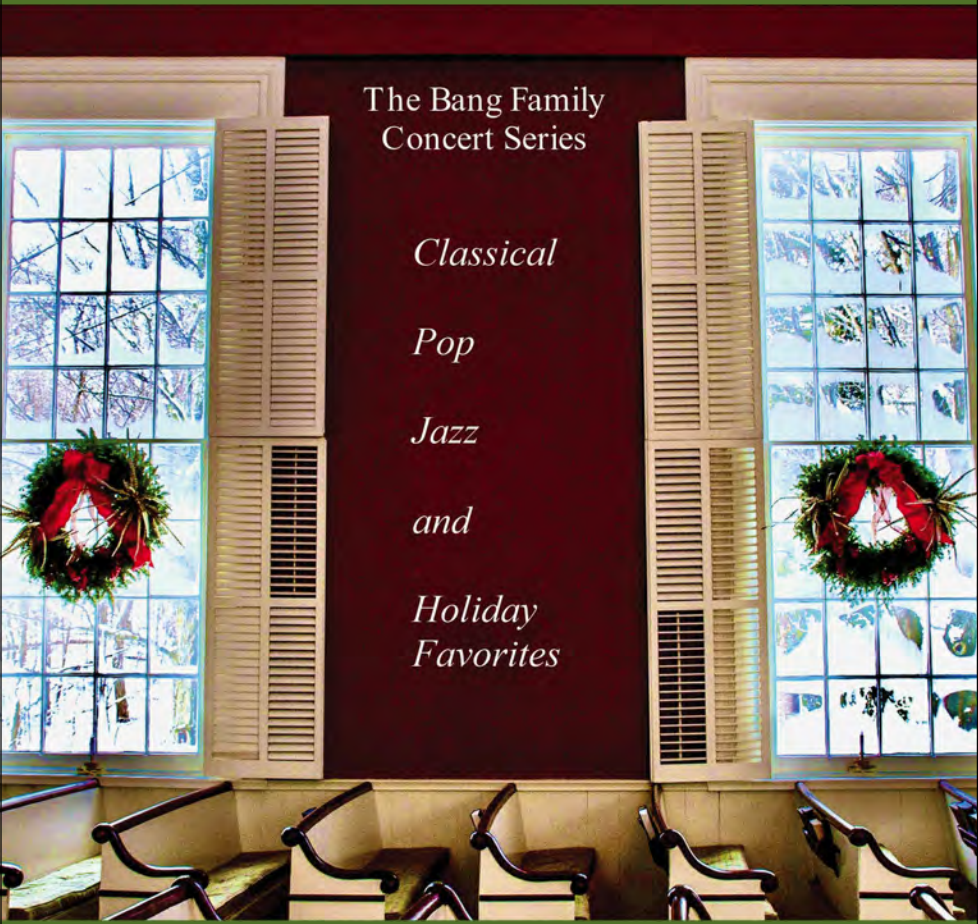
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COMPASS

TRI-CORNER CALENDAR

Items are printed as space permits. Submit calendar items to editor@lakevillejournal.com

NOVEMBER 28

6th annual Old Fashioned Christmas Exhibit

The Great Barrington Historical Society 817 South Main St., Great Barrington, Mass.

2 to 6 p.m.

This six-room exhibit traces the history of Christmas from European and Colonial traditions through the rise of Saint Nicholas and the holiday's Civil War-era evolution. Visitors move through the Victorian era, the 1920s, the Depression, World War II and the 1950s, ending in a modern gallery with a large train and Christmas village. A gift area offers unique items. Through Jan. 4. Free admission; group tours available by emailing info@gbhistory.org.

Holiday Season Kick-off

The Souterrain Gallery of The Wish House, 413 Sharon Goshen Tpke., West Cornwall, Conn.

The Souterrain Gallery of The Wish House invites the community to Moon Zappa & Friends, a multi-faceted exhibit, book signing, tea and opening reception party on Friday, Nov. 28, from 4 to 6 p.m. to kick off the holiday season in style.

Tree Lighting in Kent

Kent Town Hall, 41 Kent Green Blvd., Kent, Conn.

Kick off the holiday season Friday, Nov. 28, at 4 p.m. with a community gathering outside Town Hall. There will be caroling around the tree, hot cocoa, cookies and a visit from Santa.

NOVEMBER 29

Barnspace Holiday Market

Race Brook Lodge, 864 South Undermountain Road, Sheffield, Mass.

11 a.m. to 4 p.m.

The Barnspace Holiday Market is a great opportunity to discover unique options for your holiday gifting, and enjoy live music, delicious culinary offerings, and creative community spirit at Race Brook Lodge.

The Joint Chiefs Concert

The Center on Main, 103 Main St., Falls Village, Conn. thecenteronmain.org

6:30 p.m.

Celebrate Thanksgiving weekend with live music by local residents and regionally acclaimed musicians, The Joint Chiefs!

Admission is \$15 at the door.

Willow Wreath-Making

BES, 50 Main St., Millerton, N.Y.

Nov. 29 at 10 a.m. and Nov. 30 at 4 p.m.

Start with a base of fresh local willow and embellish with an array of locally-sourced preserved flora, evergreen sprigs and seasonal

details. No experience necessary, for all ages. One wreath included with each reserved spot, with additional wreaths available for purchase at the workshop.

Please note! Wreath-making will be a weekend-long event! Registering reserves your wreath and allows you to use the workshop and materials at any time during special holiday opening hours: 10-5 on Saturday or 10-4 on Sunday. Coffee and tea served.

NOVEMBER 30

Cottage Courses: Papier Mâché Ornaments

Troutbeck, 515 Leedsville Road, Amenia, Conn.

Nov. 30, 1 to 4:30 p.m.

\$95 per person

Learn the art of papier mâché and create hand-painted ornaments from simple materials. Open to all; separate tickets required for each participant. troutbeck.com/culture/cottage-courses-paper-mache-ornaments-11-30-2025/

DECEMBER 3

Senior Dinner at the White Hart

White Hart Inn, 15 Under Mountain Road, Salisbury, Conn.

Sharon Hospital will be hosting a senior dinner on Wednesday, Dec. 3, from 4:30 to 6:30 p.m. at the White Hart. This event is an extension of the hospital's Senior Meals Program, which

offers discounted meals for seniors at the hospital. RSVP to Griffin Cooper at griffin.cooper@nuvancehealth.org or call (475)296-5111.

Knit Last-Minute Holiday Gifts with Bruce Weinstein

Scoville Memorial Library, 38 Main St., Salisbury, Conn. scovillelibrary.org

Knit up cozy, fast, easy gifts for loved ones in time for the holidays! You'll learn a new stitch or pattern with expert Bruce Weinstein at each session. Workshops meet on Wednesdays, Dec. 3, 10, and 17, 11 a.m. to 1 p.m. Recommended for people with some knitting experience. Register at scovillelibrary.libcal.com/event/15688597.

DECEMBER 5

Hammertown's First Annual Warehouse Sale

14 Clayton Road, Canaan, Conn.

Dec. 5 & 6

Up to 75% off furniture, rugs, lighting, antiques, decor and more. Delivery available. Warehouse open 9 a.m. to 5 p.m. Fri & Sat.

Holiday Market, hosted by Noble Horizons Auxiliary

Community Room at Noble Horizons, 17 Cobble Road, Salisbury, Conn.

Dec. 5 & 6

Noble Horizons Auxiliary's hugely popular Holiday Market,

a 2-day festive event and fundraiser, returns on Friday, Dec. 5 and Saturday, Dec. 6 in the Community Room at Noble Horizons, 17 Cobble Road, Salisbury CT. 06068 from 10 a.m. to 4 p.m. daily. Sale items will include baked goods, hand-made knits, jewelry, jams and jellies, hand-made decorations, greenery and centerpieces, raffle baskets, holiday décor, wall art, and more.

Jump The Moon: Moviehouse Winter Fundraiser 2025

The Colonial Theatre, 27 Railroad St., North Canaan, Conn.

Cocktails, music, food, and mingling followed by a curated selection of avant-garde short films with live-scored music by Brian Kantor, Wes Buckley, and Miles Lally. Afterparty with DJ and dancing. Dress to impress in Art Deco style. Proceeds support The Moviehouse's films and cultural programs in Millerton. Tickets: secure.qgiv.com/for/themoviehouse/event/972070/package/3851819

DECEMBER 6

Holiday Sale and Pop-up Market

325 Cornwall Bridge Road, Sharon, Conn.

Stop by Sharon Audubon on Saturday, Dec. 6, from 10 a.m. to 4:30 p.m. to browse the Nature Store and additional items

from local merchants and artisans, one day only! Sip mulled cider, nibble a treat, help decorate our tree, go home with found treasures and unique gifts.

Holiday Trivia Night

Stissing Center, 2950 Church St., Pine Plains, N.Y.

Get ready to sleigh the season at Holiday Trivia Night at Stissing Center! Hosted by the always-entertaining Alec Sisco, this festive evening will test your knowledge of holiday pop culture - from classic TV specials and iconic movies to quirky holiday traditions. Bring your friends, your holiday spirit, and maybe a little eggnog-fueled brainpower for a fun, cozy night of friendly competition and seasonal cheer. Perfect for trivia buffs and holiday lovers alike! Space is limited, so get your tickets early. Tickets: ci.ovationtix.com/36784/production/1245583?performanceId=11665407

12x12 Benefit Art Sale

David M. Hunt Library, 63 Main St., Falls Village, Conn. huntlibrary.org

Dec. 6, 5 to 7 p.m.

The Hunt Library hosts its annual 12x12 benefit sale (on view through Jan. 9) featuring more than 60 artists. All works are 12x12 inches and \$150 each. Purchased pieces may be taken home at the reception; remaining works stay on view through Jan. 9.

Last week's WotW

V	O	I	C	E
V	I	N	Y	L
V	I	R	U	S
V	I	S	T	A
V	I	S	I	T

Word of the Week

Hints relate to adjacent five-letter words. Solve to reveal correct letters. Green tiles indicate correctly placed letters in the Word of the Week. Yellow tiles indicate a correct letter in the wrong place. Uncolored tiles indicate letters that do not appear in the WotW.

- Yummy, delicious food
- Send in a résumé
- Prepared, good to go
- Holiday mayhem
- Liquid gold on Thanksgiving

WORD OF THE WEEK ©THE LAKEVILLE JOURNAL

Brain Teasers

CLUES ACROSS

- Popular wine — Spumante
- Greatly impressed
- ___ and that
- Uttered with passion
- Boats
- Veteran actor Harris
- Casserole with game
- Reprehensible acts
- They precede C
- Says under one's breath
- Taxis
- It transfers genetic info
- NFL great Randy
- Where college students sleep
- Major European river
- Taco condiment
- frutti
- Polish city
- Astronomy unit
- Khoikhoi peoples
- Bears QB Williams
- Scrambled, fried, boiled
- Price indicators
- One-time world power
- When you hope to get somewhere
- Farm building
- Choose carefully
- Magnum was one
- One who combines
- Nursemaids
- Partner to Pa
- Notable river
- Officially honors
- Colorless compound
- A fancy chair
- Email function
- Title for a man
- Equally
- Scarlett's home
- One-time tech titan
- Subway dwellers
- One-tenth of a liter
- Central European river
- Distress signal
- Expression of sympathy
- The bill in a restaurant
- Football equipment
- Dance music
- Russian river
- Cosmetics giant Mary ___
- Gym class
- Automobiles
- Roman honorific
- Losses in sports
- Skin tone in summer
- Distant planet
- Critical humor
- Illegally obtained

1	2	3	4	5	6	7	8	9	10					
11										13	14	15		
16														
19				20	21			22	23			24		
25												27		
28												30		
				31	32						33			
34	35	36	37							38				
39														
43														
49														
53														
56		57												
60														
				64										

- Go back over
- Home appliance brand
- Unit of radioactivity
- Home of the Flyers
- Short official note
- Emit coherent radiation
- Anno Domini (in the year of Our Lord)
- Most common noble gas (abbr.)
- Toward
- CBS
- AMTRAK
- HIE DIRECT
- AAR LINE
- REVISE INTERATE
- ARISEN TOWBOAT
- NEMESSEN IN ITCH
- LOTA CUKE
- ADSS YLEMS SSR
- LAMP IDEA
- AMIRSD NIBBLED
- MOLOKAI LEANER
- ONESELF BANGLE
- ARUI ODD SG
- DICKER ALI
- SCHISM TET

November 20 Solution

B	C	A	A	R	L	I	N	E						
R	E	V	I	S	E	I	N	T	E	R	A	T	E	
A	R	I	S	E	N	T	O	W	B	O	A	T		
N	E	M	E	S	E	N	I	N	I	T	C	H		
A	D	S												
L	A	M	P											
A	M	I	R	S	D	N	I	B	B	L	E	D		
M	O	L	O	K	A	I								
O	N	E	S	E	L	F								
D	I	C	K	E	R	A	L	I						
S	C	H	I	S	M									

Sudoku

4								1	
6	5			3					9
	2					4			
					6			2	5
1	9		7						
		6		2	3	5			
		7	8		9				
	8				5	3			

Level: Intermediate

November 20 Solution

3	1	9	6	5	7	4	8	2	
8	7	2	1	3	4	6	5	9	
4	6	5	9	8	2	7	1	3	
6	2	7	5	1	3	8	9	4	
1	9	8	4	2	6	5	3	7	
5	4	3	7	9	8	1	2	6	
9	8	6	2	7	5	3	4	1	
7	3	1	8	4	9	2	6	5	
2	5	4	3	6	1	9	7	8	



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OUR TOWNS



PHOTO BY CHRISTINE BATES

Overlooking Copake Lake, 403 Lakeview Road includes a private dock just across the road. The home sold for \$789,000, recorded on Oct. 7, making it the month's highest-priced transfer in Copake.

Copake market holds steady with \$600K median list price

By CHRISTINE BATES
Special to the Millerton News

COPAKE — October was another busy month in Copake, with seven transfers recorded, ranging from \$14,000 for a small lot in Taconic Shores to a \$789,000 lakefront home.

The number of pending and contingent sales indicates that buyer demand remains strong and the market is steady. In mid-November, 21 homes were on the market: eight priced under \$500,000, eight between \$500,000 and \$1 million, and five above \$1 million, with the median

list price hovering around \$600,000.

Transactions

23 Maple Lane — 3 bedroom/2 bath ranch on 1.49 acres sold by Laura S. Carfi to Kevin, Gloria and Reagan Anderson for \$545,000.

1024 Lakeview Road — 3 bedroom/3 bath lakefront home on .24 acres sold by Roger and Diana Maglio as Trustee and Maglio Family Trust to Phoebe Melley for \$700,000.

7 Memory Lane — 2 bedroom/2 bath house on .5 acres sold by Ryan Sloan to Catherine and David Dibari for \$640,000.

State Route 23 (Tax ID 144.-1-21) — 1.5 acres of vacant land sold by David Birch as Trustee, David Birch Revocable Trust by Trustee and David Birch Living Trust by Trustee to Ricardo J. Martino for \$185,000.

7926 State Route 22 — 3 bedroom/2 bath mobile home on 1 acre sold by Carol Loffman by Attorney and William T. Sinclair as Attorney to Joshua and Emily Weaver for \$185,000.

403 Lakeview Road — 3 bedroom/2.5 bath home on small lot sold by Joseph and Jennifer Fodera to Matthew F. Nolan Jr. for \$789,000.

119 Old Route 22 — 3 bedroom/1 bath home on 2.3 acres sold by Judith G. Blevins to James R. Maher Jr. as Trustee, Deborah B. Mayer as Trustee and the Maher Family Trust for \$205,000.

**October Town of Copake real estate recorded as sold with consideration is derived from Columbia County public deed transfers with property details from SDQ Imagemate. Market data and active listings data reported from realtor.com as of Nov. 18, 2025. Compiled by Christine Bates, Real Estate Advisor with William Pitt Sotheby's International Realty, Licensed in Connecticut and New York.*

DUTCHESS COUNTY SHERIFF'S REPORT

Dutchess County Sheriff's Office Harlem Valley area activity report Nov. 13 through Nov. 20

Nov. 16 — Deputies responded to 38 S. Center St. in Millerton for a reported] family domestic disturbance at that location. Matter resolved without any further police intervention.

Nov. 16 — Deputies responded to 18 N. Railroad Ave. in Dover to investigate a disturbance later determined to be a domestic dispute. Matter resolved without further police intervention.

Nov. 17 — Deputies re-

sponded to the area of 239 Route 292 in Pawling to investigate a property damage automobile accident. Investigation at the scene resulted in the arrest of Lauren Pluss, age 26, for DWI. Pluss to appear in the Town of Pawling court at a later date .

PLEASE NOTE: All subjects arrested and charged are alleged to have committed the crime and are presumed in-

nocent until proven guilty and are to appear in local courts later.

If you have any information relative to the aforementioned criminal cases, or any other suspected criminal activity please contact the Dutchess County Sheriff's Office tip line at 845 605 CLUE (2583) or email dcsotips@gmail.com. All information will be kept confidential.



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