



AMENIA

Workforce housing **B1**



Special, Inside



PHOTO BY NATHAN MILLER

Mayvilles crowned Armenia citizens of the year

By **NATHAN MILLER**
nathanm@millertonnews.com

See MAYVILLES, A6



PHOTO BY NATHAN MILLER

Local chocolatier to debut 'Mudgetown Chocolate' in Millerton

By ALY MORRISSEY
alym@millertonnews.com

Mudgetown Chocolate is made

"Our goal is to delight the community with something special," said Christophe Armero, chocolatier and founder of Mudgetown Chocolate. He describes his product as a "delicious, locally made

See CHOCOLATE, A6

Newly formed 'Save Millerton' challenges zoning proposal

By **ALY MORRISSEY**
alym@millertonnews.com

The claims raised by Save Millerton have prompted many residents to scrutinize the draft code,

To understand the debate, The News spoke with Graham, who lives on Cooper Road, and Town

See SAVE MILLERTON, A6

North East Planning Board calls for clearer language in zoning overhaul

By **NATHAN MILLER**
nathanm@millertonnews.com

At Wednesday's meeting, Planning Board members of-

He said lifting examples of codes from other towns likely contributed to the disjointedness of the draft. “The language used

See ZONING, A6



CONTACT

The Millerton News
 editor@millertonnews.com
 860-435-9873, ext. 608

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OPINION

Letters,
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OUR TOWNS

Amenia proposes new standards for Planning Board and ZBA members

By LEILA HAWKEN
leilah@millertonnews.com

AMENIA — Revisions to the town regulations outlining the separate roles and structures of the Planning Board and the Zoning Board of Appeals will be considered at public hearings on Thursday, Dec. 18, at Town Hall, beginning at 7 p.m.

Amendments to the local code seek to clarify the structure of both boards, along with the appointment of alternates, training, attendance

and the process for removing members. Residents are invited to comment on the proposed regulations during the public hearings or to provide written comments in advance.

The five-member ZBA, whose members serve five-year terms, would be expanded with the addition of two alternate members appointed by the Town Board for one-year terms, should the changes be adopted. If a ZBA member is absent or must recuse due to a conflict

of interest on a particular application, the chairman would seat an alternate in their place.

Requirements for four hours of training annually would apply to all members, as well as alternates under the new code.

Under the proposed attendance requirements, ZBA members may not be absent for more than three consecutive meetings or for more than eight meetings within a calendar year.

Under the amended codes,

the seven members of the Planning Board would serve for seven-year terms. The Town Board would appoint two alternate members, each for one-year terms. Four hours of training would be required for all members annually. No member would be allowed to be absent for more than three consecutive meetings or a total of five meetings in a calendar year.

Copies of the proposed local laws can be viewed on the town hall website at <https://ameniany.gov>.



PHOTO BY LEILA HAWKEN

Holidays at Smithfield

Ringin in the holidays with musical flair, the historic Smithfield Church filled to capacity on Saturday, Dec. 6, for its 20th annual Christmas Concert and Tea, featuring a performance by the 15-member Smithfield Chamber Orchestra.

Town Board enacts new parking regulations after public hearing

By LEILA HAWKEN
leilah@millertonnews.com

AMENIA — Responding to residents’ concerns about parking, the Town Board on Thursday, Dec. 4, unanimously approved a new local law following a public hearing at its regular meeting. Residents were invited to comment on rules for EV charging station parking as well as plans to limit parking along Mechanic Street near the intersection with Route 343.

The new regulations, drafted by Town Attorney Ian Lindars, also prohibit through truck traffic along the length of Sharon Station Road that lies within the town.

Under the new law that concerns charging stations for electric vehicles, the space is limited to that single purpose and none other.

Mechanic Street parking prohibitions are specific. On the east side of the street, cars will not be allowed to park within 107 feet measured southward from the stop sign at the corner of Route 343. On the west side of the street, parking is now prohibited within the 40 feet that extends southward from the southern end of the crosswalk. And then, only one car will be permitted to park between that 40-foot point and the telephone pole that stands 62 feet to the south.

An important new provision within the law establishes fines to enforce the parking regulations. The first conviction will carry a \$100 fine, the second a \$200 fine, and the third, \$300, if all three occurred within an 18-month period. There are also provisions for towing at the own-

er’s expense.

Resident Vicky Doyle asked whether the new law will apply to EV charging stations on private property. An EV charging station is being contemplated for installation adjacent to the Wassaic Project.

Board Attorney Ian Lindars replied that the new local law would not apply to EV charging stations on private property.

Doyle also asked whether parking configurations, similar to those now in effect on Mechanic Street, could be formalized in Wassaic to correct the current haphazard parking arrangements.

“That’s why we recommend hiring a landscape architect to resolve that,” said Town Supervisor Leo Blackman.

“You can amend parking regulations on any town road

at any time,” Lindars noted.

Verizon Tower Lease Agreement

By unanimous vote, the Town Board agreed to sign an amended lease agreement with Verizon Wireless, increasing the annual lease fee and allowing for equipment upgrades on the Washington Court tower. This amended agreement is the third in a series. The most recent amendment was signed in 2020.

In addition to a lease fee increase of \$6,600, the agreement permits Verizon to replace three Samsung antennas and upgrade cables and connections.

Appointment

The Town Board voted unanimously to appoint Stephen Johnson to serve as part-time clerk to the both the Planning Board and the Zoning Board of Appeals.



PHOTO BY NATHAN MILLER

Cold nights in Millbrook

Crowds of visitors watch light-covered floats travel down Franklin Avenue in Millbrook for the annual Parade of Lights on Friday, Dec. 5. Spectators braved frigid temperatures for the half-hour long parade.

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.

11-13-25
11-20-25
11-27-25
12-04-25
12-11-25
12-18-25

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

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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY GLOBAL SELF STORAGE
Notice is hereby given that the undersigned self storage unit(s) will be sold at a public sale by competitive bidding, in their entirety to the highest bidder, on or after December 26th, 2025, to satisfy the lien of Global Self Storage for rental and other charges due from the undersigned. The said property has been stored and generally described below is located at the respective address. Although, the auction will be held via www.StorageTreasures.com, the sale is made in person at the facility: 3814 Route 44, Millbrook, NY 12545.

Friday, December 26th, 2025
#224 Eva Mort
The terms of the sale will be cash only & must be paid for at the time of sale. All

goods are sold as is. Global Self Storage reserves the right to withdraw any or all units from the sale at any time. All contents must be removed within 72 hours or sooner.

12-04-25
12-11-25

TOWN OF PINE PLAINS DUTCHESS COUNTY, NEW YORK NOTICE OF PUBLIC HEARING PLEASE TAKE NOTICE
that a public hearing will be held by the Town of Pine Plains Zoning Board of Appeals on the 23rd day of December 2025 at 7:30 pm at the Town Hall, 3284 Route 199, Pine Plains, New York, for the purpose of hearing all persons for or against the area variance application submitted by Richard Nannetti for property located at 29 Birch Drive, Town of Pine Plains, Dutchess County, Tax Map ID #134200-6872-17-165128-0000.

All interested parties will be given the opportunity to be heard regarding the proposed action requesting a proposed garage to have a side yard setback of 2-3 feet, in lieu of the minimum of 15 feet., as well as a gross square footage of 1290 feet, in lieu of the maximum of 150 square feet. The application is available for review at the Pine Plains Town Hall during regular business hours.

By order of:
Scott Chase,
Chairman of the Zoning Board of Appeals
12-11-25

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KATHY CHOW, MILLERTON

“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

“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

“Building community and connection is of great importance to me, and thus I’m consistently impressed by the way The Millerton News is telling stories that honor these attributes — highlighting the good, the hopeful, unfolding for our neighbors and within our towns.”
SARAH RIGANO, MILLERTON

“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

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OUR TOWNS

Millerton firefighters close out busiest year in nearly a decade

By ALY MORRISSEY
alym@millertonnews.com

MILLERTON — As the holiday season ramps up and the calendar year winds down, the Millerton Fire Company is reflecting on a year with record-high call volume and clear objectives for 2026.

This year, the all-volunteer department surpassed 425 calls — the most the department has seen in at least eight years. Fire officials said the number far exceeds recent annual totals, and there has been a year-over-year increase.

Not only does the department respond to fire emergencies and rescue calls, they play a critical role in emergency medical services, especially in a region grappling with slow ambulance response times, limited support from the county and shifting ownership of private services relied on by the town and village.

With a new leadership lineup, taking effect Jan. 1, both the fire company and district will enter the new year with deep experience across fire, EMS and military backgrounds — and with a renewed focus on training and



PHOTO BY ALY MORRISSEY

Millerton firefighters clean off their trucks at the firehouse garage on Century Boulevard after the annual Santa Run on Saturday, Dec. 6.

community outreach.

Fire Chief Keith Roger, who has been a firefighter for 35 years, will continue as chief for the second consecutive year — his third term overall. Roger held the position back in 2005 to 2006.

“I’m looking forward to working with these guys and handing down what I’ve learned,” Roger said, noting that his leadership approach is more about teaching and preparing others to rise through the ranks.

On the less stressful calls, he said he intends to let newer officers take command while

he stands close by to guide them. “My focus is now helping them move up the chain.”

Roger will also organize and facilitate training, which occurs on a near-weekly basis. “Our goal is to ensure everyone’s training is up-to-date and that they receive the best possible training,” Roger said.

Company vice president Chris Reyes, who will also serve as 1st Lieutenant, said Roger’s return provides stability and momentum.

“I’m re-energized having him back as Chief for a second year,” said Reyes, who joined the team in 2020. “It really

feels like we’re building off of a fresh foundation.”

The department emphasized the strength of its incoming command staff, which includes career firefighters, veterans with military leadership experience and longtime volunteers who have trained together for years.

Reyes described the fire company as a tight-knit and supportive team — even after a contested captain’s race during the December elections — and called the department a second family. “When a call comes in, people from every walk of life suddenly come together and speak the same language to protect our community,” said Reyes. “It’s magical.”

In the coming year, leadership expects to maintain its focus on rigorous training, including skills drills, ladder work, air-pack practice, hose advancement, basic life support and CPR refreshers. Nearly all members are New York State-certified in CPR and AED. The company is also anticipating the purchase of a new rescue truck, though delivery is likely 18 months away.



PHOTO BY ALY MORRISSEY

Santa makes a stop in town and brings smiles to local children Lillian Perusse, Tillman Perusse and Joey Murtagh-Robert.

Fire Department’s ‘Santa Run’ brings holiday cheer to Millerton

By ALY MORRISSEY
alym@millertonnews.com

MILLERTON — Sirens and red, white and blue lights swirled through the village and town on Saturday, Dec. 6, as members of the all-volunteer Millerton Fire Department completed their fifth annual Santa Run. The all-day event, launched during the COVID-19 pandemic to spread holiday cheer, proved to be so successful that it has since become a cherished community tradition.

This year, volunteers delivered gifts to nearly 100 local children, traveling in a parade of seven vehicles — five fire trucks and two chief vehicles, plus Santa’s wooden sleigh — and stopping at homes across Millerton’s neighborhoods. The run kicked off at 9:00 a.m. and wrapped up around 3:45 p.m., just as the late-afternoon light began to fade.

“It’s always nice to see the kids and how grateful they are,” said volunteer Heather Mullen, who has driven Santa’s truck for five years. “We had a child on a side street who said, ‘I didn’t even know I was getting anything!’ If that doesn’t absolutely bring you joy, I don’t know what will.”

Event organizer and Fire Police Captain Kelly Roger begins preparations each Halloween, handing out letters at the firehouse to kids and

families. Throughout November, children then return their holiday wish lists to a decorated, vintage mailbox on Century Boulevard.

“I read every letter,” Roger said. “We make sure every child gets something they actually like. It’s a lot of work — but it’s worth every minute.”

Roger also takes an extra step to wrap additional gifts for any children who may not have submitted letters to Santa, ensuring that no one feels left behind.

Community donations help make that possible. Ahead of the event, Roger puts out a call for unwrapped toys, and she said residents delivered this year.

The sleigh that carries Santa’s presents has become a holiday staple of its own. Built more than 15 years ago by Santa himself, it makes appearances outside of the Santa Run, including holiday parades in Millerton and Amenia.

Fire Chief Keith Roger praised the volunteers who dedicate an entire Saturday to bringing smiles to local children.

“These guys put in all the time and dedication,” he said, adding that his favorite part of the day is seeing the kids jump up and down when they spot Santa and the fire trucks. “Their excitement makes it all worthwhile.”

Amenia Library kicks off annual holiday basket raffle

By LEILA HAWKEN
leilah@millertonnews.com

AMENIA — Now in its third year and growing in popularity, a holiday raffle to benefit the Amenia Free Library is drawing local interest. Between now and the library’s closing time on Wednesday, Dec. 17, library visitors can purchase raffle tickets in hopes of winning generous gift baskets donated by local

businesses and library friends and board members.

Tickets are available for purchase at the library desk for \$5 each. A tempting array of 17 large gift baskets are on display at the library. The drawing will be held after the library closes on Dec. 17. Winners will be contacted the next morning.

“We love offering our Holiday Basket Raffle each year,” said Library Director Victoria

Herow, adding that it attracts new community members to the library as well as bringing regular patrons to visit.

“Patrons are already inquiring about participating in next year’s raffle,” Herow noted, anticipating that it will grow even stronger over time.

Each basket in the array builds on a theme, including chocolates and sweets, children’s books from Oblong Books, a cocktails basket, a “Relax at Home” basket, hot cocoa baskets, wine basket, and a basket of bathroom rugs and towels. A “Year of Kitchen Towels” basket adds to the fun and there is a donated basket with a gingerbread theme.



PHOTO BY LEILA HAWKEN

An artfully displayed array of 17 gift baskets awaits visitors to the Amenia Free Library in connection with the annual Holiday Basket Raffle, now in its third year as a library fundraiser.

Holiday Artisan Markets

Saturday, December 13th

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thesmithfieldchurch.org

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December 24, 7:30 PM

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December 18 • 5:00 pm

Candlelight Christmas Eve Service of Lessons & Carols
December 24 • 5:00 pm

St. Thomas Episcopal Church
40 Leedsville Road, Amenia Union
Home of the Food of Life/Comida de Vida Food Pantry
845-373-9161 • stthomasamenia.com

CHRISTMAS EVE

Wednesday, December 24th

5:30pm:
Hand Bell Prelude

6:00pm:
Service of Lessons & Carols

Whoever you are, wherever you are on life's journey, you are welcome here!

30 Main Street, Salisbury
salisburyucc.org
welcome@salisburyucc.org

REGIONAL

Bumpy handoff in North Canaan after razor-thin election

By CHRISTIAN MURRAY christianm@lakevillejournal.com

NORTH CANAAN, Conn. — The transition from outgoing First Selectman Brian Ohler to newly elected First Selectman Jesse Bunce has been far from seamless, with a series of communication lapses, technology snags and operational delays emerging in the weeks after an unusually close election.

The Nov. 5 race for first selectman went to a recount, with Bunce winning 572 votes to Ohler's 570. When the final results were announced, Ohler publicly wished his successor well. "Congratulations," he said. "Wish you all the best. When you succeed, the Town of North Canaan succeeds."

Ohler, who will remain on the Board of Selectmen, later wrote, "The future of North Canaan is bright... Now is not the time to wish failure or misstep upon any elected official."

Despite those well-wishes, the handoff has been anything but smooth.

Facebook fiasco

The highest-profile hiccup has involved the Town of North Canaan's Facebook page. Bunce said he never received administrative access to it, despite what should have been a quick and routine handoff.

In an email obtained through a Freedom of Information request, Bunce's staff member Christian Allyn offered to help Ohler complete the transition in person at Town Hall.

"Jesse said you were hav-

ing trouble handing over the Facebook page," Allyn wrote to Ohler on Nov. 24. "If we can set a time, I can help you do this at the Selectman's Office. It should take under 10 minutes."

The transfer never took place and earlier this month, the page disappeared entirely.

Bunce said he and his staff are now creating a new town Facebook page under the same name so residents can resume receiving updates, though followers of the original page will need to re-follow the new one.

Ohler said he tried to transfer the page but ran into verification hurdles tied to his personal account. He said he contacted Facebook for help and ultimately concluded that deleting the page was the only solution.

Town attorney D. Randall DiBella, a partner at Cramer & Anderson, called the situation extraordinary. "This is the first time I have had this issue in 44 years," he said, noting his firm represents nine Connecticut towns.

DiBella said Ohler lawfully managed the page while serving as first selectman, but was not permitted to continue doing so once he lost the election. He was unaware the page had been deleted, but said its removal was a positive development.

DiBella said it is still unclear if the Facebook page constituted town property.

Ohler maintained that he was not trying to obstruct the transition. "Between Jesse and I, there has been no animosity," Ohler said. "People have

their opinions, but we were willing to offer information without issue."

Teacher pay delayed as treasurer transition hits snags

Another early test of the transition emerged when teachers and staff at North Canaan Elementary School were paid several days late. The delay stemmed from handoff problems between outgoing treasurer Emily Minacci and incoming Treasurer Melanie Neely, a Democrat who defeated Minacci in November.

School employees were supposed to receive their pay on Wednesday, Nov. 26 — the day before Thanksgiving — but the deposits never hit their accounts.

Neely and Bunce learned of the missed payroll on Friday, Nov. 28, and went to the bank to resolve the problem.

According to Bunce, the bank had indicated earlier in the week that the school's payroll ran automatically via ACH payments, like all other town departments. Instead, they learned that the school payroll required manual ap-

proval, which Neely was unable to process since she did not have online bank access.

Getting access is not easy, officials said, unless it is transferred.

"It's a multimillion-dollar account," Bunce said. "There are lots of verifications. They don't just turn over access like that."

Neely, who now has online access, said steps have been put in place to prevent similar issues. "We are setting up procedures to make sure an outgoing treasurer provides online access to a new treasurer, which will make transitions quicker and smoother," she said.

Principal Beth Johnson assisted school employees once she learned of the delay. She called employees on Friday, Nov. 28, and offered to issue checks to anyone who needed immediate funds; one employee accepted.

Johnson said the matter "has been resolved."

Administrative turnover adds complications

The Town's administrative assistant resigned around the time of the recount, adding

another layer of disruption during the transition.

The assistant's departure made it difficult for Bunce to access several of the town's communication tools.

Although he eventually received the correct usernames and passwords for Constant Contact, the system continued sending verification codes to phone numbers belonging to former staff, temporarily locking him out.

Similar login problems also pertained to the town's Zoom and YouTube accounts, which are used to livestream and archive public meetings.

Bunce, however, said he now has access to them.

Board of Selectmen's monthly meeting postponed

Bunce pushed back his first Board of Selectmen meeting as First Selectman from Dec. 1 to Dec. 15.

He said that he postponed the meeting because several key officials — the treasurer, tax collector, town clerk and his administrative assistant — were new to their roles.

He said he wanted to get to know them and learn more

about their departments before the meeting. "I'd like to have a few weeks together before we go to the public," he said, noting that with all the change, it was too soon.

Call for cooperation despite tensions

In interviews, both Bunce and Ohler insist the transition remains cordial, even as the bumps draw public attention.

Bunce said Ohler has come to his office, reviewed upcoming matters, and "has been accessible" when questions arise. "It's no easy thing to lose an election," Bunce said. "I think he's handled it with grace."

Ohler said he has refrained from engaging in online back-and-forth, even as he bristled at political commentary from some residents. "I'm not one to malign anyone," he said. "When my name is dragged through the mud, I don't take the bait."

Both men said they hope the town will move past election-season tensions.

"My future goal," Bunce said, "is to have the collaboration of all three selectmen working together for the betterment of the town."

OBITUARIES

Arthur John Heck

MILLERTON — Arthur John Heck, 89, a lifelong area resident died Sunday, Dec. 7, 2025, at Sharon Center for Health and Rehabilitation in Sharon, Connecticut. Mr. Heck worked in the maintenance department and drove a school bus at Webutuck Central School District in Amenia for over thirty-years, prior to his retirement on Jan. 31, 1998.

Born Sept. 3, 1936, in the Bronx, New York, he was the only son of the late Arthur K. and Dorothy (Deusenberry) Heck. Art graduated in 1954 with the last class at Millerton High School in Millerton. He served our country in the United States Naval Reserves from 1955 to 1962 when he received his honorable discharge as a "SR"/Seaman Recruit. On April 10, 1999, in Millerton, he married Donna Duncan. Mrs. Heck survives at home in Millerton. In his spare time, he was an avid train enthusiast and collector. In his younger years he was a parishioner of the North East Baptist Church. He will

be dearly missed by his loving family and many friends.

In addition to his wife of nearly twenty-seven years, he is also survived by two sons, John Heck and his wife Cindy of Millerton and Wayne Heck and his wife Debbie of Hudson, New York; two step-daughters, Tammy Nadeau of Winsted, Connecticut, and Rebecca Korot of Torrington, Connecticut; six grandchildren and three great grandchildren and several nieces and nephews.

A private graveside service and burial with standard United States Naval Honors will take place on Thursday, Dec. 11, 2025, at 11 a.m. at Irontdale Cemetery in Millerton. Pastor William Mayhew will officiate. Arrangements have been entrusted to the Scott D. Conklin Funeral Home, 37 Park Avenue, Millerton, NY 12546.

To send an online condolence to the family, flowers to the service or to plant a tree in Art's memory, please visit www.conklinfuneralhome.com

Matthew Caulfield Schwab


SALISBURY — Matthew Caulfield Schwab died unexpectedly on Nov. 11, 2025, while traveling abroad for work.

He was a man of quick wit and a big heart who read everything he could get his

hands on. He never turned down a good argument and always had something delicious cooking in the kitchen.

His absence will be acutely felt by his family for the remainder of their lives.






Realtor® at Large

The Sharon Audubon Center is a wonderful resource for family activities as we approach the holiday season. For example: the Nature Center and Store will be open 9-5 each Thursday, Friday, and Saturday through December 20, with extended hours (until 7:00pm) on Dec. 12, and different sales featured each weekend. Trails and grounds remain open daily from sunrise to sunset. The following public programs and events are being offered.


Dec. 12 - Finding the Wonder in New England Birds program and book signing with Zach Adams - 7:00-8:00pm
Dec. 13 - CBC and Project FeederWatch Primer program - 10:00-11:30am
Dec. 14 - Trixie Strauss Christmas Bird Count - All day!

Although many of their programs are free to attend, pre-registration is often required or highly recommended. For more detailed information, descriptions of each, or to register for an upcoming program, visit audubon.org/sharon/events or contact Bethany Sheffer at Bethany.sheffer@audubon.org.



JOHN HARNEY
Associate Broker with William Pitt Sotheby's International Realty
Office: 19 Main Street, Salisbury, CT 06068
Email: jharney@wpsir.com
Cell: 860-921-7910
Instagram: @johnharneyjr

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Worship Services

Week of December 14, 2025

Christ Church Episcopal in Sharon 9 South Main, Sharon CT Sunday Holy Eucharist at 9:00 A.M. Transitioning through prayer All welcome to join us 860-364-5260 www.christchurchsharon.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 www.salisburyucc.org Sharing God's shalom: Wholeness, harmony, justice, and joy! (860) 435-2442
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	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
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 FISHES & LOAVES FOOD PANTRY, A MISSION OF OUR CHURCH is at Pilgrim House, 30 Granite Ave., Canaan Tuesday 4-6 pm & Thursday 12-2 pm www.fishesandloavesnorthcanaan.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 jokialoi@gmail.com All are Welcome
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	ST. MARTIN OF TOURS PARISH Immaculate Conception, 4 North Street, Norfolk St. Joseph, 4 Main Street, Canaan St. Mary, 76 Sharon Road, Lakeville MASS SCHEDULE Saturday Vigil 4 pm, St. Joseph Church Sunday 9 am, Church of St. Mary Sunday 11 a.m., Immaculate Conception Church DAILY MASS SCHEDULE Wednesday 6pm St. Joseph Chapel or Church Thursday 8am Immaculate Conception Church Friday 8am Church of St. Mary ALL ARE WELCOME! For information, please call 860-824-7078
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	UCC in CORNWALL Cornwall Village Meeting House Worship Sunday, 10 am Outstanding Church School (10 am) Mission Opportunities Warm Fellowship following Worship 860-672-6840 www.uccincornwall.org Rev. Micki Nunn-Miller, Minister Welcoming all - including the LGBTQ Community
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 Chapel of All Saints, Cornwall Holy Eucharist: Sundays at 9 a.m. Trinity Retreat Center Chapel Lower River Road, West Cornwall in person and on zoom Warm fellowship following service All Are Welcome! www.allsaintscornwall.org Rev. Mary Gates!
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	St. Thomas Episcopal Church 40 Leedsville Road Amenia Union, NY SUNDAY WORSHIP @ 10:30 IN-PERSON AND ONLINE Visit our website for links 845-373-9161 www.stthomasamenia.com A Community of Radical Hospitality
The Smithfield Presbyterian Church 656 Smithfield Valley Rd. Route 83, Amenia, NY Services every Sunday 10 a.m. www.thsmithfieldchurch.org 21st Century Theology in an Historic Building	Promised Land Baptist Church 29 Granite Ave., Canaan, CT Where you will find: A Warm Welcome! Helpful Bible Messages, A Place to Grow! Sunday School - 10am Sunday Worship - 11am Wednesday Bible Study and Prayer Meeting — 7PM (860) 824-5685 VISITORS WELCOME! www.promisedlandbaptist.org
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	Canaan United Methodist Church 2 Church St., Rte 44, Canaan, CT 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!

Cruises are in and not just for Baby Boomers

The COVID-19 pandemic was supposed to spell the end of the cruise line industry. These massive ships, crammed with sick passengers, were labeled “petri dishes” by the media, infectious disease experts, and politicians. Six years later, the sector is alive and growing.

AAA projects that a record-breaking 21.7 million Americans are planning to hop aboard an ocean cruise in the coming year. If so, that would mark the fourth year in a row the cruise industry has experienced record passenger volume. This year, more than 20 million passengers flooded the gates to new King Kong-sized vessels, offering fixed-price packages and promising a wide variety of cruise options for every age and pocketbook.

If you break down the demand demographically, Baby Boomers still make up the majority of cruise-goers, followed by Millennials. Most adults travel with a companion. Nearly 50% of U.S. cruise passengers are cruising as a couple.

About 65% of adult passengers are 55 or older. However, 27% are from younger generations (35 to 54 years old), and 7% are aged 18 to 34. The trend also includes multi-generational groupings who choose to take cruise vacations together. One quarter of Baby Boomers who like cruises do so with their adult children, and roughly 29% of Gen Z members cruise with their parents.

A survey identifying trends shaping the modern cruise experience found that Millennials and Gen Z are increasingly enthusiastic about opting for a cruise vacation. Key among the changes in attitude was the affordability of shorter itineraries, which allow younger generations to vacation more frequently. They much prefer a 2-to-4-day sailing to the more traditional 5-to-7-day voyage.

The Caribbean remains the most popular destination, attracting 72% of American cruise passengers. As a result, Florida ports are the busiest in the world due to this vacation demand. The new mega-vessels ply the Caribbean, Mediterranean, and Northern European waterways. Smaller vessels are more common in Northern Europe for expedition cruises and in the Mediterranean for luxury trips.

More than half of the 4,500 people surveyed had already cruised, and nearly 30% planned to do so again over the next two years. Of those planning another cruise, 36% were born between 1981 and 1996. The average age of a cruise guest is now 46 years old, and 36% of all cruisers are now under 40.

Cruise lines have quickly adjusted to these preferences and begun marketing 3- to 5-night cruises. Another popular consumer preference is the chance to visit a private island. Cruise lines are investing big bucks to create this type of destination or upgrade existing ones. Cruise operators know that the main draw for vacationers is convenience and value, especially today.

As such, cruise companies bundle lodging, meals, and entertainment. The price often equates to a lower per-night cost than on a land-based vacation. Celebrity-level chefs and Broadway-level shows have replaced the rubber chickens and crew member chorus offerings of yester-

THE RETIRED INVESTOR

Bill Schmick

years.

Modern-day ships are increasingly resembling ocean-going resorts, complete with floating buffets and satisfied customers—couples like the built-in date-night dining and entertainment options. Families appreciate the kid clubs, water parks, and multi-room lodgings. An expanding list of destinations, such as a cruise to Antarctica or the Arctic, excites and attracts younger adventure seekers.

More than 90% of U.S. cruise passengers rate their experience as good or very good, according to AAA, and 91% have taken multiple cruises. With those kinds of repeat rates, cruise lines expect growth to continue well beyond the next few years. Wall Street likes what it sees and has rewarded these companies with higher stock prices. Rather than rest on their laurels, cruise companies worldwide are expanding their fleets, building destination islands, and upgrading their offerings hand over fist.

Bill Schmick is a founding partner of Onota Partners, Inc., in the Berkshires. Bill's forecasts and opinions are purely his own and do not necessarily represent the views of Onota Partners, Inc. (OPI). None of his commentary is or should be considered investment advice. Direct your inquiries to Bill at 1-413-347-2401, email him at billiams1948@gmail.com, or visit his website at www.schmicksretiredinvestor.com. Investments in securities are not insured, protected or guaranteed and may result in loss of income and/or principal.

Silo Ridge, rail rescue, fiber optic service

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

December 13, 1934

Mrs. Wallace Sherman has been entertaining her sister, Miss Vivian Jewell.

To Present Pageant

“The Message of the Manager” is the title of the pageant to be presented by the Presbyterian Sunday School at its annual Christmas exercises, Dec. 23. The cast has been selected and rehearsals are underway. Mrs. F. E. Wood is directing the pageant assisted by Miss Violet Simmons, and the stage setting is in charge of Miss Louise Orton.

Mrs. Mildred Shook attended a hair dressing demonstration at the Hotel Campbell in Poughkeepsie Monday.

Eddie Collins Jr., son of the famous second baseman and one-time Columbia quarterback is following his father’s footsteps on the gridiron. Young Eddie is quarterback on the Episcopal Academy eleven at Philadelphia. He is a nephew of Mrs. Philo Cline of Millerton. Eddie Collins Sr. was formerly a resident of this place.

December 11, 1975



“For your end-of-year review: we feel you could ease up on the whole one-of-a-kind thing...”

LETTERS TO THE EDITOR

Save Millerton ad full of misinformation

This is in response to the ad that appeared on page A6 in the November 27th edition of the Millerton News, an ad full of misinformation and false accusations. It is discouraging that the sponsors of this advertisement are so ill-informed about their local governments.

I take offense at the allegation that the processes I directed for both the November

2019 adopted Town of North East/Millerton Comprehensive Plan and the North East Zoning Review Committee (ZRC) report presented to the North East Town Board in November 2024 were not transparent. Both committees published agendas and minutes for every meeting held and all these materials were posted on the North East town website. In addition,

I developed a distribution email list of people who expressed interest in the revision of the town zoning code and before each ZRC meeting I sent these people the upcoming meeting agenda and the minutes from the previous meeting. Public comments were reported in each set of minutes.

Residents need to be involved in local matters in a

more constructive way. They should take the time to understand the issues and the challenges local government faces and to participate in developing the best path forward.

Edie Greenwood,
former Chair of the
2019 Town of North
East/Village of Millerton
Comprehensive Plan
2024 North East
Zoning Review Committee

7,600 pounds of turkey

We are blessed to have a dedicated group of nonprofits doing incredible work to improve the lives of people in our community. You know the names -Jane Lloyd Fund, SWSA, Salisbury Volunteer Ambulance, Lakeville Hose, and many others. But there is one charity that may fly under your radar, that does extraordinary work, especially this

time of year.

Sunday in the Country Food Drive raised funds, organized logistics, and delivered complete Thanksgiving dinners to 800 area families last week. Including an additional 425 lbs of chickens and 2 tons of dry goods. They purchased all the food from local businesses, with local employment in mind.

And their work is only halfway done- they will be providing the same number of dinners for families in need this Christmas. Sunday in the Country Food Drive has provided these services for the past 33 years, and its donations help an average of 13 local food pantries meet their needs.

If you can find it in your

budget to donate to this worthy cause, you will help brighten the lives of many in this community, perhaps even your neighbors.

Sunday in the Country
Food Drive, P.O. Box 789
Millerton, NY 12546
Sundayinthecountry.org
Love Where You Live,
Kendra Chapman
Lakeville

FROM THE ARCHIVES

The Millerton News

State Vows Rail Rescue, But Can’t Say When

New York State plans to keep its promise to maintain freight service and restore passenger trains to Millerton on the Harlem Division, State officials said Tuesday. However, the State has still not established an operating timetable for completing this work.

Herrington Will Suffer
Edward Herrington, the owner of Ed Herrington Inc., a lumber company in Hillsdale, said Tuesday that his business depends on the freight service he receives on the Harlem Line. He said that he receives 25 to 30 cars annually at his company, 17 miles north of Millerton.

Sheriff’s Budget Cut; Patrol Status Uncertain

The Dutchess County Legislature approved a budget Monday night and the Sheriff’s Department budget was cut by \$100,000.

The effect that the Sheriff’s cuts will have on Harlem Valley and road patrols in this area, however, is still very much unknown. Sheriff’s Department officials were meeting all this week

to mull over the matter and none were available to comment despite repeated phone calls.

December 14, 2000 Island Green Is Sold, Now Called ‘Silo Ridge’

AMENIA — Rumors have been flying up and down the Harlem Valley that Island Green Country Club has been sold.

Those rumors are true, but little else could be determined by the time The Millerton News went to press Wednesday afternoon. A woman answering the club’s phone confirmed the sale but referred further inquiries to Kevin Vanacore, a representative for the new owners. Mr. Vanacore did not return two telephone messages requesting comment.

Local Link With Fiber Optic Cable a Possibility

NORTH EAST — Town Supervisor Dave Sherman reported to the North East Town Board Dec. 7 that both the Harlem Valley Partnership (HVP) and the Dutchess County Supervisors and Mayors Association have recently held meetings to discuss connecting the county to fiber optics data lines.

At a Nov. 21 meeting of the HVP, guest speakers presented the issues concerning the proposal to update Dutchess County. The following is an excerpt from a

written statement issued by the HVP last month:

Also emphasized was the fact that the education community will benefit from this technology, giving all Dutchess County schools the ability to link with one another to offer students, teachers and administrations the most current technology

and access to communicate with each other to share experiences and methods.

In mid-January, an inter-municipal meeting will be held to discuss regulations concerning the implementation of fiber optics communications within Dutchess County. The date and time have yet to be announced.

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SAVE MILLERTON *Continued from Page A1*

Supervisor Chris Kennan about the issues at stake, the origins of Save Millerton, and the group’s goals.

What is ‘Save Millerton’?
Graham described Save Millerton as an informal effort made up of a small number of residents concerned about the zoning rewrite and future enforcement. The News could not independently confirm the number of participants.

Graham said he has been speaking with other residents and collecting email addresses through his website, www.savemillerton.org, where he plans to post documents and commentary related to the zoning process. He said the campaign’s purpose is to call attention to gaps in enforcement, demand greater transparency, and question the speed at which the rewrite is moving toward adoption.

The effort stems partly from a long dispute on Cooper Road, where Graham and several neighbors allege that an illegally constructed dwelling has gone unenforced for years. Graham said requests for information about the case were “stonewalled,” leaving residents frustrated.

Kennan declined to discuss the issue, calling it decades-old and complicated, and said the Town has retained outside counsel.

Graham said that experience fuels his skepticism about the zoning overhaul.

What are Save Millerton’s claims?
One of Save Millerton’s claims is that the proposed update of accessory dwelling units (ADUs) could accelerate residential density in ways that change the town’s character. Graham said allowing accessory units could have major consequences.

Town officials disagree. Kennan disputes that view, noting that strict septic requirements significantly limit where ADUs can be built. He emphasizes that accessory apartments already exist in the current code and that most homeowners will not

have the capacity to add a unit even under a more permissive framework.

A second concern Save Millerton highlights is the possibility of “big-box stores” or large-scale commercial development entering North East. Graham said most residents he’s spoken with prefer driving to Poughkeepsie or Great Barrington for large retail and want Millerton to retain its small-town character.

Kennan counters that such fears are unrealistic, given the parcel sizes in the commercial districts and the area’s low population density. He noted that the commercial parcels in North East are far too small for stores on the scale of a Walmart or Costco.

However, he noted that “many residents would welcome new shopping options.”

The Town’s view
Town officials maintain that the overhaul stems from recommendations in the 2019 Comprehensive Plan and years of work by the Zoning Review Committee, which has held nearly 100 meetings.

Kennan said the code is intended to support business growth and expand housing opportunities — not transform Millerton into something unrecognizable.

“I hope those who took the time to follow the process will appreciate the effort and attention to detail that went into the revisions,” Kennan said.

While acknowledging that residents have “every right to express their views,” Kennan said the Save Millerton ads contained “misinformation and errors,” citing, for example, a reference to a “new Village Hall” rather than a new Town Hall.

Bill Kish, a volunteer and member of the Planning Board and Zoning Review Committee, also expressed frustration with the advertisements.

“As somebody who spent five years working as a volunteer to try to develop the best possible commercial zoning,

I’m taking into account as many points of view as possible,” he said. “However, I find it disturbing that this series of advertisements appeared at the very last minute, seemingly designed to throw a hand grenade at the whole process.”

Next steps and enforcement going forward

Kennan acknowledged longstanding concerns over the town’s reputation of lackluster zoning enforcement.

“Zoning enforcement is a repeatedly mentioned concern, and has been for decades,” he said.

“The Town intends to address this and continue to make improvements.”

The first public hearing on the zoning overhaul is scheduled for Jan. 8, 2026, at North East Town Hall at 19 North Maple Ave. Kennan has emphasized that additional public hearings will be scheduled as necessary.

Residents are encouraged to read the zoning draft online at townofnortheastny.gov/zoning-review-committee/ or in person at Town Hall. Digital and hard copies are available.

ZONING *Continued from Page A1*

in it may not be consistent with some of the language of the rest of our code,” Sternberg said. “I’ve read lots and lots of agreements, lots and lots of legislation over the years, and seeing the drafting process, I can tell that this was kind of stitched together.”

Board members appeared reluctant to scrap the draft outright, arguing that doing so would dismiss several years of work by volunteers and consultants. Instead, they expect to recommend that the Town Board focus on clarifying specific sections and definitions where the language is not clear.

Planning Board member Bill Kish, who served on the Zoning Review Commission that drafted the commercial zoning overhaul, defended the draft.

Kish said nothing in the draft was borrowed casually. He said that anything that was borrowed was the subject of at least one full meeting and it was discussed again. “This is about as good as you can get using the process that we had,” Kish said. “That’s all I can say.”

Planning Board Chair Dale Culver said he agreed with Sternberg’s criticism. “I’m never in favor of lifting other towns’ codes that are a long ways from our town,” Culver said. “Because we tend to get their slant of their view for their code for their town. And our town may be different. It quite often is.”

CHOCOLATE *Continued from Page A1*



PHOTO BY ALY MORRISSEY

Sharon, Conn., -based chocolatier Christophe Armero shows off a cacao fruit in Tri-Corner F.E.E.D.’s incubator kitchen on South Center Street in Millerton.

to make mediocre chocolate,” Armero joked.

After becoming more interested in the process, he grew determined to master the craft. In 2024, he landed an internship at Dandelion Chocolate in San Francisco, where he learned the tricks of the trade.

“It was a bit intimidating because I was this older guy and all the other chocolatiers were young and very professional,” he laughed. “But they taught me a lot.”

Tri-Corner F.E.E.D.’s incubator kitchen
Tri-Corner F.E.E.D. has

a bustling storefront where community members can find locally sourced produce, nutrient-dense groceries and even a chai latte — all with sliding scale prices. And there is just as much action happening behind-the-scenes in their fully licensed commercial kitchen.

It’s here that entrepreneurs and early-stage businesses like Mudgetown Chocolate can roll up their sleeves and create products without the burden of high startup costs.

Armero uses a small, 1-kilogram roaster in Tri-Corner’s kitchen, followed by a cracking and winnowing setup that uses a shop vac to suck out the shells and leave the nibs behind. Then, nibs spend 48 hours or more in a granite stone melanger, where they break down and release natural cacao butter.

Locally made, globally sourced

Armero and Baird purchase cacao beans directly from small farms and fermentaries in countries like El Salvador, Columbia and Uganda. The couple even traveled to Ecuador to visit one of their producers, prioritizing direct relationships whenever possible, which sets them apart from other commercial producers.

Armero said he hopes to

bring more local partners into his chocolate business for future creations. “We’ve made some fantastic chocolate infused with whiskey,” he said, adding that he also has a vision of creating a chocolate bar with crunchy bread crumbs.

A sensory experience
Armero and Baird describe their upcoming chocolate tasting as a full sensory experience, explaining that tastes can last from 30 seconds to a minute and evolve in that time. “You get the top notes first, which are usually floral, lighter notes,” said Baird as she bit a chunk of chocolate. “Then you get the mid-notes which tend to be chocolatey and nutty, and then you get the end notes.”

The couple instruct tasters to crunch first, then let the chocolate melt on your tongue. They recommend breathing in through your mouth and out through your nose for the full effect. And, whatever you taste, Armero and Baird say it’s correct. “Everyone’s different,” Armero said. But everyone is right because it’s entirely subjective.”

The chocolate tastings are free and open to the public. They will take place at Tri-Corner F.E.E.D. at 56 South Center Street in Millerton.

Email news and photos to editor@millertonnews.com

MAYVILLES *Continued from Page A1*

to help another community right now,” Blackman said, explaining that the ceremony had to be moved up a half hour earlier to accommodate the recipients’ schedule.

“This is obviously a total surprise, and we’re really grateful that you’re thinking of us and what we do,” Charlene Mayville said. “I know there’s a lot of volunteers out there, and it’s just such a rewarding and fulfilling experience to do for others and to see happiness on

their face when we’re done.”

The citizen of the year ceremony was part of Amenia’s annual holiday celebration. Downtown this year was free hot chocolate and cookies in front of the basketball court — where a fire pit warmed frigid hands and the Webutuck High School band played a collection of holiday tunes — Santa Claus sitting for pictures in the Silo Bakery on Main Street and arts and crafts at the Amenia Free Library.

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Amenia workforce housing proposal draws scrutiny from Housing Board

By NATHAN MILLER
nathanm@millertonnews.com

AMENIA — The Cascade Creek subdivision application — a proposal for a 28-unit development of income-restricted workforce housing— went before the Housing Board on Nov. 20, prompting questions from board members and residents about who would qualify for the units and how the project fits into the town’s broader housing goals.

Housing Board Chair Charlie Miller sought clarification on the methodology for selecting homeowners. Miller, like many residents since the proposal was filed by Hudson River Housing, sought answers as to who would qualify.

The Cascade Creek subdivision application is billed as “workforce housing,” which is defined in the Amenias Town Code under section 121-42. That code defines workforce housing as a single-family or multi-family unit or lot owned or rented by a resident that meets certain income requirements.

Town code stipulates that qualified buyers of a workforce housing unit must have an income at or below 80% of the area median income for Dutchess County. The area median income for Dutchess County is currently \$55,950 for a single person and \$79,900 for a family of four. That means an eligible single person would have to earn \$44,760 or less and a family of four would have to earn \$63,920 or less.

To keep housing costs down, Amenias code requires workforce housing units to be priced in such a way that yearly housing costs — including maintenance, bills and other fees — don’t exceed 30% of that calculated 80% number.

That 30% figure comes from U.S. Department of Housing and Urban Development recommendations that ideal maximum housing expenses are no more than 30% of a household’s income.

Amenias Town Code requires developers to contract with a management company that would be in charge of screening and selecting applicants; managing the sale, resale and rental of all units; certifying the maintenance of the home and other requirements as determined by the Housing Board. For the Cascade Creek development, that management company will be Hudson River Housing

Typically, there is a lottery for workforce housing and a public notice would go out. Miller recommended Hudson

River Housing should implement a point system to rank applicants, similar to a system used by Habitat for Humanity. That point system would prioritize residents already living in the Webutuck Central School District in the applicant pool.

“A developer for Workforce Housing has to comply with federal and state fair housing laws,” Miller said. “So the whole discussion around preferencing based on where a potential buyer or renter lives has become very contentious over the last number of years, because there can be — and that’s not the intent — to treat people differently. But that can be the outcome sometimes.”

Residents attending the Nov. 20 Housing Board meeting raised other concerns, including a fear the development could lower surrounding housing values.

But research over the past several decades has shown that low- and moderate-income affordable housing

developments have had very little impact on surrounding property values — and in some cases neighborhoods see slight bumps in values as a result of the developments.

The A-Mark Foundation published in 2023 a summary of studies conducted across the U.S. that demonstrated the science is far from settled, but generally the research shows that impacts on surrounding housing values depend on the affluence of the neighborhood. High-end neighborhoods saw negative impacts in some studies while low- and middle-income neighborhoods saw positive effects.

But those conclusions are also not set in stone, as other studies cited in the A-Mark summary showed the exact opposite trend.

Dutchess County Planning and Development Commissioner Eoin Wrafter told The News that there’s no clear link between affordable housing and neighboring property values.

“If you had an affordable

housing unit put next to your house, is it going to affect the value of your house next-door? There are national studies that show that’s not the case,” Wrafter said.

Housing Board member Juan Torres asked for clarification on the restrictions on resale price for workforce housing units.

Under the Town Code, resale prices of workforce housing units are restricted to track the Consumer Price Index — a measure of the increase of prices over a period of time.

Torres also asked who would be responsible for paying to maintain the shared utilities.

Applicant Hudson River Housing specified in a Sept. 8 summary of the project that the common water supply and wastewater systems will be located on Homeowners’ Association-owned lots “managed and maintained by HRH.” In an appendix of the subdivision plan’s environmental review document, HRH lays out the covenant and organization of the homeowners’ association.

That document states HRH will maintain a presence on the HOA’s board until such time that enough residents live in the neighborhood to take over control for themselves. At that time, HRH will exit their controlling position in the HOA and cede administrative power to the residents themselves.



PHOTO BY LEILA HAWKEN

The opening reception for the 17th Holiday Silent Auction, held on Friday, Dec. 5, drew area residents to take a first look at auction items up for bid at the Millbrook Library.

Millbrook Library holds 17th annual holiday auction

By LEILA HAWKEN
leilah@millertonnews.com

MILLBROOK — A festive wine and hors d’oeuvres reception opened the traditional Friends of the Library Holiday Silent Auction on Friday, Dec. 5. Area residents took advantage of the opportunity to survey the more than 120 items being auctioned. Bidding will remain open until Saturday, Dec. 20, when the auction will end with another reception and an opportunity for last-minute bidding between 3:30 and 5 p.m.

Auction chairperson Sam Falk indicated that all auction proceeds support the library’s special projects that are not included in the normal operating budget.

“I’m always amazed at the generosity of the community,” Falk said, as she prepared the opening, looking after the final touches.

Although this year’s event marks 17 years of the Holiday Auction, the years have not been consecutive, Falk said, because of the hiatus brought by the pandemic.

The event coincided with

the popular Parade of Lights in Millbrook, making the evening a true community event.

Falk said a core group of roughly 10 committee members took on a variety of responsibilities, including securing donated auction items, managing publicity, and overseeing event preparations.

Items being auctioned include a family membership and private tour of Innisfree Garden, personal training sessions and classes at Kyle’s Functional Fitness, 100 gallons of heating oil from Taylor, a weekend stay at Albanhaus Kennel for a pet, dinner for two at Stissing House, dinner for two at Panacea, a variety of gift baskets, antiques, fashion accessories and a range of gift certificates from leading local merchants.

Several local businesses provided support for the event, including Central Press, Bank of Millbrook, Marona’s, Matt’s Auto Body, Millbrook Winery, and Wes’ Autobody.

For more information about the Holiday Silent Auction and to see a complete list of auction items, go to millbrooklibrary.org/holiday-silent-auction/.

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The Lakeville Journal ■ The Millerton News




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OUR TOWNS

Webutuck students reflect on trip to the Model UN

By SOPHIE GARDINER
Special to the Millerton News

AMENIA — Webutuck High School sent 20 students to serve in a Model United Nations activity Friday, Dec. 5.

The group, which included students from multiple grade levels representing a range of countries, collaborated to debate this year's topic: "The Republic of Sudan: Civil War & Conflict in the Darfur Region."

The Dutchess Board of Cooperative Education Services in Poughkeepsie hosted the event. Webutuck High School was one of seven schools in the region to attend the event, which was facilitated by Professor Matthew Murray of Dutchess Community College.

"I really appreciate the chance to go to Model UN because it really does show this younger generation what's going on in the world right now," said junior Emily Howarth, who represented South Sudan.

Bill Havranek, a social studies teacher at Webutuck for more than 20 years, said the school has been sending students to the BOCES Model UN since 2016. The goal, he said, is to help students strengthen public speaking, collaboration, critical thinking skills, and deepen their appreciation and respect for other cultures — all of which are elements that are crucial to enhancing the school's college-readiness curriculum.

"When I instruct my students, they get something more powerful from people who are coming from the outside," Havranek said. "It's not the teacher instructing or coaching, but a real life experience."



Webutuck students spanning multiple grades participating in debate on the floor of the Model United Nations at the Dutchess Board of Cooperative Education Services.



A Webutuck student researches debate topics during a proceeding of the Model UN at Dutchess BOCES.

For junior Hailey Brennan, who represented Iran, participating in the event was a meaningful opportunity to build confidence. Brennan said she has "always been shy," so warming up to students from other schools was challenging at first. But she soon found it easy to work

with them and was grateful for the experience.

After collaborating with students from other schools for a few hours, the delegation eventually passed a peace agreement resolution. For Howarth, one of the challenges was trying to understand other country's perspectives, even when she didn't agree

with what they were arguing.

"I couldn't be more proud of these students in this school and community," Havranek said. "The level of decorum and respect that they have is really quite amazing to see them adapt so quickly and dive right in without reservation."

"It's really honorable to

be chosen to represent your school at events like this," Lyla Kern, a sophomore who represented Chad, said. This was her first time participating in the Model UN conference, and she said she looks forward to doing it again as she particularly enjoyed the opportunity to work alongside other school districts in discussing important topics.

In addition to supporting students' teamwork and personal growth, the conference also emphasizes the importance of multicultural appreciation, something Havranek said is especially valuable as students begin to consider college as their next step, both in regards to academic and cultural awareness.

"I hope that they take away their ability to interact with people their age and have a

broader perspective for cultures as well," said Havranek. "The more we know about another place and the way things work, geographically speaking, the more respect for that culture we have."

He added that exposure to diversity now will help students in the long run, with Model UN events being an ideal gateway.

"There's a lot of cultural diversity at colleges that students are exposed to, that they may not be exposed to at a regular school district in a rural setting, or really, any setting, for that matter," Havranek said. "There's just a different way of conducting yourself, a different decorum, and I think that it's just going to benefit them overall, and it's something they're not going to forget."

Local Matters

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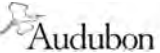


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TRI-CORNER CALENDAR

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

DECEMBER 11

Cookie Exchange

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

Please join us at the Center on Main on Dec. 11 from 4 to 6 p.m. for a cookie exchange! Bring two dozen of your favorite homemade cookies and swap them for your choice of two dozen cookies from everyone's offerings. Join us starting at 4 p.m. for cookie check-in, mingling, and hot beverages. The cookie exchange will begin at 5:15 p.m., after everyone has arrived. This free event is co-hosted by The Center on Main and The D.M. Hunt Library. Please register using this link: www.zeffy.com/en-US/ticketing/cookie-exchange-2

DECEMBER 12

Finding the Wonder in New England Birds

Sharon Audubon, 325 Cornwall Bridge Road, Sharon, Conn.

From 7 to 8:30 p.m. former Audubon naturalist Zach Adams will discuss his new field guide, "Birds of New England," and share stories from his birding adventures. A book signing and light refreshments will follow, along with holiday sales in the Nature Store. Free for adults 18+. Pre-registration encouraged. act.audubon.org/a/finding-wonder-new-england-birds-12122025

Stephen Bennett's Annual Christmas Concert

Sharon United Methodist Church, 112 Upper Main St., Sharon, Conn.

Guitar phenom Stephen Bennett will play his annual Christmas concert at 7 p.m. This is a fundraiser for Fishes & Loaves, a food pantry serving people in North Canaan, Falls Village and Norfolk.

Salisbury Forum Talk on the Impact of Declining Birth Rates

Housatonic Valley Regional High School, 246 Warren Tpk., Falls Village, Conn.

Friday, Dec. 12, at 7 p.m., HVRHS will host a talk on the global implications of declining birth rates. The Salisbury Forum will present "Not Too Many, Too Few: Population, Progress and the Case for People," a discussion with University of Texas economists and demographers Dean Spears and Michael Geruso. Admission is free. Learn more at www.salisburyforum.org.

Poetry Workshop with Sally Van Doren

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

2 to 4 p.m., join poet and artist Sally Van Doren for an immersive workshop using inspiring poems and well-chosen prompts to unlock the imagination and generate unexpected new work. No previous poetry-writing experience. Registration is required at scovillelibrary.libcal.com/event/15132244

DECEMBER 13

Enjoying Birds, Counting Birds, Helping Birds: Christmas Bird Watch Count and Project Feederwatch Primer

Sharon Audubon, 325 Cornwall Bridge Road, Sharon, Conn.

From 10 to 11:30 a.m. Learn beginner-friendly winter bird ID and how to take part in the Christmas Bird Count and Project FeederWatch.

Gingerbread House Decorating with Chef Emma

Troutbeck, 515 Leedsville Road, Amenia, N.Y.

Dec. 13, 11 a.m. to 1 p.m. or 1:30 to 3:30 p.m. Decorate a gingerbread house with Troutbeck Pastry Chef Emma Isakoff. Twelve houses per session; limit two people per house. Ideal for children ages 4–12 (parent required for those 12 and under). \$90 per person; \$80 for members. Reservations: troutbeck.com/culture/gingerbread-house-decorating-with-chef-emma-2025/

23rd Annual Christmas Party

Kent Historical Society, 93 N. Main St., Kent, Conn.

Join us 5 to 8 p.m. for the annual celebration presented by Kent Historical Society as a thank you to our community. This year we'll have a special Museum Shop Gift Basket Raffle. Bring your holiday cheer! Admission is free; donations welcome. Optional: bring an appetizer, dessert or festive dish to share.

Windborne: The Music of Midwinter

Stissing Center for Arts & Culture, 2950 Church St., Pine Plains, N.Y.

At 7 p.m. Windborne's captivating show draws on the singers' deep roots in traditions of vocal harmony. Tickets: ci.ovationtix.com/36784/production/1245532?performanceId=11665217

Current Fiction Book Group with Claudia Cayne

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

Join Claudia Cayne on Saturday, Dec. 13, 4 to 5 p.m., for a lively and informal discussion of the novel ORBITAL, by Samantha Harvey. Critically acclaimed and a winner of the Booker Prize, ORBITAL deftly snapshots a day in the lives of six characters hurtling through space. Registration is not required. All are welcome.

Falls Village Holiday Extravaganza

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

From 4 to 6 p.m. get into the holiday spirit at the Falls Village Holiday Extravaganza at the Center on Main, hosted by the David M. Hunt Library, Falls Village Recreation Commission, and the Center on Main! Join us for community holiday music and readings at 4 p.m. before experiencing the annual Tree Lighting at 5, with Santa coming down Main Street. After the tree lighting ceremony, join us inside the Center on Main for visits with Santa. Enjoy some complimentary hot cocoa and oookies while you wait!

Holiday Fête at Fiddlestyx

Fiddlestyx, 85 Sharon Mountain Road, Sharon, Conn.

Second annual Holiday Fête in the great room at Fiddlestyx featuring goods from artist friends and makers from 11 a.m. to 6 p.m.

Craft Feast 2025

Stissing House, 7801 South Main St., Pine Plains, N.Y. www.stissinghouse.com

Join Deborah Needleman Dec. 13 and 14 for the third annual celebration of American craft. Fifty makers and dealers fill the tavern with pottery, baskets, textiles, furniture, and more. Enjoy broth, brooms, whittled spoons, and carols.

Tickets for both days available through Resy.

Last week's WotW				
C	H	I	C	K
U	S	H	E	R
M	U	S	H	Y
P	L	U	S	H
S	L	U	S	H

DECEMBER 14

Hike Day Preserve

Day Preserve, 285 Sharon Goshen Turnpike, West Cornwall, Conn.

On Sunday, Dec. 14 at 10 a.m., Terry Burke will be leading a hike through the Day Preserve. This preserve trail is a steady rise through wooded fern beds, to a field and ridge top view. It is a medium level and is 1.9 miles, our longest. Be tick savvy too.

Trixie Strauss Christmas Bird Count

Sharon Audubon, 325 Cornwall Bridge Road, Sharon, Conn.

Dec. 14 and 15, 12 p.m. The Christmas Bird Count is 126 years old this year! That means everyday people have been counting birds for science for over a century. Email Volunteer Coordinator & Naturalist, Bethany Sheffer, at bethany.sheffer@audubon.org to learn more about how you can join us this year.

Intro to Chore Service

Hotchkiss Library of Sharon, 10 Upper Main St., Sharon, Conn. hotchkisslibraryofsharon.org

On Sunday, Dec. 14, at 4 p.m., Hotchkiss Library of Sharon's Volunteer Guild will host Chore Service for an informational session introducing the essential non-medical support they provide to older adults and individuals with

disabilities throughout Litchfield County. The event is free and open to the public, with registration required: hotchkisslibrary.libcal.com/event/15645311

Regalis Pop-Up: Caviar, Truffles, Smoked Fish + More

Troutbeck, 515 Leedsville Road, Amenia, N.Y.

On Dec. 14, 11 a.m. to 1 p.m. Chef Ryan Tate offers a selection of Regalis' smoked fish, caviar, truffles, tinned fish and more ahead of his White Alba Truffle Supper Series from 5:30 to 9 p.m. Skip shipping fees and shop in person with expert guidance. Stay for brunch with luxe specials, and reserve the White Alba Truffle Supper Series dinner that evening.

Community Supper and Film Screening

Westerly Canteen, 3201 NY-199, Pine Plains, N.Y.

A nourishing evening of a warming meal followed by a complimentary screening of Andrea Gibson's documentary, "Come See Me In the Good Light." Supper will be served at 5 p.m., and the film screening will begin at 6 p.m. Discount code (ANDREA20) is available for anyone needing it. Tickets: www.exploretock.com/westerly-canteen/event/581555/a-night-for-tender-hearts

Book Discussion with Author Jana Laiz

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

4 to 5:30 p.m., join in discussion with the author of A FREE WOMAN ON GOD & EARTH: THE TRUE STORY OF ELIZABETH "MUMBET" FREEMAN. This illustrated biography for young readers recounts the life of an enslaved African woman living in Sheffield, Mass., who successfully sued for her freedom in 1781. Free copies of the book are available at the library. Readers of all ages are welcome. Registration is requested at scovillelibrary.libcal.com/event/15517770

DECEMBER 17

Leland Faulkner: World of Wonder

The Norfolk Library, 9 Greenwoods Road East, Norfolk, Conn. norfolklibrary.org

Join us at the Norfolk Library at 3:45 p.m. for an animated journey around the planet with Leland Faulkner. Children will need a note to get off the school bus at the Library. Adults are welcome too. To register for this program, please visit www.norfolklibrary.org or call front desk circulation 860-542-5075 ext. 2

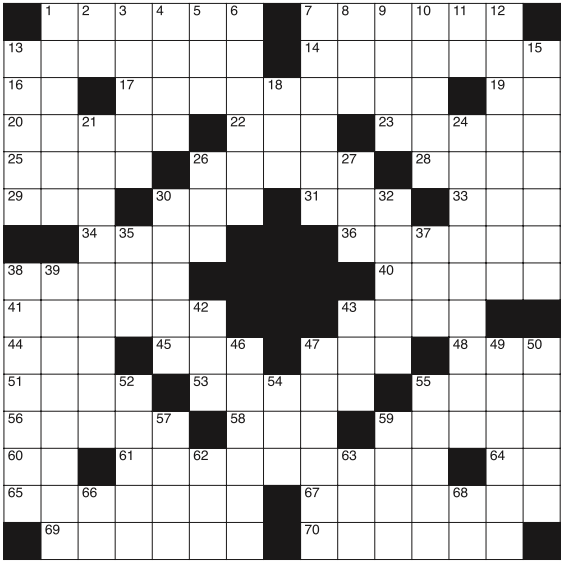
Brain Teasers

CLUES ACROSS

1. Spiritual leaders
7. A type of solution
13. Fortified wine
14. Edible mollusk
16. They precede C
17. A way to compare
19. Government lawyer
20. "Game of Thrones" actor Ciaran
22. The eighth month (abbr.)
23. Very willing
25. ___ ex Machina
26. Makes happy
28. Type of berry
29. A doctrine
30. Popular Dodge truck model
31. Dekagram
33. Naturally occurring solid
34. Company officer
36. Villains
38. Cricket frogs
40. Influential German psychologist
41. Endured
43. A female domestic
44. You can get stuck in one
45. Cigarette (slang)
47. Fiber optics network
48. Group of blood disorders (abbr.)
51. Employee stock ownership plan
53. Belonging to the bottom layer
55. Sound
56. MLB legend Hank
58. Very attractive person
59. Late beloved sportscaster Craig
60. South Dakota
61. Mocking
64. Symbol for gold
65. Longtime Braves pitcher Julio
67. Humor
69. Shawl
70. Preliminary patient assessment

CLUES DOWN

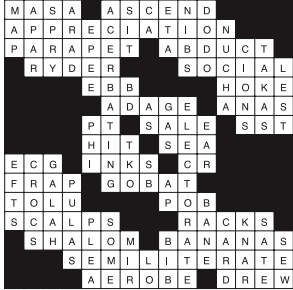
1. Animal disease
2. Commercial
3. Necklace material
4. Containers
5. A way to save for your future
6. Colorado Heisman winner Rashaan
7. Dipped down
8. Head injury (abbr.)
9. Lay about



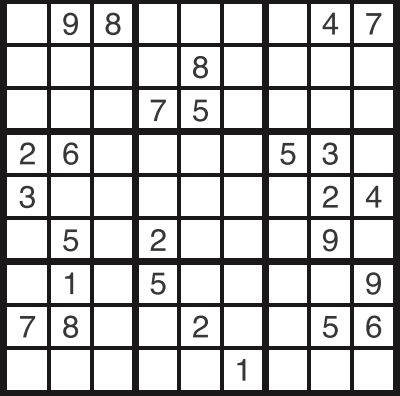
10. Intestinal
11. Opposite of yes
12. Caused to be loved
13. Spiritual leader of Islam
15. Businesslike
18. Not in
21. Number above the line in a fraction
24. An animal with its own day
26. Pouch
27. Swedish krona
30. Start over
32. Field flowers
35. Fourteen
37. A visual way to interact with a computer
38. Up-to-date
39. Campaigns
42. Touch lightly
43. "Boardwalk Empire" actress Gretchen
46. Violent seizure of property
47. Supporter of the Pope

49. Anxiety
50. Body fluid
52. One who's faking it
54. Title of respect
55. Chilean city
57. City in central Japan
59. Silk garment
62. A form of dance
63. Automobile
66. The man
68. Justice Dept. head honcho

December 4 Solution

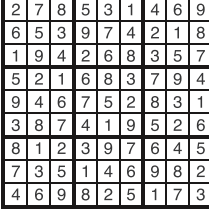


Sudoku



Level: Intermediate

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OUR TOWNS



PHOTO BY CHRISTINE BATES

The most expensive home sale recorded in Amenia in October was 111 Yellow City Road which sold for \$1,195,000 — with the exception of the Silo Ridge homes which are sold internally and not listed on multiple listing services.

Amenia October median home prices stable

By CHRISTINE BATES
Special to the Millerton News

AMENIA — October was another busy month for sales in Amenia with nine transfers recorded, including two large transactions at Silo Ridge and the sale of the World Peace and Prayer Society.

Since summer, the price of Amenia single family homes has been rising, reaching \$375,000 in September and October. At the beginning of December, 13 houses were on the market in Amenia, with three over \$1 million and seven under \$500,000.

Transfers
3465 Route 22 — 2 bedroom/2 bath ranch on .33 acres sold to Michelle Duonola for \$256,000.

432 Old Route 22 — 2 bedroom/1.5 bath home sold to Northern Red Oak LLC for

\$270,000.
23 Depot Hill — 3 bedroom/1 bath home sold to Joshua Belmore for \$88,552.

70 Power House Road — 2 bedroom/1 bath built in 1920 on one acre sold to Robert Hansen for \$200,000.

154 Bog Hollow Road — 2 bedroom/2 bath home on 7.14 acres sold to Robert H. Whalen Jr. for \$389,000.

111 Yellow City Road — 3 bedroom/2 bath home on 7.57 acres sold to Stephen Cheuk for \$1,195,000.

4029 Club Meadow Drive, Silo Ridge Club — 5 bedroom/5 full/2 half bathroom with pool and an apartment built in 2023 on .47 acres sold for \$9.3 million assessed at \$6,764,916 to Silo Clays Inc.

4011 Club Meadow Drive, Silo Ridge Club — 6 bedroom/5 full/2 half bathroom

house with apartment built in 2022 assessed at \$7,837,300 sold to M. Nadar Ahari Trust-ee for \$8.9 million.

26 Benton Road — 2 bath-room commercial building owned by World Peace and Prayer Society on 26.33 acres sold to Black Walnut Kiernall Farm LLC for \$950,000.

**Town of Amenia property transfers in October are sourced from Dutchess County Real Property Office monthly reports. Details on all parcels from Dutchess Parcel Access. Only arm's length transactions with compensation are included. Recorded transfers typically lag closed sales. Market data from Smart MLS Info Sparks does not include private transactions or Silo Ridge sales. Compiled by Christine Bates, Real Estate Advisor with William Pitt Sotheby's International Realty, Licensed in Connecticut and New York.*

Dutchess County Sheriff's Office Harlem Valley area activity report Nov. 21 to Dec. 3

Nov. 22 — Deputies report the arrest of Gavin MacConel, age 38, for aggravated unlicensed operation of a motor vehicle in the second degree subsequent to a traffic stop on Route 22 in the Town of Northeast. Subject to appear in the Town of North East Court at a later date.

Nov. 22 — Deputies responded to Route 199 and Chase Road in the Town of Pine Plains for a car that crashed into a tree and damaged property. Investigation resulted in the arrest of Ulises Cabrera-Lopez, age 36, for driving while intoxicated. Subject to appear in the Town of Pine Plains Court at a later date.

Nov. 23 — Deputies report the arrest of John J. Arboleda-ora, age 43, for operating a car without a license, operating an unregistered motor vehicle and operating an uninspected motor vehicle. Arrest was made as part of a traffic stop that occurred in the Town of Pawling. Subject to appear in the Town of Pawling Court at a later date.

Nov. 25 — Deputies reports the arrest of Victoria Hernandez Vasquez, age 38, for operating a vehicle without a license. It was discovered that Ms. Vaquez's privilege to operate a motor vehicle in New York State was suspended after she was

involved in a minor automobile accident in the Village of Pawling. Subject to appear in the Pawling Court at a later date.

Nov. 26 — Deputies responded to 53 Birch Drive in Pine Plains for a father/son physical domestic. Investigation resulted in the arrest of Austen R. Link, age 40, for Assault in the second degree. Link was arraigned and remanded to the Dutchess County Jail.

PLEASE NOTE: All sub-

jects arrested and charged are alleged to have committed the crime and are presumed innocent 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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