

SEAL OR STEAL? New Logo for Town

By Brian Brock

The Town of Franklin has a website, and its home page displays the new town seal. This seal is also used as the tab icon. It was created expressly for the website, although it could be used on the letterhead of stationery and on official documents. Affixing a seal to documents has long been used to legitimize them. Some states require that each town have its own seal, such as Massachusetts.

The new seal has a shield, a device used by European royalty dating back to the 12th century. It is quartered with four small images of historic importance to our town.

In the upper left is Old Stone Hall of the Delaware Literary Institute in the village, a distinguished secondary school in the mid-1800s. By the early 1900s, it was supplanted by the



state teachers' college in Oneonta.

In the lower left is the turnpike from Catskill to Susquehanna which ran the length of the town and through both the village and the hamlet of Treadwell. Its commerce was the lifeblood of early Franklin and a source of its prosperity. In this design, the background looks more like the peaks of the Grand Tetons than the rounded hills of the Catskills.

In the upper right is a steam engine from the New York, Ontario, & Western Railroad, which cuts across a few miles of the southwestern corner of Franklin. The Merrickville and Franklin Depot stations al-



lowed dairy farmers to ship their butter and milk to markets downstate. But by supplanting the turnpike and bypassing the population centers, the O & W diminished the prosperity of the village and hamlet. In turn, the railroad was supplanted by the interstate and intrastate highway systems. A bankruptcy court ordered its abandonment and liquidation in 1957.

In the lower right is a logo of environmental stewardship: a mound of soil in a cupped hand from which sprouts a seedling. Early on, Franklin was renowned for pork and wool. Once the forests were cleared, these were supplanted by

See SEAL, con't on Page 15

EAGLE RESCUE AT BROOKWOOD



By Gregory Farmer

Photos by Abby Rodd

For several years now, visitors to the Brookwood Point Conservation Area outside of Cooperstown have enjoyed watching the nesting pair of bald eagles that have settled in the area.

Many people have admired the protected birds as they soar over Otsego Lake or watch for prey from a nearby tree.

Early one morning in August, Otsego Land Trust staff discovered the female bald eagle splayed on the ground, but with no visible injuries. Sergeant Mike Stalter of the Otsego County Sheriff's Office, who is also a general falconer, helped to gently secure the eagle.

Otsego County Environmental Compliance Officer Mark Vencak transferred the eagle to wildlife rehabilitator Suzanne Johnson, who works as an assistant under Kelly Bolton Martin, a federally-

See EAGLE, con't on Page 12



Mayor Tom Briggs with the Rotary 75th anniversary cake

JUSTICE CENSURED BUT CAN STILL SERVE

Staff Report

On February 1, 2022, the New York Committee on Judicial Conduct served a complaint on Franklin Town Justice Gary Arndt concerning his unprofessional handling of three cases in 2018 and 2019. Justice Arndt cooperated fully with the investigation and

OLD FRANKLIN DAY A HUGE SUCCESS

By Connie Martin

"Friendship, happy people, and a spirit of community -- it was just like Old Franklin Day used to be -- throngs of people, lots of vendors, activities, great music, food and fun for all!"

This was the collective feedback from many locals and visitors alike about the recent Old Franklin Day, held on Saturday, August 27th on Institute and Main streets.

Great Turnout, Music, and a Piefest

Over 1,000 people attended the event, which



was blessed with blue skies and sunny weather all day. The terrific music of Off the Record Band and Charlie and the Roomers got people moving to the beat early on, with this writer and others unable to resist dancing in the street! Friends, neighbors, passers-by, and even vendors got together at the Saint Paul's Church pie sale for a cuppa joe and a slice of pie, helping ensure that over 240 pies (and at least 100 cups of coffee!) were sold out by early afternoon. The families of pie ladies Janet Branigan, Jeannie DeSilva and Jane Hebbard came together to make the sale happen, and they tell us their collaboration broke

See OFD, con't on Page 6



INSIDE THIS ISSUE...

REGULAR FEATURES:

Your Neighbor's View	Pg. 2
The Mayor's Corner	Pg. 3
Green Banks Garden	Pg. 4
Kitchen Basics	Pg. 7
Inside Local Realty	Pg. 11
Film Forum	Pg. 15
Real Estate Sales	Pg. 20

LOCAL ISSUES:

Pucci on NonProfits	Pg. 2
Christmas Stroll	Pg. 3
Celebrating Rotary	Pg. 4
Franklin Food Pantry	Pg. 5
Winter Marker Dates	Pg. 6
Good Taste in town	Pg. 7
Pandemic Report	Pg. 9
Town Taxes 2023	Pg. 16
Bake Sale	Pg. 18
Chainsaw Workshop	Pg. 19

SUSTAINABILITY:

The Nuclear Debate	Pg. 8
Can Tech Save Us, Pt. 4	Pg. 8
Marcy South II	Pg. 8
Tree Planting Update	Pg. 11

LOCAL ARTS:

Book Reviews	Pg. 12
Poetry Shelf	Pg. 12
Upstate Arts	Pg. 13

filed his response on March 20th. On July 13th, the justice and a lawyer for the NYCJC reached an agreement on the facts involved and the remediation. Based on this agreement and his completion of over two dozen online courses, on September 28th the committee voted unanimously to censure Justice Arndt but not remove him from office.

The 54 points of agreement and 165 pages of exhibits are available at

<https://cjc.ny.gov/Determinations/A/Arndt.ry.PASF.2022-07-13.pdf>



Your Neighbor's View...

To the Editor:

July 3, 2022

Not to start an argument, but to tell my side in response to Jack Schwillie in 'Your Neighbor's View' [NFR, Spring 2022], regarding the Confederate flag painted on our barn.

1st: this is in no offense to the American Flag. As you neglected to point out, the American Flag is displayed respectfully high above and to the left of the Confederate flag. Along with the POW/MIA flag. And rightfully so.

2nd: These flags repre-

sent both sides of my family. I have very strong northern and southern roots. Officers of both Union and Confederate armies. Both flags represent Red: for valor and bravery. White: purity, innocence, God and Jesus Christ. Blue: vigilance, perseverance, determination, and justice.

And for the POW/MIA: "You are not forgotten."

My grandfathers, father, uncles, husband, and nephew all served in the cavalry, Navy, Army, and Marines. Fought in Pearl Harbor, Korea, Vietnam, and Iraq. So trust me, those flags are not offensive to me. As we are

a very patriotic family. Nor are we "racist." Our family is a mixture of Americans, immigrants, American Indian, and African-Americans. So before one spouts off what offends one, please try getting to know your neighbors first. As what may offend one may not be offensive to another. I will not apologize for my flags, but should they offend you that much, please do not drive by our barn.

Sincerely,
Judy Doring
Treadwell

NON-PROFITS: A Vital Resource for Our Communities

By Ray Pucci

Charitable nonprofits embody the best of us. They provide a way for people to work together for the common good, transforming shared beliefs and hopes into action. They give shape to our boldest dreams, highest ideals, and noblest causes.

In Delaware County, our many charitable nonprofits feed, heal, shelter, educate, inspire, enlighten, entertain, and nurture people of every age, gender, race, and socioeconomic status, from Fleischmanns to Sidney, from Deposit to Grand Gorge. They foster civic engagement and leadership, drive economic growth, and strengthen the fabric of our communities. Every single day.

It is easy to see a nonprofit's mission in action when our families or neighbors are direct beneficiaries — such as when nonprofits provide food for the hungry, life-saving trauma care to someone in a car wreck, or rescue relief to hurricane survivors.

It is harder to recognize the full impact of the indirect benefits nonprofits provide us. For example, the mission of the "friends of the local public library" might be to promote reading, but taxpayers also benefit when the nonprofit raises funds to buy books and equipment.

Nonprofits play a fundamental role in creating more equitable and thriving communities. They provide critical services that contribute to economic stability and mobility. They also strengthen communities in

other important ways. Frequently, nonprofit leaders are the voice of the people they serve. Thanks to the combination of strong community relationships and intimate local knowledge, these organizations often understand better than anyone else their communities' needs and the best ways to meet them. Strong, well-resourced nonprofits that are connected to the decision-making infrastructure in their communities can catalyze growth and opportunity.

But, as we witnessed during the COVID-19 pandemic and in an era of growing needs and shrinking government resources, nonprofits are being asked to do even more with less, placing additional strain on their already limited resources. Public and private funding for nonprofits tends to focus on building and expanding programs, as opposed to investing in organizations' core infrastructure, organizational growth and leadership development. As a result, many nonprofits are starved for the kind of support that can strengthen their operations, enable them to deliver their services more effectively, and ultimately help create a strong economy that is good for all sectors.

How can the business community help? We need to expand our notion of support to include capacity-building investments, skills-based volunteerism, and network creation. As we think about our responsibility to the communities we do business in, we need to be creative and

resourceful. We need to engage with these organizations and make the connections they often need to support their mission.

In addition, it is critical that nonprofits be included in policy-making discussions so economic growth is inclusive within and of all communities. The Delaware County Chamber of Commerce uses our power to connect to facilitate introductions and opportunities to ensure that nonprofits have the opportunity to participate in conversations about addressing community challenges. In doing so, we help to make sure that we all benefit from the expertise and understanding strong nonprofit leaders can bring to the table.

I hope you will consider ways to recognize and thank those in our communities who are assisting our most vulnerable neighbors, keeping our historical traditions alive, staging world-class arts events, creating new economic opportunities, or just lending a hand to a friend at a moment in need.

Please volunteer. Send a note of encouragement. Say "thank you." Contribute financially if you are able. Offer your expertise to build their organizational capabilities.

DO SOMETHING!

Ray Pucci is president of the Delaware County Chamber of Commerce.

Thriving communities begin with prosperous businesses. By taking action in key areas, the DCCC is a unified voice of business for the improvement of our communities. Information about membership and programs at: DelawareCounty.org

share the love

Visit our digital magazine: www.atimeandaplace.com

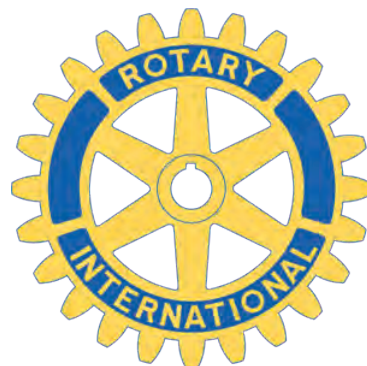
THE ROTARY YOUTH EXCHANGE: Inviting Franklin Teens Ages 15 to 18 to Apply

By Connie Martin

Students ages 15 to 18 interested in outbound exchange can apply through the Rotary website or by contacting a Rotary member. In addition, Rotary seeks several local families to host an inbound student during the school year, with each family making a commitment to host the inbound student for three to four months, with responsibility for room and board, overseeing schoolwork, and helping with cultural adjustment. Families do not need to be affiliated with Rotary to host Rotary exchange students. They can be families with young children, older children, empty nesters, or retired couples. Host families are approved in advance by the exchange program.

Another way to get involved in RYE is to make a donation to the Franklin Rotary Club with "Youth Exchange" written on the check memo line, or to participate in RYE fundraising activities.

For more information on Franklin Rotary Club's work or how to become a member, visit <http://rotarydistrict7170.org>, contact the Club at franklinrotary7170@gmail.com, or visit us on Facebook at Franklin NY Rotary Club. You are invited to visit Rotary as our guests at our meetings on the first and third Wednesday nights of each month at 6:15 pm, at a Franklin location yet to be determined.



SKELLIES AT PLAY

...at the home of Jack Siman and Jon Fitzpatrick

Photo by Tony Breuer



FRANKLIN LOCAL

Local News
Local Events

Local Issues
Local Concerns



THE CHRISTMAS STROLL RETURNS!

By Connie Martin

SAVE THE DATE! After a three-year hiatus, Franklin's traditional Christmas Stroll and Holiday Market are back, with daylong festivities! Mark your calendars for **Saturday, December 10th**.

The House Tour

The traditional Christmas Stroll House Tour on December 10th from 1 p.m. to 5 p.m. is a wonderful opportunity to get to know your neighbors, see homes beautifully decorated for the holidays, learn some history of the homes, and get ideas for renovations and décor! Tickets are \$10 per person or \$15 per couple. Tickets will be sold at Yokel Restaurant at 458 Main Street in Franklin from 11 a.m. to 2 p.m. on



Wednesday, December 7th; Thursday, December 8th; and Friday, December 9th. Tickets will also be sold at the Holiday Market from 12 noon to 4 p.m. on Saturday, December 10th. After expenses, proceeds from the Stroll House Tour will be donated to the Franklin Improvement Society, a 501(c)(3) organization that contributes to a number of other Franklin community organizations.

Thanks to the terrific holiday spirit of our Franklin friends and neighbors,

we have eight gorgeous houses lined up for the Stroll! But we are looking for one or two more. If you have questions about hosting for the Stroll, contact Connie Martin, John Wilson, or Meg Shivers at their email addresses below. Host houses for the Stroll only need to decorate for Christmas and open their doors for main floor house tours during the 1 p.m. to 5 p.m. time slot. Homes may wish to offer light refreshments such as cookies and a beverage. Booties will be provided to each host house for visitors.

And there's more!
Visit the Franklin Railroad and Community Museum

The popular Trees and Trains for Christmas exhibit at the railroad museum is a must-see! Take a step back in time as you enjoy the beautifully decorated **See STROLL, con't on Pg. 17**

150 YEARS OF PROHIBITION

By Brian Brock

Franklin has been prohibiting people from having a good time for a century and a half, first with grain alcohol (ethanol) and now with THC (tetrahydrocannabinol) – 15 decades of being a nanny state.

In the 1880s, the town government began blocking the sale of alcohol by refusing to issue permits for retail stores. Franklin elected the first supporter of this no-exercise position in 1881 by 406 to 156 votes. Their celebration of the first centennial of the town in 1893 was a spiritless affair. As the temperance movement grew, New York State passed a law allowing towns to directly ban retail sales. Franklin did so in 1899. However, many medicines were mostly alcohol and remained available.

The campaign for prohibition was fueled by many untruths and gross exaggerations. Alcohol was said to turn blood to water. All domestic violence was apparently caused by consuming alcohol. The mere smell of alcohol could cause fetal abnormalities. Most drunkards die of dropsy, a.k.a. edema. Alcoholism could cause the liver to grow seven times its normal size.

In 1920, the federal government banned alcohol
See 150, continued on Page 15



THE MAYOR'S CORNER

With Tom Briggs

"The most natural privilege of man, next to the right of acting for himself, is that of combining his exertions with those of his fellow creatures and of acting in common with them."

- Alexis de Tocqueville

In 1831, political scientist and author Alexis de Tocqueville and his traveling companion, Gustave de Beaumont, sailed to the United States to undertake a nine-month tour on behalf of the French government. Although Tocqueville's charge was to observe and report on America's penal system, he found that he was much more interested in American democracy.

In his travels, he became aware of the widespread presence of civic organizations – as he termed them, *associations*. Local governments at the time had little to do with the day-to-day activities of the community. In most communities there were no municipally funded services like road maintenance, fire companies, or public welfare organizations. These services only came about when community members organized and provided the volunteer labor and private resources to address difficulties within the com-

munity or to enhance the general well-being. Tocqueville, understanding that public charity in Europe was provided by the elite or by the church, recognized the value to the community when common people themselves created associations and took ownership of civic issues. He proclaimed that "...the art of joining in voluntary organizations [constitutes] the fundamental science of democracy." But he cautioned "...that the more government takes the place of associations, the more will individuals lose the idea of forming associations and need the government to come to help. That is the vicious circle of cause and effect."

I have referenced previously the writer Granville Hicks' observation that only at the local level in small towns will you see democracy in its purest state. With limited public services because of our small tax base, villages like Franklin do not have the resources to provide a full complement of services. In situations where residents have decided that there is a need for amenities, "associations" have been formed (like our Rotary Club or our library association, or even our fire department) to supplement public services with volunteer help and donated funding. By

providing donated time and money, residents of the Town of Franklin have enriched the community, while at the same time taken ownership of the operation of some of the key elements of the community.

Up until now, that is. Currently, after years of having a steady supply of community volunteers coming forward to fill leadership positions and to serve as "worker bees," it seems that the well is running dry. We are down to one person who is now taking responsibility to provide oversight for the village park. We are down to one community volunteer to coordinate the Recreation Program. The members of the tree replacement committee are aging out and are desperately in need of younger volunteers to pick up the slack. The Franklin Village Improvement Society, which is credited for creating the park as well as sponsoring and operating events like the Christmas Stroll and Old Franklin Days has been inactive since before the pandemic and was down to two members until recently. The Town of Franklin Foodbank which started out with tremendous volunteer support is still going strong but is seeing some attrition as well. The Franklin Fire Department and Emergency Squad are struggling to recruit enough volunteer personnel to meet the high standards that are essential for emergency service provision.

I don't know how many visitors I've talked to who have remarked about what a special little community Franklin is. Yes, many of the

houses are charming and yes, the Franklin Stage Company provides excellent entertainment. We have two nice restaurants, and the museum is a great resource for such a small community, but this does not define Franklin. To me, the village is best defined as a community of "associations" working with, but independent from local government. When these organizations are fully functioning, serving as a forum for ideas and as a mechanism to translate these ideas into innovations and community assets... well... to me this is what makes Franklin special.

Here is a list of some of the local organizations that could use your help:

- Franklin Emergency Squad
- Franklin Fire Department
- Town and Village of Franklin Recreation Committee
- Franklin Village Improvement Society
- Franklin Village Park Committee
- Edible Walking Trail Committee
- Franklin Railroad and Community Museum
- Franklin Food Bank
- Franklin Library
- Franklin Rotary Club
- Franklin Tree Committee
- Franklin Local

Please consider helping out. You can contact me if you need assistance in contacting a representative from one of these organizations at: plutarch@citlink.net
Thanks.
Tom Briggs, Mayor



CELEBRATING ROTARY

CONGRATULATIONS FOR SEVENTY-FIVE YEARS OF SERVICE TO THE FRANKLIN COMMUNITY!

rotary
youth
exchange



Youth Exchange Program Returns

Jack Law, who marks over 50 years as a Rotarian, said, "We are excited to bring back the Rotary Youth Exchange Program (RYE) this year, where a high school student travels abroad to spend a year studying at a school in the Exchange Program and living with a host family.

At the same time, a Franklin family hosts an exchange country/school student who attends Franklin Central School. This is an exciting and enriching experience for the students, families, and communities." Griffin Leddy, this year's outbound Exchange Program student from Franklin Central School, is in Silkeborg, Denmark, with his host family for the year and is "enjoying every minute." Franklin Rotary hopes to have an inbound Exchange Program student coming to Franklin next year.

Gary Orton, Franklin Rotary Club treasurer and chair of the Franklin RYE Program, said, "RYE promotes leadership skills development and a world perspective.

Participation as an outbound student or hosting an inbound student is an unforgettable experience and is also a positive addition to future college or



Keeping the Village Clean

A Rich History

The Franklin Rotary Club was founded in 1947 by twenty-two original charter members: John Batterson, Clyde Bennett, Robert Burgin, Lynn Finch, Ralph Foote, Cecil Fowlston, Lloyd Hartwell, William Hyzer, E. Carol Johnson, George Lattin, Donald Law, William Law, Douglas Matteson, John McIntosh, Amenzo Merrill, Clyde O'Hara, Robert Peake, Frank Slawson, Arthur Stilson, Dr. Charles Stinard, Earl Terwilliger, and Earl Tilyou. Membership expanded as the Club fulfilled its mission to improve the quality of life for families and provide an enriched environment for children in Franklin.

Today, Franklin Rotary Club's twenty or so members continue this mission with their support of essential community services, including the Franklin Fire Department, the Greater Franklin Food Pantry, and Catskill Area Hospice. To expand local amenities, Rotarians raised funds to support construction of the village swimming pool, painted the Franklin Free Library, and erected new fences for the Library and the Village Park. Environmental initiatives include planting shrubs in Ouleout Valley Cemetery, beautifying Main Street with new trees and lighted Christmas trees for the holiday season, and conducting trash cleanup along State Highway 357.

job applications." Gary added, "We ask parents to encourage their children to explore this opportunity. Another rewarding experience is to become a host family for an inbound student, where the student effectively becomes part of the family during the stay."



Providing intermission refreshments for Franklin Stage viewers



John Wilson checks out a book



Rotary members dedicate the Free Little Library



Franklin Rotary donated dictionaries to Franklin Central School Third Grade on September 28, 2022.

Focus on Children's Education

Franklin Rotary has also focused on supporting and broadening children's education. Rotary supports the local Head Start program, Franklin Community Education Foundation, Franklin Central School's National Honor Society, graduation awards to four seniors each year, summer arts and crafts in partnership with the Franklin Recreation Commission, dictionaries for grammar school students, and more.

THE LITTLE LIBRARY

By John Wilson

Franklin is growing – we now have two libraries: there is the mother ship at 334 Main Street, and our new branch in the village park just down the block.

I think Amber Gray got the original idea from a Delhi Rotary initiative and passed it on to Mayor Tom, and because the combined talents of the Rotary members can do almost anything (except dentistry – a pity about that), it was not long before Mr. Mayor had raided his collection of vintage wood, windows, hinges and knobs, and between them, Tom Briggs, Tom Collier, and The Brothers Hebbard (Jerry and Don) plus signwriter Shauna, this cute little library became a reality. It is a great addition to our park and the village, so please, make us all happy and use it! Take a book, bring it back, and/or donate a book to add to the collection.

The Little Library? Perhaps that sounds a bit like *The Little Engine That Could* and I suppose it is, in a way, but if any one child or adult is turned on to reading – and the great world which that offers – by a book taken from the library's newest branch, then Rotary has done its job.

HAPPY READING!



Gramma D's

Italian-American
Restaurant and Pizzeria

Homestyle Cooking

192 Delaware Street, Walton, N.Y. 13856
607-865-6588

Free Delivery

Doreen Williams

GREEN BANKS GARDENING



With
Deborah Banks

In an earlier column, I wrote that gardening is like a sport, because it has the same intensity and total devotion. However, now that we're in the heady days of football season at my house, I realize it really is different. I've never been to a gardening conference or tour where any of the participants painted their faces in their favorite plant's colors. There's no costumed mascot running through the gardens. Gardeners don't bet money on which gardens will be featured in the next issue of Fine Gardening magazine. And few gardeners are making much money at it.

We also don't have online fantasy gardening contests, but maybe we should, copying fantasy football. Each player would assemble their fantasy garden with a limited budget, a specific location, and only those plants available in the game's online catalog. Other fantasy gardeners might beat you to the best selections while you're still trying to finalize your design. During the season, each fantasy garden would be subject to the actual conditions at your chosen location, be it flood, drought, or clouds of locusts. At the end of the season, successful gardeners would be invited to speak at conferences in Seattle and Hawaii. The losers would be required to binge watch a season of Yard Crashers on HGTV.

Just like in fantasy gardening, a successful garden might seem to be a matter of chance. We are all at the mercy of the weather, which is becoming more extreme. A growing number of invasive insects and diseases are attacking our

gardens and woods. I used to complain bitterly about Japanese beetles, but they seem pretty harmless to me now, compared to the threat of emerald ash borers, jumping worms, and spotted lanternflies. The countryside is also being overrun by invasive plants, with the worst offenders including multi-floral rose, bush honeysuckle, Japanese knotweed, and wild parsnip.

How can a gardener succeed in the face of all these challenges? We need to cultivate resilience. Resilience is the ability to adapt and respond effectively to disturbances. Start by trying to minimize disturbances. This includes reducing dependence on external inputs like compost, mulch and plants.

Be careful about bringing in compost and mulch from outside sources. I know three gardeners who attribute their jumping worm infestations to the mulch they hauled from their town dumps. At the transfer station in my township, I noticed a vigorous stand of Japanese knotweed growing on the bank where the mulch is stored. It only takes a couple of worms or a few broken pieces of knotweed to create a major problem. We can't all raise chickens and pigs for home-grown manure, but we can all mulch with leaves and grass clippings. Plant cover crops in early fall to turn under in spring for soil enrichment. Make our own compost.

Gardeners are known for sharing plants with each other, but these days, do it carefully. I now bareroot the plants I get from local plant sales or swaps, even when the plant is in potting soil. I have found worms in those plants too. I think the gardeners must have set the pots on their soil for a few days prior to the plant sale, allowing the worms to enter the pots. It is tough to tear a beautiful root ball apart and rinse the roots over and over in water, but it doesn't seem to hurt the plants. I dump the soil in the trash and solarize the bucket of rinse water for a cou-

ple of days to kill any worm eggs. The plants you purchase online and at nurseries may not be any safer. They probably do not contain jumping worms, but most have been treated with neonicotinoids, which are insecticides that affect the central nervous system of insects, resulting in paralysis and death. Neonicotinoids are the most widely used class of insecticides in the United States. The residue is long-lasting on plants and seeds, so you may be killing bees with that echinacea you bought at the local big box store, even though you aren't spraying pesticides at home. In addition to minimizing disturbances in



the Squire's tankard

The Squire's Tankard Antiques has relocated to
318 Center Street, Franklin
Vintage clothing & accessories, linens & jewelry
By appointment only
Call Donna Briggs: 607-829-6885

your garden, increase its resiliency by diversifying. Planting an identical row of trees may seem like a great design feature, but this only works if you don't mind when the second and sixth trees die from disease. Grow a wide variety of plants, especially native plants and others adapted to local conditions.

Also, protect and improve your soil. Add organic matter such as shredded leaves. Prevent erosion by avoiding bare ground. Cover crops and thickly planted gardens both help.

There are no easy answers for any of these gardening challenges. However, awareness of the issues is a great first step. We can all work toward being more resilient gardeners.



Greater Franklin Food Pantry
574 Main Street, PO Box 209, Franklin NY 13775
Open Fridays 2-4PM or by appointment
Call or text: 607-386-1601

Pantry Hours

Individuals or families residing in the town of Franklin, including Treadwell and the former Treadwell school district, may shop once a month on Fridays 2-4PM or by appointment. First-time customers are required to fill out a brief and confidential questionnaire.



We welcome donations:
• Please mail checks to our Post Office Box
• Food (non-expired) may be dropped off during pantry hours, or call to arrange another time or pickup.

Holiday Boxes

In coordination with Headstart, Franklin Central School, Delaware Opportunities and local churches, the Greater Franklin Food Pantry supplies boxes of Thanksgiving and Christmas holiday meals every year for families in need.

Sponsor a box: You may sponsor a box for \$50. Please send a check to our PO Box or donate online.

Receive a box: Do you want to be on the list to receive a box? Reach out to the pantry with your information.

Holiday Boxes include turkey, ham or other meat choices, potatoes and vegetables, dessert **and** basic staples to help you through the week when kids are home from school.



Thanksgiving Holiday Box
Sponsor or Reserve by Oct. 31

Christmas Holiday Box
Sponsor or Reserve by Nov. 30



OFD, continued from Page 1

the record of pie sales this year.

Shopping Local

Over 50 vendors offered a variety of items, including antiques, vintage and handmade clothing, jewelry and accessories, hand blown glassware, ceramics, fine woodworking, original art, home goods, crafts, homemade baked goods and chocolate, local maple products, a children's book, and much more - something for everyone. Many families made a great memory with photos from Annadale Farms Photography. Twee-Dee's Treats food truck and The Tulip and the Rose were on hand to feed the crowd. Due to demand from hungry fairgoers, they ran out of most everything, and even local restaurant Yokel was sold out before the end of the day.



Hanna Van Deusen and Connie Martin, OFD 2022 coordinators

Many merchandise vendors also reported a successful day. Bobby Sharp, owner of Bobby Sharp Glassworks in Oneonta, noted, "I don't normally do festivals like this, but I wanted to step up and participate in Old Franklin Day. To my great surprise, I sold all 60 hand blown glass pieces I brought and received additional orders - way above my expectations!" Bobby is looking forward to coming back to Old Franklin Day next year.

Local community and other organizations like the Franklin Community Education Foundation (FCEF), the Franklin Railroad and Community Museum, Otsego Land Trust and National Alliance on Mental Health (NAMI) were also on hand to educate and engage with attendees and reported brisk traffic. Naomi Lima of FCEF noted that their lemonade fundraiser was sold out long before the day ended.

Happy 75th to Rotary

A highlight of this year's event was the celebration of Franklin Rotary Club's 75th anniversary of service in Franklin. Many attendees



Lemonade with the FCEF

visited the big yellow hospitality tent on the Franklin Central School lawn to learn about Rotary's community service programs and enjoy a piece of festive celebration cake, ice cream, and water. Rotarian Hanna Van Deusen made sure there were ample kids' yard games with fun prizes, along with a Bounce House and clown providing balloon art and glitter tattoos. Rotary member Don Hebbard, in partnership with Groff Ranch and White's Farm Supply, drove the Hayride truck around the village with passengers of all ages. Franklin mayor and Rotary president Tom Briggs said, "The Rotary tent was a terrific gathering spot for families, friends, and neighbors. There was a lot of interest in the Rotary programs, with many coming away with a greater understanding of what Rotary does."

Fashion Show Accolades

This Old Franklin Day brought back a long-standing tradition, the annual Fashion Show.



Don Hebbard and his fun ride

This year's show, "100 Years of Fashion" was presented by The Vintage Closet and Threads Past and Present in honor of the late Lois Stalter, a local resident and fashion history expert who presented many successful shows in the past. The show featured local models wearing fashions from 1860 to 1960 with some items from

Nichols Pond Insurance Agency

JOHN NICHOLS, CPCU, LUTCF, AR, CISR
121 Delaware Street
Walton, NY 13856-0210

pcinsurance@frontiernet.net 607-865-4666

Lois Stalter's collection. Linda Hovey, owner of the vintage clothing business Threads Past and Present, and Johanna Marr of the Green Giraffe and The Vintage Closet, curated the show, held in the Chapel Hall Theatre. Linda Hovey, pre-



Teddie Storey Henn and Collin Campbell at the Franklin Railroad and Community Museum table

sender of the show, said, "We had a full house and a very enthusiastic audience. We couldn't have asked for a better reception."

Great Deals

The Franklin Free Library brought back their beloved book sale under the big tent this year. Library director Xina Sheehan noted that the day was successful, with books sold by donation. Xina added, "However, the library is continually acquiring new donations of books to sell, so we have an ongoing sale right at the library for anyone interested."

A favorite OFD event has been the town-wide lawn sales, and this year, armed with a hand-drawn map of over 25 homes, shoppers bargained for -- and got -- great deals.

Mark Your Calendars!

By all accounts, this year's Old Franklin Day was a winner, with thanks going out to many people, including our generous sponsors, committed vendors, and terrific volunteers who made it happen. We are already planning next year's Old Franklin Day festivities on Saturday, August 26th, 2023.

SAVE THE DATE!

The Fashion Show

FRANKLIN FARMERS' MARKET WINTER DATES:

The market will meet on the second Sunday of each month

Pre-Thanksgiving market - November 13th

Pre-Christmas market - December the 11th

From 10 a.m. to 1 p.m.

At the Franklin Railroad and Community Museum and Community Center
554 Main Street
Franklin, New York

Visit: facebook.com/FranklinNYFarmersMarket/

Vendors (at time of publication):

Catskill Lily
Chubby Bunny
Cordwood Acres Farm
Empire Angus Farm
Hare and Feather Farm
Izzabon
Off-Road Maple
Thistlement Farm
Wild Horse Gardens

Heathen Hill Yoga

Weekly community class - Sundays 3:00PM-4:15PM
Proof of Vaccination Required

810 Heathen Hill Road, Franklin NY

SUSAN "LIP" OREM
Franklin 607 829 5328

All levels Welcome!

visit my web site at www.heathenhillyoga.net

KAATIRONDAK SENIOR SOLUTIONS
*Medicare Advantage, Medicare Supplement and Part D
Prescription Drug Coverage*

Do you or someone you know need advice with:

Medicare Supplements
Medicare Advantage Policies
Prescription Drug Programs?

We eliminate the confusion and answer your questions to
assist you with
the best plan to fit your personal needs.

*Your Local Consultant offers no cost, personal
consultation services.*

Contact :

Daniel Branigan
Kaatirondack Senior Solutions
4 Oneida Street, Oneonta NY 13820

607-267-4481
607-434-5762

KAATIRONDAK SENIOR SOLUTIONS IS A WHOLLY OWNED SUBSIDIARY
OF KAATIRONDAK BENEFIT PLANNING, INC.

GOOD TASTE
EPICUREAN FOOD MARKET
— FRANKLIN, NEW YORK —



Good Taste Epicurean Food Market is a specialty retail business offering locally sourced and imported artisanal cheeses, baked goods, craft beers, artisan pasta, smoked and cured meats, premium roasted coffees, and gourmet cooking ingredients for the serious home cook and “foodie”.

607-230-4045 | 438 Main Street, Suite 6, Franklin, NY 13775

**kitchen
basics**

**WITH SPECIAL
GUEST CHEF,
GENE
MARNER**

**GENE'S CHOCOLATE
CHIP COOKIES**

Offered due to wild popular demand after Franklin Local and New Franklin Register co-founder Gene Marner brought these stunners to a potluck celebration of the NFR's fifteen years of publishing, held at Muddy River Brewery this past July.

No photo was available, as the cookies disappeared too fast for one to be taken!

Ingredients:

50 g butter + 50g coconut oil (or 100g butter)
150 g Tahini
100 g sugar
1 egg
1 tsp. vanilla extract
180 g flour
(I used half corn, half whole wheat all purpose; I've sometimes used half corn flour, half brown rice flour)
1/2 tsp. baking soda
1/2 tsp. baking powder
1 tsp. salt
110 g dark chocolate chips
90 g walnut pieces

To make:

1. Preheat oven to 350 degrees F and line baking tray with parchment paper
2. Beat butter/oil, tahini and sugar until light and creamy. About 5 minutes.
3. Add egg and vanilla. Beat for a couple more minutes.
4. Mix flour, baking soda, baking powder, and salt into bowl with creamy mix. Beat together until well combined into a dough.
5. Fold in chocolate chips and walnut pieces until evenly distributed.
6. Form about 12 balls, place on baking tray and press down slightly.
7. Bake until golden brown. About 15-17 minutes.
8. Cool and eat.
9. Enjoy!

**GOOD TASTE COMES
TO FRANKLIN**

By Brian Brock

For a half dozen years, Franklin has been sorely in need of a dedicated source of groceries, a place not primarily in the business of selling gasoline. Into this breach comes

Good Taste market, which is planning to open in late November, after this newspaper goes to press. Its opening might be delayed into December if Albany is slow with the necessary permits.

The Village of Franklin lost its last grocery store when Dawn's Deli closed in July of 2016 after more than a dozen years. That ended a long history of Franklinites shopping at 458 Main Street, one that stretched from before World War II. Dawn's was preceded there by RK's Groceries, Mark's

Groceries, and Palmer's Groceries. Mark Fairchild was the grandson of Palmer Clark.

Back then, Franklin supported three groceries with Paul's Market (since demolished) next door to Palmer's and McIntosh's (later Brown's) down the street at 444. More recently, Gone Local tried out as a specialty food market, but their small space at 375 Main Street had limited offerings. Recently, Bea's 422 and Two Brothers (226 Main Street) carried some groceries, but both closed last year. Yokel restaurant, which now occupies 458 Main, likewise carries a few food items.

Good Taste is the brainchild of Mark Hadelman of Gilbertsville and Jeffrey Killmeier of Oneonta. Mark's wife and Jeff knew each other growing up together in Unadilla. While socializing, the guys found their skill sets nicely complemented each other and so, a year ago, they decided to go into business together. The idea for an epicurean food market grew from years of frustration with trying to find the necessary ingredients for making a fine meal. Even though, lately, almost anything can be bought on the internet, foods should be seen, smelled, and maybe even tasted before you buy.

In particular, Good Taste will sell local and imported artisanal cheeses and cured or smoked meats. A third refrigerated case will be stocked with organic milk, butter, yogurt, and eggs as well as some fresh pasta. The store will wait on carrying seasonal produce until it attracts enough foot traffic.

Packaged and bottled goods will include olives, olive oils, balsamic vinegars, mustards, and other special ingredients.

See TASTE, continued on Page 16





FOCUS ON ENERGY

THE NUCLEAR DEBATE

By Gene Marner

Energy — where it comes from, how we get it, its economic costs, its environmental impacts, its implications for local, national and global politics, peace and war — are all very much in the headlines and have been for decades. Indeed, this newspaper began as the voice of the Franklin Citizens' Commission on Peak Oil, in an effort to educate our neighbors about the urgency and complexity of the energy crisis that is bearing down upon us.

On August 31st, three New York energy activists delivered an educational presentation at Oneonta's First Presbyterian Church with the challenging title "Can New York save the climate without destroying communities?"

Dennis Higgins, Keith Shue, and Evan Bodranuk are an informally organized trio of climate and energy activists who feel

that the "Big Greens"—the large environmental organizations like NRDC—have misled both the public and the governmental officials whom they have lobbied to eliminate nuclear power generation from the energy portfolio of the state. Dennis is a computer scientist and mathematician from Otego who taught at SUNY-Oneonta and has been active in efforts to "save the planet for our children." Keith is an electrical engineer from Cherry Valley who was, like Dennis, involved in other fights around environmental issues. Keith and Dennis have recently joined forces with Evan, a nuclear and civil engineer from Ithaca. During the past year, they have presented in Duanesburg, Amsterdam, and Delhi, as well as Oneonta.

A clear and well-documented slide show accompanies their talk. They argue that New York State was far too hasty in closing the Indian Point nuclear power plant. The plant, they say, was safely and reliably producing carbon-free electricity. Solar and wind power, however, are intermittent and need backup from some other

source when the sun does not shine and the wind does not blow. They point to the experiences of Vermont, California, and Germany, all of which—like New York—have shut down much or all of their nuclear capacity and have had to replace it with fossil fuel generation. The bitter consequence of the closing of Indian Point is that New York's carbon and methane emissions have gone up, as turbines powered by fracked gas have replaced the nuclear station.

And so they ask: "Can New York save the climate without destroying communities?" How, you may wonder, would attempting to save the climate result in destroying communities? They show that installing enough solar panels and windmills to provide the electricity we use—and expect to use in the future—will take up most of the farmland, require clearing forests and essentially covering a good portion of the state with industrial scale sun and wind collectors. Furthermore, windmills and solar panels require diesel fuel to mine the materials and manufacture,

See DEBATE, con't on Pg. 19

CAN TECHNOLOGY SAVE THE PLANET? Part 4: Generating "clean" electrical energy.

By Don Hebbard

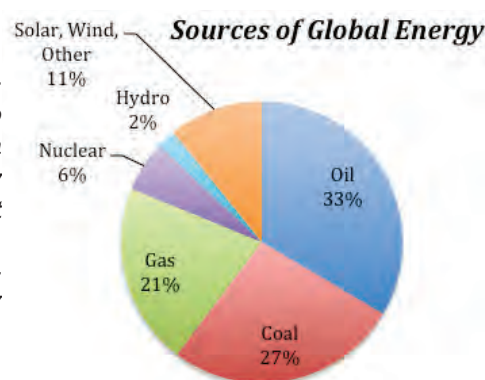
In previous NFR articles, I proposed that we can reduce greenhouse gas (GHG) emissions from fossil fuels by directly substituting electrical energy as the power source in many sectors of the economy. Those reductions will only occur if the "clean" electricity is generated by non-fossil fuel burning sources. The current emphasis on non-emitting electrical generation focuses on solar, wind, and hydroelectric. These technologies are important tools for reducing GHG emissions from fossil fuel consumption, but not the only answer. In the chart below, another non-emitting source is nuclear power generation. The salient point is that there are no emissions *during* electrical generation. The emissions created during production, transport, and installation are minor compared to total emissions of fossil fuel generation on an emission-per-unit-of-energy produced basis.

At present these three renewable energies provided a mere 13% of global energy consumed in 2019. Nuclear provided another 6%. Fossil fuels provided 81%, the vast majority.

Figure 1. The current contributions to our global energy from different sources show that fossil fuels account for 81% of our energy.

Data from International Energy Agency (iea.org)

Credit: David Bice



What non-emitting electricity generation sources are currently available? Behind-the-meter generation refers to a variety of technologies that provide small scale electricity at or near where it will be used. These include wind, solar pan-

See ENERGY, continued on Page 18

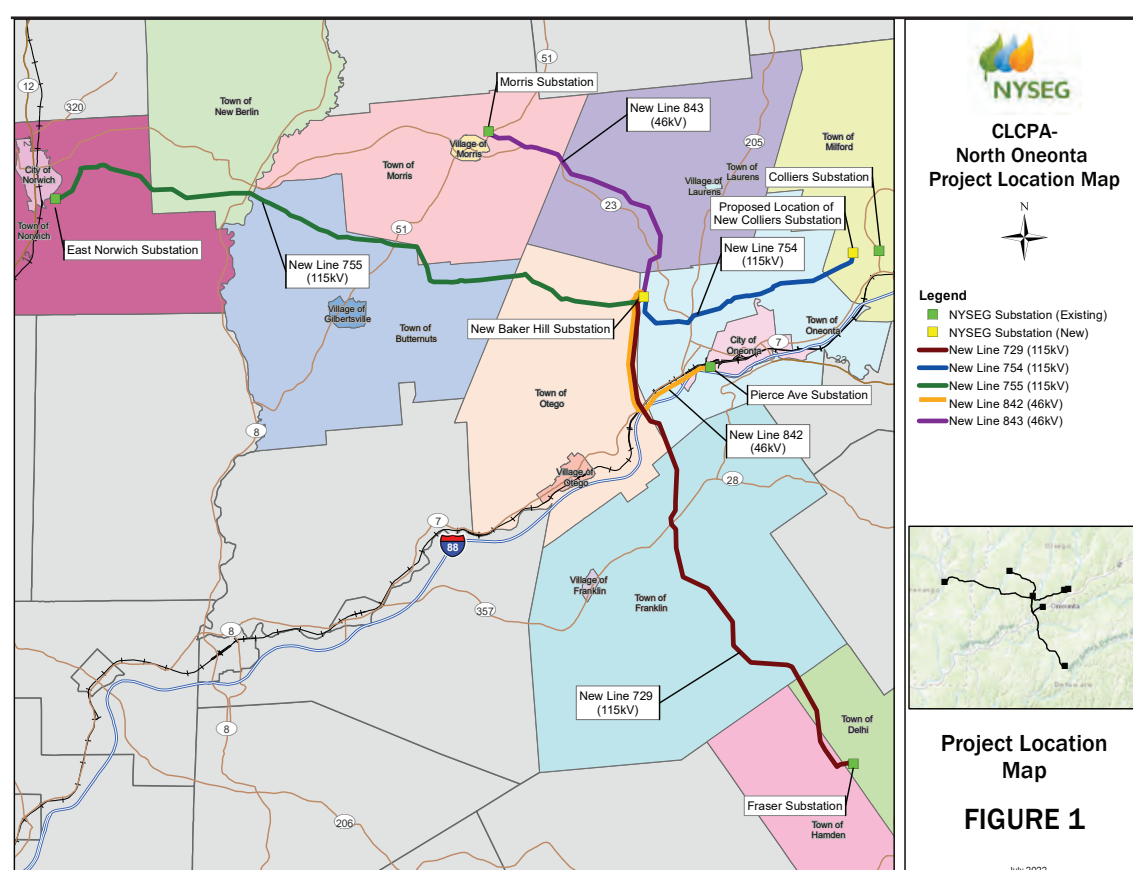
MARCY SOUTH REDUX

By Brian Brock

A decade ago, there was talk of building the Marcy South II power lines — a second set of HVAC lines parallel to the existing one — as part of the North American Transmission project. That plan went nowhere, but now the lines have been incorporated into the Climate Leadership and Community Protection Act (CLCPA) as the North Oneonta Improvement Project (NOIP). This was expected after New York State Electric & Gas began work on the new underground transmission lines going downstate from its Fraser substation near Delhi. Those lines will need to be fed power from somewhere. Already, NYSEG is in the process of expanding its station there, seizing through eminent domain a ROW on three neighboring parcels owned by Emerald Isles LLC.

The backbone of this project is the 115 kV lines from the renovated Jennison substation outside of the village of Morris in Otsego County to the Fraser substation northwest of the village of Delhi, Delaware County. Three lines will branch from a new Baker Hill substation near West Oneonta. Two 115 kV lines will be built: one westward 22 miles to the partially rebuilt East Norwich substation and another eastward 9 miles to the new Colliers substation. In addition, a 46 kV line would be built south and then east 7 miles to the renovated Pierce Avenue substation outside of Oneonta.

This year, some survey work has been done on the North Oneonta project, but construction is not scheduled to begin until 2027, with parts coming on line from 2030 to 2033. The whole Phase 1 of the project is included in AVAGRID's long-term capital plans at an estimated cost of \$1.94 billion. (AVAGRID of



Spain owns NYSEG.) These projects are in response to the New York Public Service Commission order of 5/14/20 for greater use of renewable energy, which requires more capacity to transmit electricity. Phase 1 of the CLCPA project is mostly to clear

up the existing bottleneck and reliability problems in the system, whereas Phase 2 is to integrate the new renewable generation that is expected upstate.

The Baker Hill to Fraser high-voltage lines are budgeted for \$65 M, including \$1.3 M for real estate.

NYSEG will need to widen the right of way by 100 feet along the 19.3 miles of line, for a total of 233 acres. Even if all those funds were spent on the land, then the average price would be only \$12 per running foot. Unlike the larger NAT project, See REDUX, con't on Page 12



Coldwell Banker Timberland Properties:

Top Dog

The longtime leader in Catskill Region Real Estate
More than \$900 Million in Sales since 1971

OFFICE LOCATIONS:

3998 Route 28 BOICEVILLE (845) 657-4177	74 Main Street DELHI (607) 746-7400	75 Bridge Street MARGARETVILLE (845) 586-3321	109 Main Street STAMFORD (607) 652-2220	19 Union Street SIDNEY (607) 604-4394
---	---	---	---	---



Integrity/Leadership/Innovation Since 1971 [TimberlandProperties.com](https://www.TimberlandProperties.com) [CatskillPremier.com](https://www.CatskillPremier.com)

KENNETH L. BENNETT
FUNERAL HOME

425 MAIN STREET
FRANKLIN, NY 13776
607-829-2272

THE PANDEMIC IN SUMMER
By Brian Brock

In northern states, respiratory diseases show the same seasonal pattern: new infections rise in the fall, peak in mid-winter, plunge in the spring, and are rare in the summer. Cold weather drives people indoors, where these diseases are more easily spread. We have seen this with flu for decades. Likewise, we saw summer breaks in the first two years with COVID, although last year the spread of the Delta variant cut short the break. However, there was no summer break in Delaware County this year. The number of positive PCR tests did not get down to spring levels after the BA.2.12.1 wave of infections, let alone those of previous summers. Numbers were over ten times that of the summers of 2020 and 2021.

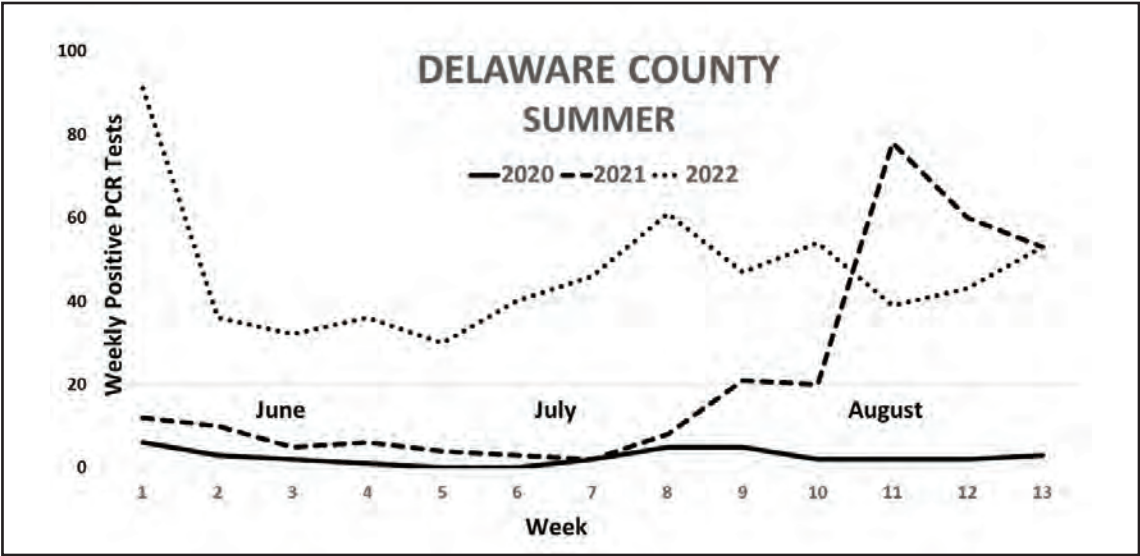
This is likely the result of Omicron's new subvariant, BA.5, which is able to circumvent immunity from previous illnesses and from vaccines formulated against

only the original strain. In addition, many people have stopped taking precautions against infection or reinfection. With partial immunity and better treatments, fewer people are concerned about catching COVID. But cumulative totals of COVID deaths are a reliable measure of how well we have protected our most vulnerable residents. Unfortunately, in Delaware County, we are doing a poor job. In the months of June, July, and August, three died in 2020 and four died in 2021. This summer, eight residents died – twice as many.

For Delaware County, the per capita deaths are 2.6 per thousand residents, as compared to Broome at 2.7, Otsego at 2.1, and Schoharie at 1.2. The general trend is that the more crowded a county (i.e., the more populous and urban), the higher the death toll. It's not clear why Delaware with 44,000 residents did little better than Broome with 199,000, over four times our population, but this much is obvious: taking precautions can still save lives, perhaps your own.



BOO! Photo by Cat Gareth



THE FARM STANDS OF FRANKLIN

By **Carla Nordstrom**
Photos by **Andy Bobrow**

This past summer, farm stands popped up all over Franklin. When I first proposed this story, I planned to write about markets within a 10-mile radius of the village. Soon I discovered there were enough farm stands within the town for a longer story.

These farm stands are locally owned and often family affairs where produce and products come from the farms of friends and family. Some have been in operation for years, others have replaced earlier stands, and a few are new this summer. They offer locally grown vegetables and fruits, meats, eggs, and craft items. One even has a book swap. As they are a terrific addition to our community, we wanted to introduce them with both words and pictures, to show how beautiful they are.



Platner Brook Farm Stand

PLATNER BROOK FARM STAND

West Platner Brook Road, Treadwell, NY

Penny Hoyt and Brian Terry began operating their farm stand seven years ago, selling home-grown pumpkins. Both of them needed new snow tires and used the proceeds from the first two years to buy them. Once that was accomplished, they expanded their garden to offer seasonal vegetables, eggs, homemade jams, and pickles. They have a refrigerator stocked with Clark's milk and ground beef. In the spring they sell plants and memorial baskets and of course have plenty of pumpkins in the fall. Penny commented, "We're just country kids who had a bright idea."



Wild View Farms

WILD VIEW FARMS

County Route 14, Treadwell, NY

Facebook: <https://www.facebook.com/wildviewfarms>

Noah and Abby DeDominicis have a pork farm on the hill as you enter Treadwell from Franklin. Last year, they set up a farm stand across the street where they sell different cuts of pork, some beef, and syrup as well as Clark's milk. You may be familiar with Noah and Abby because they sold pork at the Franklin Farmers' Market this past summer. They plan to be at the

Franklin Winter Market after the first of the year. Be sure to try their hickory syrup, it's lighter and woodier than their maple syrup, and totally delicious.



Dutch Farm Stand

DUTCH REDEMPTION AND FARM STAND

13919 State Hwy 357, Oneonta

Facebook: <https://www.facebook.com/groups/317463545846459/user/100015441722573>

Dutch and Kristie Van Dijk operate a farm stand on the Franklin roundabout. They opened it a year ago with pumpkins and mums and in the spring expanded by providing a large variety of vegetables, flowers, freshly baked pies, and wood carvings. Most of the vegetables and pies come from Amish suppliers. Everything else is local. The wood carvings are by a Franklin artisan. Some of their customers are parents of students who attend college in Oneonta - in fact, one mother told me she comes specifically from Sullivan County to buy her veggies at Dutch's.



JHC Farm Stand

JHC FARM STAND

13883 State Hwy 357, Oneonta

Facebook: <https://www.facebook.com/profile.php?id=100064302325248>

Mike Holland and his wife Beth Plan opened a farm stand on the roundabout this past summer. They built a log cabin to house a large freezer, jams, jellies, pies, and a little free library. The Judd-Holland Cattle family has been farming in Franklin for five generations and grow all-natural beef. In addition to beef, they carry pork, chicken, eggs, honey, syrup, seasonal vegetables, and mums. Mike plans to keep the farm stand open throughout the winter.



The long view:
At left, Platner Brook Farm Stand.
At right, Dutch Redemption and Farm Stand



Greenhouse 357

GREENHOUSE 357

11606 State Hwy 357, Franklin

Dan Fullington opened his farm stand four years ago on Rte. 357. In the spring he sells annuals, perennials, and vegetable plants, and moves into seasonal vegetables once the growing season begins. He grows most of the produce himself, though he'll add vegetables from friends who have surpluses from their own gardens. Dan mentioned, "I don't like to run out of stuff." He is also planning to sell Christmas trees this winter.



Terry View Farm

TERRY VIEW FARM

10028 County Route 21, Franklin

Facebook: <https://www.facebook.com/profile.php?id=100085112558637>

Matthew Terry was a local dairy farmer but opened Terry View Farm in September. It's all hands-on deck with sister Maia Decker and other family members helping. They sell different varieties of pumpkins and winter squash such as cheese pie pumpkins and Jarrahdale squash which are great for baking in pies. There are stackers, mums, and ornamental corn for decorating. All the vegetables are grown on the farm. Apples are from a relative's farm in Pennsylvania. Local honey and maple syrup are also sold. There is a U-Pick pumpkin patch and plenty for kids to do with a corn maze and hayrides. Terry View Farm is gearing up to be a Franklin destination for family fun.



Terry View Farm corn maze and ride

BUY LOCAL!



INSIDE LOCAL REAL ESTATE with SUSAN BARNETT

A NEW TREND

Each time I write this column, I hope to give you some insights into the trends in the local real estate market. But, particularly since 2020, no one can say with any certainty what's going to happen next.

What I can tell you is what I see, for both sellers and buyers. And certain numbers can tell you more.

Across the country, housing affordability is at a thirty-three year low. If you've paid attention to the sale prices in these pages, you're probably wondering how these prices can last. They're high. Very high.

But the market *has* softened. Despite the fact that available homes for sale are down 22% in central New York, and prices have increased by an average of 19%, fewer homes are selling. Closings are down more than 11%. Those are figures for August compiled by the Otsego Delaware Board of Realtors and the NYS Association of Realtors (NYSAR).

NYSAR speculates that concerns about rising interest rates, inflation, and fears about a recession made buyers pull back this summer. They also predict that the recession worries are receding and expect to see buyers wading into the market again this winter and spring.

What I've seen in our area is the softening they describe, but that has crashed head-on into the continuing demand for properties in the Catskills. Buyers have fallen in love with our area, and our town in particular. If they can't live here full time now (and some of them are moving here full time), they're buy-

ing vacation homes or investing in properties they can rent, many of them hoping someday to move here for good. Some of them even want to open businesses in Franklin. But they aren't jumping on every property. Houses that need work, or are perceived as overpriced, have stayed on the market.

There are a couple of other new developments to discuss.

The first one is the influx of big luxury brokerages opening offices in the Hudson Valley or Capitol District - names you might associate with New York City brownstones. As prices in the Catskill foothills drive buyers further into Delaware County, agents for those big-name brands are listing a handful of properties in Franklin and in Otsego County and have put astronomical prices on them. So far, they are not selling. The local market isn't that rarified yet. For the sake of local affordability, let's hope it doesn't ever get that way.

Another new phenomenon is the growing number of realtors leaving large, corporate companies in favor of small, independent firms. For a while, the big national names were buying up all the small local firms across the country. But in this area, I'm seeing a move in the opposite direction. And I'm part of it.

I started my own independent real estate company in May of 2022. Since then, I've added one agent, and been approached by two more who are exploring leaving the firms they are with.

Real estate agents, by law, must work under a broker. They are independent contractors, meaning that they earn no salary or benefits,

and work strictly on commission. Unless they have a broker's license and are willing to open their own firm, they have no other option.

Most brokers take forty percent of each commission earned. In return, they offer different perks, whether it's administrative, educational, or a certain amount of liability insurance, a web presence, or some combination of the above.

Most large companies do some advertising. Agents pay to advertise their clients' listings beyond whatever a company may do. Some companies do no marketing at all. They just maintain a web site. Agents generally pay for their membership in professional associations, they pay for photographers if they use professionals, they pay for drones. It adds up.

In a hot market, as quickly as people jump on board the real estate train, that train can empty out even more quickly in a cool one. If the market tanks, so does a realtor's income. Some agents take part-time jobs to take up the slack. Others rely on a partner's income to tide them over until the market firms up. Or they get out of the field entirely. A steady paycheck and benefits can start to look very appealing.

There's another option, but it's risky. If they've got the required licenses, they can strike off on their own and open a new company. Because a soft market can be an opportunity.

My decision was to go independent. That means a lot more responsibility, but it also means that what I earn, I keep. And it allowed me to team up with a good friend who also is excited by the oppor-



tunity to build a business that fully reflects our values.

The local Board of Realtors' daily announcement seems to always have one or two names either switching firms or leaving the field entirely.

The dissatisfaction with corporate real estate was most clearly illustrated to me by what happened at one of the best small firms in the Mid-Hudson Valley. One of my former brokers merged his very successful small, upscale firm with a major corporate luxury brand in 2022. Within months, his top agent left to start her own independent company and a surprising number of his former agents have left to join her.

Why? Because the corporatization of real estate is not always in the best interest of the agents doing the work. I believe that in the future, the model will have to change. And I firmly believe that a small, boutique, local firm with relationships in the community can offer the best service, offer the best advice, and can best market what the community has to offer.

Not every independent agency will survive. But when times are lean, I think a reliable, local professional who works hard to establish, and maintain, a good reputation, will not only survive, but thrive. And continue to grow.

Susan Barnett is principal broker and owner of Upstate Country Realty

FRANKLIN'S BABY TREES

By Jack Siman

Update: a high percent of the trees planted in the Ouleout Creek flood plain survived this summer's drought.

On April 29, 2022, Jessica Moore, Program Technician of Delaware County Soil and Water, Tom Briggs Mayor, myself and a cadre of volunteers planted over two hundred fifty trees and shrubs in Franklin's stretch of the Ouleout Valley flood plain, after a week's postponement due to mid-April's storm of deep, wet, and heavy snow. Spring 2022: heavy precipitation and low temperatures. Summer 2022: just the opposite - a lack of precipitation and relentless heat.

Every few weeks of the growing season, either Mayor Tom or I got down to the Ouleout to see how the plantings were hanging on in the drought. The weather

presented a serious hurdle for the young plantings. The flood plain normally has quite a few wet areas: a drainage canal running along its southern length, the western side bounded by the Ouleout, and the eastern edge of the plain, bounded by the village dump, normally a swamp. But this summer, those generally moist and soggy areas dried up.

That said, the survival rate was impressive. My last survey trip down there showed a success rate of 85-90%. My guess is the plastic tree sheathing softened the strength of the sun's rays, and the dense grass covering of the plain kept at least some moisture in the soil.

Trees with a tap root like the hickory are tough to transplant even in the best of conditions. In this problematic year, we had a pretty low success rate with hickory - 15%.

However, a nice surprise was the success of the *Magnolia virginiana*, or Sweet Bay magnolia. Franklin is out of Sweet Bay's Zone 5 lower

habitat limit (-20 to -25 degrees F.), though I've grown Sweet Bay with success in my own Franklin garden. Keep your fingers crossed that its winter hardiness holds!

We expected choke cherries to excel - this is their natural habitat. But the black cherries were a pleasant surprise: of the fifteen planted (in two rows), only one tree failed to take. We have one extra waiting on the sidelines - to step in and preserve the symmetry of two rows of black cherries flanking each side of the trail.

The sycamore success rate is 100% and the high success rates of the silver maples, red maples, and swamp oaks - all local varieties - was a given.

With the crazy weather so far this year, there is no guarantee we won't lose a few more trees when winter hits - Franklin is on the cusp of Zone 4. But the plants have had the spring and summer to establish roots and this winter, they'll still be inside their green plastic tubes, protected from the Canadian winds. With that, plus layers of insulating snow, they should be fine.

The planting list:

- shag bark hickory - *Carya ovata*
- choke cherry - *Aronia melanocarpa*
- black cherry - *Prunus serotina*
- American sycamore - *Platanus occidentalis*
- silver maple - *Acer saccharinum*
- red maple - *Acer rubrum*
- swamp oak - *Quercus bicolor*
- Sweet Bay magnolia - *Magnolia virginiana*



Amber Gray plants trees
Photo by Tony Breuer



Young tree peeks out of tube shelter
Photo by Tony Breuer

AT THE LIBRARY

NEW BOOK REVIEWS

FAIRY TALE By Stephen King

Reviewed by Alexis Greene

A Novel of Good and Evil
Charlie Reade is a seventeen-year-old hero. He lives in a friendly town in rural Illinois, but already he has survived several challenges. His mother died when he was seven, killed by a skidding truck while she walked across the town's steel bridge. Charlie's father became an alcoholic, but Charlie encouraged his dad to go to AA meetings, and he helps him stay sober. And one day in 2013, Charlie saves the life of elderly Mr. Bowditch, who lives in a mysterious old Victorian with a lovable German Shepherd named Radar.

Those relationships with man and dog take Charlie to another world, called Empis, and then to a formerly magical city called Lilimar, ruled by brutal giants, and there he heroically battles the forces of evil.

Stephen King has published 64 novels, beginning with *Carrie* in 1974. *Fairy Tale* was published by Scribner in September 2022, and according to what King has told interviewers, he was moved to write it at the start of the pandemic, which he viewed as an evil affliction.

"As if my imagination had been waiting for the question to be asked, I saw a vast deserted city—deserted but alive. I saw the empty streets, the haunted buildings, a gargoyle head lying overturned in the street. I saw smashed statues (of what I didn't know, but eventually found out). I saw a huge, sprawling palace with glass towers so high their tips pierced the clouds. These images released the story I wanted to tell."



Indeed, this engrossing novel essentially puts two universes side-by-side. On one side is the 21st-century world of rural Illinois, where people care for and love each other, despite death, illness, and the nasty pranks that Charlie and a buddy used to play when they were kids. In this world, nature flourishes.

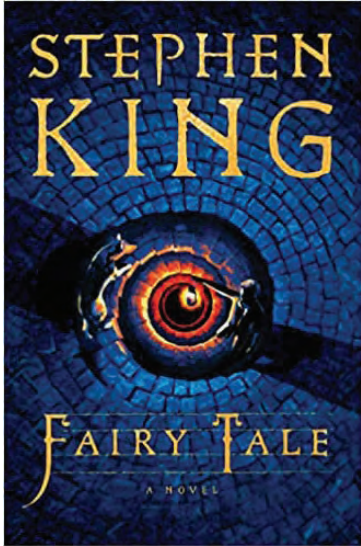
The otherworldly kingdom of Empis is ridden with disease and starvation. This world is sunless. Nothing grows in the fields, which are inhabited by wolves and giant insects. At the center of this realm is a once-beauteous city of glass and spires, ruled now by cannibalistic giants and murderous fiends. As in ancient Rome, where the elite were entertained by gladiators battling to their deaths, so in Lilimar the rulers like to arrange fights between the enemies they've imprisoned and watch them kill each other.

King is admired for writing superb novels of horror and suspense (*The Shining* is a preeminent one). And while *Fairy Tale* draws you in emotionally from the beginning, this novel truly comes alive midway, when Charlie and the German Shepherd descend a treacherous winding staircase on

Bowditch's property and make their way through a bat-filled tunnel to Empis and its haunted city.

King's descriptions--of bats with wingspans like turkey buzzards, a city whose glass walls contain threatening tendrils, and female giants slobbering over human flesh--draw you deeply into a frightening universe. Fairy tale? Ultimately, that may be an ironic title.

Fairy Tale by Stephen King
ISBN 978-1-6680-0217-9
\$32.50
598 pages



REDUX, con't from Page 8

ect, this is going to be built on the southwest side of the existing ROW.

In Franklin, the approximate 10 miles of lines will affect dozens of landowners. Already some

landowners have received letters from NYSEG. The company plans on acquiring the easements from 2025 to the middle of 2027 by negotiations, but if that fails, the land will be taken by eminent domain.

The new lines will look much like the existing Marcy South lines as seen from routes 357 and 14. Wires will be strung from light-duty steel monopoles. On straight stretches, poles will be about 500 feet apart. In addition, poles will be needed wherever there is a change in direc-

tion. Concrete foundations will be substantial, several yards across.

Construction of the line from Baker Hill to Fraser is planned to take two years, from mid-2027 to mid-2029 with transmission going on line in 2030. This transmission line will be the first part of the NOIP to be completed. About half the budget will be spent on work along the ROW. There is no indication of how much of that would be for local labor and materials.

THE TYGER BY WILLIAM BLAKE

TYGER TYGER, BURNING BRIGHT,
IN THE FORESTS OF THE NIGHT;
WHAT IMMORTAL HAND OR EYE,
COULD FRAME THY FEARFUL SYMMETRY?

IN WHAT DISTANT DEEPS OR SKIES.
BURNT THE FIRE OF THINE EYES?
ON WHAT WINGS DARE HE ASPIRE?
WHAT THE HAND, DARE SEIZE THE FIRE?

AND WHAT SHOULDER, & WHAT ART,
COULD TWIST THE SINEWS OF THY HEART?
AND WHEN THY HEART BEGAN TO BEAT.
WHAT DREAD HAND? & WHAT DREAD FEET?

WHAT THE HAMMER? WHAT THE CHAIN,
IN WHAT FURNACE WAS THY BRAIN?
WHAT THE ANVIL? WHAT DREAD GRASP.
DARE ITS DEADLY TERRORS CLASP?

WHEN THE STARS THREW DOWN THEIR SPEARS
AND WATER'D HEAVEN WITH THEIR TEARS:
DID HE SMILE HIS WORK TO SEE?
DID HE WHO MADE THE LAMB MAKE THEE?

TYGER TYGER BURNING BRIGHT,
IN THE FORESTS OF THE NIGHT:
WHAT IMMORTAL HAND OR EYE,
DARE FRAME THY FEARFUL SYMMETRY?

William Blake, an English poet, painter, and print-maker, was born in 1757 and died in 1827. He was one of the most important poets and visual artists of the Romantic Age. "The Tyger" was published in 1794 in Blake's *Songs of Experience*. The poem is about the divinity and beauty in everything created (as well as the evil), and how they rise above human understanding. It is in the public domain.

-- Bertha Rogers

EAGLE, con't from Page 1

licensed rehabilitator and president of the New York State Wildlife Rehabilitation Council. The eagle was then transferred to Charley Koop, a rehabilitator also working under Kelly's license and a master falconer. Charley immediately transferred the eagle to the Janet L. Swanson Wildlife Hospital at Cornell University for evaluation, surgery and recovery for the next two months.

The veterinary team operated on the eagle's broken femur and monitored her recovery. The eagle was then transferred to Jean Soprano who is licensed specifically for eagles. She would evaluate the bird for release.

Throughout the summer, the male eagle and the juvenile could be heard calling out for the female eagle's return. We are pleased to report that she has regained her health and was transported back



Free at last!

to the nesting range by Chenango County Environmental Compliance Officer Brett Armstrong. The eagle was released at Brookwood Point on Sunday, October 30, at 2 p.m.

Brookwood Point is a twenty-two acre conservation area on the west side of Otsego Lake. The public-access property is owned and managed by Otsego Land Trust, a private non-profit organization.

Gregory Farmer is the Executive Director of the Otsego Land Trust



UpState Arts

NEW GALLERY IN WALTON

By Manette Berlinger

Walton is full of color this season, but not just the foliage. Bright colors are gracing the walls of the new KIPNZ Art Gallery which opened its doors on July 2nd at 150 Delaware Street in the recently renovated building on the corner of Townsend Street. Light fills the three rooms on the second floor where paintings, sculptures, collages, quilts, wooden objects, and fabric are beautifully displayed. Hand-painted curtains enliven the windows, and stacks of art magazines are offered free to visitors.

The gallery is the brainchild of Kenneth Pietrobono and Natalie Zayne, two New York City transplants who came to Walton to realize their dreams. For the past 25 years, they have created art and worked with artists collectively, but

neither planned to open a gallery until they met for the first time in Walton last year. Their love of contemporary art sparked the idea to create a space that celebrates artmaking, showcases emerging



Foreground: "Milagros Magico" by Michela Martello and Yamila Diaz-Rahi, 2019/2022.

Background: "Not Linear Woods" by Michela Martello, 2019.

and established artists, and invites the community to participate in the creative experience: as artists in the gallery's "open calls" for artwork, and as neighbors, like the family who held a



Marici's Forest, 2021. Michela Martello. 70 x 57 inches. Acrylic, embroidery, gilding on yuca and vintage Japanese indigo.

bake sale for the gallery's grand opening.

Recently, Natalie and Kenneth helped renew a local tradition with Walton First Fridays, a once-a-month event during which local businesses stay open until 8 p.m. for a festive, communal gathering. Twenty-three businesses participated in October's First Friday, spurring the local economy as well as building community spirit. There was music across the street in DOOG, and KIPNZ gave out free popcorn.

KIPNZ's first exhibit showcased the evocative portraits of Japanese artist, Yuhi Hasegawa. Its current show, running from September 24th to November 6th, displays the multi-

cultural creations of six diverse artists whose paintings, collages, ceramics, photography, and print media all address the theme of "Modern Nature."

The next exhibit, called The Snuggle Show, will open November 26th (right on time for winter) with artworks on the theme of warm and cozy things.

With KIPNZ, Kenneth and Natalie have created a vibrant, welcoming space that adds interest and energy to Walton's historic Delaware Street.

KIPNZ is open Friday to Sunday from 11 a.m. to 5 p.m. and by appointment.

WINTERWORKSHOP with DON STATHAM

GARDEN DESIGN

Saturdays, February 4, 2023 through March 11, 2023,

10 a.m. to 12 p.m.

At Luck Dragon, 100 Main Street, Delhi, NY

This workshop will cover different types of gardens: biodiversity, low maintenance gardens for older gardeners, native plant gardens, formal gardens, and meadow-inspired gardens. We will study composition, plants for seasonal interest, for shade or sun, and perennials and shrubs that do well in Delaware County.

Students will leave with a garden plan for their own garden. We will also discuss where to purchase plants locally in the Catskills, best planting times, and planting techniques.

To register, e-mail hello@luckdragon.space.

Don Statham has been a garden designer in New York State, England, and Scotland for more than 30 years. He wrote a quarterly garden column for Kaatskille Life and a garden blog called "Rooting for Ideas" at donstathamblog.com. His garden at Totem Farm in East Meredith served as a laboratory for testing plants for hardiness and disease resistance.

GRATIFIED !



Sesame Street
CNN
Motrin IB
VH1
I Love New York
Circle Rep
St.Peter's Hospital
Sugarbush
Armory Garage
Comedy Central
Nikolais Dance Theatre
Tribe Of Heart

HBO
Spalding
MTV
A&E
Key Bank
GE
Hallmark
NPR
MD&A
E.S.Y.T.I.
F.Y.E
Discovery

YOU !

Custom Original Music and Production Services
AURAL GRATIFICATION STUDIOS
Franklin, NY 845-679-5674
auralg@gmail.com
Consultation, Rates, Bookings

MODERN NATURE

THROUGH NOV. 6TH, 2022

THE SNUGGLE SHOW

NOVEMBER 26, 2022 - JANUARY 8, 2023
OPENING RECEPTION NOV. 26, 4-7PM

HOME JAMS

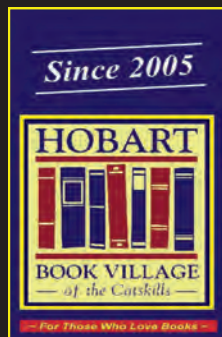
JANUARY 28, 2023 - FEBRUARY 12, 2023
OPENING RECEPTION JAN. 28, 4-7PM

KIPNZ

ART GALLERY IN WALTON

150 DELAWARE STREET, WALTON NY.
FRIDAYS, SATURDAYS AND SUNDAYS 11-5PM
KIPNZ.COM / INFO@KIPNZ.COM / [@KIPNZGALLERY](https://www.instagram.com/KIPNZGALLERY)

HOBART IS ALIVE!



Located on NY State Route 10, the Hobart Book Village of the Catskills is an eclectic center of 8 bookshops, each with a unique atmosphere as generalist and specialist subject shops, focusing on used, new, and antiquarian books, art, crafts, cooking, and local & global publishers.

"If you love books, you will love us!"

Adams' Antiquarian Books
Blenheim Hill Books
Creative Corner Books
Liberty Rock Books, LLC
LionEyesBooks (Not Just Art Books)
More Good Books
NY Books and Ephemera
(Also featuring "Made In New York" with locally produced food products & hand-made gifts)
Quarry Books (Mysteries & Sci-Fi)

www.hobartbookvillage.com

Open WEEKENDS* now until Memorial Day

11 - 5 pm

**Holiday Mondays from 11 am - 3 pm*

THANKSGIVING WEEKEND SALE

30% Off*

**Excludes some books on Consignment or Special Reserve and excludes New Books which will be only 10% Off.*

Friday, Saturday & Sunday 11/25, 11/26 & 11/27

11 - 5 pm All 3 Days

Also



MOUNT UTSAYANTHA REGIONAL ARTS LEAGUE

"MURAL on Main" Art Gallery & Gift Shop

SERVING THE LOCAL ART COMMUNITY FOR 39 YEARS.

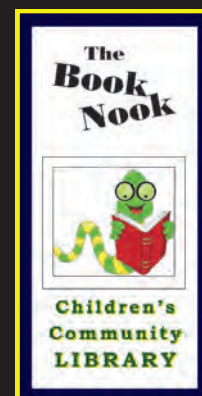
OPEN: Noon - 4 pm Saturday & Sunday April to December

www.muralartgallery.org



A Family of Artists

We specialize in Vintage 78 Records, LP'S, Music Books, Handmade Gifts, Art, and FUN!



A Children's Community Lending Library, FREE and Open to all! Featuring a Weekly Story Time Hour.

Call Ahead For Hours:

(845) 282-6397

150, continued from Page 1

throughout the country under the 18th amendment to the U.S. Constitution, the only amendment that took rights away from citizens. When those citizens realized all the unintended consequences of trying to criminalize drinking alcohol, the country reversed course after only 14 years with passage of the 21st amendment. In turn, New York reversed course but allowed towns to individually maintain the bans. Franklin voted to do so in 1935 and again in 1937.

It took almost 60 years for the townspeople to vote in 1999 to allow retail sale of beer, by 429 to 274 votes – 100 years after the initial prohibition. Then in 2019, they voted to allow the consumption of alcoholic beverages with meals in a restaurant by a larger margin of 471 to 147 votes, a three to one ratio. The tide had turned.

The sale and use of cannabis followed a similar cycle. By the late 1800s, medicinal cannabis extracts were sold in pharmacies and the offices of doctors throughout the United States to treat stomach problems and other ailments. After 1917, these medicines required a prescription in New York. During Prohibition, a wave of opposition to intoxicants carried a ban on cannabis into the law books of New York in 1927. In only five years, such bans spread to 29 states.

The federal government followed in 1937 with the Marijuana Tax Act, criminalizing cannabis nationwide. It also taxed the sale, possession, or transfer of all hemp products, which effectively banned all but industrial uses of the plant.

Tall tales were spun about the use of cannabis leading to a downward spiral into madness and death, such as in the movie *Reefer Madness* (1936). Despite decades of research, there is no conclusive evidence that cannabis is a gateway drug.

It took decades for facts to overtake fiction. In 1970, President Nixon appointed the National Commission on Marihuana [sic] and Drug Abuse, chaired by the former Republican governor of Pennsylvania, Raymond Shafer. In its report *Marihuana, a Signal of Misunderstanding* (1972), the Shafer commission recommended decriminalization of the use of THC, comparing it to alcohol.

After that report, it took almost half a century for the state of New York to reverse itself. In 2014, cannabis was again permitted for medical use – last out, first in. The 2021 Marijuana Regulation and Taxation Act allows adults to use it for recreation but allows towns to continue a commercial ban on cannabis, as the state still allows for alcohol. Currently, of 933 towns, only seven remain completely dry and 39 are moist, including Franklin.

However, this time the primary deciders on cannabis commerce were town boards. At a special meeting last October, the Franklin town board unanimously voted to ban licenses for retail sale or on-site consumption, creating Local Law 1-2021. Within a month, the townspeople were able to place the question of these bans on the ballot for the following year. Therefore, this local law is suspended unless affirmed by a vote of the townspeople. Last March, village residents voted to allow retail sales but ban on-site use. Franklin still bans the on-site consumption of alcohol in bars.

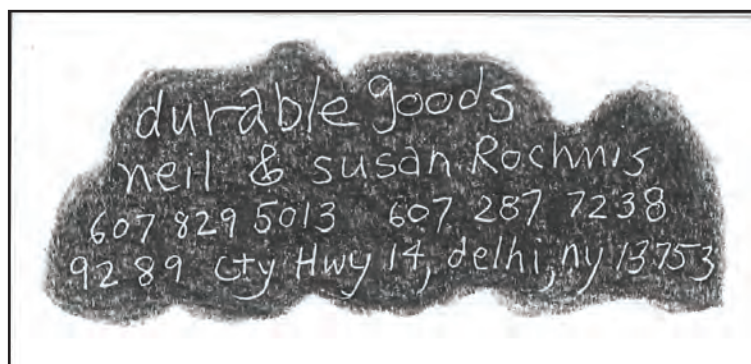
The MRTA provides for nine types of cannabis licenses, but towns may block only two of these. Regardless of the vote, a microbusiness (retail) license would allow a small, vertically-integrated business that may grow, process, sell, and deliver cannabis in Franklin. Such an operation, which could be located anywhere, would provide less oversight

of sales to minors than a store which is open to the public.

With both alcohol and THC, governments followed the same cycle. For decades, they took no notice of the use, which came with some downsides. Next, the intoxicant was banned, first for recreation and then for medication. From hard experience, society learned that the benefits of a ban were insufficient to justify the loss of freedom and the costs of enforcement. Finally, the governments restored the people's right to make their own choices. In both cases, it took a century for governments to learn their lesson.

In 2023, the Cannabis Control Board will conditionally license 150 retail stores, which will be distributed proportionally to the population of a region. The Southern Tier has two percent of the population of the state and therefore will be awarded three stores. Likely they will be sited in population centers. Cities in the Southern Tier are Binghamton, Broome Co. (48,000 residents), Elmira, Chemung Co. (26,000), Oneonta, Otsego Co. (13,000), Corning, Stuben Co. (10,000), Hornell, Stuben Co. (8,000), and Norwich, Chenango Co. (7,000).

Regulations for adult recreational use should be finalized by the end of the year, which is the first step for a legal market. Currently, applications for retail licenses are being reviewed, and plans are for licenses to begin to be awarded in March or April of next year.



FILM FOCUS

with
MICHAEL PAXTON



THE FRANKLIN FILM FORUM

Dear Readers,
You may have already heard about a new event in town that my friend Susan Barnett (Upstate Country Realty) and I have been bouncing around for a few years now. I originally wanted to start a business in Franklin that would cater to collectors of television and movie memorabilia. But once I arrived in Franklin, my work put that idea on hold. I've missed teaching film, and both Susan and I love classic movies. So, we are teaming up to create the Franklin Film Forum - a not-for-profit arts initiative based here in the village.



The Franklin Film Forum will offer special screenings and talk-backs in the area on a monthly or bi-weekly basis throughout the year. These screenings would cover many

about one woman's journey to become independent at the turn of the century and how most people search all their lives for love when they've had it all along.
Gene Tierney and Rex Harrison are mesmerizing as the otherworldly romantic leads in a film that captures the haunting quality of a Victorian cottage by the sea, as well as Tierney's luminous beauty and Harrison's salty but endearing apparition. There's also a young Natalie Wood who is fine as Mrs. Muir's precocious daughter. The icing on the cake is the stunning black and white cinematography of Charles Lang and stirring musical score by Bernard Hermann (one of his best).



In the coming weeks, we plan to screen a series of films starring actresses who saved the studios (Deanna Durbin, Doris Day, Judy Garland, Ginger Rogers, and Shirley Temple), such as the little-known romantic comedy, *It Started with Eve*. *Eve* is a great example of the kind of screwball comedies that were plentiful in the '30s and '40s, but still show up on the big screen to this day (*Bridesmaids*, *The Hangover*). The on-screen chemistry of stars Deanna Durbin and Bob Cummings rivals only that of Charles Laughton's playfully mischievous performance. It makes for a sweet ensemble that still rings true and is surprisingly unpretentious even 80 years after the film's initial release in 1941.

We hope to make the Franklin Film Forum a place for film buffs to enjoy classic cinema at its best. Admission will go toward the cost of renting a venue, with any excess going to a local charity. If you missed the first one but are interested (or want to help!), email me at copax57@gmail.com. We'll be publicizing the events on the village and town Facebook pages as well as other social media.



genres and topics, including film noir, musicals, westerns, romantic comedies, and animated films. By the time this article is published, we will have had our first screening with a special showing of one of the best romantic fantasies of all time, *The Ghost and Mrs. Muir*, directed by Joseph L. Mankiewicz. An inspiring and poignant ghost story, *The Ghost and Mrs. Muir* was based on an equally stirring novel by R. A. Dick (a pseudonym for author, Josephine Leslie), whose father was a sea captain.
The Ghost and Mrs. Muir is more than a ghost story; it is

SEAL, con't from Page 1
dairy.

Oddly, a pair of eye-glasses perch on top of the shield in the place where a crown or helmet usually sits. Perhaps these are bifocals, an invention of Benjamin Franklin. However, it was Franklin's land speculator son William who bought thousands of acres of the Harper Patent, which he then subdivided and sold to settlers. The name Franklin appeared on maps here as early as 1772, well before his father signed the Declaration of Independence. From mid-1750s to mid-1770s, Benjamin Franklin was far away, spending two decades in London representing the interests of colonists. Father and son had a falling out. The son was a leader of the Loyalists to Britain during the American Revolutionary War. After their defeat, he went into exile in England.

On either side, this shield is supported by sprays of leaves of uncertain significance.

Town seals are supposed to be distinctive. However, much of the seal of Franklin is a direct copy of the seal of Colonie, a town northwest of the City of Albany. Colonie's website explains the symbolism on their seal, including that "The sprays of laurel and leaf represent a future of success and plenty."

Perhaps that explains the leafy sprays on Franklin's new seal?

Other town seals of New York use a shield or a quartering of the central field, but that of Colonie is distinctive in doing both, at least until Franklin's seal borrowed the motif. "Imitation is the sincerest form of flattery that mediocrity can pay to greatness," wrote Oscar Wilde. The artwork was by Delco Creative of Stamford and is featured on their website. A request for comment from that company went unanswered.

Considering that this seal could represent Franklin for decades, there was little dialogue with the townspeople about its design.



TASTE, con't from Page 7

As for beverages, eventually they hope to carry locally roasted coffee and locally brewed beer and cider. Selling alcoholic beverages will depend on permits from the Liquor Authority. Treats will include nuts, crackers, jams, and chocolates. And to spread the jam on, fresh baked artisanal breads.

Timing was contingent on Mark retiring in October from a non-profit serving children with emotional and behavioral challenges, and adults with developmental disabilities. For more than forty years, he has been the CEO of large non-profit human service organizations downstate.

Jeff is still working as the construction site supervisor for SUNY Oneonta. He is the partner primarily responsible for facilities and equipment management, as well as participating in business development, financing, marketing, and customer/public relations.

The guys looked at spaces in several villages and towns in the tri-county region. They chose Franklin because it “had the vitality, energy, and activity we were looking for ... and the building that Meg Lavalette was restoring and transforming to a commercial space was a great fit for our business. We believe Franklin is a great place for our business, and we believe our Epicurean Food Market will be enjoyed by Franklin residents and will attract many residents of neighboring towns. This will be good for our business and for other businesses in Franklin.”

For next year, Mark and Jeff plan on offering educational programs at the store, such as free tastings and cooking demos that use food products and ingredients available at the market.

Their market is off Main Street, behind number 438, where Meg Lavalette has opened her store, LAVA atelier, with vintage and antique furniture and furnishings. The front room of Good Taste has the three refrigerated cases and a wall of shelves in some 800 square feet of well-lit space. The rear room has dry goods in some 700 square feet.

The partners signed their lease in May and since then have been working on renovating the space, navigating the morass of the state permitting process, and stocking up. Likewise, they are working on their website.

Good Taste Epicurean Food Market will be open six days a week from late morning to late afternoon but will be flexible on hours.

Expect to see Mark in there tending the store.

TENTATIVE TOWN TAXES ‘TWENTY-THREE

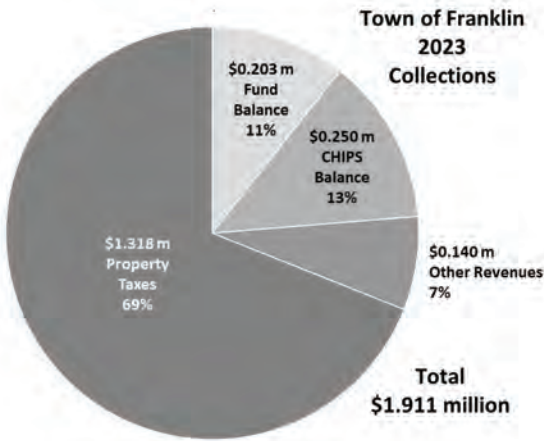
By Brian Brock

The tentative 2023 town budget for Franklin would spend \$1.91 million. To partially finance this, the town board plans to raise \$1.32 million in property taxes from landowners, an increase of \$0.036 million (4.20%) over the 2022 budget. This increase in the levy would be twice as large as the state-imposed soft cap.

A dozen years ago, New York State imposed an upper limit on how much towns can raise property taxes annually. This year is the first time that our town board voted to exceed this cap, which towns may by a supermajority vote of 60 percent. (With our board of five, a simple majority of three is 60 percent.) Before this vote, the mandatory public hearing was held, at which only this newspaper asked questions.

increase would be in accounts for the highway department. Not in the Town-wide DA account, where CE increases and decreases almost cancelled out for a net decrease of \$6,911

funds. Revenues would be the same as in 2022 at \$0.390 million. Most of the revenue would be the \$0.250 million from New York state under the Consolidated Local Streets and



in \$738,475 or 0.9%. But in the Town Outside of Village DB account, increases are repairs PS \$175,000 (+\$15,000) and repairs CE \$460,000 (+\$20,000) in \$746,440 or 4.9%.

Appropriations and

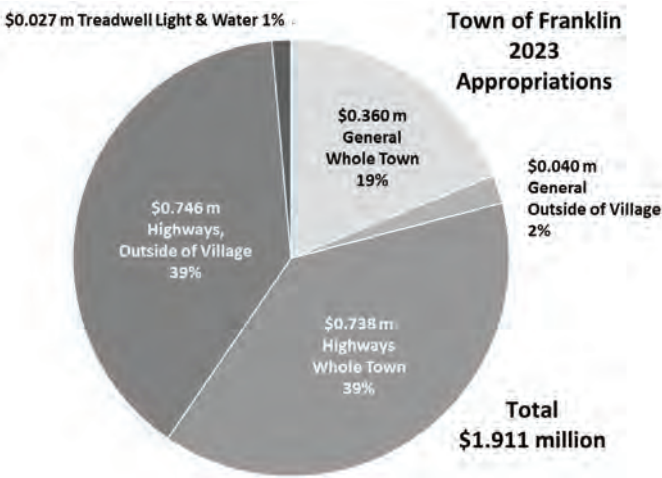
Highway Improvement Program (CHIP) aid. The next larger would be \$0.050 million from rent of the land under the cellphone tower, \$0.020 million from the mortgage tax, \$0.015 million from New York state per capita aid, and \$0.008 from income on collected property taxes.

Appropriated funds are monies carried over from the previous years. They are allocated to provide operating cash and a buffer for unexpected expenses. The total is \$0.203 million, up from \$0.188 million in 2022. Neither documented nor discussed were the remaining unspent cash in the bank, which in recent years have run several hundreds of thousands of dollars. The annual reports which reveal these funds are filed in the spring, some half a year after the budget is finalized. This budget spends none of the \$0.197 million from both tranches of the federal American Recovery Plan Act.

A public hearing on the preliminary Town of Franklin Budget 2023 will be held Wednesday the 9th of November at 6 p.m. in the town hall, which is after the deadline for this issue. As is tradition, the budget hearing is held after election day although this is not required by law.

Immediately after this hearing, the board may approve the preliminary budget either with or without revisions. While a budget does not have to be passed that evening, it should be approved by November 20th.

The final budget is available only as printed copies from the town clerk. Despite the town having a website, the budget was not posted online.



In contrast to last year, no salary of a town official (personal salary, PS) would increase. As they were in 2022: assessor Basile \$28,000, clerk/collector/registrar Johns \$17,025, code enforcement officer Weber \$15,000, councilmembers Bruno, Ross, Smith, and Sitts \$1,200 each, dog control officer Dutcher \$1,800, finance director Warner \$13,000, justice Arndt \$6,500, superintendent of highways Laing \$52,000, and supervisor Taggart \$17,959. (Taggart's salary is \$3,800 from the town and \$14,159 from the county.) Total of salaries for town officials would be \$141,925. Benefits would increase \$1,215 to \$67,320.

The general government accounts would remain almost flat. Capital expenses (contractual expenditures or CE) for General A and B would increase only \$850 in \$202,688 or 0.4%. Most of this budget

revenues for the hamlet of Treadwell would be unchanged from 2022. Expenditures for water and light of \$26,750 would be partially offset by revenues of \$11,015. The balance of \$15,735 would be a subsidy paid by all Franklin landowners.

With only these small changes, the 2023 budget would be similar to that of 2022, with the highway department receiving \$1.485 million (78%), all other town accounts \$0.400 million (21%), and Treadwell light and water \$0.027 million (1%). Yet again, the proportion of the budget for highways rose almost a percent. If this trend continues, then the highway department will consume the entire Franklin budget by 2050.

These expenses would be paid for mostly by property taxes, but there are contributions from revenues and appropriated

ANNUAL FINANCIAL REPORTS

Annual [Financial] Update Documents for years 2008 to 2021 reveal funds that are not reported in the budget document, typically hundreds of thousand dollars. In the most recent AUD for 2021, cash on hand at the end of the year was \$0.814 million whereas the total allocated fund balances in the 2022 budget was \$0.188 million – less than a fourth of that amount. These funds in eleven town bank accounts are not specified in the budget document. Probably included is the \$94,000 that the town received from the federal American Recovery Plan Act in 2021. That money in not itemized in the budget document.

Selected data from the annual financial reports of Franklin for 2008 and 2014 to 2020 can be read, downloaded, or printed at: <http://www2.osc.state.ny.us/transparency/LocalGov/LocalGovIntro.cfm>. Data for 2009 to 2013 are missing because our board has not audited town books for those years nor has our supervisor filed AUDs. The audits and reports for 2014 to 2016 were done retrospectively only in response to two audits by the New York Office of the State Comptroller in 2013 and 2017.

Town boards are required to audit the books of the supervisor and justice by January 20th. The full report from this audit is released in the spring, and a printed copy is available for viewing from the town clerk. While the town makes the required announcement for this report in The Reporter, results are not discussed at meetings of the town board.

STROLL, continued from Page 3
trees and the Warwick dining car. Discover the museum's wealth of history about Franklin and surrounding towns, and much more! The museum will be open from 10 a.m. to 5 p.m.

And then...SHOP LOCAL at the Holiday Market!

Ruth Snow, Jeneane Howard, and Hanna Van Deusen are coordinating this year's Holiday Market, to happen at the Franklin Firehouse garage at 351 Main Street from 12 noon to 4 p.m. Many local vendors will be on hand with holiday wares, home décor, handmade clothing, food, and much more! Enjoy holiday music and a live performance by Jason Starr from 2 p.m. to 4 p.m., and a hot beverage bar with coffee, cocoa, and mulled cider while you shop alongside family, friends and neighbors!

Franklin Eateries and Businesses Are Open

Enjoy a delicious breakfast or lunch at local restaurants Yokel or The Tulip and The Rose Café, both on Main Street. The Tulip and the Rose will be serving "build your own" hot chocolate outside during the day and will be open for dinner. Shop for designer clothing and antiques at Gary Graham 422 and Kabinett & Kammer. A few doors down Main Street are more great finds at Blue Farm Antiques. Across the street, Mercantile on Main is the go-to place for unique

home and holiday décor.
And of course...a visit from Santa and Mrs. Claus
Bring your children to the Franklin Firehouse garage beginning at 6 p.m. for a visit with Santa and Mrs. Claus. The jolly old elf and his better half will have a small gift for each child, and hot chocolate and cookies will be served. Kids can also make and decorate a holiday ornament to take home. Parents, grandparents and caregivers should bring their smartphones to take photos of the kids with Santa and make great memories!

Around Town
Walk along Main Street and enjoy the lighted holiday trees decorated by Franklin Rotary Club members. At press time, the Franklin Free Library is planning holiday stories and a visit from Santa for kids at 11 a.m. St. Paul's Episcopal Church will have seasonal music from noon till 3 p.m..

If you have questions about the Christmas Stroll House Tour or other festivities around town, contact Connie Martin at candjmartin@fastmail.com, John Wilson at jwili48@gmail.com, or Meg Shivers at shiversm@springbrookny.org.
If you are a vendor interested in participating in the Holiday Market, contact Ruth Snow at snowy13775@hotmail.com or Jeneane Howard at franklinholidaymarket@gmail.com. Watch Facebook for updates as more happenings take shape!

Christmas Stroll 2022
Holiday Market and Events

Trees and Trains for Christmas
Franklin Railroad and Community Museum
572 Main Street
10 a.m. to 5 p.m.

Build Your Own Hot Chocolate
The Tulip and The Rose Café
435 Main Street
10 a.m. to 5 p.m.

Seasonal Music
St. Paul's Episcopal Church
307 Main Street
12 p.m. to 3 p.m.

Holiday Stories & Santa's Visit
Franklin Free Library
334 Main Street
11 a.m.

Holiday Market
Fire Department Garage
351 Main Street
12 p.m. to 4 p.m.

Christmas Stroll House Tour
Village and surrounding
\$10 single, \$15 per couple
1 p.m. to 5 p.m.

Meet Mr. and Mrs. Claus
Fire Department Garage
351 Main Street
6 p.m.

**ADVERTISE
IN YOUR
HOMETOWN
NEWSPAPER**

**THE NEW
FRANKLIN
REGISTER**

**CONTACT
MANETTE
BERLINGER**

manette.berlinger@gmail.com



FREE ESTIMATES

HOME FOAM INSULATION

COMMERCIAL & RESIDENTIAL
SPRAY FOAM

845-594-7413

KANE DIBENEDETTO

WWW.HOMEFOAMINSULATION.NET

FULLY INSURED

FOR SALE

A selection of
the egg tempera paintings of

GAIL BUNTING

Contact John Ott
JHOTT727@gmail.com
607-723-0728



Wood Anemone



Night Heron



Bake Sale Fundraiser

Run by Xi Delta Iota Sorority, Oneonta BSP Chapter*,
to support local family & community services

Saturday, November 19, 8 am-1 pm
Munson's Building Supply, 5662 Hwy. 7,
Oneonta

- Apple, Cherry, Pecan, Pumpkin & other Pies -- **most BAKED BY THE ST. PAUL'S CHURCH PIE BAKERS!**
- Cakes, Cookies, Brownies, Coffeecakes, Quick Breads
- Gluten-Free Pies, Muffins and More by Pre-Order

Don't miss out -- pre-order your pies and bakes by Nov. 12!
Email candjmartin@fastmail.com or call 201-414-1684.

*Xi Delta Iota is an Oneonta chapter of Beta Sigma Phi (BSP), a worldwide cultural, social and community service sorority. Visit bspinternational.org.

ENERGY, continued from Page 8
els, batteries, hydro, and fuel cells. These options work best for locations off-the-grid, grid-tied with net-metering, or as a personal sustainability decision. The grid will require major upgrades to handle wide-spread solar or wind units.

Large scale solar or wind installations require a lot of space, directly competing with agricultural, recreation, or development uses. The real issue is transmission of the generated power because large areas of the world suited to wind or solar are located too far from consumers.

Few locations have the potential for private hydro generation. Large hydro dam sites are very difficult to get approved, and most prime locations are already in use.

Geothermal heating and cooling of buildings is a critical technology, directly replacing the use of fossil fuels. Geothermal is an energy efficient way to replace fossil fuels in residence and commercial applications. Larger installations in industry, college campuses, and even city blocks are now heated and cooled using pipes from municipal water lines to operate the heat exchangers.

Nuclear power generation has come under scrutiny after some incidents. Electricity generation from commercial nuclear power plants in the United States began in 1958. At the end of December 2020, the United States had 94 operating commercial nuclear reactors at 56 nuclear power plants in 28 states. The average age of these nuclear reactors is about 39 years. Several are more than 50. Research on nuclear power plants had been minimal to non-existent prior up to 1990. Worldwide, 440 nuclear plants are operating in 32 countries. 55 plants are under construction using new designs with multiple fail-safes. Nuclear uses the least land area per unit of energy produced (including the mining and processing of fuel) and will have a prominent place in the future of non-emitting electricity generation.

In a "perfect world" every country, state, county, city, or town government, all companies and corporations, and each individual on the planet would look at the

consumption of fossil fuels cost-benefit ratio, versus non-emitting electric generation. They would compare the relative cost of mitigating the effects of global temperature rise (melting glaciers and permafrost, rising sea levels, relocating coastal areas, etc.) versus the cost of converting to non-emitters. They would choose the appropriate source for their situation. Worldwide, there will be several sources of generation – there is no "silver bullet" solution.

Of course, we do not live in a perfect world; some entities will choose to convert and some will not. Each will make choices in line with the local situation, their budgets, and unfortunately, in line with their political and environmental views.

The world has experienced global threats before and rose to meet them: World War Two saw rationing, conversion of manufacturing facilities to produce implements for warfare, and the lack of durable goods like autos, washing machines, and refrigerators. It was a united, albeit forced, cooperation.

COVID-19 caused global disruption of trade and forced cooperation between nations to produce medical supplies and vaccines.

The fact is we do have the technology to reduce GHG creation and mitigate the effects of global temperature rise. But does the world have the collective willpower and fortitude to adopt it? Can we encourage and support the vast global effort it will take, or will we be making those choices when conditions become as severe as the world faced with WWII?

I believe we can. As more people become informed, as they recognize and observe the symptoms, actions will follow. Rich countries, including the United States, Canada, Japan and much of western Europe, account for just 12 percent of the global population today but are responsible for **50 percent** of all the planet-warming greenhouse gases released from fossil fuels and industry over the past 170 years.

It will fall upon industrial nations to lead by example and carry a large share of the costs.

FRANKLIN REAL PROPERTY SALES continued...

Clarification: The sale of the excess town property on County Highway 21 closed on 5/23/22 for \$97,500 and was filed with the county on 6/9/22. However, it is not listed with the other sales of the quarter (see back page) because the new deed required a boundary line adjustment. This in turn required a survey. The survey was belatedly contracted by the town board, and therefore the tax map

was not adjusted until 9/12/22 -- two months later.

Delaware County Real Property Tax Service does not record a sale until after it has updated the tax map. While this avoids having a sale refer to an incorrect map, it delays updating the ownership. This is contrary to Real Property Tax Law which requires all transfers from the previous month to be recorded by the 15th of each month.

PLEASE SUPPORT OUR ADVERTISERS!

DEBATE, continued from Page 8

install, maintain, and decommission the devices. They last only about 25 years and then need to be replaced, after hauling the old ones to the landfill. I have long supported their critique of wind and solar.

They go on to argue that the prematurely closed Indian Point nuclear plant was supplying carbon-free electricity reliably and safely and that we should be expanding the use of nuclear power in New York State and everywhere. I won't take up the question of nuclear safety in general here but will simply note that Indian Point is just 25 miles or so from densely populated New York City and, in the event of a catastrophic failure, evacuation of the New York metropolitan area would be impossible. When it was closed, Indian Point was already 20 years older than its design life and had applied for another 20 years. See <https://www.fairewinds.org/> for a highly informed and very contrary view of nuclear safety and economic viability by Arnie Gunderson, a leading nuclear engineer and former nuclear industry corporate executive.

Leaving aside the question of safety, it is important to recognize that nuclear power is used only for the generation of electricity. Just 28% of fossil fuel use in the United States is used for generating electricity. More than 70% is used for transportation, and industrial, residential, and commercial purposes. Even if all electricity generation were to be converted to nuclear, we would only be making a dent in fossil fuel use. But even that won't happen. Nuclear plants take years to design and build and, like wind and solar, use huge amounts of fossil fuels in mining materials, building, maintaining, and decommissioning. And, like wind and solar, the industrial processes that give us nuclear plants produced vast amounts of pollution of air, land, and water. All these industrial processes are deals with the devil.

Like wind and solar, nuclear—and indeed every form of energy generation—requires the existence of a highly sophisticated, complex, energy-intensive industrial system. Our society and our economy and the infrastructure that supports them are built upon the ever-increas-

ing availability of cheap and abundant energy. For 150 years, fossil fuels—mainly oil—have supplied that energy but we live on a finite planet where everything is limited and we have, for the past 20 years been experiencing the bumpy plateau leading to the peak of oil production. Twenty years ago, energy analysts were warning that, if we didn't prepare for it, the peak and decline of oil production would bring war, disorder, famine, disease, and social disintegration. Have you read the news lately?

There is no technological fix to the predicament we have created for ourselves. Not wind, solar, hydro, or nuclear will make the natural limitations of life on planet Earth vanish. Generations have grown up assuming that our energy-intensive way of life is normal and will just go on. If we don't voluntarily create a low-energy civilization to replace our wasteful and toxic way of life, the increasing cost and decreasing availability of fossil fuels will do it for - and to - us.

In a telephone conversation with Dennis weeks after the presentation, I argued that we must reduce our energy usage and our impact on the environment—in other words, stop living as high on the hog as we've come to believe is our natural born right. If we don't do that, I maintained, no technological so-called solution is going to save the planet—or, rather, our place and continued existence on the planet. We must drastically reduce our insults to the natural world that supports and sustains us and is fixing (and already beginning) to take revenge if we don't.

I acknowledged to Dennis that voluntarily reducing our standard of living is politically a very hard sell. The only solution to that is the same path that Dennis, Keith and Evan are following: more education of the public and of our politicians, who are mostly as uninformed about energy issues as is the general public. What they are doing is very valuable. I only wish that their critique of our energy systems went further than it does.

For additional information about the presentation or to pursue the issue further, you can contact Dennis Higgins at hig-gindm@gmail.com.

MAKING THE CUT!

A Chainsaw Course for Women

Does the prospect of using a chainsaw make you feel uncomfortable? Here's your chance to learn a new skill with other women in a supportive and welcoming environment. Otsego Land Trust, a local conservation organization, encourages women from all backgrounds to connect to nature in a new way.

Dates: November 12 (10 am to 3 pm) & November 13 (10 am to 3 pm)

Location: Thayer Farm, Town of Springfield, Otsego County

The free two-day workshop is designed to teach safe handling of the chainsaw, and to boost confidence through practical



experience. Led by Arborist Nathan Waterfield, this workshop will help the beginner or novice chainsaw operator gain greater confidence with a common and useful tool. This is an entry-level course focusing on chainsaw operation and no previous experience is necessary.

The first day will focus on safety gear, chainsaw parts and functions, chainsaw safety features, basic saw maintenance,



and an introduction to proper and safe operation. Hands on training will focus on practice and application of basic chainsaw operation, safe movement and operation, making straight up and down cuts, limbing, and tension and compression in wood.

The second day will introduce more advanced techniques. Topics covered will include reactive forces and physics of wood cutting, tree felling, and chain sharpening.

For more information visit www.otsegoLandtrust.org or email Marcie Foster: marcie@otsegoLandtrust.org.

If this notice is too short, keep us in mind. Another session will be scheduled in the spring.



The Newsletter of Franklin Local

Editorial Board

Ellen Curtis Helen McLean
Eugene Marner Manette Berlinger
Associate Editor: Brian Brock

Editor
Marjorie Bradley Kellogg

HAVE AN OPINION? WRITE TO US!

At: The New Franklin Register

P.O. Box 258

Franklin, NY 13775

or by email: nfr@franklinlocal.org

What are we about?

Franklin Local Ltd, the parent organization for The New Franklin Register and the Franklin Farmers' Market, is a not-for-profit corporation made up of Franklin residents who volunteer their time to serve this community.

Our mission statement: to work to preserve the rural character of Franklin, to grow the local economy, foster community solidarity, encourage volunteerism, and raise awareness of economic and social challenges that are likely to result from the transition from fossil fuels to sustainable energy.

We generally meet once a month, at 7 P.M. at the Franklin Free Library. The date is posted on our website. All are welcome, to offer questions and help us answer them, to share thoughts and ideas, to make things happen.

We have a number of projects that we hope to move from idea to action:

- Local food production network
- Skills and services exchange
- EV Charging Station
- Ride sharing bulletin board and/or website
- Farm to School Program for school lunches
- Community Greenhouses
- Community Energy Production
- Community Health Network

Together, let us imagine a more energy efficient, healthier habit of living, and put it to work here in Franklin, for a brighter, more sustainable future.

PLEASE JOIN US!

For meeting times, location and directions, as well as lots of other information about our town, check our website:

franklinlocal.org

Printed in Norwich NY by Sun Printing, Inc.

The New Franklin Register is an independent entity funded by our local advertisers and contributions from interested friends. We have no granting organizations to answer to, no rich sponsors pay our tab, and no taxpayer dollars come our way.



NEWTS

Photo by Cat Gareth



UPSTATE COUNTRY REALTY

IT'S BETTER UPSTATE.

FRANKLIN, NY

UPSTATECOUNTRYREALTY.COM

845.514.5360



REAL PROPERTY SALES IN THE TOWN OF FRANKLIN

DATE	ADDRESS	ACRES	TYPE	ASSESS.	SALE	SELLER	BUYER
01/06/22	County Highway 14	14.15	Rural Vac>10	33,000	42,000	Ferretti, Philip	Leibig, David
01/06/22	2739 County Highway 14	1.10	1 Family Res	53,000	50,000	Ulmer, Leon	Leibig, David
01/26/22	748 Swart Hollow Rd	0.72	1 Family Res	107,000	150,000	Heinz Rumenapp, Est. (ED)	Simonds, Justin R
02/02/22	Campbell Estates Rd	11.92	Rural Vac>10	25,000	42,000	Hernandez, Wilmer	Wuhrer, Monika
02/10/22	Pomeroy Rd	57.70	Rural Vac>10	81,000	120,000	Mancuso, Louis P	Osterhoudt, Tammy
02/11/22	964 Finch Rd	73.50	Rural Res&Ag	340,000	350,000	Bevilacqua Joint Revocable	Brandt, Laurie
02/11/22	1446 Douglas Hall Rd	56.30	Rural Res	185,000	470,000	Mario Lordi and Phylis Lordi	Deluca, Philip Carl
02/15/22	4353 County Hwy 14	0.50	1 Family Res	76,000	115,000	Tait, Harold J	Santos, Richard
02/22/22	499 Main St	0.25	3 Family Res	150,000	160,000	White, Paul A	Mamfas LLC
02/25/22	1496 Bennett Hollow Rd	68.70	Rural Res&Ag	140,000	165,000	Sobolewski, Bernard A	Wrixon, Robert
03/30/22	Ed Klug Rd	14.69	Vac w/Imprv	56,000	70,000	Andy I's Mountainside Retreat	O'Brien, Beth A
04/10/22	397 Main St	0.37	2 Family Res	121,000	65,000	Habjanic, Mladen	Downin Properties LLC
04/19/22	Ed Klug Rd	48.50	Rural Vac>10	86,000	75,000	Leva, Maria (ED)	Rappold, Jason
04/22/22	Freer Hollow Rd	14.70	Rural Vac>10	35,000	75,000	Arlene Foster Living Trust,	Brie, Steven
04/22/22	6234 State Hwy 28 S (3)	113.50	Rural Res	MT	565,000	Dalton, Joseph P	Jackson Hole Holdings LLC
04/27/22	Stewart Rd	7.93	Animal Welfr	147,000	150,000	Love & Hope Animal Sanctuary	95 Stewart LLC (TNF)
04/28/22	6488 State Highway 357	3.80	1 Family Res	125,000	100,000	US Bank Trust Nat Assoc	Zenkic, Almir
04/29/22	Ed Klug Rd	30.00	Vac w/Imprv	73,000	105,000	Leva, Salvatore T	Lampe, Robert J III
05/09/22	1613 Chamberlain Hill Rd	23.60	Mfg Housing	107,000	199,900	Shaw, Arthur L	Schermerhorn, Joel N
05/16/22	Ridge Rd (2)	14.56	Vacant Rural	MT	45,000	Diamond, Jehed	Crowley, Stephen L
05/17/22	Poet Hill Rd	9.44	Rural Vac<10	26,000	31,500	Pavlica, Frank	Moon, William R
05/24/22	285 John Rd (2)	14.26	Rural Res	MT	355,000	Honan, Michael P	Mazurenko, Anton
05/25/22	134 Main St	0.50	1 Family Res	112,000	251,000	Ferguson, Shirley A	Hughes, Yolandi
06/10/22	3660 Case Hill Rd	15.39	Rural Res	97,000	140,000	Mack, Justin	Butler, Gregory W
06/14/22	470 Bowers Rd	155.3	Rural Res&Ag	440,000	460,000	Nationstar REO Sub 1B LLC	Mannino, Vanessa
06/15/22	6396 County Hwy 21	6.80	1 Family Res	146,000	210,000	Azmat, Sahibzadaabdul	Nelson, Tyler
06/16/22	Finch Rd (2)	81.00	Rural Vac>10	57,000	120,000	Arlene Foster Living Trust	Kent, Matthew
06/22/22	4694 County Hwy 14	1.00	1 Family Res	107,000	70,000	Emilienne Lynch Family Trust	Purcell, Morgan T
06/27/22	447 Main St (2)	0.25	Auto Body	97,000	100,000	Burgin, J Marc	ZRS Prospects LLC
06/30/22	County Hwy 21	1.00	Rural Vac<10	6,000	3,660	Parker, Regina	Gokce Capital LLC
07/05/22	4885 Franklin Depot Rd	1.50	1 Family Res	95,000	75,000	Marshall, Kenneth	Hadnagy, Matthew
07/08/22	22 Main St	0.18	1 Family Res	97,000	10,000	Cassinelli, Gary	Cassinelli, Gary
07/29/22	214 Main St	0.30	1 Family Res	110,000	101,000	Campbell, Matthew D	Frye, Kristian
08/03/22	9219 State Hwy 357	4.60	1 Family Res	200,000	350,000	Doig, Kevin William	Baumert, Matthew J
08/04/22	388 Rich Rd	6.00	1 Family Res	290,000	525,000	Peeters Living Trust	Rose, Lizabeth

(#) # Parcels

MultiTown _____ (ED) Executor deed

(TNF) Title not fee