

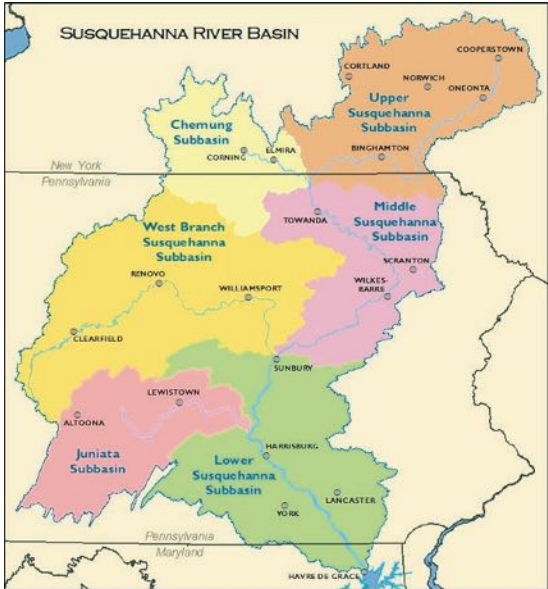
# WHAT IS A WATERSHED WORTH?

By Jan Mulroy

In its Winter 2022-2023 edition, the *Delaware County Soil & Water Advocate* reports on an evaluation that is currently underway along the Ouleout Creek. “The overall goal of this as-

essment is to identify, prioritize, and determine solutions for stream issues, such as bank erosion, along the 20-mile main stem of the Ouleout Creek upstream of East Sidney Lake.”

The Ouleout Creek is part of the Susquehanna watershed, which drains 20% of Delaware County. It enters the Susquehanna River above Unadilla, delivering the waters from its drainage basin of 106 square miles.



Map of Susquehanna River Basin Courtesy of SRBC

# VILLAGE WATER QUALITY

By Brian Brock

For over a century, the village of Franklin drew its water from a spring near the top of the hill to the north, just west of Bissell Road. Since 1962, our village has drawn some of its water from a well in the bottom of the valley. The first town well was drilled on village land below the village garage off Otego Road. Being in the floodplain, it was inundated in the flood of June 2006 and subsequently abandoned.

At that time, the New

York Department of Health also required abandonment of the old spring. Two replacement wells were drilled nearby. Both are shallow wells in sand and gravel about 80 feet deep with the first 70 or so cased. Less than 200 feet away is the Ouleout Creek, which provides ready recharge for both wells. Therefore, the water quality of the creek is important to villagers.

The Susquehanna River Basin Commission has sampled the quality of surface water upstream of the well repeatedly (1998, 2007, and 2013) from below where Chamberlain Hill Road crosses the creek. The United States Geological Survey did extensive testing of the well water in the

Delaware County Soil and Water Conservation District (DelCo SWCD) explains, “High concentrations of nutrients can cause algal blooms and subsequent eutrophication of waterbodies which the Chesapeake Bay has struggled with historically.”

In 1999, the Delaware County Board of Supervisors passed Resolution No. 213, tasking the Department of Watershed Affairs with preparing the Delaware County Action Plan (DCAP). In 2006, the Delaware County BoS stated: “The accomplishments of DCAP demonstrate capacities to successfully manage land uses and non-point sources of contamination. DCAP therefore demonstrates the critical role of local government in protecting water quality.”

DCAP outlines the role of DelCo SWCD: “Soil and Water Conservation Districts were created by New York State law to provide

By way of the Susquehanna River, the Ouleout waters reach the Chesapeake Bay, carrying the dissolved nitrogen and phosphorus from point and non-point sources of pollution, as well as eroded soils.

See **WATERSHED**, continued on Page 8

fall of 2009 as part of a survey of groundwater in the Upper Susquehanna River Basin. Annually, the village tests tap water.

Throughout the last quarter century, SRBC found that all measures of surface



The Ouleout Creek  
Photo by Jan Mulroy

water quality were below their levels of concern. In addition, the habitat conditions and biological diversity were excellent and not impaired. A fourth report is expected shortly. In the last decades, both the Upper Susquehanna Commission and the state of New York Department of Agriculture & Markets have awarded hundreds of thousands of dollars in grants for projects to protect the quality of water in Ouleout Creek.

More good news is that

See **WELLS**, con’t on Pg. 9



# RIDING THE OPT

By Eugene Marner

Photos by the author

In the Spring of 2022, I realized that it was time for me to stop driving. I did not want to leave Franklin after 50 years, but if I wanted to continue to be independent, I would need to live where I could walk or take public transit to shops and whatever else I needed. So I rented an apartment in Oneonta, bought a bicycle and a helmet with a flashing light at the rear, and turned in my leased car.

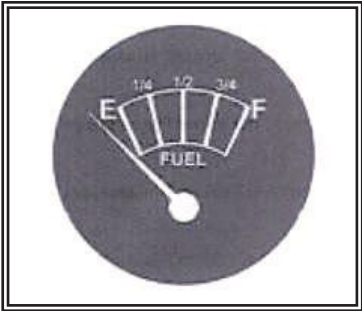
For several months, I went everywhere on foot or by bicycle. The Oneonta Public Transport bus between Oneonta and Cooperstown has a bike rack so I could ride the bus to Cooperstown and use the bike to get around the village. But as the warm weather ended, so did the bicycling. I began to ride the OPT buses within the city of Oneonta.

When you spend decades riding around in the isolation of your own car, you don’t think much about the deal you are making. Most of the world seems to think it’s a good deal. You accept the burdens and risks and costs in exchange for the purported freedom and mobility that car ownership confers.

Thanks to the conspiratorial intervention of several interested corporations—General Motors, Standard Oil, and Firestone—back in the 1950s, the United States has probably the worst public transportation systems among industrialized countries. As a result, we’ve organized our lives and economies and landscapes around cars. Despite uncertain fuel supplies and costs, rising insurance rates, and 49,915 traffic fatalities in 2021,<sup>1</sup> we drive to work, drive to shop, drive to school, drive to the

1. *Traffic deaths per 100,000 population in the U.S. are almost twice what they are in any other rich country.*

See **OPT**, con’t on Page 6



# INSIDE THIS ISSUE...

REGULAR FEATURES:	
Your Neighbor’s View	Pg. 2
The Mayor’s Corner	Pg. 3
Inside Local Realty	Pg. 4
Green Banks Gardens	Pg. 5
Kitchen Basics	Pg. 7
Real Estate Sales	Pg.20
LOCAL NEWS:	
Pucci: Be the Glue	Pg. 3
BSP Sorority	Pg. 3
More Good Taste	Pg. 4
Am I Woke?	Pg. 6
Town Board Meetings	Pg.17
New Town Road?	Pg.17
Pandemic Update	Pg.18

SUSTAINABILITY:	
Improvement Society	Pg. 3
Water Quality Regs.	Pg. 8
Burn Ban	Pg.10
Garden Workshop	Pg.15
Chainsaws for Women	Pg.18
Farmers’ Market Open	Pg.18
Park Work Days	Pg.18

LOCAL ARTS:	
Book Reviews	Pg.12
Poetry Shelf	Pg.12
Stagecoach Run Redux	Pg.12
Catskill Cats	Pg.13
Bookmobile	Pg.13
HB Music Festival	Pg.14
Paxton on Film	Pg.15





# Your Neighbor's View...

To the New Franklin Resister [sic] and reporter Carla Nordstrom:

It was interesting to read the article “The Farm Stands of Franklin” in the fall issue. It is great to see the reporting on a great way to buy local produce. I would like to point out a glaring omission of a long-term farm stand that has been operating in the Town for the last fifty-five years. I hope this was just an oversight on the reporter's part.

Schmitt's Vegetable Produce stand was started in 1967 and has offered home grown produce from the farm since that time. Located on State Highway 28 south, 3 miles east of the roundabout. It is now being operated by the second and third generation of the Schmitt family, which has vegetable growing roots back to the 1930's. I have inserted a photo from the early 1970's showing Sarah Schmitt serving a local customer.

In your “What are We About?” section you state in your mission statement which includes “to grow the local economy.” With this article I think you failed in this attempt.

Sincerely,  
Paul Schmitt  
Franklin, New York

To the Editor:

Thank you for including the Franklin NY Farmer's Market winter edition in your paper. It is good folks will know about the monthly winter market, especially the Dec. 11<sup>th</sup> one, after the Franklin Holiday Market the day before. Since it is the holiday season, hopefully people won't forget to come see us on the 11<sup>th</sup>. The organizers and vendors put a lot of time and effort into getting out the door, setting up and showing up to the winter farmer's market. We put our hearts into it. So, thank you for that blurb.

I was sadly disappointed, however, in the article regarding local, Franklin Farm Stands. The absence of Schmitt's Produce was quite upsetting. Schmitt's produce farm stand has been part of Franklin forever. They



Vintage photo of the Schnitt family's farm stand in the 1970s

sell the best corn we've ever tasted, tomatoes, eggplant, herbs, veg plant starters, incredibly perfect shaped large pumpkins (at prices that cannot be beat), cornstalks, gourds, hollowed out gourds, sweet peppers, hot peppers and so much more. All still on an honor system as it should be.

Our home, in Franklin, sits near the Schmitt's farm, and belonged to the Schmitt family for well over 50 years before we had the honor of buying it. This is an old time Franklin farming family, with a stand that has amazingly affordable prices for ALL Franklin residents of every economic standing, and sells more than what I've listed, those are just a few examples.

Leaving them off the list, but including one place that doesn't grow all their own produce, was more than disappointing, it was, in my opinion, quite hurtful to a longtime resident family of Franklin.

Perhaps this oversight can be corrected by your writers in the next issue and on this thread. I believe the Schmitt's are also owed an apology for the oversight. They put their lives and heart into farming, which, as a lot of you reading this know, is NOT easy.

There was a post going around sometime in the summer where someone was collecting names of local farm stands, and I submitted the Schmitt's. They are on State Highway 28 and are in Franklin.

Additionally, the article about the new “grocery store” in the Village was written in a bit of a sarcastic, offensive way (in my opinion). Gourmet foods are not exactly staple groceries, and the store does not have affordable things for ALL residents of Franklin.

We find it quite simple to make a “fine meal” with healthy ingredients by simply going to Hannaford (who carries local products also),

going to Schmitt's farm stand, and our own garden. I must eat for cardiac and celiac health and we eat Whole Foods - our meals are delicious, healthy and “fine” without spending a fortune on them.

Not everyone in Franklin can afford these types of “imported epicurean cheeses” and other choices that are listed. Considering the food pantry is just a little ways down the road handing out processed and canned food most of the time, then wondering why more residents in need don't show up for this service, I was a little taken aback by the wording of some sentences in this article.

Why we couldn't have simply put in a country general store that everyone could afford, if we are truly honoring the historical nature of grocery stores that have come before, is beyond my mind's grasp. What is wrong with picking up a gallon of milk while getting gas at Mirabito, hinted to in the article? It's the only gas station in the Village, so why was it being insulted?

No matter what your opinion of the new store is, the tone of the article, again, in my humble opinion, was offensive and snarky. It could have been written in a way that simply announced the opening of the store and what it contained - it was written in a way that is insulting to others and that doesn't seem like the spirit of Franklin to this resident.

Thank you for your consideration.

Suzanne Peterson  
Resident of Franklin



## 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.





# FRANKLIN LOCAL

Local News  
Local Events

Local Issues  
Local Concerns



## SORORITY CELEBRATES ANNIVERSARY

*Calls for New Members*

By Connie Martin

Beta Sigma Phi International, a cultural, social and community service sorority, is celebrating its 92<sup>nd</sup> anniversary this year. Local chapter Xi Delta Iota, of which I am president, is looking to expand its membership to include more women from Franklin and surrounding communities. Whether you are new to the area or have lived here for years, we'd love to see you!

Beta Sigma Phi was started by Walter W. Ross in 1931 in Abilene, Kansas, as a reading club to provide a cultural and social outlet for women in rural communities. The sorority's motto of "Life, Learning and Friendship" was used to determine its Greek name. Chapters grew across North America and overseas in ensuing years and today, Beta Sigma Phi has over 5,400 active chapters worldwide.

Our chapter is very active, and sisters come from varied educational back-



*The sisters of Chapter Xi Delta Iota*

grounds and walks of life. The common thread is a wish to contribute, make new friends, and have fun together. If you see a group of women laughing and having a great time at a local restaurant, a movie, hiking, running a bake sale or working a highway clean-up, chances are it's the Xi Delta Iota ladies! Sisterhood has resulted in enduring friendships for many. Some memberships date back 40 years-plus and are multi-generational.

Kathy Hoyle of Oneonta, the chapter's longest serving member, joined in 1974. At the time, she was raising a family while working as a licensed practical nurse. Kathy says, "I didn't have much time to make new friends or become a full-time volunteer. For me, sisterhood was a way to

See BSP, continued on Page 10

## OUR VILLAGE PARK

By Shana Ko

My first drive down Main Street in Franklin was on the way to visit relatives in Oneonta. I remember promising to return to visit Neil's Durable Goods and the Squire's Tankard. I imagined spending the day taking in the architecture and the peaceful atmosphere of the park.

Now that I call Franklin home, I enjoy learning about our community's history and the people who built it. A true measure of thoughtful design is to cre-

ate a space that feels as if it has always been there. I was surprised to learn that less than two decades ago, the park now so alive with trees and flowers was an overgrown vacant lot, an eyesore on an otherwise charming street. Longtime residents remember crumbling foundations, brush, and garbage filling the space.

How did such a transformation occur?

The Franklin Improvement Society, a group of volunteers with a vision, started work in 2007. After acquiring the land from

the village, the group set to work clearing debris and making plans to develop the space. Through an impressive combination of hard work and cooperation, founding members Kathy Campbell, Nancy Cloonan, Joyce Fairchilds, Shirley Ferguson, Chris Geertgens, Kim Hyzer, Linda Parrow, and Donna Whitbeck coordinated the transformation of the abandoned lot to the green space we enjoy today.

Located off Main Street across from the Firehouse, the land is the former home of the Telephone Exchange Building, established by Edwin Mackey and Claude  
**See PARK, con't on Page 11**

## BE THE GLUE

By Ray Pucci

The Delaware County Chamber of Commerce and our family of businesses and organizations continue to bring power to our members and their thousands of employees. This power and confidence in our economic future start new businesses, grow our economy, and advocate for an improved quality of life in Delaware County.

But the real power is how members plug into the Chamber. As we start 2023, we have 359 members, including 45 new investors and a 90% renewal rate, representing over 10,000 employees! Over 760 people attended our 41 events. With nearly 26,000 newsletters opened, a social media reach of over 60,000 views, nearly 100 radio and television programs produced, and 61 videos published, the Chamber is effectively delivering our message of business unity and community prosperity.

The Chamber continues to lead initiatives to build more resilient communities. Understanding that transportation is often a barrier to sustainable employment, we partner with human service agencies, healthcare, transportation providers, government agencies, transportation consultants and others to recommend public transportation options in the county. We also manage the business operations of WIOX Community Radio, supporting the efforts of nearly 80 community volunteers who serve as program hosts and

See PUCCI, continued on Page 10

## THE MAYOR'S CORNER

With Tom Briggs

Last fall I was in a casual discussion with local resident Chris Downin when he brought up his concern about the recent flurry of real estate purchases taking place in the village. He then asked if the village board had given much thought regarding the heightened interest in transforming residential units into short term rentals (STRs). I said it had come up in discussion, but not to any degree. At the following meeting, I added this topic to the agenda and the trustees got more focused on this issue. Since then, we have solicited copies of local laws from other small communities to help us gain a better sense of how they might be replicated here in Franklin.

As a former business partner on Main Street, I understand that bed-and-breakfast enterprises offer a healthy economic boost to restaurants and small businesses in smaller communities. In addition, the bed tax revenue that is generated from STRs is a welcome windfall for county

government. Much of this is then folded back into tourism funding to enhance other activities that draw visitors to the region. It's a given that we need short term rental options in Franklin. However, it's also a given that prosperity is not the only ingredient needed to enhance and maintain the well-being of a community.

I recently drove around town and took note of all of the residences that are currently uninhabited or under-inhabited. Currently there are at least 21, of which the majority are owned by non-residents. This includes houses up for sale, second homes, houses that are not habitable, and short-term rental houses. I've been told by a local realtor that there have been several inquiries from interested buyers looking at Franklin as a place to purchase and operate a short-term rental business. This phenomenon is widespread, as quaint communities are specifically targeted (precipitated by the post pandemic boom) by real estate entrepreneurs eager to purchase houses and transform them into STRs.

Is this good for Franklin?

This spring the Village Board will host an open meeting for community members, short-term rental operators, and prospective operators to discuss this issue. If the feedback suggests that it's warranted, we will hold a public hearing to address the forum's results.

Some of the questions the Board would like

answered are as follows:

Should operators be subject to a permitting process and if so, how long would the permits be valid?

Should each operator be required to have a local agent to address problems, if the owners are outside a 20-mile radius?

Should each property be required to pass a safety inspection before they are permitted to open?

Should each property have an occupancy limit and a vehicle limit?

Should each property have a septic inspection before opening?

Concerns will arise around the impact on neighbors. What about noise, parties, trash, trespassing. How will this be managed?

What constitutes the revocation of a permit if owners disregard the terms of the permit?

Should the village restrict the number of permits issued and if so...how many?

The Village Board's intent is not to discourage the operation of short-term rentals in Franklin. Rather, we want to insure that village residents are not unduly inconvenienced and that the character of Franklin is not harmed in any way.

Please contact us, or better still, attend the forum to share with us what you think.



## MORE GOOD TASTES!

By Brian Brock

Photos by Tony Breuer

Once the Village of Franklin had a thriving business district that catered to the needs and wants of all town residents. But with the improvement of the state highway offering easy access to Oneonta and Sidney (then called NY 7B), Franklin residents were drawn by the greater variety and lower prices and took their business elsewhere. One by one, the local stores closed. The business district has had to change with the times.

Good Taste Epicurean Food Market held its grand opening during the Christmas Stroll, on Saturday December 10<sup>th</sup>. Post-holiday business has been a bit slow but is picking up.

Sole proprietor Mark Handelman was born and raised in Brooklyn. His career was managing not-for-profit companies down-

state. Recently Mark and his wife Suda retired upstate to Gilbertsville, not far from where she was born and raised on Buckhorn Lake, Unadilla.

The store's stock is most-

are offered. The smaller case houses salamis and terrines from Martinelli, Olympia, Smoking Goose, and Vermont Salumi. Iberian ham and prosciutto are coming. A third upright case is for staples. Currently, it has only Plough-



Mark Handelman loves his work

ly artisanal, small-batch, handmade, and/or organic, either made locally or imported. These are foods and ingredients you are unlikely to find in other stores in the tri-county region.

At the front of the store are two refrigerated cases. The larger one displays two to three dozen varieties of cheese, Mark's specialty. His most popular include Young Manchego (Spain), Murry's High Plains Cheddar (Iowa), fresh mozzarella (New Jersey), d'Affinois (France), and Hudson Valley Camembert (New York). Generous tasting samples

gate butter from Vermont because local perishables such as eggs and Clark's milk were not selling fast enough in winter.

As you would expect, the shelves have pastas, tomato sauces, olive oils, vinegars, mustards, olives, and capers. In addition, you will find treats such as Blake Hill preserves and a variety of chips and crackers. There are even some Raaka chocolates.

If Mark does not have it in stock, he will try to get it for you. Currently, he is searching to fulfill a cus-

See **MARK**, con't on Page 16



The cheese selection is awesome!

## INSIDE LOCAL REAL ESTATE with SUSAN BARNETT

### THE NEW YEAR IN REAL ESTATE

Recently I went to the Delaware County Historical Association's Arthur Austin photography exhibit. If I needed a clear illustration of how a community can change, that was it.

Austin, a Franklin resident, was an amateur photographer in the early 1900s, and his photos of his home town are both candid and eye-opening. If you're a true local, you know that the village Main Street once had many more businesses and buildings in its center than it does now. There was a hotel. There were gas stations. There were many, many more trees than there are now, too. It was a leafy, lovely, commercial hub.

Then the trains stopped and I-88 allowed travelers to whiz by without exploring the communities along the old Catskill Turnpike. The Franklin Arthur Austin knew changed completely.

These days, there's a new wave of businesses in town, and more entrepreneurs are considering moving here. And, like other popular tourism destinations, we're now on the short list for people who want their second home to pay its own way. They want to host short term rentals.

It's not new that people from downstate want to own a place upstate. New Jersey, Long Island, and New York City have been vacationing here for decades.

What's new is that Airbnb has made owning a second home a reliable way to get extra income. And that's bringing not only buyers

who only stay here part time, but investors who can afford to buy several properties, none of which they use themselves.

That has its good points. These buyers usually improve the properties

they buy. If they don't, their short-term rental business isn't going to succeed.

But what impact does a growing number of short-term rental properties have on a small community?

Part timers don't send their children to local schools. Their ability to volunteer in the community is limited. They may support local businesses, and their guests may as well, but it's a different relationship than a business will have with people who live here full time. Plus, it is far more weather-dependent. In addition, the neighbors of short-term rentals can have legitimate and serious complaints about the behavior of Airbnb guests. You've no doubt heard stories.

Short-term rentals are, for most owners, more profitable than long-term rentals. And that means fewer rentals available for locals who can't afford to buy.

In the city of Albany, there are calls for a ban on short-term rentals in the historic Center Square neighborhood. Residents argue that those rentals are commercial enterprises in a residential zone. An activist group in the Hudson Valley is pushing for a region-wide restriction on short-term rentals. The village of Coxsackie, just north of Catskill, has established a mora-



**UPSTATE COUNTRY REALTY**

It's BETTER UPSTATE.

FRANKLIN, NY

UPSTATECOUNTRYREALTY.COM

845.514.5360

torium on short-term rentals while it studies the issue.

The village of Franklin is studying the issue, too. A Catskills arts village on the Historic Registry is a prime location for vacation rentals. The vast majority of calls I received this winter were from buyers who want a village home they can rent out for income.

The law prohibits a realtor from weighing in on what uses are appropriate for a property that's for sale. A seller can choose the strongest offer for their property, whatever the future use may be. So it's up to a community to create rules which regulate acceptable use or growth. Communities create their own zoning regulations. That's something the town recently grappled with when Dollar General came knocking.

Airbnb is not a new business model, and it's likely here to stay, at least until the next big development. Like all good opportunities, it presents challenges while offering potential.

I think Arthur Austin would never have imagined it.



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



# AWAY FROM THE GARDEN

Another new garden- ing year is upon us. As I write this, I have been away for over two weeks helping my mom. Weeks away from my garden weigh on me, even at this time of year. My husband mentioned that my winter aconite is blooming. I have been worrying about not being there to clear the fall leaves off my early bulbs. Now I hear we have four inches of snow and ice at home and it's eighteen degrees. That gives me a little more time before the leaves need to come off, but it's hard for me to picture the snow. Daf- fodil season is in full swing here in Kentucky and the forsythia are blooming.

I love getting this taste of spring here in the almost- south, but how do habitu- al snow birds handle the stress and worry? Do they call their Franklin neigh- bors to ask if their tulips are up yet? To hear if the witch hazel by the front fence is flowering as well as it did the year before? How does a peripatetic gardener bear not seeing the spring bulbs in their garden at home, the sweet dark red tips of the peonies push-

# GREENBANKS GARDENING



With Deborah Banks

ing up through the ground, the return of the robins and then the excited chattering of the red-winged black- birds in the treetops?

Of course, there are days when ice and wind damage our northern gar- dens and late snow flattens the snowdrops. There are piles of gravel, dirt, and uprooted sod on the lawn left by the snowplow. Days go by with few glimpses of the sun. So? Have you noticed how the hyacinths and drumstick primrose blooms are already form- ing as they emerge from the newly thawed ground? Seen the wild purple hues of blue cohosh in the woods before their leaves shift to green? Watched the native bees on the early flowers of the *Pulmonaria* and *He- patica*? Who would choose to miss that?

I know gardeners who are happy to spend many weeks of the year trav- eling. I too love to visit friends and family, and I

enjoy seeing new places and other gardens. But not for very long. I want to be home to brush heavy snow off my young conifers, so they aren't damaged by the weight. To trim the old leaves off the hellebores before the new blossoms appear. I want to cut stalks of pussy willows to bring into the house in tall vases. I want to be in my garden to see all the changes each season brings.

I say 'each season,' but spring and earliest sum- mer are the most exciting. Truthfully, I could miss most of August without much re- gret. I wouldn't miss the heat and the tired look of the garden. And I could miss a couple weeks in January, if the right English garden tour was proposed. But not in the spring. Time rushes past, with each flow- ering ephemeral or bulb lasting just a few days... or sometimes hours, as it seems for bloodroot, whose fragile petals drop

so quickly. The entire sea- son can be cut cruelly short by an early week of heat.

As I borrow the joys of someone else's spring, I find distractions to keep me from longing for home. Are you looking for distractions from the cold? Margaret Roach's blog and podcast at *AWayToGarden.com* is a re- liable source of inspiration. For example, this week she discussed garden trends with Dr. Jared Barnes. Her recent posts have been on When to Start Seed, Grow- ing Hellebores, and Natural Garden Design. Her web- site is a wonderful garden- ing reference.

*GrowingAGreener- World* has content from and links for the PBS show of the same name, hosted by Joe Lamp'1. Another fa- vorite for streaming is the "Gardeners' World" televi- sion show with England's Monty Don. And there's gardening webinars. Last weekend I watched a we- binar from Garden Design magazine that featured the renowned Fergus Garrett discussing succession plant- ing at Great Dixter. More Garden De- sign webinars are coming up; their next one is March 23 with Dan Benar-

cik of Chanticleer divulg- ing his design principles. The North American Rock Garden Society (NARGS) has webinars on various aspects of rock gardening. I'm signed up for the ones on Small Woodies.

I also browse the online offerings at various nurser- ies. Bluestone Perennials in Ohio emails their on- line sales for the week on Fridays. Their 50/50 sales each week offer 50% off on fifty of their perennials. The Delaware County Soil and Water Conservation plant sale is going on now; hurry to order your share of low cost bare-root tree and shrub transplants. Quakin' Grass and Broken Arrow nurseries in Connecticut are good mail-order sour- ces for unusual and hard-to- find plants.

And I'll be home in another week, anxious to rejoin my own household. Such gardening pleasures await!



Winter Garden

Photo by Deborah Banks



LAVA

SEASON OPENING.  
MEMORIAL DAY WEEKEND.

SHOP LOCAL.  
DESIGN GLOBAL.

@LAVAATELIER  
WWW.LAVAINTERIORS.COM/SHOP

WEEKENDS 11-3.

438 MAIN STREET FRANKLIN NEW YORK 13775.



ONE MAN’S DILEMMA

By Don Hebbard

Am I woke?  
The term appears frequently in political columns and on the news. For a long time, I ignored it, thinking it just another new box to fit people into. But eventually I began to wonder - what does “woke” actually mean?  
Like, am I “woke”? Do I want to be?

Definitions of “woke”:  
*Merriam-Webster*: “1. Aware of and actively attentive to important societal facts and issues (especially issues of racial and social justice), often used in contexts that suggest someone’s expressed beliefs about such matters are not backed with genuine concern or action.”

*Dictionary.com*: “Having, or marked by, an active awareness of systemic injustices and prejudices, especially those involving the treatment of ethnic, racial, or sexual minorities.”

*Wikipedia*: an adjective derived from African American Vernacular English meaning “alert to racial prejudice and discrimination.”

Woke originated in the Black community in 1923. To the Black community, to be woke politically meant that someone was informed, educated, and conscious of social injustice and racial inequality. Woke became more widely used with the start of the Black Lives Matter movement in 2014. But the term has evolved to mean different things to different people. In the current polarized political scene, “woke” includes Critical Race Theory (CRT), and encompasses cultural, ethnic, and gender bias.

*Dictionary.com*: CRT is the concept that many laws and institutions were built on and enforce systemic racism and oppression of people of color.

Critical Race Theory began as an academic discipline sometime in the late 1970s, developed by legal scholars such as Derrick Bell, Kimberle Crenshaw, and Richard Delgado. CRT’s primary goal was to explore potential links between our legal system and racism.

Today, CRT maintains that the reason white people have become, and have continued to be, wealthier and more politically powerful is not just because of slavery and people “acting racist on purpose”. It sees injustice as perpetuated by systemic factors in our cultural, social, legal, educational, and governmental fabrics.

Are there still instances of differential treatment of individuals on an ethnic, racial, or gender basis? Is there still bias and inequality in employment opportunities, family wealth, housing, medical care, and the judicial system?

Was there bias toward Islamic peoples following September 11, 2001 and continuing today?

Was there bias against the Asian populace during Covid-19, and continuing today?

Is there still bias towards Native American populations?  
Were more “essential workers” people of color, and more “work from home” employees white?

Do higher income neighborhoods have better access to healthcare?

Are people of color or low-income neighborhoods more likely to get a landfill or be displaced for a highway?

Is the prison population of people of color larger than white?

Do women earn less than men in the same jobs?  
Are there equal rights under law for all peoples?  
Do white people have an inherent advantage?

You should answer these questions for yourself.

From personal observations I prefer the Dictionary.com definition. “Woke: having, or being marked by, an active awareness of systemic injustices and prejudices, especially those involving the treatment of ethnic, racial, or sexual minorities.”

I am witness to injustices; I have seen examples of white privilege; I am aware of inequalities.

Therefore, I believe that I **am** woke.  
I feel we should be aware of inequalities and injustices to all races, all ethnicities, and gender bias. All life matters.

Perhaps it is time for **everyone** to become woke and work at removing injustices of all kinds.

OPT, continued from Page 1  
doctor.

When you start regularly riding public transport—clean, safe, well-maintained, convenient public transport, that is—you discover much more than just another way of getting around. You find yourself in a social world from which you’ve been absent—perhaps for a long time, as I had been. OPT buses are the setting for a spectacle, sometimes enchanting, sometimes painful to behold but always full of surprising and illuminating human interactions. Families, students, resourceful odd-balls, cranks, jolly travelers are all thrown together for the shared purpose of getting around town and beyond. In a city the size of Oneonta, regular riders and drivers get to know each other, the details of each other’s lives and families, and share it all.

Oneonta has an amenity especially suited to small cities: a website called Oneonta-Tracker. It provides a map showing where the bus is on the route at every moment, allowing you to time your arrival at the bus stop to meet the bus. This is especially useful in the winter when I don’t want to be standing out in the cold longer than is absolutely necessary.

Back in January, I met with David Hotaling, the Director of Oneonta Public Transport. I asked about the health of the system. It was, he replied, better before the pandemic but is still basically sound. Covid delivered a blow to public transportation nationwide, he said, affecting both riders and staff. OPT had to combine some routes and cut back on some services, but they continue to provide about 600,000 rides each year.

But capital costs are high. The large buses cost \$450,000. Fares alone can’t possibly support the system. The bulk of support for OPT comes from grants from the New York State Department of Transportation which distributes about \$3.0 billion annually through the Statewide Mass Transportation Operating Assistance (STOA) program. Purchasing decisions are made at the state level. (The buses are manufactured in California. Oneonta can’t be the only

city buying high-priced buses from out-of-state. This would seem to be a manufacturing opportunity for New York.)

SUNY-Oneonta students can ride the city buses using their student IDs. Under a contract with SUNY, OPT is reimbursed an agreed amount for each student ride. The student fares and, indeed, all fares are supplemented by payments from STOA. It seems rather complicated. Cities like Akron, Baltimore, Boston, Cleveland, Philadelphia, Pittsburgh, Salt Lake City and others provide free public transportation. Washington, DC has recently eliminated fares for public transportation and our neighbor Ulster County pays the fares for riders on its intra-county bus service.



Suzy Hile, 60, full-timer, drives the Cooperstown route.

Free public transportation ties communities together, encourages contacts and shared enterprises, and provides a boost to local economies.

OPT has six full-time and 30 part-time drivers with a total of about 490 years of commercial driving experience. Hotaling was full of praise for the drivers who, he said, are concerned about the well-being of the passengers, taking care that the college students get home safely at night. The drivers get to know their regular passengers. If a regular on their route fails to turn up, they will make inquiries to make sure all is well. Chatting with the drivers is one of the pleasures of riding the buses.

Some of them expressed concern about the future of the system because of the difficulty in recruiting younger drivers. Most current drivers are retired from other jobs and so have Social Security and pensions, but younger people don’t want the job because the pay is low despite the demanding work and hours.

Suzy Hile, 60 years old, working full-time for OPT,

first brought these issues to my attention. “It’s ridiculous that a kid working at McDonald’s is making more than I do,” she protested. It’s hard to argue with that when you consider the burden of responsibility for lives and property that the drivers carry.

I asked Hotaling about the idea of extending service to Franklin and other towns in Delaware County. I mentioned the Franklin Stage Company and the Franklin Farmers’ Market as destinations that would likely draw riders. Public transit, he explained, is the responsibility of the counties. OPT does provide two buses each weekday to and from Sidney but that borderline destination is the only one outside Otsego County. In addition

to the OPT bus route between Oneonta and Cooperstown, Otsego County also operates Otsego Express to connect other towns in the county. Delaware County offers only very limited public transportation through the Office for the Aging. The Delaware County Board of Supervisors would have to take the initiative to provide more extensive service.

Years ago, doing some research in the Franklin Free Library, I read several prospectuses for Franklin’s Delaware Literary Institute. The 1874 prospectus said (I may be paraphrasing), “Parents should know that every day there are four trains in each direction: North, South, East, and West. A stagecoach takes passengers to Otego for the North-South trains and to Franklin Depot for the East-West trains.”

Amazing! In the late 19th century, people could breakfast at home in Franklin, take the train to Albany, conduct business, and return home on the train for dinner.

Public transportation, anyone?







# Plant Pioneers

Human Plant Relations Movement

Spring, Summer, Fall Programs – 2023...

- \*Radical Wild Crafting - Change the Way We Forage
- \*Music of the Plants Acoustic Installations, for schools and more.

Two Weekend Training Retreats – 2023...

Unlock Empathic Perceptual Fields of Understanding to Support  
Languaging with Nature at

- \*Cultivating Cognitive Agility with Plant & Tree Allies.

Sacred Circles to Heal Relationship with Earth,  
Plants & Trees

- \*Acknowledge & Bless, Ancestors, Plants, Trees & Place –  
bimonthly; at different locations; on the land you keep and  
seek to restore.

~~~~~

## CONTACT

Learn More About Our Work Here: [www.PlantPioneers.org](http://www.PlantPioneers.org)

Join Our Circles, Register for Trainings/Programs: email –  
[3moonsisters@gmail.com](mailto:3moonsisters@gmail.com)

Follow My Work On:

Facebook, Instagram, TikTok under

Marguerite Uhlmann-Bower

<https://www.youtube.com/channel/UC6m4ZB6G054Z>

# 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  
**Carla Nordstrom**

## WEEKEND BAKING

Baking yeasted breads is an unlikely hobby for someone with a low tolerance for slow progress and wait times. Like me. When I began bread baking, my go-to recipe was Cuban bread, which after one rise is popped straight into the oven. It’s not bad if served immediately, but the crumb (the inside of the loaf) has tight air gaps, and the flavor lacks the tang of a good loaf of bread. I’ve dabbled with no-knead breads that rise for up to 18 hours and are baked in a Dutch oven. The dough is hard to work with because it is wet. The crumb has a better consistency than Cuban bread but it’s not perfect.

Since developing and improving the bagel recipe I created for the New Franklin Register, I’ve learned that I don’t mind the process of preparing dough the night before and baking it the next morning. Longer fermentation for bread leads to a deeper flavor. With that in mind, I began to look into the process of using starters when making bread.

There are four main starters, also called pre-ferments: *poolish* from Poland is used in many French recipes; *biga* is used in Italian breads;

*sponge* is for enriched doughs; *pâte fermentée* is similar to a sourdough starter. ChainBaker (he wears a chain around his wrist) explains it all in a video: [www.youtube.com/watch?v=ElJFy8ACwEA](https://www.youtube.com/watch?v=ElJFy8ACwEA). Each pre-ferment uses a different calculation of flour, water, yeast, and sometimes salt. It usually sits overnight before being added to bread dough.

I recently went to a book talk by Kate Reid, considered the best croissant maker in the world even though she is Australian. She was promoting her new book *Lune: Croissants All Day All Night*, a gorgeous book with luscious photographs and advice for each stage of the baking process. I didn’t have a chance to buy the book, so I went to my next favorite baking teacher, YouTube. Erin McDowell has a great series of videos on baking everything from pies, cakes, bread, and of course croissants: <https://www.youtube.com/watch?v=bNHpp71MFRQs>.

Making croissants is a two-day process. The first day involves making the dough and refrigerating it overnight. The real work comes with lamination. A pound of butter is folded into



Photo by Carla Nordstrom



Croissants - Photo by Andy Bobrow

the dough to create many layers. I devoted a blustery February weekend to developing my biceps by rolling out a batch of cold dough at 20-minute intervals. The croissants were fine, though not my preferred consistency. In the process, I discovered a new baking buddy, ‘Hey, Siri!’ She kept track of the complicated timing for each step.

Most master bakers insist you must be totally accurate with ingredient measurements. That is not the way I roll, I’m the type of baker who eyeballs it and guesstimates. But the advice of my YouTube gurus seemed reasonable, so I invested in a digital scale.

My next big weekend project was to try to make a decent baguette. I used the scale and accurately measured the ingredients; Siri helped me keep the timing straight and I did everything by the book. I tried making baguettes twice using two different recipes and while the loaves rose beautifully and looked great, the experiment was a failure. The crumb reminded me of high-end supermarket sandwich bread.

I can recommend a video for a decent no knead roll recipe from Jenny Can Cook: <https://www.youtube.com/watch?v=2GQSJ4ZMnBc>. I’ve used this recipe for years; it only takes an afternoon and can be formed into baguettes using a baguette pan. The crumb and crisp crust are satisfactory.

It turned out my weekend experiment was not for naught. After learning about bakers’ percentages and using my new scale, I revised my bagel recipe. The bagels came out tastier and better looking than ever. To celebrate at least one success, I bought myself a bagel guillotine.

Weekend baking can be like a meditation with unexpected results.

Have fun!





# FOCUS ON SUSTAINABILITY

## WATERSHED, con't from Page 1

for conservation of the state's soil and water resources, prevent impairment of rivers and streams, assist in the control of floods, protect the tax base, and protect and promote the general welfare of the people of the state. Individual SWCDs are created by each county legislature, with oversight from a county-appointed board of directors. Delaware County's SWCD was created by a resolution in 1946, under SWC Laws, Section 5, and designated by the Board of Supervisors in 1989 under Resolution 42, as the county planning, management, and implementation agency for all nonpoint source water quality programs.

In 2000, Governor Pataki signed an agreement with the Chesapeake Bay Program (CBP), making a commitment to reduce nitrogen, phosphorus, and sediment loads from New York into the Susquehanna River by 2010. The state did not meet these commitments, and therefore in 2010, the Environmental Protection Agency (EPA) developed the Total Maximum Daily Load (TMDL), setting maximum levels of nutrient and sediments to



The Ouleout Creek, showing streambank erosion Photo by Jan Mulroy

be met by 2025.

In 2010, the Delaware County Board of Supervisors adopted Resolution No. 193 opposing the EPA's TMDL. Their own proposed solution, Resolution No. 213 (1999), demonstrated that its commitment to water quality and the Delaware County Action Plan was being implemented county-wide. EPA rejected the county's proposal. It tasked the New York State Department of Environmental Conservation (NYSDEC) with providing a Watershed Implementation Plan (WIP) to the EPA, demonstrating how New York will meet the goals of the TMDL by 2025. The EPA also required the state to provide documentation or "milestones" reports every two years to show its progress toward the TMDL goals.

In the WIP, NYSDEC provided baseline load numbers from each contributory sector, stating that "Agriculture represents nearly 25% of the watershed land use and, in a 2009 Chesapeake Bay Model run, delivered approximately 42%, 55% and 40%, respectively, of the total nitrogen, phosphorus and sediment loads from New York State."

In 2018, DelCo SWCD designated that, in addition to the Delaware River Watershed, the Susquehanna Watershed is a Priority 1 watershed, as noted in their New York Agricultural Environmental Management (AEM) Strategic Plan. It also noted that there are 200 farms in the Susquehanna Watershed within Delaware County. According to the Delaware County AEM Strategic Plan (2018), twenty of these farms are in Franklin. By the end of 2023, DelCo SWCD will have written action plans for each "reach" or segment of the Ouleout Creek that is being assessed. "The action plans will contain recommendations on how to remediate the problems found, with emphasis

on lowering the amount of nutrients entering the Ouleout through streambank erosion."

This assessment is funded by the Upper Susquehanna Coalition (USC). The USC is a coalition of 18 New York and 4 Pennsylvania Conservation Districts that cover 99% of the headwaters of the Susquehanna River Basin upstream of Towanda, Pennsylvania. According to their website, "In 2006, we transitioned to a coalition of conservation districts using a memorandum of understanding based on New York and Pennsylvania state law."

Why is all this important for Franklinites?

The Delaware County Soil and Water Conserva-

tion District are the boots on the ground, the eyes and ears for feedback, the gatekeepers of AEM grants, and the ones implementing Best Management Practices (BMPs) all across our huge county.

Right now, their focus is the Ouleout Creek. The village municipal drinking water comes from the unconfined aquifer underlying the Ouleout. Therefore, the improvements and best management practices employed in the Ouleout Creek Watershed will also benefit village drinking water.

In the summer issue of the NFR, we will look at which "BMPs" have been implemented in the Ouleout Creek Watershed.

## Nichols Pond Insurance Agency

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

pcinsurance@frontiernet.net

607-865-4666



# Heather Hill Yoga

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

810 Heather Hill Road, Franklin NY

SUSAN "LIP" OREM  
Franklin 607 829 5328

All levels Welcome!

visit my web site at [www.heatherhillyoga.net](http://www.heatherhillyoga.net)

## WATER QUALITY OF UPPER SUSQUEHANNA RIVER BASIN, REGULATIONS AND PLANNING

- 1992 US EPA issues regulations requiring states to list waters that do not attain water quality standards under authority of CWA §303(d).
- 1992 Upper Susquehanna Coalition incorporated to improve water quality in the headwaters of Chesapeake Bay.
- 1999 US EPA approves Chesapeake Bay for the list of impaired water bodies under authority of federal Clean Water Act (1972) §303(d).
- 1999 Delaware County Board of Supervisors passes Resolution Number 213 adopting Del Co Agricultural and Farmland Protection Plan.
- 2000 Governor Pataki signs NYS onto the Chesapeake 2000, an agreement among US EPA, CBC, D.C., and states in the drainage basin.
- 2006 USC transitions to a coalition of SWCDs under a Memorandum of Understanding with New York and Pennsylvania.
- 2009 President Obama signs EO recognizing Chesapeake Bay as national treasure, empowers US EPA to oversee cleanup in watersheds.
- 2010 US EPA issues Total Maximum Daily Load of pollutants that Chesapeake Bay must attain by 2025 under authority of CWA §303(d).
- 2010 Delaware County Board of Supervisors passes Resolution Number 193 opposing US EPA TMDL.
- 2010 NYSDEC issues Nutrient and Sediment Water Quality Improvement and Protection Plan, Phase I.
- 2013 NYSDEC issues Watershed Implementation Plan, Phase II for the state's Chemung and Upper Susquehanna River Basins.
- 2014 Stakeholders sign Chesapeake Watershed Agreement which supersedes Chesapeake 2000.
- 2016 Delaware County issues its Agricultural and Farmland Protection Plan, revised.
- 2017 US EPA determines that New York state substantially met 2017 TMDL goals, 60% of its 2025 goals.
- 2018 Delaware County issues Agricultural Environmental Management Strategic Plan.
- 2020 Stakeholders sign revised Chesapeake Watershed Agreement.
- 2021 NYSDEC issues Watershed Implementation Plan, Phase III for the state's Chemung and Upper Susquehanna River Basins.



WELLS, continued from Page 1

the USGS tested the village wells for a dozen or more pesticides and volatile organic compounds, and none of them are found above detection levels. Same is true for the various measures of coliform. In its 2009 study, there is no sign of chemical or bacterial pollution from the lands upstream.

But the village tap water tests are more current. The recent report showed a sodium concentration of 29 mg/L (milligrams per liter), which is just above the level of concern of 20 mg/L for people on ultra-low sodium diets but is otherwise safe. In contrast, the USC reports that the level of sodium in the creek water is less than 10 mg/L, a third as much. This is the pattern for several pollutants, such as chloride, sulfide, and nitrate: the amount in the well water is two or more times that in the creek, although much below the maximum contaminant level (MLC) for drinking-water.

Another anomaly in the well water is the radioactive isotope Rn-222 with a concentration of 1130 pCi/L (pico-curies per liter), which is almost four times as large as the proposed MLC by the U.S. Environmental Protection Agency of 300 pCi/L. This is the highest reading of all the USGS samples in the Upper Susquehanna River Basin except for a marginally higher sample of 1,140 pCi/L. Nevertheless, a concentration of 1,130 pCi/L is not extraordinary.

The USGS surveyed over 1,000 water wells in neighboring Pennsylvania for radon. For wells in the sandstones of the Upper Devonian Catskill Formation, 80% of samples exceeded 1,000 pCi/L and 10% exceeded 4,000 pCi/L, with a median value of 1,660 pCi/L.

A note of caution: federal standards in the Safe Drinking Water Act have not been revised since it was last amended in 1996, a quarter century ago. What is more, many standards have not been revised since the act was first amended in 1986, and some not since the act was passed in 1974. Many contaminants are not even listed. As a result, the current levels of concern for water contaminants are a patchwork of conflicting proposed federal standards and various state standards. For example, the

If the radon gas gets into the air and thereby into your lungs, then that radiation and polonium is within you. According to the Surgeon General of the United States, radon is the second largest cause of lung cancer after tobacco smoke. The EPA level of concern in air is 4 pCi/L. Currently, Franklin's water is pumped from the valley wells up to the enclosed reservoir behind Northstar Blueberry Farm. As the water sits there, it can degas some of the dissolved radon.

Even if village well water flowed directly into homes, the risk is small. Given all the diverse ways that radon could get from water into the air (e.g. showering, mopping, dish washing, or laundry) and the variable ventilation of homes, it is hard to know how much would accumulate there. By one estimate, 1,000 pCi/L in water would result in an increase of only 0.1 pCi/L in air. Soil is likely a much larger source for radon entering your home. Therefore, there is no official national level of concern about radon in drinking water, though some states in the northeast have set a level at 3,000 to 4,000 pCi/L.

In this USGS study of the USRB, only two other wells had triple-digit levels of Rn-222. Both are bedrock wells in nearby Chenango or Otsego counties, demonstrating that the source of radon is the Upper Devonian Genesee Group, the gray green, thinly bedded siltstone and sandstone which you see exposed in the valley walls here. The source of this radon is uranium, which varies widely in concentration up to a few parts per million of these rocks. Therefore, a home test of radon is advisable, particularly where cellars have dirt floors and stone walls.



Aerial photo showing two village water wells (white circles) in center, with village garage upper right, Robinson's lower right, Otego Road lower left, and Ouleout Creek upper left. Photo from Bing.com

EPA's MCL for radon was withdrawn in 1997 and eventually supplemented by an Alternative MCL (AMCL) of 4,000 pCi/L for public water systems, but only for those states that are working to reduce radon levels in indoor air through the EPA-approved Multimedia Mitigation Program. USGS continues to apply the original MCL across all 50 states.

The danger from radon gas is when it decays to polonium and releases alpha radiation.



Five Star Subaru / [wedosubaru.com](https://wedosubaru.com)

We love our community  
and it shows!



**PUCCI, continued from Page 3**

back-office staff to keep this important source of information and entertainment broadcasting. Our nine-month Leaderful Delaware Emerging Leaders program prepares the next generation of civic leaders to drive community change. Much of what we accomplish is through collaboration. Working with Delaware Opportunities and over 30 businesses, government agencies, and organizations, our annual campaign collected and distributed 2200 toys to Delaware County families.

Despite difficulties with county officials, we successfully lobbied the Delaware County Board of Supervisors to reformulate the method to calculate county sales tax on fuel purchases, reducing the cost to business owners and consumers by nearly ten cents per gallon. Our relationships with state officials remain excellent and, working with business advocacy groups across New York State, we successfully lobbied Governor Hochul and the State Legislature to enact a program providing tax credit of 50% of qualifying expenses up to a maximum of \$25,000 in tax credits based on qualifying expenses of \$50,000.

As we look forward to 2023, our priorities for action are centered on three key areas: ADVOCATE, CONNECT, and GROW.

Effective advocacy is founded on accurate and substantiated information. The Chamber remains a locus for facts and primary resources on issues important to business owners. Toward that end, we will continue to engage elected and other public officials at all levels of government to ensure that input from business owners is included in public policy discussions. Also, as a trusted source of reliable information, we will continue to provide resources and contacts to members seeking assistance with municipal officials.

Connecting members to resources needed to expand, business recognition and promotion, and high-engagement networking opportuni-

ties are all ways we bring measurable value to Chamber members. We offer many valuable benefits that may be extended to member employees, aiding in staff retention. We will also create an ambassador group dedicated to welcoming new members, engaging existing members, and making Chamber events more successful and enjoyable for everyone. Benefits of participation include meeting business and community leaders, chances to promote business and community growth, potential media coverage, as well as personal and professional recognition.

We leverage the knowledge of members, regional government, education, business, and non-profit stakeholders to address critical county needs with an eye toward improving our quality of life and supporting business growth. In addition to continuing our efforts in exploring public transportation options and molding the next generation of civic leaders, the Chamber will actively connect employers with schools and students. We will strengthen business connections with local schools, including mentoring and shadowing experiences, advisory board participation, career day presentations, and promotion of Career Development and Occupational Studies (CDOS) Commencement Credential. Also, working with education, human service agencies, and other chambers, we will initiate a public conversation centered on removing barriers to employment for county residents. We will create resources for use by business owners and hiring managers on topics including diversity, equity, inclusion, and belonging, fair chance hiring, as well as employee mental health and well-being.

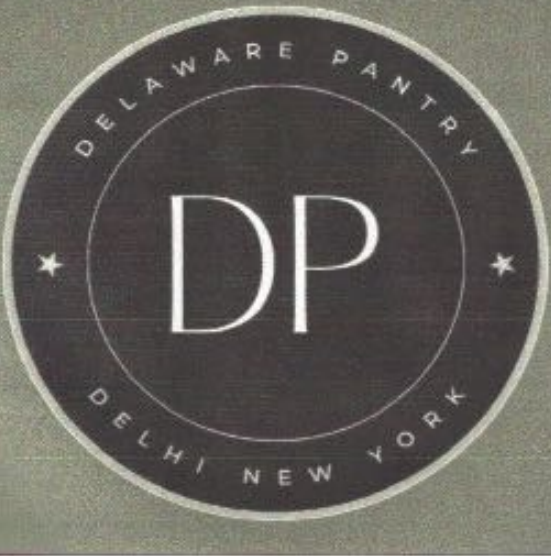
Admittedly, this is an ambitious agenda. However, especially over the past two-plus years, our business community has stepped up to meet unexpected challenges. From workforce shortage to supply chain issues to inflation to economic downturns, change increased

at an unprecedented rate. We all faced these challenges in big and small ways. The key factor, though, is that we often did it together.

It has become increasingly clear to me how much we need one another. How much we need networks and advocates. How #StongerTogether is so much more than a tagline. It is the relationships, shared visions, and trust among individuals, teams, and organizations that holds us together.

You can choose to be the glue that sustains our communities. Joining the Chamber in its mission is a great first step.

*Ray Pucci is the president of the Delaware County Chamber of Commerce. The Delaware County Chamber of Commerce believes that healthy communities begin with prosperous businesses.*



Local products ~ Antiques ~ Books ~ Art  
Home Goods

21780 NY28, Delhi, NY  
[www.delawarepantry.com](http://www.delawarepantry.com)

OPENING for the SEASON APRIL 1<sup>st</sup>

**BSP, continued from Page 3**

give something back, while making lifelong friends. Joining the sorority has been the most rewarding decision I have ever made. Membership and my sisters are very important to me.”

There is something for everyone in Xi Delta Iota, and you can become as involved as you choose. Interested in service projects? You can help with drives and contributions to local food pantries, family, senior and community services, and local animal shelters. Get on the road with the chapter’s 20<sup>th</sup> annual spring and fall Adopt-A-Highway cleanup.

If social events are your thing, we’re there! The chapter plans an activity a

month, including games or crafts at a member’s home, or an outing to a restaurant, movie, or other activity. Festive holiday socials include spouses and partners enjoying good food, good friends, and good times.

Love learning something new? Chapter business meetings feature a local guest speaker. Speakers have included health care professionals, local authors, a beekeeper, historical society member, business owners, master gardeners, crafters, or a sister sharing a life experience.

There are trips and celebrations, too. Janet Branigan of Franklin, our chapter treasurer, joined in 1984. Janet says, “Sisters attend an annual conference

to exchange ideas and just plain have fun! Every April, we celebrate Founders Day with the Sidney chapter at a restaurant, where sisters enjoy dinner and entertainment and recognize outstanding work.”

Ready to learn more or attend an upcoming meeting? Come join us!

Email Connie Martin at [candjmartin@fastmail.com](mailto:candjmartin@fastmail.com) or call 201-414-1684.

*Connie Martin is a Franklin resident and president of Beta Sigma Phi local chapter Xi Delta Iota.*

**FRANKLIN IMPROVEMENT SOCIETY  
MISSION STATEMENT**

Our Society endeavors to encourage revitalization of our commercial district and preservation of Franklin’s historic character. We hope to encourage improvements that will create a positive effect on our economic conditions and quality of life in Franklin. We hope to help our community to grow and prosper for generations to come. We hope to attract new residents, business, and visitors to our community. We desire to work with and encourage organizations that already do so much for our community.

We have such a wealth of beautiful architecture in our village that has been well maintained and preserved. We would like to see our downtown area rejuvenated with viable enterprises.



**BURN BAN IS ON!**

The statewide ban on residential brush burning went into effect March 16<sup>th</sup> and continues for almost two months through May 14<sup>th</sup>. Small cooking fires, campfires, and bonfires are allowed, but these fires may not be left unattended. Before being abandoned, they must be completely extinguished: cold and wet.

Spring is wildfire season in New York state, after the snows of winter have melted and the dead grasses have dried out but before the new grasses have grown up. Open burning by humans is the single largest cause of wildfires in our state. Since this ban was introduced in 2009, wildfires have been reduced by almost half. Wildfires endanger human life and prop-

erty, and kill plants, trees, and wildlife. They pollute our air and water. And they add to the work of our fire departments.

For the rest of the year, the burning of brush and unpainted wood is allowed. PLEASE NOTE: Garbage fires are always banned, as is the burning of painted or treated wood, due to the release of toxins to the air and soil.

**ABBEY MOVERS AND STORAGE**

**GEOFF WYSONG**

**4973 ELK CREEK RD, DELHI, NY 13753**

**(607) 437-1878**

*Moving precious belongings since 1985*





Bloodroot

## Contact John Ott

JHOTT727@gmail.com

607-723-0728



Purple Trillium



Gail Bunting



Night Heron



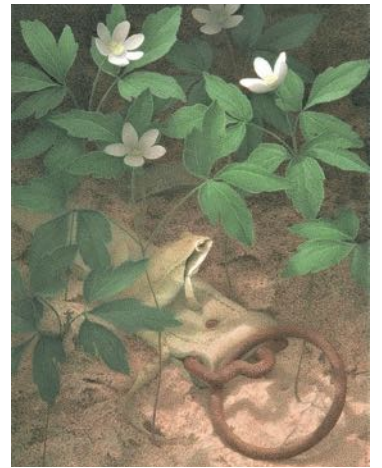
Dutchman's Breeches

# FOR SALE

A selection of  
the egg tempera paintings

# GAIL BUNTING

Price Range:  
\$400 to \$4000



Wood Anemone

### PARK, con't from Page 3

Goldsmith. There were also a bakery and a boot and shoe shop on the lower level.

The landscape design put forth by Birgitta Brophy divided the park into quadrants. The Garden Club and Boy Scout Troop 8 began clearing trees and brush from Quadrant 1 in 2008. This allowed Fred Prinz to begin grading the land. The stone walls were constructed over the next few years by Robert Johnson. The kiosk that sits in the front of the park was constructed as part of Dillon Costello's eagle scout project. Time, equipment, and expertise donated by Bob Cronauer, Joe Taggart, Mike Wallace, and Mike Hyzer established water lines and electrical connectivity. Dick Brower, the village superintendent at the time, maintained the grounds and oversaw its development. Franklin's Rotary Club won a grant for the fencing that lines the top of the stone walls.

The park hosts several memorials. The American Legion donated the flag, granite bench, and monument that grace the Veteran's Memorial. The origi-

nal flag was once flown over the Capitol in honor of Cpl. Nicholas Uzenski who gave his life in Afghanistan. The purple fountain weeping beech, variegated dogwood tree, and hydrangeas were given in memory of Caroline McReynolds Smith, Frances Nesland, and Christopher Fischer. The local 4-H club donated a picnic table in memory of Trooper Jill Mattice, now gone.

In 2011, then mayor John Campbell led the dedication of the fountain in memory of Gary Parrow, former principal, teacher, and coach at Franklin Central School. At the top of



The fountain in summer...and wrapped for winter

the park is a monument and oak tree dedicated to Al Marshall. Last summer, Rotary members added the Little Library as a free book exchange.

Since then, the Garden Club has established and maintained the garden areas. They planted the lilacs and peonies that border the top right half of park and the hostas and purple heucheras that fill out the flower beds. Jack Siman designed the plantings and blue stone patio that surround the Veteran's Memorial as well as the living fence that creates a boundary on the left side. This spring, stop by and enjoy the daffodils and heliobores. You may even find some wild strawberries growing around the wooden tractor built by Chris and Rick Pashley.



Franklin residents enjoy the park year-round. Eager egg hunters gather after the Firehouse's pancake breakfast to hunt for treasures on Easter morning. Students



The former telephone exchange building

in formal prom attire stop to take photos against the backdrop of the flowing fountain. Seniors donning their caps and gowns pose with proud family members. During the summer, the Franklin Free Library hosts children's programming, bringing magic, puppetry, and science education to the community. The Franklin Fiber Friends gather periodically to practice their craft. The busy summer months supply a steady stream of visitors. Some wander over from the local shops and restaurants. Others sit and enjoy the scenery after visiting the farmers' market.

But now, the park is in need of revitalization. The fountain has suffered the effects of time and requires a substantial renovation. The Franklin Improvement Society is actively seek-

ing donations to complete this work. With gratitude to those who dedicated their time and talents to this space, they are now asking for a new generation of volunteers.

I imagine that back in the early days of this project, friendships were formed and solidified around this common goal. My hope is that this spirit of stewardship can live on. Monthly workdays planned for this summer do not require a green thumb or specific expertise. To learn more about the Franklin Improvement Society, Franklin Garden Club, and Franklin Village Park, please follow their Facebook pages.

And please consider donating:

**Franklin  
Improvement Society  
PO Box 166  
Franklin, NY 13775**



# AT THE LIBRARY

## NFR REVIEWS BOOKS



### DEMON COPPERHEAD

By **Barbara Kingsolver**  
Reviewed by Alexis Greene

Harper Collins, 2022. ISBN 978-0-06-325192-2

Appalachia: a region of America that stretches across thirteen states, from the Southern Tier of New York to Northern sections of Alabama and Georgia. It is a fund of natural beauty and also a source of folklore about the people who settled the region hundreds of years ago.

And now southern Virginia's section of Appalachia is the setting for Barbara Kingsolver's most recent novel: the absorbing, disturbing, exceptionally moving *Demon Copperhead*.

In a small town among the beauteous mountains of western Virginia, Demon Copperhead is born in the latter part of the 20<sup>th</sup> century. Demon is both the narrator and the central character of the novel, and as you might have already guessed, Demon is a nickname, as is Copperhead, acquired because of the hero's copper-colored hair.

If the book's title suggests the title of another novel, Charles Dickens' mid-19<sup>th</sup>-century *David Copperfield*, that is no accident. As Kingsolver has written, Dickens' story of a man's sometimes painful journey from childhood to maturity did inspire her. In addition to the nickname of the novel's central figure, other of her characters' names resemble those in Dickens' book.

But there is no need to have read *David Copperfield* to appreciate *Demon Copperhead*. From the start, Kingsolver immerses us in her central figure's development: his sometimes humorous, often angry, responses to a world in which he fights for survival, and his successes and failures as he maneuvers in that world.

Indeed, part of Kingsolver's intention in this novel is to illuminate the culture into

which Demon is born—his mother gave birth on the bathroom floor of a trailer—and in which he strives, literally, to remain alive. As he grows up, Demon experiences poverty, human cruelty, and physical abuse, notably in the several homes where he is placed for foster care after his mother, his only living parent, dies.

Briefly, while in school, he becomes something of a football hero. He also has a unique talent for drawing comic strips, which he does for a local publication. Somehow, he preserves a sense of humor. But ultimately, like so many of Demon's so-called friends and sometime classmates, he becomes a drug addict. Severely injured during a game, he can no longer play football and drops out of school, and to help combat physical and emotional pain, he turns to Oxycontin.

Kingsolver's artistry here is that she gives Demon a fierce, funny, observant voice. He is both smart and innocent, tough and affectionate. He tells his story with passion and humor, sometimes bluntly and sometimes artfully, slowly building a self-portrait of a boy growing to manhood in a beautiful but often ridiculed and neglected part of America.

If Kingsolver's Demon is a sympathetic figure during his childhood and adolescence, by the time he is in his late teens, addicted to Oxycontin and living with his drug-addicted girlfriend, Demon becomes something of an anti-hero. Through Demon and his girlfriend Cori, Kingsolver graphically shows the dire effects of drug addiction. No room for doubt here: addiction to drugs destroys the body and ruins friendships and love affairs. Faced with the possibility that he, like so many others, might die of his addiction, Demon ultimately seeks help. But, Kingsolver implies, happy endings are an all-too-rare occurrence.

It is a novel for our times.

### A PERFECT POEM

BY THE PERFECT EMILY DICKINSON  
FOR SPRING AND OTHER SEASONS!

#### We Never Know How High We Are (1176)

We never know how high we are  
Till we are called to rise;  
And then, if we are true to plan,  
Our statures touch the skies—

The Heroism we recite

Would be a daily thing,  
Did not ourselves the Cubits warp  
For fear to be a King—

Emily Dickinson was born on December 10, 1830, and died on May 15, 1886. She was very rarely published during her life, but after her death, she became known as one of the most important poets in America. Emily studied at Amherst Academy as a girl and later attended Mount Holyoke College. She wrote hundreds of poems, many of which she collected in hand-assembled poems books that were found after her death.

- Bertha Rogers

## The Catskills Podcast



**Kaatscast**  
From Silver Hollow Audio

- ▶ community
- ▶ local interviews
- ▶ Catskills culture
- ▶ sustainability
- ▶ outdoors
- ▶ history

▶ [kaatscast.com](https://kaatscast.com)

episode 84: Catskill Advisory Group Report ... ep. 83: Catskills Thrillers ... ep. 82: Billy's Make & Mend ... ep. 69: Fishing in Hancock ... ep. 65: Ticks! ... ep. 61: Beaverkill Hatchery ... ep. 57: "The Wilderness Diary" ... ep. 50: Keeping Firewood Local ... ep. 44: Water Dowsing ... ep. 40: Bramley Fire Tower ... ep. 39: Hanford Mills ... ep. 33: Bicknell's Thrush ... ep. 29: Sustainable Coffee ... ep. 23: Delaware Co. Diggers ... and more (85 episodes and counting!)

Listen at [kaatscast.com](https://kaatscast.com)  
or your favorite podcast app!

## O FRANKLIN!

### A SONNET BY CHATGPT

OF FRANKLIN TOWN, I SING A SWEET REFRAIN,  
WHOSE VERDANT FIELDS AND GENTLE HILLS INVITE  
THE TRAVELER TO EMBRACE THE RUSTIC PLAIN  
AND FIND A SOLACE IN ITS PEACEFUL SIGHT.  
HERE, NATURE REIGNS IN ALL HER BEAUTY RARE,  
HER BOUNTY FLOWING IN EACH QUIET DELL,  
AND WITH THE GENTLE WHISPERS OF THE AIR  
HER CREATURES IN THE MYSTIC FOREST DWELL.  
AMIDST THE FIELDS, THE STURDY FARMERS TOIL,  
THEIR LABOR TURNING HARVEST'S GOLDEN WHEAT,  
WHILE MAPLE TREES THEIR SAP BEGIN TO BOIL,  
A SWEET DELIGHT FOR ALL WHO LOVE THE TREAT.  
IN FRANKLIN TOWN, A WELCOME CALM ABOUNDS,  
AND BEAUTY IN ITS RUSTIC CHARM SURROUNDS.



## STAGECOACH RUN ART FESTIVAL 2023 IS ON!

Saturday and Sunday, July 1 & 2, 2023, rain or shine.

Stagecoach Run Art Festival is a free, self-guided open studio and gallery tour of some of the area's best artists, performers and makers.  
Artists' applications available on our website



# BRIGHT HILL's 2023 Season

## WORD THURSDAYS

Featuring National & International Poets & Writers

## YOUTH AND ADULT LITERARY WORKSHOPS

## THE WORD AND IMAGE GALLERY EXHIBITS

## THE NYS LITERARY TREE ONLINE MAP & DATABASE

Award Winning PUBLICATIONS  
POETRY COMPETITIONS

15,000 Volume  
Special Collection Library

February 23 - November 9

[www.brighthillpress.org](http://www.brighthillpress.org)

Find us on



## BOOKMOBILE IN SIDNEY CENTER!

By Carol Behan

Good news! The Bookmobile of the Four County Library System (4CLS) will begin monthly stops in Sidney Center on Tuesday, April 18<sup>th</sup> from 9 to 9:30 A.M.

When Sidney Center's

branch library closed last summer, nearby options for library services were limited to the main library in Sidney and the Masonville Branch Library. In response, the Sidney Center Improvement Group (SCIG) made a successful request to 4CLS for the Bookmobile to begin direct service to the community. Waiting until spring seemed the best

idea and so the April date was chosen.

Sarah Reid, Outreach and Youth Services Manager for 4CLS, is helping set up the new service for Sidney Center. She shared that 2023 is the 60<sup>th</sup> anniversary of the Bookmobile. Congratulations!

Anyone who lives in the hamlet or in the surrounding area is encouraged to take advantage of these monthly library-on-wheels visits. Library materials can be requested in advance and returned at the next Bookmobile visit or at any other library in the 4CLS.

Visit the 4CLS's website for further information. Watch for further announcements on SCIG's Facebook page: <https://www.facebook.com/SCIGNY/>



## CATSKILL CATS

### MUSIC NOTES

BY JOHN O'CONNOR

### THE VOICE OF WYATT AMBROSE



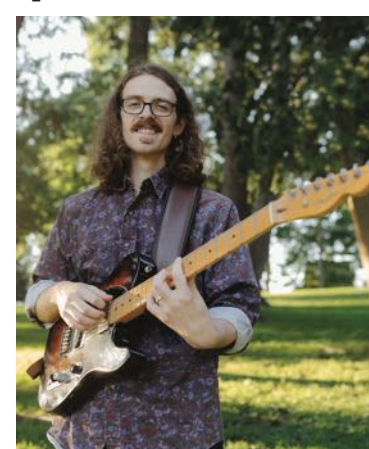
For musicians who depended on live performance to make their living, Covid-19 was a showstopper. As I have written in a previous New Franklin Register, the challenges for musicians to make ends meet during lockdown were hugely vast and often insurmountable.

But what about those just entering the profession on the eve of the pandemic? One of these is a talented guitarist by the name of Wyatt Ambrose, who lives with his wife in Oneonta. He plies his trade teaching guitar part time at Hartwick and patching together whatever he can find in the way of live engagements in the region - a challenge at any time, let alone in a world just inching its way back to a normal music scene, if such a thing exists any longer.

Ambrose graduated with a Bachelor of Music degree from the renowned SUNY Purchase Jazz Studies program in December of 2019, ready to tackle the world of music with his guitars and firm grasp on the rigors of jazz, ready to test himself and grow while performing in the region he grew up in. Instead, without the advantage of a head start, in the

spring of 2020 he hit the same wall as all musicians. But in the past year, due to his musical talents and his nose hard to the grindstone, he managed to secure scores of gigs in the region.

Like any working musician, Wyatt Ambrose takes a variety of gigs, from weddings to art openings to live music venues, playing in a wide range of styles. But



Wyatt Ambrose

See WYATT, con't on Page 18

## The Mountain Eagle

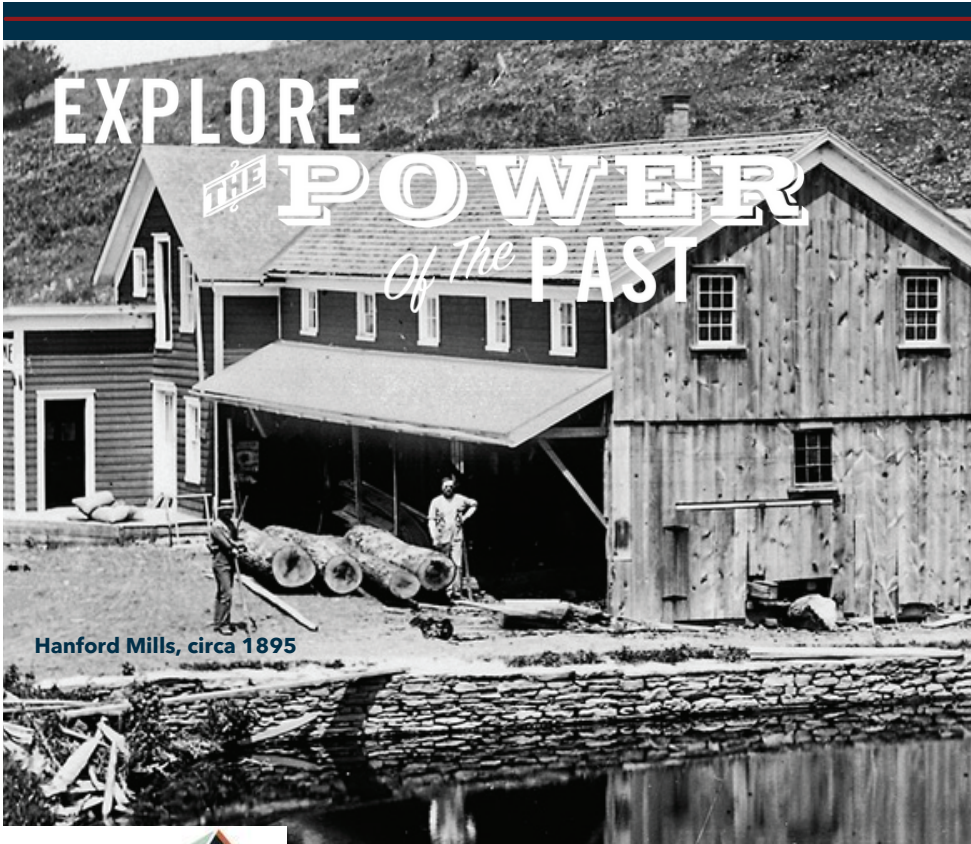
and The Schoharie News

Serving Delaware County and Its Residents

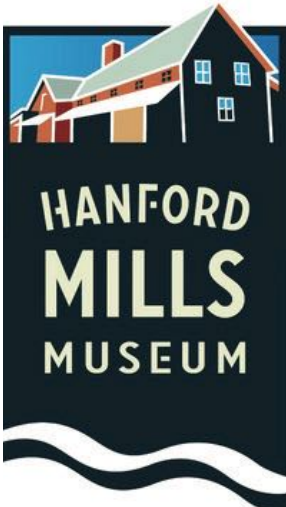
518-763-6854  
[mountaineaglenews@gmail.com](mailto:mountaineaglenews@gmail.com)  
[www.the-mountaineagle.com](http://www.the-mountaineagle.com)

P.O. Box 162  
Schoharie, NY 12157  
and  
9 Railroad Avenue  
P.O. Box 278  
Stamford NY 12167  
518.763.6854





Hanford Mills, circa 1895



Experience over 175 years of Catskills ingenuity at this historic water-powered mill. See the tour schedule and plan your visit at [hanfordmills.org](http://hanfordmills.org) or call 607-278-5744

Looking for more local things to do? Find nearby provisions, adventures, and treasures at: [www.ExploreMore.hanfordmills.org](http://www.ExploreMore.hanfordmills.org)

**HANFORDMILLS.ORG**

51 County Hwy 12, East Meredith, NY

## SUMMER MUSIC AT HONEST BROOK

By Lillie Anderson

The Honest Brook Music Festival (HBMF) will celebrate its 34<sup>th</sup> season of concerts in the Barn this summer with another stunning lineup of exciting, young musicians. The season will open with Saturday evening concerts on July 15 and July 22 at 7:30 P.M. and will continue on Sunday afternoons, on August 6 and 13 with concerts at 3 P.M.

Founded in 1989 by Michael Cannon and the late Christopher Desler, HBMF is a beloved fixture of the classical music scene in Delaware County and the surrounding area. Performances are held in a converted dairy barn, where both

artists and audiences enjoy its warm, resonant acoustics.

**Chaeyoung Park**, pianist, will perform on July 15<sup>th</sup>. *New York Concert Review* called her a passionate pianist who “does not play a single note without thought or feeling.” Park’s programs range from the early French Baroque by Rameau to Beethoven sonatas to new music by living composers. She has performed with orchestras across the U.S.



Baritone John Moore

Baritone **John Moore** will perform July 22<sup>nd</sup> with pianist **Adam Golka**. Moore appears frequently in Europe and the United States and is praised for his energetic performances and burnished tone in both operatic and concert repertoires. A graduate of New York’s Metropolitan Opera’s Lindemann Young Artist Program, Moore has sung numerous

roles at The Met.

Pianist **Golka** has performed with orchestras from Seattle to Atlanta, from the BBC Scottish Symphony Orchestra to the Shanghai Philharmonic. He collaborates regularly in recital with Moore and other musicians.

The **Balourdet Quartet** -- Angela Bae and Justin DeFilippis, violins; Benjamin Zannoni, viola; and Russell Houston, cello -- will perform Sunday afternoon, August 6<sup>th</sup> at 3 P.M. The quartet has performed at festivals and series across the United States, receiving numerous awards and prizes. It will premiere a new commissioned work by celebrated composer Karim Al-Zand, made possible through a Chamber Music America’s Classical Commissioning grant.

The **Neave Trio** will close the season on August 13<sup>th</sup> at 3 P.M. Since forming in 2010, the trio – violinist Anna Williams, cellist Mikhail Veselov, and pianist Eri Nakamura – has earned enormous praise for its engaging, cutting edge performances.

‘Neave’ is a Gaelic word meaning “bright” and “brilliant.” The trio has performed at concert series and at festivals worldwide, and has held residency positions at Brown University, University of



The Balourdet Quartet

Virginia, and the Longy School of Music of Bard College, among other institutions.

Honest Brook Music Festival is at 1885 Honest Brook Road, Delhi, New York 13753.

All seating is by reservation only. Reservations are \$25 per concert, or \$85 for the full season. Children K-12 are admitted free. Seating location is first come, first served. Please visit our website [HBMF.org](http://HBMF.org) for a reservation form, or call 607-746-3770.

For additional information, email [HBMF@aol.com](mailto:HBMF@aol.com).



The Neave Trio

## HEBBARD FENCE

558 Otego Road  
Franklin, NY 13775  
607-829-8664

**hebbardfence@gmail.com**  
“Your Livestock Fence Specialist”

### NEED FENCING or REPAIRS?

**We do all kinds of livestock fencing:  
horse, high tensile electric or  
barbwire for cattle,  
woven wire for sheep,  
board barnyards.**

**Repairs and tune-up of existing fences**

**Fully insured, work guaranteed.**



Pianist Chaeyoung Park



# FILM FOCUS

with  
**MICHAEL PAXTON**

## THE WOMEN WHO SAVED THE STUDIOS



Deanna Durbin

Dear Readers,

Those of you who attended our last Franklin Film Forum screening will recall that we focused on Part 1 of “The Women Who Saved the Studios” and Universal’s biggest star of the ‘40s, Deanna Durbin. In the somewhat forgotten film, *It Started with Eve*, we got to experience one of the best screwball romantic comedies of the ‘40s.

Each of the other studios bolstered their finances with major actresses who drew in audiences with their musicals:

- 20<sup>th</sup> Century Fox
- Shirley Temple**
- MGM
- Judy Garland**
- Paramount
- Betty Hutton**
- RKO
- Ginger Rogers**

In Part 2 of “The Women Who Saved the Studios,” we will spotlight the actress who became Warner Brothers’ most prolific blonde, starting with *Romance on the High Seas* in 1948: Doris Day. As Hollywood lore has it, Betty Hutton was meant to star in *Romance* but became pregnant. Needing a star in a hurry, the director, Michael Curtiz (*The Maltese Falcon*, *The Adventures of Robin Hood*, *Roughly Speaking*), was at a party where Day reluctantly agreed to sing a song for the crowd, even though she was planning to leave Hollywood and any chance at a movie career the very next day. Curtiz asked her to do a screen test, and ultimately hired her to replace



Betty in his film. Over the next 7 years, Day made 17 films for the studio—most of which were musicals.

Day never had an acting lesson in her life, but was a natural onscreen and, in the singing department, she created a discography that ultimately earned her a Grammy Lifetime Achievement Award.

Ironically, one of the best films of her career, *Love Me or Leave Me* (MGM,



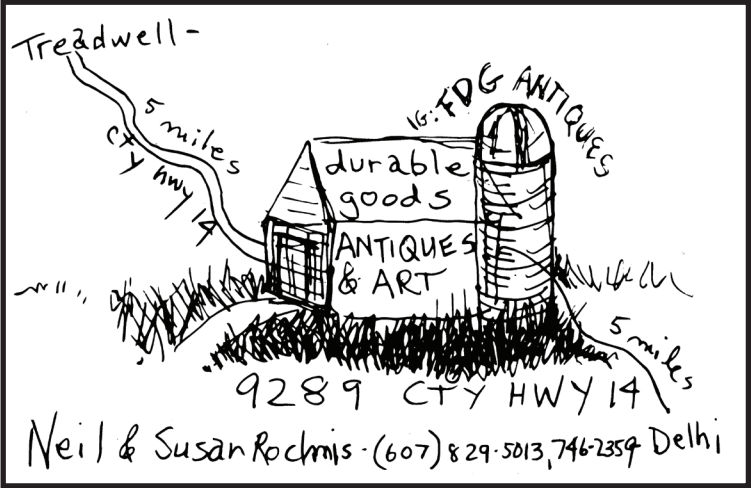
Doris Day and James Cagney

1955), was produced *after* she left Warner Brothers and became an independent artist, managed exclusively by her then husband, Marty Melcher. But before that, her roster of musicals for Warner Brothers rivaled Judy Garland’s tenure at MGM and Ginger Rogers at RKO.

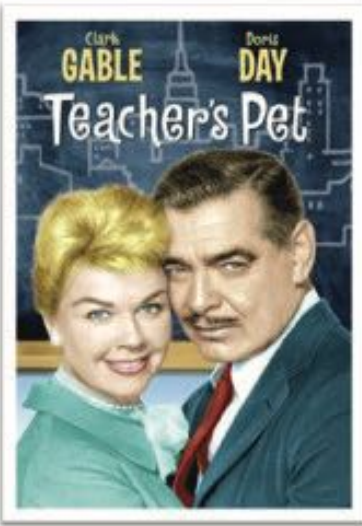
The apex of those Warner’s musicals was *Calamity Jane* (1953), a raucous and robust, tongue in cheek take on the old west. Ironi-

cally, this film was given to Day as “compensation” for Jack Warner not being able to purchase the rights to *Annie Get Your Gun* for her, which became a starring vehicle for Betty Hutton after Garland was fired from the production. Directed by David Butler, it is also known to be Day’s favorite film. Dealing with the topics of male-female roles in romantic relationships, it poses a few ahead-of-its-time questions concerning stereotypes. Aside from some antiquated notions of what should be considered “acceptable” behavior for women and the portrayal of Native Americans as cartoonish “cowboys and Indians” stereotypes, the movie is focused on the lighthearted heroine’s journey from over-the-top tomboy to examining other parts of her personality and psyche. The movie also included the song “Secret Love,” which Day recorded in only one take and won the Oscar that year. All in all, it’s worthwhile to see Doris Day chew up the scenery (in a good way) in *Calamity Jane*.

For another example of Doris Day’s range and appeal, *Teacher’s Pet* (1958) is at the top of the list. Not made at Warner Brothers, it belongs to a sub-genre of romantic comedies I call the Smart Comedy. These are comedies with strong themes that challenge audiences and add a level of complexity to the characters and plot not usually found in typical comedies (think the savvy and satirical *Bridesmaids* vs. the one-dimensional slapstick of *The Hangover* movies).



Although there is a decidedly awkward age difference between the leads in *Teacher’s Pet*, their chemistry is so good it negates any ageist naysayers. In addition to the intelligent script, there are terrific supporting performances



by Peter Baldwin, Marion Ross, Mamie Van Doren, and Gig Young (Oscar-nominated here) that make the film as compelling as it is entertaining.

I hope you will join us at the Franklin Film Forum on March 26<sup>th</sup> at 7 P.M. to see Doris and Clark banter about journalistic integrity and the ever-present balance we all strive for between experience and education.

And by the way....



**HAPPY EASTER!**



## GARDEN DESIGN WORKSHOP

Saturdays, 10 a.m. to 12 p.m.  
March 25<sup>th</sup>, April 1, 8, 15, 29, May 6

Presented by Don Statham

This workshop will look at different types of gardens and biodiversity: low maintenance gardens for older gardeners, native plant gardens, formal gardens and meadow-inspired gardens. We will think about and study composition, plants for seasonal interest, plants for shade or sun, and perennials and shrubs that do well in Delaware County. Students will leave the class with a garden design plan for their own garden. We will also discuss and source where to purchase plants locally in the Catskills, best planting times, and planting techniques.

For more information and to register, go to:  
<https://luckdragon.space/event/garden-design.html>

**\$500 (six weeks)**

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” ([donstathamblog.com](http://donstathamblog.com)).





# Coldwell Banker Timberland Properties:



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

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



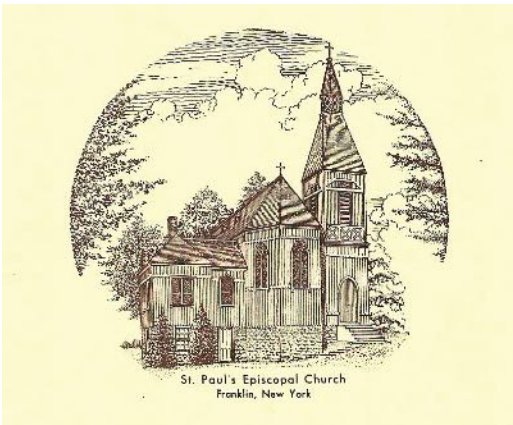
Integrity/Leadership/Innovation Since 1971    [TimberlandProperties.com](http://TimberlandProperties.com)    [CatskillPremier.com](http://CatskillPremier.com)

**MARK, continued from Page 4**  
tomer’s craving for good Kosher dill pickles and other fermented vegetables.  
As you enter the store, the enticing scent of coffee wraps around you. Fresh-roasted beans are available from Wake-man Coffee of Sidney and Roman Roasters of Delhi, among others. Nearby is a fresh-brewed pot for sampling. Mark is on the lookout for a local supplier of baked goods. Until then, he sometimes offers baguettes or croissants, which he buys mostly baked and finishes in the store’s oven. Warmer weather will bring tables and chairs on the front patio.  
Mark is still waiting on a retail license from New York Liquor Authority to sell beer and hard cider. By spring, there should be an assortment of local beverages.  
Customers have been a mix: older and younger, Franklin residents and visitors from surrounding towns. One happy shopper wrote “What a treasure!!! Excel-



The most luxurious butter!

lent customer service...Refreshing to have someone that knows the products they are selling.”  
There is a small sign on Main Street, opposite the Tulip and the Rose Cafe. Park-ing is in front of the store, up the drive-way between Lava Atelier and Kabinett & Kammer.  
Tuesday through Sunday, Mark com-mutes the half-hour drive from home. The store is open 10 a.m. to 6 p.m.



The Congregation of St. Paul’s Episco-pal Church, Franklin wishes to extend an invitation to persons of all faiths to join us in a celebration of the Risen Lord.

Easter Sunday, April 9<sup>th</sup>  
8:30 A.M.

The Reverend, Dr. William A Lytle  
Celebrant

A free fellowship breakfast will follow immediately after the service.

St. Paul’s Episcopal Church  
307 Main St. Franklin, NY

Info Call: 607-434-5762



# NEW TOWN ROAD?

By Brian Brock

Does Franklin need more town roads? Our highway superintendent is responsible for more than six dozen roads, both through-ways and dead ends, totaling about 101 miles. This year, the cost to maintain and improve this transportation network runs \$1.48 million, which is largely paid for by your property taxes.

For years, the highway department has consumed more than three quarters of the town budget: 78% in 2023. In recent years, our town board has moved in the opposite direction, deaccessioning several short sections of roads such as the middle of Sanly Road in 2018. People do not remember the last time that a new town road was added.

Since the 1970s, several large Franklin farms have been broken-up into subdivisions of a dozen or more parcels, mostly 5 to 15 acres. For some, a town road ran through the farm, such as Freer Hollow Road, Grange Hall Road, and Sherman Hill Road. This provided access to all the lots. For others, the developer had to build a private road for access to some of the lots, such as Campbell Road, Poets Hill Road, Tara Lane, and Thoroughbred Road.

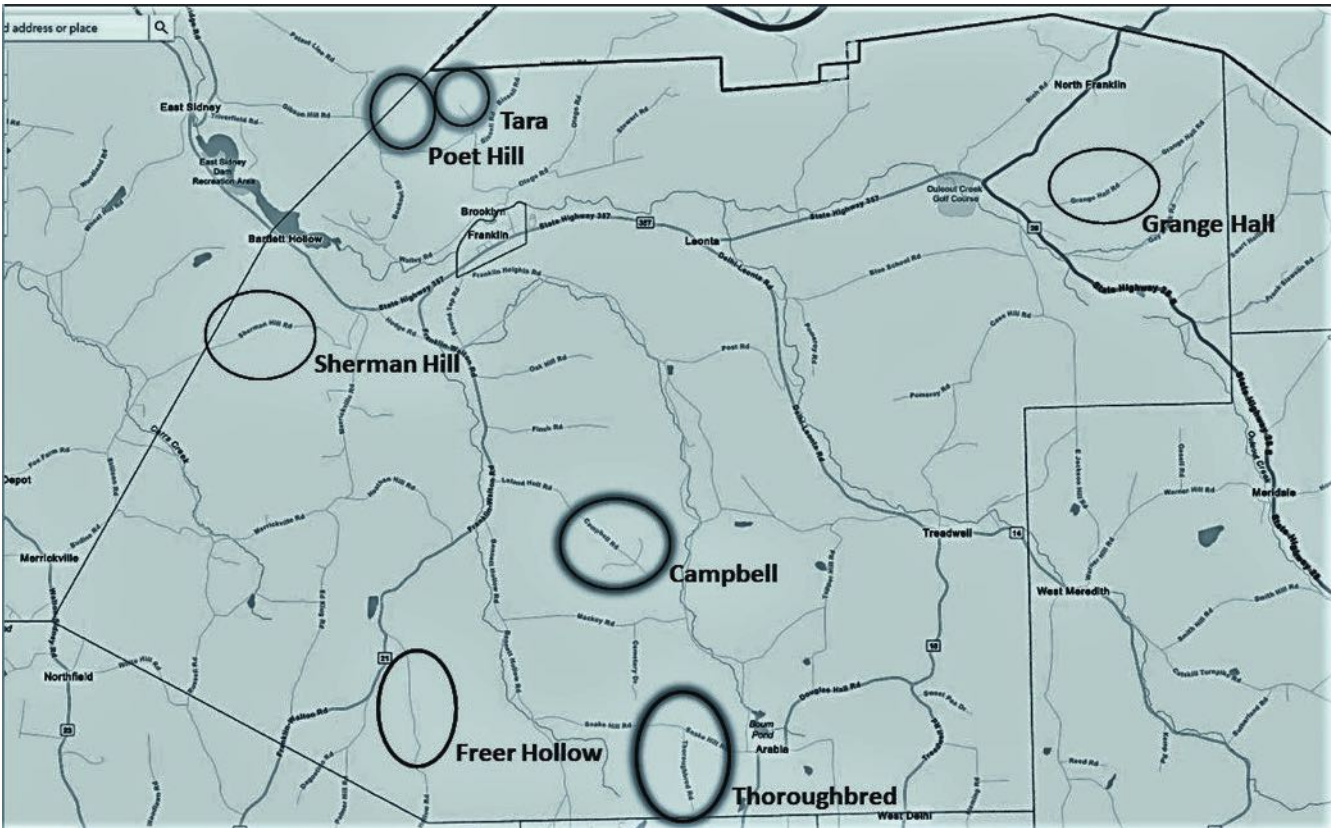
Maintaining these roads is a burden for all those landowners. They work and pay to keep the dirt graded, the ditches and culverts clear, snow plowed, and fallen trees removed. (Some mortgage lenders require proof of a responsible homeowners association or a legally-enforceable joint maintenance agreement/covenant.) This burden can be shifted from those few landowners to all town landowners by converting a private road into a public one, with the maintenance to be done by our highway department.

Anyone on a private road may request that the town take responsibility for their road, but this decision is up to the town board. Providing that the board agrees, the road must first be brought up to state specifications: 50 feet (three rods) of right of way cleared, 30 feet of road graded, a crowned centerline, drainage ditches, culverts, etc.

All this work would be done on private land and therefore must be paid for by the landowners. Some town boards choose to do this work in-house and bill each landowner proportionally, either as a lump sum or as annual installments on their tax bills. Most towns require that the landowners contract and pay for the engineering and construction directly, which then must pass inspection by the highway superintendent. In that case, the landowners may apportion the payments as they choose.

Last summer, Randolph Bloomfield, one of the landowners on Thoroughbred Road (aka Winners Circle Road), approached the board about its accession. The Thoroughbred subdivision is located on southeastern edge of Franklin off Snake Hill Road, which in turn is off Bennett Hollow Road. It would add almost a mile to Franklin roads.

Mr. Bloomfield related that in September of 1989, the town board had agreed to make the road public but had not. Highway superintendent Laing suggested that the cost of bringing the road up to standards might have proved an obstacle. He said that today the road must meet the Donovan specifications of NYS Department of



Map above: Major subdivisions in the Town of Franklin are circled. Those with private roads are darker and fuzzy.  
Base map from Delaware County COMIT

Transportation. Laing recommended that the landowners hire an engineering firm to evaluate the work required and estimate costs.

Unlike the state, towns do not own the land under their roadways. Instead, towns have easements. The developer, Patten Reality, no longer owns the land, instead there are over three dozen landowners. For Thoroughbred Road to become a public road, easements will be needed on each property that fronts the road, all two dozen of them. (A homeowners association should have permanent easements for their common road.) While the town board could seize easements through eminent domain, ours is unlikely to do so.

First step in the legal process is for the landowners to present a written request to our highway superintendent specifying the road's location, route, length, and width, plus a list of which parcels would be affected. If so inclined, the board would pass a resolution in support. Then the dozen or so landowners would have to grant easements for the roadway.

Next the town attorney would review this stack of two dozen easements. (Some own more than one parcel.) The roadway would have to be improved to the Donovan standards. Superintendent Laing would examine and approve the roadway. Then he would file an order laying out the roadway with the Town Clerk along with all the easements. Finally, the town would file the road with the New York Department of Transportation.

Some towns list the steps in this process on their website, such as Babylon, Catskill, Islip, and Southampton. Each town adds its own requirements. Catskill requires approval by the planning board. Islip requires a survey of the roadway. Southampton requires a public hearing before the board votes.

Whatever our town board decides for Thoroughbred Road, it could serve as precedent for the other private roads in Franklin such as Campbell, Poets Hill, and Tara. Also, someday there could be more subdivisions with private roads. There are still several large tracts of land in Franklin that could become major subdivisions.

## FRANKLIN TOWN BOARD MEETINGS 2023

|                           |           |                                              |
|---------------------------|-----------|----------------------------------------------|
| 3 <sup>rd</sup> January   | 6:00 p.m. | Franklin Town Hall<br>Organizational Meeting |
| 7 <sup>th</sup> February  | 6:00 p.m. | Franklin Town Hall                           |
| 7 <sup>th</sup> March     | 6:00 p.m. | Treadwell Fire Hall                          |
| 4 <sup>th</sup> April     | 7:30 p.m. | Franklin Town Hall                           |
| 2 <sup>nd</sup> May       | 7:30 p.m. | Franklin Town Hall                           |
| 6 <sup>th</sup> June      | 7:30 p.m. | Treadwell Fire Hall                          |
| 5 <sup>th</sup> July*     | 7:30 p.m. | Franklin Town Hall                           |
| 1 <sup>st</sup> August    | 7:30 p.m. | Franklin Town Hall                           |
| 5 <sup>th</sup> September | 7:30 p.m. | Treadwell Fire Hall                          |
| 3 <sup>rd</sup> October   | 7:30 p.m. | Franklin Town Hall<br>Budget Workshop        |
| 8 <sup>th</sup> November* | 6:00 p.m. | Franklin Town Hall<br>Budget Hearing         |
| 5 <sup>th</sup> December  | 6:00 p.m. | Treadwell Fire Hall                          |

Meetings are on Tuesday evenings except as noted on Wednesday (\*).

A meeting can be rescheduled at any time or a special meeting scheduled, so check town website <https://franklin-delco-ny.gov/council>

KENNETH L. BENNETT  
FUNERAL HOME

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



**WYATT, continued from Page 13**  
his first love and devotion is jazz, specifically motifs from the great jazz transformations of the 1950s and 60s, and his own brand of free jazz. His journey was circuitous but dogged, beginning with his interest in guitar at age 11, when he asked his parents for drums for Christmas, a tactical move on his part, surmising that in order to avoid the racket of a trap set, they would purchase him an electric guitar instead.

Wyatt's first interests were heavy metal sounds, playing with his bassist brother and listening to bands like Mastodon and Animals As Leaders, but his dedication to

the instrument spurred him to listen to other guitarists, becoming enamored with Pat Metheny and others in the jazz space. His high school music teacher, tuba player Mike Depauw, encouraged him to join the Oneonta High School jazz band and he became even more drawn toward jazz. Depauw would bring in CDs by iconic artists like Coltrane, Davis and others from the "bop" period, handing each student a CD and then having them pass it on to another student after giving a listen. Ambrose fell in love with that music and it pointed him in a direction of no return.

Now you will find Wyatt Ambrose teaching ensemble, ear

training, and lecture courses in pop music at Hartwick ("Teaching can be as gratifying as performing," he admitted), and playing with his bassist partner Evan Jagels (and sometimes with drummer Sebastian Green, as the Killdeer Trio) wherever there is a call for a small jazz combo. His ambition is to be able to live in Oneonta, where he clearly wants to stay connected, and make a living teaching and perhaps touring.

When I spoke with Wyatt at an Oneonta coffeehouse on a snowy February day, we strayed into talking about art in general. I had met with him once to rehearse some of my songs, and was thrilled with the

brief introduction to his approach. "Jazz is like poetry," he said.

The poet in me was inclined to agree with him. Poets talk about finding their voice. And this concept hits home with jazz players as well.

"You can hear the same notes from different players," Ambrose pointed out, "but each musician has that distinctive sound."

I asked him how he felt about his own "voice."

"I'm closer than I've ever been to finding it," he said.

I don't doubt him in the least.

Find Wyatt Ambrose at [wyatt-ambrosemusic.com](http://wyatt-ambrosemusic.com).

# SAVE THE DATE!

## FRANKLIN FARMERS' MARKET OPENING DAY

**Sunday May 28<sup>th</sup>**  
**10 a.m. to 2 p.m.**  
**Chapel Hall, Franklin NY**

**Vendors confirmed:**  
Weekly: Chubby Bunny (marshmallows), Cordwood Acres (mushrooms, garlic, potatoes, berries, soap), Empire Angus (beef), Hare & Feather (preserves, fudge), Izzabon (jewelry), Off Road Maple (maple/honey/mixes), and Skytop Springs (trout, fresh and smoked).

Occasional: Catskill Lily's (decoupage), Oak Hills Farm (lamb and leather), Pomeroy Jones Farm (goat), Wild Horse Gardens (photos/handmade items), Willow & Birch (personal care/beauty items), Trollbok Farm (Swedish baked goods)



**VENDORS WANTED:** breads, produce (vegetables and fruit), chicken, and eggs  
**Special treats:**  
Occasional Ty's Taco-Ria  
Occasional musical performance  
300th market celebration



# ...AND THIS ONE!

## MAKING THE CUT! WOMEN'S CHAINSAW WORKSHOP

**Dates: April 1<sup>st</sup> and 2<sup>nd</sup>, 2023**  
Instructor: Nathan Waterfield, Timberworks Tree Service, Cherry Valley  
Location: Pine Lake Campus  
1894 Charlotte Creek Road, Oneonta

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.

The free two-day workshop at Hartwick College's Pine Lake Campus, Oneonta, NY, 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.

Chainsaw operation can be safe and



enjoyable. Workshop participants will be able to practice chainsaw use in a controlled and supervised small-group environment. This course is designed to provide an experience where all participants have ample opportunity to ask questions and practice chainsaw techniques.

The workshop will provide all safety gear and equipment; however, participants may choose to bring their own chainsaw or personal protective equipment if they have them. The two-day workshop will be mostly outdoors. Please dress and prepare for the weather with long sleeves, pants, and boots. Lunch will be provided to all participants.

Enrollment in the workshop is free to anyone who identifies as a woman, thanks to support from the Community Foundation of South Central New York.

To register for one of the fifteen available spaces, please visit [www.otsego-land-trust.org](http://www.otsego-land-trust.org) or call 607-547-2366 ext. 105.



# ...AND THIS ONE, TOO!!

## VILLAGE PARK and EDIBLE TRAIL

### Spring Work Days

**Saturdays**  
**April 22<sup>nd</sup> and May 20<sup>th</sup>**  
9:30 to 11:30 a.m.

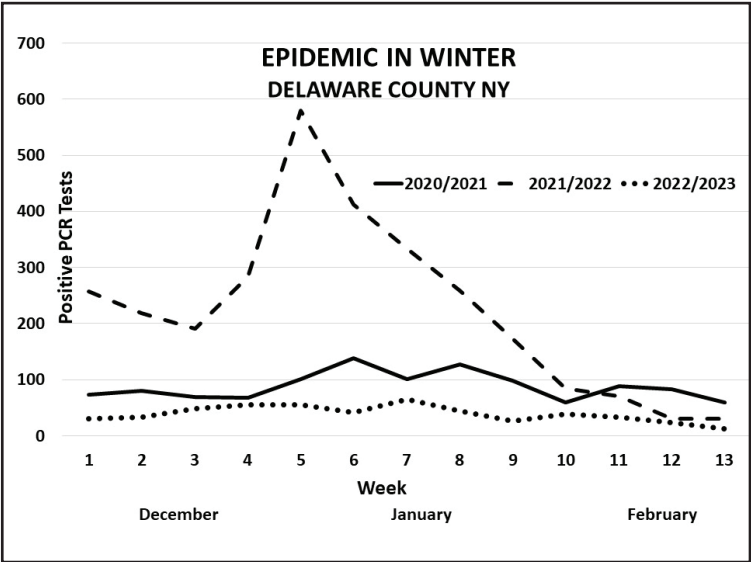
Meet at the Village Park.

Plantings, pruning, mulching, mowing, clean-up, and installation of Mary Ann memorial bench (May).

Tools provided, but bring them if you have them. Waters, coffee, and donuts provided.

On Facebook: Franklin Edible Walking Trail

Fundraising is underway to install entry kiosk, and signage along the trails.



## PANDEMIC REPORT: The Winter Wave That Wasn't

By Brian Brock

During the Covid pandemic, the first two winters each brought a wave of infections. The second was much larger than the first. PCR tests of residents in Delaware County peaked at over 550 positive results in just one week at the start of January 2022. But this winter, not so much. Instead, we saw a small peak in January 2023 of less than 70 positive polymerase chain reaction tests per week. By the start of spring, we were under 20 positives per week.

This fading of the pandemic is evident in the lower number of deaths. In the winter of 2020/2021, 31 residents died from Covid, and in the winter of 2021/2022, 24 died. However, during this winter, only seven died – although that was cold comfort to their relatives and friends.

Has the pandemic finally ended? In 2022, 265,000 Americans died from Covid. Compare this to the flu, which in a bad year kills 50,000 Americans. Less than a quarter of them died in the second half of the year, but that is still a loss of 75,000.

For Delaware County, the death toll has been 9 in 2020, 74 in 2021, and 37 in 2022. What is more, last year less than one third of those residents died in the second half. In the fall and winter, we suffered a moderate level of infections, with 30 to 60 positive tests per week and an average of a death every other week.

Hopefully, these trends will continue to improve.



A CONVERSATION  
WITH CHATGPT

With thanks to Christie Russ Kellogg for his  
technical assistance and media savvy.

(What did we learn?  
Don't believe everything your AI tells you!)

**Prompt:**  
Tell us about Franklin, New York.

**Response:**  
Franklin is a town located in Delaware County, New York, United States. It is situated in the western part of the county and has a population of approximately 2,500 people. Franklin was first settled in the late 1700s and was officially established as a town in 1792. The town was named after Founding Father Benjamin Franklin.

The town of Franklin is primarily an agricultural community, with dairy farming and maple syrup production being two of its main industries. The town also has a strong tradition of supporting the arts, with many local artists and craftspeople calling Franklin home.

Notable landmarks in the town of Franklin include the Franklin Railroad and Community Museum, which showcases the town's history and its connection to the railroad industry, and the Franklin Stage Company, a professional theater company that hosts performances throughout the year.

In recent years, Franklin has become a popular destination for visitors looking to enjoy the natural beauty of the area. The town is home to several parks and trails, including the Treadwell Trail, which offers scenic views of the surrounding countryside.

**Prompt:**  
That's the first we've heard of the Treadwell Trail.

**Response:**  
The Treadwell Trail is a relatively new hiking trail that was established in 2015 in the town of Franklin, New York. The trail is named after the hamlet of Treadwell, which is located in the western part of the town and is one of the trail's starting points.

The Treadwell Trail is approximately 6 miles long and features a variety of terrain, including wooded areas, meadows, and streams. The trail offers scenic views of the surrounding countryside and is a popular destination for hikers, bird watchers, and nature enthusiasts.

The trail is maintained by the Treadwell Trails Association, a local non-profit organization that is dedicated to preserving and promoting the trail. The association organizes regular clean-up and maintenance events, as well as guided hikes and other educational programs.

If you're interested in hiking the Treadwell Trail, you can find more information on the Treadwell Trails Association's website or by contacting the organization directly.

**Prompt:**  
What website? We think you made up the Treadwell Trail Association.

**Response:**  
I apologize for the confusion. As an AI language model, I strive to provide accurate information, but I am not always perfect. Upon reviewing my previous response, I realize that I made an error in stating that there is a Treadwell Trail Association. To the best of my knowledge, there is no official association dedicated to the Treadwell Trail in Franklin, New York.

However, I can confirm that the Treadwell Trail exists and is a popular hiking destination in the area. It was established in 2015 by a group of local volunteers, and it is maintained by the Town of Franklin Highway Department.

**Prompt:**  
Please cite your source.

**Response:**  
I apologize for any confusion or incorrect information that I may have provided earlier. As an AI language model, I do not have the ability to browse the internet or directly access sources. However, the information I provided was based on my pre-existing knowledge and training. More information about the Treadwell Trail can be found on the Delaware County website: <https://www.co.delaware.ny.us/departments/parks/treadwell-trail.aspx>.

Thank you, ChatGPT, for your charming misinformation!



The Newsletter of Franklin Local

Editorial Board

Ellen Curtis     Manette Berlinger  
Eugene Marner     Helen McLean  
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](mailto:nfr@franklinlocal.org)

What are we about?

Franklin Local Ltd, the parent organization for The New Franklin Register and of the Franklin Farmers' Market, is a not-for-profit corporation made up of Franklin residents.

Our mission statement: to work to preserve the rural character of Franklin, to build the local economy, to encourage volunteerism, and to raise awareness of economic and social challenges that may result from climate change and the transition from fossil fuels to sustainable energy.

We generally meet once a month, at 7 P.M.; the date and location are 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
  - Goods exchange
  - 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.

ADVERTISE IN YOUR HOMETOWN  
NEWSPAPER!

THE NEW FRANKLIN REGISTER

Contact

MANETTE BERLINGER

[manette.berlinger@gmail.com](mailto:manette.berlinger@gmail.com)

Medicare With Robin

Robin Williams  
Licensed Insurance Agent  
Coverage Educator

518-646-1180

-New to Medicare?  
-Need dental and vision?  
-Paying too much for your plan?

Schedule a Medicare  
Plan review today!

M-F 9-5pm,  
[info@MedicareWithRobin.com](mailto:info@MedicareWithRobin.com)





# UPSTATE COUNTRY REALTY

It's BETTER UPSTATE.

FRANKLIN, NY

UPSTATECOUNTRYREALTY.COM

845.514.5360



## REAL PROPERTY SALES IN THE TOWN OF FRANKLIN

| SALE     | LOCATION                 | ACRES  | TYPE         | ASSES   | SALE    | SELLER                 | BUYER                      |
|----------|--------------------------|--------|--------------|---------|---------|------------------------|----------------------------|
| 8/10/22  | 1066 Sherman Hill Rd     | 14.00  | Rural Res    | 112,000 | 150,000 | Bocci, Carmine         | Constable, Shannon J       |
| 8/11/22  | 1054 Grange Hall Rd (3)  | 30.20  | Rural Res    | 134,000 | 224,000 | Hudak, Douglas         | Stavrakis, Costas          |
| 8/16/22  | Sweet Pea Dr             | 10.83  | Rural Vac>10 | 28,000  | 62,000  | Vulaj, Gjeto           | Watson, Gary Matthew       |
| 8/18/22  | 11 Main St (2)           | 16.55  | Rural Res    | 240,000 | 115,000 | Hoffman, Rinna (R)     | Hoffman, Rinna             |
| 8/19/22  | 1614 Gay Brook Rd        | 1.00   | 1 Family Res | 73,000  | 166,500 | Gordon, Dale W         | Gibson, Christopher        |
| 8/22/22  | 4513 State Hwy 28 S      | 15.53  | Rural Res    | 272,000 | 410,000 | George Saunders Trust  | Fox, David S               |
| 8/24/22  | 70 Case Hill Rd          | 1.00   | 1 Family Res | 120,000 | 250,000 | Potrzeba, Luke         | Shea, Michael P            |
| 8/25/22  | 2140 Snake Hill Rd       | 14.00  | Rural Res    | 194,000 | 1,000   | Vagle, Michael E (R)   | Vagle, Louise A            |
| 9/1/22   | West Platner Brook Rd    | 10.10  | Rural Vac>10 | 14,000  | 4,000   | Sunjka, Vicko          | Doukas, Konstantinos       |
| 9/2/22   | 287 Overlook Dr          | 9.24   | 1 Family Res | 185,000 | 259,900 | Rodriquez, Victor      | Jewett, Jonathan           |
| 9/2/22   | 1013 Campbell Rd         | 5.78   | 1 Family Res | 170,000 | 215,291 | Loguercio, Margaret    | The Bank of New York (F)   |
| 9/3/22   | Oak Hill Rd              | 38.70  | Rural Vac>10 | 27,000  | 20,000  | Kent, William H (R)    | Kent, Matthew              |
| 9/8/22   | 7784 State Hwy 357       | 1.00   | 1 Family Res | 100,000 | 84,381  | Heffernan, Nancy       | Edgett, Cole W (LC)        |
| 9/13/22  | 4716 W. Platner Brook Rd | 1.60   | 1 Family Res | 150,000 | 180,000 | Frazier, Clifton J     | Derks, Daniel              |
| 9/19/22  | 2166 Tupper Hill Rd      | 2.76   | 1 Family Res | 105,000 | 245,000 | Mitchell, Jennifer H   | Langner, David             |
| 9/21/22  | 6501 State Highway 357   | 15.10  | Rural Res    | 204,000 | 318,000 | Haner, Scott W         | Lubanski, Pawel            |
| 9/21/22  | 167 Walley Rd            | 4.24   | Rural Vac<10 | new     | 5,000   | Kan, Edmond Rinnoo     | Hartel, James J            |
| 9/23/22  | 2796 State Hwy 28 S      | 0.21   | Rural Vac<10 | 41,000  | -       | Burgin, J Marc         | Aldrich Baptist Church Inc |
| 10/12/22 | 6308 Dunk Hill Rd        | 8.36   | 1 Family Res | 130,000 | 250,000 | Rigas, George          | Hockenbeck, Keith A        |
| 10/20/22 | 7263 State Highway 357   | 8.08   | 1 Family Res | 175,000 | 180,000 | Katharine Medina Trust | Buck, Curtis               |
| 11/2/22  | 24 Maple St              | 0.20   | 1 Family Res | 126,000 | 244,500 | Wilber, Kenneth F      | Guth, Nickolas             |
| 11/3/22  | 1895 Russell Rd          | 18.00  | Rural Res    | 194,000 | 395,000 | Hunter, James A        | Murphy, Joseph Ryan        |
| 11/3/22  | 1819 Rich Rd             | 4.16   | 1 Family Res | new     | 145,000 | Dore Irrevocable Trust | Lehr, John D               |
| 11/7/22  | 2395 Lawton Hill Rd (2)  | 4.00   | 1 Family Res | &Sidney | 215,000 | Holzel, Alice M        | Dukuchitz, Jonathon L      |
| 11/9/22  | 1549 Chamberlain Hill Rd | 3.10   | 1 Family Res | 121,000 | 237,000 | Axtell, Charlotte      | Ellis, Collin              |
| 11/11/22 | 4308 State Hwy 28 S      | 108.00 | Rural Res    | 325,000 | -       | Gouy, Chantal (R)      | Marquetty, Richard         |
| 11/15/22 | 88 Gay Brook Rd          | 3.30   | 1 Family Res | 160,000 | 330,000 | West, Steven J         | Falcone, David A           |
| 11/17/22 | Freer Hollow Rd          | 19.81  | Rural Vac>10 | 60,000  | 95,000  | Signore, Vincent       | Phraner, John Francis III  |
| 11/22/22 | State Hwy 28 S           | 50.00  | Rural Vac>10 | 82,000  | 135,000 | Mendoza, Jose P        | Conrow, Earl M             |
| 11/28/22 | State Hwy 357            | 72.00  | Rural Vac>10 | 110,000 | -       | Camparo, James (R)     | Mitchell, Kathryn A        |
| 11/29/22 | 1013 Campbell Rd         | 5.78   | 1 Family Res | 170,000 | 103,600 | The Bank of New York   | Mudassar, Mohammad Y       |
| 12/7/22  | 482 Main St (2)          | 0.23   | Apartment    | 110,000 | 183,834 | Vitti, Robert G        | Mantra Personal Fitness    |
| 12/9/22  | 496 Main St (2)          | 0.46   | Apartment    | 192,000 | 266,666 | Vitti-Featherson Inc,  | Mantra Personal Fitness    |
| 12/12/22 | 595 Main St              | 0.56   | 1 Family Res | 215,000 | 310,000 | Masterson, Brett C     | 595 Main Street Franklin   |
| 12/14/22 | 332 Campbell Est. Rd (3) | 20.86  | 1 Family Res | 125,000 | 88,235  | Whitehill, Trent       | Hanley, Robert             |
| 12/14/22 | 1165 Leland Hull Rd      | 26.09  | Rural Vac>10 | 54,000  | 66,000  | Saltarelli, Thomas A   | Shaw, Craig Jr             |
| 12/15/22 | Tupper Hill Rd           | 42.00  | Rural Res    | 116,000 | 60,000  | Retallick, Grant (R)   | Gotthardt, Thomas P Sr     |
| 12/21/22 | 93 Water St              | 0.31   | 1 Family Res | 120,000 | 218,000 | Crowell, Eileen        | Quadri, Shahid             |
| 12/28/22 | off State Hwy 28 S (2)   | 186.84 | Rural Vac>10 | 139,000 | 335,000 | Whittaker, Douglas A   | JacksonHoleHoldings LLC    |

(#) Number of Parcels

(R) Relative

(F) Forclosure