

Southern Dutchess News

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Agriculture ‘remains a vital part of Wappinger’s identity’

Carnwath Community Farming continues to grow

By Kristine Coulter

There is a quiet spot, but at times bustling, in Wappinger. It is Carnwath Community Farming, a 501(c)(3) nonprofit. The 10 acres for the community, where one can see the Hudson River as a backdrop, offers garden plots, where one can grow produce, flowers and more.

The site is on the Carnwath Farms Historic Site & Park and run by Courtney and Brian Kolb. The Kolbs hope to educate, inspire and connect members of the community.

There are 20 garden plots at Carnwath Farms, each measure 10’ x 20’ and comes with fencing, water access, and full sun. There are plots still available for community members to rent.

Courtney explained the couple began with a “one-acre plot” leased from the Town of Wappinger and was described as “completely overgrown with weeds.” The couple was up for the challenging work and with a heavy tractor and good-old-fashioned hard work, “restored the soil, installed water lines and began building community plots.”

After two seasons, it was explained by the Kolbs, the Wappinger Town Board expanded the Kolbs’ lease from one acre to 10 acres. They intend to grow food for organizations who feed the community and add more garden plots, it was stated.

“The Town of Wappinger is proud to be growing our agricultural roots once again. For the first time in more than fifty years, we have more active farms in operation than we did in 1970. Through thoughtful planning and strong public-private partnerships, such as our collaboration with the Kolb family at Carnwath Farms Historic Site & Park, we’re ensuring that agriculture remains a vital part of Wappinger’s identity,” remarked Town of Wappinger Supervisor Joseph Cavaccini.

The supervisor added, “This Administration’s action by expanding community farming to 10 acres at Carnwath sup-



Above: Watering of crops at Carnwath Community Farming recently.
Below: Courtney and Brian Kolb in front of the lavender plots.

-Courtesy photo and photo by Kristine Coulter

ports more than just local agriculture, we believe it strengthens our community. Growing crops on Town land creates opportunities for education, volunteerism, and environmental stewardship, while also promoting fresh food access and community food donations to local pantries. It connects our neighbors to nature, provides hands-on learning experiences for children and families, and ensures this beautiful parkland remains active, productive, and accessible to everyone.”

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Cannon dedication takes place in Town of Fishkill

By Kristine Coulter

The Veterans Day ceremony was a time of appreciation, remembrance and dedication on Nov. 11 in the Town of Fishkill. A replica of a Civil War-era 3” 10-pound smooth bore cannon (circa 1856-1860), was dedicated during the ceremony. The canon is located at the Town of Fishkill War Memorial, between the Fishkill Recreation Center and Town of Fishkill Police Department.

The cannon was made by Leonard Wood, a local resident. Wood stated he spent about a year building the cannon.

“I hope when they see it, they’ll think back on the veterans and what they gave to this country,” Wood said about residents and visitors.

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A replica Civil War-era cannon was dedicated at the Town of Fishkill Veterans Memorial earlier this month.

-Photo by Kristine Coulter

Functional fitness, mindful nutrition at heart of NDH Diabetes Prevention

By Morgan E. Maier

November is Diabetes Awareness Month and for 10 years, the nationally recognized Diabetes Prevention Program at Northern Dutchess Hospital (NDH) in Rhinebeck has led the charge in community education.

This is not a class designed for homework and short-term impact. It is an opportunity for individuals to join a community with accountability for themselves and others. Lifestyle coach Marie Monroe and nutritionist Roufia Payman have built a community where health and support come tandem with care.

The Diabetes Prevention Program is designed as preventive care for pre-diabetics. The evidence-based approach to decreasing the risk of type 2 diabetes combines exercise, healthy eating and overall lifestyle changes for results. A member’s A1C (average three-month blood sugar) levels must be 5.7%-6.4% to be in the program. Over the course of a year, Roufia and Monroe foster an interactive environment that is not only informational, but also actionable. Food labels are brought in to show what one should look for in their food.

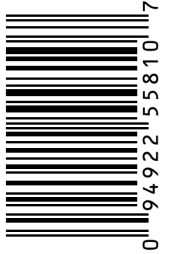
They display accurate serving sizes, effective exercises for movement and an absolute avoidance of the term “diet.” Here, the Diabetes Prevention Program offers a real-life application over take-home pamphlets and self-teaching. The key is “motivating people to want to change,” according to Monroe.

The National Diabetes Prevention Program is a nationwide campaign. Of New York’s 500+ offerings, none is quite like the one spent with Roufia and Monroe. Group members come from New York City, Newburgh and between to take their class with Northern Dutchess Hospital. The first class is the only in-person commitment. All others take place virtually. The hybrid format is a characteristic grown from COVID-19 distancing, which has only grown the program’s reach.

Through every session, the program promotes honest conversation about habits and the impact of lifestyle choices. It holds the jargon and intimidating terms, and brings visual representation to real-life instances, for the entire class.

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Agriculture ‘remains a vital part of Wappinger’s identity’



A sign made by a member of the Wappinger Senior Center.

Continued from cover

Courtney said, “Doing events at local schools, crafting with the Town of Wappinger Senior Center, and hosting pop-up farm stands in the parking lot are some of my favorite moments.”

Some of the crops grown are tomatoes, a variety of herbs, garlic and sunflowers. “We donate as much as we can” to Fareground, a local nonprofit, and food pantries, she explained. They also welcome the community to help.

One can see the Hudson River from part of the location. There is a little library, where one can get a book and/or leave a book. Inside the library there is also a journal where people who visit the farm can draw and write about their experiences.

“People will sit and paint and take pictures,” noted Courtney.

One may consider volunteering in the fields, distributing food, grant work. Their third annual seeds swap is a highly attended event and is January 22nd at River Valley Arts Center, it was noted. Details to volunteer and attend the event

are on the website.

There is also a partnership with The Dahlia Improvement Project and Kate Cahill. The recent dahlia show, which was held in Wappingers Falls, was headed by Cahill earlier this year.

Brian said, “A big part of our mission is the educational side as well.”

Courtney has visited a local elementary school with her family to attend a wellness event, it was stated.

Courtney and Brian said they commend how great it is working with town park employees and others in the park.

They “share knowledge about pollinators, some of the things you can grow” and they make sure people feel comfortable being involved.

Brian said, “There’s always a way. Slow and steady.”

Earlier this year, Art in the Wild was launched. Art in the Wild was when visitors walked through and saw local artists’ work in grottos.

Courtney said other projects in the future will be to work closely with partners and to hold workshops and other events.

“I have always had a mission to leave



The Kolb family during a recent stop at an elementary school in the Wappingers Central School District.



A drawing a visitor drew of the view of the Hudson River during a recent visit to Carnwath Community Farming.

-Courtesy photo, photos by Kristine Coulter

everything better than I found it – and I strive for this project to be just that,” said Brian.

Cavaccini said, “This initiative embodies what preserving the character of Wappinger truly means. Protecting our

land, investing in our people, and cultivating a sustainable future together.”

To donate to Carnwath Community Farming, find out by visiting <https://www.carnwathcommunityfarming.com>.

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New receptacle for old, torn American flags dedicated in Village of Fishkill

By Kristine Coulter

The dedication of the new receptacle for torn and old American flags was dedicated on Veterans Day, Nov. 11. The noon ceremony took place outside of McHoul Funeral Home, 1089 Main St., as the first snowflakes of the season fell upon those in attendance.

Doug McHoul, who is a county legislator and one of the owners of the McHoul Funeral Home, emceed the ceremony. The McHouls donated funds for the box and will take care of the disposal of the flags, along with the Rotary Club of Fishkill. A ceremony to honorably dispose of the flags will be held on Flag Day, June 14, 2026.

"It's great how the Rotary Club is able to spearhead something like this," said John Berlingeri, with the Port Authority of New York & New Jersey. "To have the McHoul Funeral Home take on the responsibility is overwhelming."

Berlingeri presented an American flag that flew over the World Trade Center this year on September 11 to McHoul.

"I am honored," said McHoul. "Thanks very much."

Berlingeri said he put in the request for the flag to the Sergeant of Police of Public Safety and it was approved.

"I live in this community. I served with the Town of Fishkill Police Department for over 26 years. It's something very important and to honor our veterans, to

thanks them," he said.

The idea for the box in Fishkill was that of Rotarian and local resident Eddie Colon. Colon told Southern Dutchess News that he saw flags that were to be disposed of not being treated correctly. Colon, whose son served in the military, and Melinda Potter, president of the Rotary Club of Fishkill, worked to organize this new receptacle.

Yvette Valdés Smith, current minority leader of the Dutchess County Legislature, said, "This is just one of many ways to support the community." She said a box for old or torn flags, was "long overdue" for Fishkill.

Virgil Capollari, chair of the Fishkill Veterans Committee, said, "If you're thanking a veteran for their service, your actions speak more than your words."

Potter said Fishkill "deeply respects" history. Carmine Istvan, Fishkill resident who is the Town of Fishkill Highway Department Superintendent, organized and donated the time from his company to have a concrete slab placed for the box to be located.

Three U.S. Marines were in attendance (this dedication ceremony followed the annual Village of Fishkill Veterans Day ceremony), and assisted Colon, McHoul, Potter cut the ribbon to unveil the new box. There was singing of the "God Bless America" and the National Anthem Refreshments were served inside McHoul's building.



Rotarians, second from left, Eddie Colon, Carmine Istvan, Melinda Potter and Doug McHoul, were joined by three U.S. Marines during the dedication of a receptacle for old and torn American flags outside of McHoul Funeral Home on November 11 in the Village of Fishkill.

-Photo by Kristine Coulter

Senator Rolison hosts bipartisan roundtable with 14 senior-service leaders from area

NYS Senator Rob Rolison hosted Senator Cordell Cleare, chair of the Senate Committee on Aging, for a bipartisan stakeholder roundtable bringing together 14 sen-

ior-service leaders from across Dutchess, Putnam and Orange Counties last week. The discussion focused on affordability and other challenges facing New Yorkers and Hudson Valley residents, including rising costs of living, caregiver shortages, access to in-home care for seniors and the growing need for community support services.

This roundtable marks the second installment in Senator Rolison's ongoing community listening series, launched in October when he convened 12 local leaders to discuss the region's needs related to the cost of housing, childcare, business viability, and food accessibility. Insights gathered through both sessions will shape Senator Rolison's approach and legislative efforts as the State Senate prepares for the upcoming session.

"Today's conversation underscored what we are hearing from seniors and those who care for them every day," said Rolison. "Affordability pressures — especially rent and the cost of care — are affecting the ability of seniors to stay in their homes and age safely in their communities. It's a pleasure to work with Senator Cleare in Albany, and I am grateful to her and to every stakeholder at the table for their commitment to working together to find solutions that put people first."

Cleare stated, "As Chair of the Senate Aging Committee, I welcome opportunities to visit different areas of the state and learn the needs and nuances of local aging networks. I am very grateful to Senator Rolison, who is a dedicated member of our Committee, for the tour and hospitality. I know that we will receive valuable insight and feedback today, which we can take right back to Albany and implement."

The Senators will also hear from residents of senior-living facilities, participate in the

Regional Food Bank of the Hudson Valley's food distribution, meet with City of Poughkeepsie Mayor Yvonne Flowers and Dutchess County Executive Sue Serino and multiple faith-based leaders and discuss ways they can collaborate to make the Hudson Valley more affordable for seniors.

These discussions will offer overburdened caregivers in New York the opportunity to discuss a path to make New York more affordable with a variety of local stakeholders.

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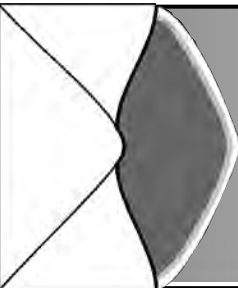


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Viewpoints



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Policy on letters:

- Letters that contain statements that are libelous or slanderous will not be published.
- Letters that include personal attacks will not be published, with the exception of political figures.
- Letters written in response to other letter writers must address the issue at hand, rather than mentioning the writer by name and must refer to the headline and date the letter was published.
- Letters referring to news stories must mention the headline and date of publication.
- The Southern Dutchess News will not be used as a vehicle to place misinformation.
- Information must be attributed to a specific individual or published item (ie - tell us where or from whom you obtained the information)
- All letters must contain a name, hometown and phone number for verification and 300 words or less.
- Letters appearing on the Viewpoints page are the views of the writers alone and do not necessarily reflect the views of the Southern Dutchess News.

Taxpayer money is ‘being well spent’ in Fishkill

To the Editor:

Recently a Fishkill resident expressed his concern over the town using fund balances to balance the budget. He was honest by stating our fund balances were still very good. But he then blamed me for the town bonding out \$3.2 million for equipment we needed. However, he failed to tell you that I voted NO on both bonds. He also failed to tell you that advertised \$750,000 was cut from my 2023 budget, a \$4 per parcel savings. I also voted NO on that budget. I was in the minority both times. 2023 was an election year and even though the fund balance was healthy, I was accused of being “reckless” with my budget. Now, every year we pay a little over \$700,000 a year to pay off the bonds (see the correlation to the \$750,000 cuts from the 2023 budget?) This debt goes “against” the Tax Cap. So this leads to the use of fund balance to balance the budget. If my 2023 was left alone, we would not be talking about this right now.

Since I have been Supervisor I have always been honest with our finances. This year our Tax Rate dropped 6%. Did I claim a tax cut? No, I know our assessments have increased and I have nothing but respect for our residents than to deceive them. Do we have concerns? Of course, we are using fund balances as our Tax Rate is 1.82% which is very low. This could continue until the bonds are paid off in the next 4 years. I could also consider raising taxes by \$50 to pay off the bonds and make our fund balances healthier. However that would require a Tax Cap over-ride and you know what comes next. A letter blaming me for paying off the debt that I did not vote for.

P.S.: your money has been well spent. We have improved all our municipal buildings, parks and roads. Invested heavy in Highway so we can remediate road salt, which is a threat to our aquifer. These expenditures are going to save us MILLIONS in the future as we will not need to build a Reverse Osmosis Plant to filter water.

I am confident when I say this: No one has what the Town of Fishkill has. They may have some, but we have it all.

Ozzy Albra
Town of Fishkill Supervisor

Wappinger unanimously adopts 2026 Budget

The Wappinger Town Board unanimously adopted the 2026 Town of Wappingers Final Budget before the Nov. 20 deadline. According to officials, next year’s budget is “both sound and balanced.”

“Accountability has been at the heart of this administration from day one,” said Wappinger Town Supervisor Joseph D. Cavaccini in a statement. “The 2026 Final Budget reflects that commitment. It is responsible, realistic, and forward-thinking and it reduces the tax rate for our residents while continuing to invest in Wappinger’s future.”

According to Cavaccini, the newly adopted budget stays under the New York State Tax Levy Cap. He also mentioned it lowers the tax rate for residents.

Councilmembers William Beale, Angela Bettina, Christopher Philips and Al Casella, continued to develop innovative, alternative revenue sources, said the supervisor.

Key initiatives include:

- Opening the Chapel at Carnwath Farms Historic Site & Park and the live performance stage at Brexel-Schlaethaus Park as event venues
- Purchasing a roll-off truck for the Recycle Center, eliminating what had been a more than \$300,000 annual operating deficit
- Continuing this Administration’s work of diversifying Town funds into high-interest-earning financial institutions

As a result, \$9,216,325.16 of the \$21,359,768.06 total budget will be levied on property taxpayers—lowering the amount paid directly by residents, said Cavaccini.

Beale, who represents the First Ward, noted in a statement, “The Town Board again worked collectively to create a town spending plan that delivers on expanded town services, programs and improved infrastructure, while protecting taxpayers through fiscal accountability.”

Phillips, who represents residents in Ward 3, said in the statement, “I am very proud of working with my fellow board members. As a team we sat down, looked at the department needs and what is right for the taxpayers. I feel the board did a fantastic job with creating a budget that will continue funding the many projects that the Town has been working on and keep quality government to serve the residents. This was a total board effort, and it was great to see the input from everyone.”

Decrease in tax rates

The approved 2026 budget remains well beneath the NYS Tax Cap with a levy increase of just 1.82%. Cavaccini noted, despite rising costs for utilities, insurance, materials, and contractual obligations, the Town has achieved tax rate decreases for all categories:

- Town-Outside Village Homestead: \$1.48 per \$1,000 of assessed value
- Village Homestead: \$0.62 per \$1,000 of assessed value
- Town-Outside Village Non-Homestead: \$2.89 per \$1,000 of assessed value
- Town Inside Village Non-Homestead: \$1.21 per \$1,000 of assessed value

This year’s process continued that disciplined approach, focusing on realistic forecasting, strategic capital investments, and long-term financial sustainability, said Cavaccini. He added that the Town’s financial condition is strong, supported by new internal procedures implemented during his first term to improve transparency and fiscal accuracy.

“This Administration has undertaken the largest public works initiative Wappinger has seen in decades,” Cavaccini said. “We have modernized our parks, added new public facilities, improved water and sewer infrastructure, strengthened our Highway Department, and enhanced public safety—all while maintaining affordability for residents.”

“It’s important to remember that only eight cents of every property tax dollar goes to the Town of Wappinger,” Cavaccini said. “We take that responsibility seriously, and we work hard to make every dollar count. Fiscal responsibility equals affordability.”

Expanded services, major initiatives to come in 2026

Town officials announced the expansion of key services and launching new community enhancements, including:

- A new online building permits system through the Code Enforcement Office
- Real-time water usage monitoring via cellular meter-reading technology in the United Wappinger Water District
- Short-term rental management software to assist Code Enforcement
- A 28% increase in funding for Senior enrichment programming
- Additional capital improvements to Town-owned facilities
- A five-year capital asset plan for the Buildings & Grounds Department
- Continued investment in targeted law enforcement patrols
- Paving of 7 miles of Town roads in 2026
- Funding to support Wappinger’s role in the United States’ 250th anniversary celebration

Fourth Ward Councilman Casella stated in the statement, “This budget is a roadmap of our priorities, our values, and our vision for the future of the Town of Wappinger. We have delivered on a reduction of the tax cap rate to 1.82% for the 2026 fiscal year. This tax rate is down from last year’s 1.86% and it is the 5th year in a row we are below the NYS Tax Cap of 2%,” said Al Casella, representative for the Ward 4 residents. “I appreciate all the hard work and effort of the board and our comptroller. We don’t always agree on everything, but work together and compromise. We strive to do what’s in the best interest of our residents and I believe this budget does that.”

Cavaccini also expressed appreciation for the teamwork and professionalism during the 2026 budget process.

“My heartfelt thanks go out to Town Comptroller Daniel Tucker, our Department Heads, and our dedicated Town staff for their collaboration and diligence,” he said. “I also thank my colleagues on the Town Board for their thoughtful consideration of the needs of our residents and our government. Together, we are building a stronger, more vibrant Wappinger.”

The 2026 Final Budget is available at: <https://townofwappingerny.gov/wp-content/uploads/2025/11/2026-Budget-scanned.pdf>.

NOTICE OF EARLY DEADLINE

Due to holiday press schedules for the Nov. 26 issue, the Southern Dutchess News has an early deadline for that paper. Advertising is due by Thursday, Nov. 20. Editorial submissions must be received by Wednesday, Nov. 19. Please contact cschmidt@sdutchessnews.com for more information

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Albert Osten, President

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Sargent Industrial School specialized in vocational education for women

By Aidan Chisamore

From its collegiate institutions to its grade schools, educational institutions have played an important role in defining Dutchess County’s rich history. Although often overlooked in the study of county history, understanding historical education provides a window into the daily life of Dutchess residents. In this, we see how our communities and towns have been at the forefront of learning, influencing statewide and national programs.

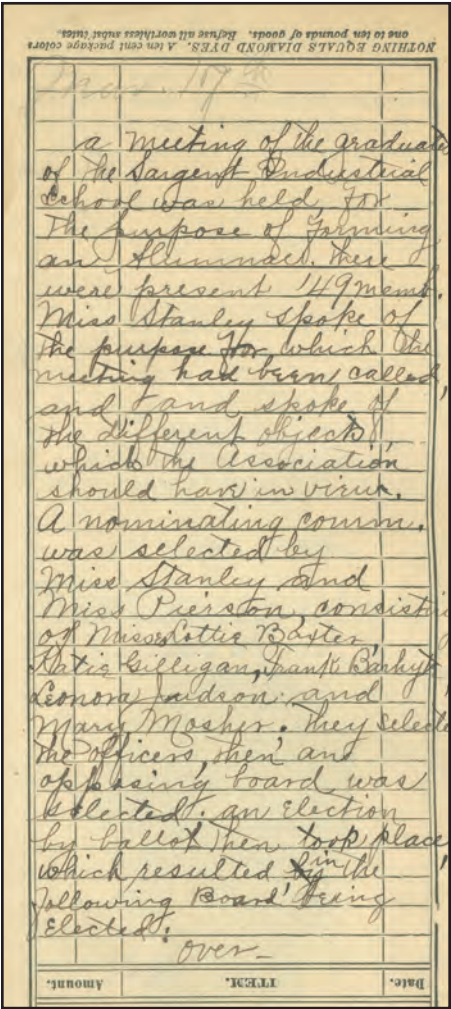
This was certainly true for the Beacon-based Sargent Industrial School, a technical school that taught thousands of young women between 1878 and 1918. During its operation, the institution helped pioneer the study of what would later be called “home economics.”

Originally organized in 1878, the Sargent Industrial School began as a sewing class held at St. Luke’s Episcopal Church in Fishkill (now Beacon). By 1888, however, the founder Aimee Rotch Sargent moved the classes to her home at Wodenethe, the notable Hudson River Estate originally belonging to her father-in-law Henry Winthrop Sargent. In the following years, the academy grew rapidly. The campus expanded to several buildings along the border between the villages of Fishkill Landing and Matteawan (present-day Beacon). This included classrooms for the various departments, residence halls for teachers, and a gymnasium.

The school specialized in vocational education for women. Professional, or “industrial,” education was not uncommon at the time. Throughout the county, significant examples can be seen in Poughkeepsie and Tivoli. These institutions sought to provide practical skills that would either prepare students for employment or further their education, contrasting more traditional public schools or “common schools” which emphasized classical learning. At Sargent’s school, the focus remained on the “domestic sciences.”

As the campus expanded so, too, did the courses students could enroll in, subjects like dressmaking, cooking, sewing, housekeeping, drawing, painting, dancing, and singing. Pupils, ranging from ages 7 to 20, opted into various programs of study. Some courses, like housekeeping and embroidery, were short, only lasting a year or two. Other more involved modules like sewing or physical training took four or five years to complete. Progress and attendance was tracked through awards, given out at the annual Prize Day. These awards helped determine graduation from the courses.

Attendance at the school represented a significant economic step forward for many pupils. During the school’s operation, thousands of students attended classes. One estimate published in 1917 suggested that between 1894 and 1915 the Sargent Industrial School taught 9,820 women. However, only a fraction made it to graduation; in the same period, 681 of the almost 10,000 students completed a full course of study. Of graduates, 70% would continue on to further schooling. The other 30% found employment most often as teachers, factory workers, and domestic servants. Nearly half of the



Executive minute book of the Sargent Industrial School’s Alumnae Association, Fred Haida Collection, DCHS Collections and Archives.

graduates—and presumably many of the non-graduating students—were immigrants. These figures help illuminate the scope of the school’s work. As many alumni would come to share anecdotally, their time studying “domestic sciences” at the Industrial School, directly improved their ability to be hired in better jobs.

Graduates from the industrial programs maintained close ties to the school, supporting students and alumni. Held in Dutchess County Historical Society Collections and Archives, the executive minute book of the Sargent Industrial School’s Alumnae Association directly demonstrates how the school supported the continued employment of its students. Beginning in March of 1900, the text reveals the purposes of the organization creation, for “keeping the graduates in touch with the school, and not only enlarge its influence, but afford opportunities for the development of individual work among the members.” Here, the organization outlines a network between students, school, and community, deepening our understanding of the influence the school maintained in students’ lives.

The scale and importance of the Sargent Industrial School was identified outside of Southern Dutchess. Indeed, the educational facility and curriculum became the center of a long-term study conducted by Sarah Louise Arnold, a prominent author and a leader of the national suffragist movement. The first Dean of Simmons College (now Simmons University),



Aimee Sargent, founder of Sargent Industrial School. “Portrait of Mrs. Winthrop Sargent,” in *The Story of the Sargent Industrial School at Beacon, New York 1891-1916*.

spent much of her academic career developing and advocating for home economics as an educational system for young women.

Arnold’s 1910 study, originally published as an extended article in the New York-based social and political magazine the *Survey*, argued that “Mrs. Sargent was putting into practice instruction which clearly expressed the principles now accepted in the teaching of home economic programs.” The author illustrated how the school and its curriculum are shining examples of the positive influence of domestic science on individuals and communities. Arnold claimed Sargent’s work directly shaped and bettered thousands of families and in turn whole villages and towns, as knowledge and skills were diffused into homes. Her study eventually evolved into a book. “*The Story of the Sargent Industrial School at Beacon, New York 1891-1916*” was published seven years later, and remains the most comprehensive work on the subject.

Shortly following the publication of Arnold’s book, Sargent died suddenly. According to newspaper coverage, the

funeral service, held in early May of 1918, was well attended with nearly 800 students and alumni and nearly 2,000 residents of Beacon and Fishkill. It was certainly a testament to the influence the educator had on the local community. Sargent’s death signaled the end for the Industrial School, with the founder’s will stating that upon her death the school was to be discontinued and the school buildings sold off. Despite these tragic events, Sargent’s legacy continued long after 1918 as local schools quickly adopted domestic science programs. The study of the Sargent Industrial School goes far beyond an interesting historical narrative. It actively reminds of the deep personal and social value of all types of education and the empowerment it can bring to individuals.



Aidan Chisamore is a member of the staff at DCHS. He works in Collections and Archives and may be reached at aidan.chisamore@dchsn.org.

Planning Committee to meet November 25

The Dutchess County Transportation Council (DCTC) will hold its monthly virtual Planning Committee meeting on Tuesday, Nov. 25, at 10 a.m.

They will discuss membership updates, the long-range plan - Moving Dutchess Forward, and other planning efforts.

Please visit the calendar for meeting materials. See the agenda for the meeting link and call-in number and/or save this event to one’s calendar.

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Functional fitness, mindful nutrition at heart of NDH Diabetes Prevention



Roufia Payman of Northern Dutchess Hospital, right, is pictured with class participants Valerie Griffen and Gus Van Hagen.

-Courtesy photos NDH

Continued from cover

“People come into class, they’re frightened, and we see maybe two raised hands (on knowing the definition of diabetes). We make it about how people feel,” said Monroe.

The program operates on a people-first

methodology, with a constant opportunity to make bonds with one another. This program has built decades-long (and counting) friendships. People continue to trade recipes – and pickleball tips – inside this community built on evidence-based training, multidisciplinary care, and a willingness to work from all parties.

Functional fitness and mindful nutrition are at the center of the community. Not just knowing how to pick nourishing



The Diabetes Prevention Program’s next class begins in February 2026.

ingredients, but finding dishes that can make a whole family smile with ease.

“We teach people to learn to love the food that loves them back,” said Roufia. “Life is hard, why should eating healthy be hard?”

This is not about finding the right pill to fix the problem. Roufia and Monroe prove, in part, how using the nice dinnerware for a weeknight meal, or simple balance exercises in one’s living room, can make a world of difference in everyday life. And for many members, the work isn’t done after a year. Many have continued in the group long after, to continue building the relationships, breaking bread

(and baking it, too!) and bringing new ideas to every meeting.

“People have formed alliances because we close the door, and we form the alliances,” said Monroe.

The next class begins in February 2026, but the Diabetes Prevention Program phone lines are open: 845-871-3318. For those with a history of gestational diabetes, an A1C in the 5.7-6.4 range, a BMI over 25, or family history of type 2 diabetes, the prediabetes risk assessment is available at the Northern Dutchess Hospital website. Interested individuals can take the questionnaire, take action, and take control of their health today.

D.A.: 19-year-old Poughkeepsie man arraigned on manslaughter indictment

The Dutchess County District Attorney’s Office announced that Jaheim Parkin, 19, was charged by an Indictment returned by a Dutchess County Grand Jury and arraigned in Dutchess County Court on Wednesday, Nov. 12. The Indictment charges Parkin with one count of Manslaughter in the Second Degree, a Class C Felony, and one count of Assault in the Second Degree, a Class D Felony.

District Attorney Anthony Parisi said, “Reckless and irresponsible behavior on our roadways will not be tolerated. The defendant’s alleged actions resulted in the tragic and entirely preventable death of one passenger and caused serious injury to another passenger. Our office is committed to pursuing justice for the victims and their families and to ensuring accountability for anyone whose reckless actions put lives at risk.”

The incident charged in the Indictment occurred on Oct. 2, 2024, in the Town of Wappinger on All Angels Road, near Dugan Lane. It is alleged that the defendant recklessly caused the death of one victim and recklessly causes serious physical injury to another victim while both victims

were passengers in the defendant’s vehicle. The defendant allegedly drove the vehicle in a reckless manner throughout multiple jurisdictions within Dutchess County, according to the D.A.’s office. The defendant allegedly drove at excessive speeds, tailgated vehicles, passed vehicles by crossing double yellow lines, and drove almost double the speed limit just before crashing the vehicle. The defendant, ultimately, lost control of his vehicle and slid off the road and crashed into a utility pole, stated the D.A.’s office.

The case was investigated by the Dutchess County Sheriff’s Office and is being prosecuted by Senior Assistant District Attorney Anthony Kiser. Judge Jessica Segal presided over the case and remanded Parkin, setting bail in the amount of \$250,000 cash, \$500,000 secured bond and \$1,000,000 partially secured bond. The defendant’s next court date is set for December 11.

As with any criminal case, the charges described above are merely accusations, and Parkin is presumed innocent until proven guilty in a court of law.

Firefighter’s Museum of Dutchess County holds Fourth annual Bowling Fundraiser



The Firefighter’s Museum of Dutchess County held their Fourth annual Bowling Fundraiser tournament on Sunday, Nov. 16. A total of 21 teams participated in the event. They included the following teams: DCVFA, Hillside Lake Fire Company 2 teams, Hughsonville FD 2 teams, Millbrook FD 4 Teams, PCVFA, Pleasant Valley FD, Rombout FD 2 teams, Slater Chemical FD 4 teams, Stanford FD Team Fisher, Team Russell, and the Wicopee Fire Company. The event was successful, and funds were secured to support the Museum. Winners were Selena Virtuoso from Slater Chemical Fire Department for top female score, Mike Doherty from Carmel Fire Department for top male score, and Team Russell (pictured above) for highest team score.

A big thank you offered organizers to the Association of Fire Districts of Dutchess County for supplying the pizza and soda and Spins Bowling for their great support, especially Bob and Breanna Sample. Thanks also to all, along with the Officers of the Firefighters Museum of Dutchess County, who came out to support the Museum.

-Courtesy photo

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Holiday Auction set for November 22

The First Presbyterian Church, 1576 Main Street, Pleasant Valley will be holding their annual Holiday Auction on Saturday, Nov. 22.

Viewing will be 5:30 to 6:45 p.m. Live Auction will start at 7 p.m. with Jeff Traver calling.

There will be free refreshments.

Silent Auction and Live Auction

HIGH SCHOOL SPORTS

John Jay volleyball team advances to states after sub-regional victory

By Morgan E. Maier

On Saturday, November 15, the John Jay High School volleyball team came across the wily West Genesee Wildcats in the regional finals. To the squad that stayed the hottest came the spoils, as snow threatened to fall in Skaneateles. John Jay once more captured the win in four. And again, they overcame an early deficit to do it.

Less than a week prior to this meeting, the Patriots sized up the Valley Central Vikings in the Class AAA volleyball sub-regionals. Inside Newburgh's Mount Saint Mary College gymnasium, the John Jay Patriots would face their first test on their path to states. An ice cold start and a 1-0 match deficit spelled trouble for the Section 1 champs, but the battle of blues and whites was decided with the ball in Bella Cabrera's hand, and Lulvera Rukaj paying keepaway at the net.

Valley Central got the first set 25-16, but the Patriots prevailed in next three, defeating the Section 9 champions 25-17, 25-16, 25-15 for the match win. Cabrera

heated up at the service line, and the domination translated to her success on the outside. The Patriots promptly saw momentum turn in their favor, to the roaring delight of the well-traveled John Jay fanatics.

Peyton Kellam kept the Vikings diving to no avail, with 19 kills to lead the Patriots. Once Cabrera got hot at the line and on the outside, there was no stopping the Patriots. Cabrera finished with 14 kills, adding 10 digs for a double-double. With an additional 5 aces, Cabrera was an all-around threat that Valley Central couldn't thwart. Margaret Bojarczuk had 37 assists and 5 aces, including a string of serves that pulled the Patriots away in the deciding set. Kellam finished with 4 blocks. Jaeda Lisi added 4 with her own. Lulja Rukaj effectively put the Vikings away with 7 kills, including key late-match attacks to stretch the Patriot lead out of reach.

On to the next match for Coach Maria Mahoney's squad.

Another Bella Cabrera master-class at



John Jay High School volleyball players team up for a block during last week's sub-regional win over Valley Central.

-Courtesy photo

Tompkins Financial announces retirement of Senior VP, CIO

Following almost seven years of service at Tompkins Financial Advisors, Geoff Blyth has shared that he will retire in early 2026 from his role as Senior Vice president, Chief Investment Officer.

"Geoff's outstanding leadership and dedication have left an indelible mark on Tompkins," said Eric Taylor, president of Tompkins Financial Advisors. "He set a remarkable example through his commitment to our clients, our team and the communities we serve, setting the standard for excellence, integrity and confidence in our strategies that we will continue to uphold as Tompkins grows and evolves. We're deeply grateful for his years of service and wish him all the best as he embarks on this next chapter."

As Blyth prepares to step away from his full-time role, he will support the company in their search for a successor in the coming months, ensuring a smooth transition and that Tompkins Financial Advisors continues to serve its clients with the same approach and values.

Blyth is responsible for leading the Tompkins Financial Advisors' Investment Committee, overseeing the team-oriented and collaborative approach to the firm's overall investment process and strategy, and working closely with clients on their portfolio needs. With 30 years of portfolio and investment management experience, he previously served as chief investment officer at Genesee Valley Trust Company and senior investment strategist at CNB Wealth Management. A graduate of Colgate University, Blyth is known for his extensive involvement in his local community. His past appointments include the Heritage Christian Services Golf Committee, the Al Sigl



Geoff Blyth

-Courtesy photo Tompkins Financial

Center Sports Committee, Rochester Rehabilitation Center Board of Directors and the Monroe Golf Club Board of Directors.

"It has been a privilege to spend such a significant portion of my career at Tompkins and to meaningfully contribute to the growth and success of not only the company, but so many colleagues and clients," said Blyth. "I was incredibly fortunate to work alongside a dedicated team that values the long-term relationships that define our organization. I'll continue to treasure these relationships in this next chapter, and I have every confidence in the team's continued ability to deliver exceptional service and uphold the values that make Tompkins a trusted financial partner for generations to come."

the line saw 6 aces, to go along with another double-digit dig performance (10). Bojarczuk again had 29 aces, plus 9 digs. After the first three sets went 16-25, 25-17, 25-16, the fourth set was the closest John Jay had seen since capturing the Section 1 title. The 25-20 victory that fol-

lowed put West Genesee away for good.

The John Jay Patriots volleyball team has advanced to the state round for the second consecutive year. The squad will face Section 8 champions Plainview-Old Bethpage on Nov. 22, a trip to the state final on the line.

Renegades hosting 'Winter Glow' holiday lights from Nov. 21- Jan. 3

This holiday season the residents of the Hudson Valley can experience a touch of holiday magic at Heritage Financial Park, as the Hudson Valley Renegades host "Winter Glow," a mile-long drive-thru journey of dazzling holiday light displays perfectly synced to festive music.

Enjoy the magic of "Winter Glow" from the warmth of your car snacks, hot drinks and loved ones by your side. With holiday cheer around every turn, Winter Glow is the perfect way to celebrate the season with joy for all ages.

"We are thrilled to be hosting 'Winter Glow' as another marquee event to

bring the community together at Heritage Financial Park this offseason," said Tom Denlinger, General Manager of the Renegades. "We are looking forward to everybody finding their fun throughout the holiday season with this spectacular display."

The "Winter Glow" experience begins on Friday, Nov. 21 and runs through Saturday, Jan. 3. The experience will be open seven days a week, but will be closed on Christmas Day. For more information on Winter Glow and to purchase tickets, visit <https://winterglowexperience.com/wappinger/>.

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Verplanck Garden Club to host annual Children’s Holiday Workshop Nov. 22

By Kristine Coulter

Now in its third decade, the free Children’s Holiday Craft Workshop, hosted by the Verplanck Garden Club, will be held on Saturday, Nov. 22 from 9:30 a.m. to 12:30 p.m. The annual workshop will be in the Fishkill Town Hall on the lower level.

“We’ve welcomed hundreds of children over the years,” said Sue Pulcare, who chairs the event with Kathy Juhasz, in a statement. “This year, we’re prepared to host up to 125 young participants for a morning filled with creativity, learning, and fun. We’re especially excited that Santa Claus will make a special appearance, giving kids a chance to meet him and have their photo taken.”

VGC members will assist attendees during the workshop. There are currently 76 members in the club.

Juhasz said, “We’re proud to share our love of nature and creativity with local families.”

The co-chairs explained that events held throughout the year, like Harvest Fest, raise funds to host programs like this workshop for the local community.

Kathy Gambino is the president of the VGC. “The club focuses on environmental stewardship as one of its missions. So, for the crafts, we use recycled materials

wherever possible. For example, a soft drink bottle is repurposed as the body of a penguin in one of the crafts. One of the crafts will be a food source for birds in the winter. We try to use natural materials, donated from our members’ gardens, for the holiday mug centerpieces,” she explained.

Gambino, who is also a long-time member of the VGC, stated, “Parents appreciate that this is a creative and safe activity for their children, and that brothers and sisters and cousins can all participate at no cost. And, the time spent with Santa is quite special for all the families.”

As for her family, Gambino observed, “My nieces, who are now a Navy lieutenant and the other a med school student, attended these workshops when they were young children. They still decorate their family tree with ornaments that they created so many years ago.”

In addition to its educational programs, the VGC plants and maintains nine public gardens across Fishkill and at Stony Kill Farm, continuing its longstanding commitment to gardening education and beautification in the Hudson Valley, noted Pulcare and Juhasz.

The Verplanck Garden Club is a 401(c)3 non-profit organization and meets on the second Tuesday of most months.



Pictured is one of the crafts the children can make for free during the Verplanck Garden Club’s annual Children’s Holiday Workshop on Saturday, Nov. 22 in the Fishkill Town Hall.

-Courtesy photo VGC

Feldman, Kleidman, Collins & Sappe LLP recognized in 2026 edition of Best Law Firms®



From left are FKC&S partners Robert R. Sappe, Bain R. Loucks, Kathryn C. Collins and Jeffrey M. Feldman.

-Courtesy photo Impact PR & Communications

Hudson Valley, NY law firm Feldman, Kleidman, Collins & Sappe LLP (FKC&S) has earned recognition in the 2026 edition of Best Law Firms, receiving Metropolitan Tier 1 rankings in White Plains for both Personal Injury Litigation – Defendants and Medical Malpractice Law – Defendants.

Serving clients throughout the Hudson Valley and Capital District for more than 39 years, FKC&S has been honored by Best Law Firms every year since its First Edition in 2010.

“This achievement underscores our team’s professionalism, hard work and dedication to defending our clients with fairness and integrity,” said Founding

Partner Jeffrey M. Feldman. “We take great pride in upholding the values that have defined our firm for nearly four decades.” Earlier this year, partners Feldman, Robert R. Sappe and Kathryn C. Collins were selected by their peers for inclusion in the 32nd Edition of “The Best Lawyers in America®.” Each was recognized in the area of Medical Malpractice Law – Defendants in Fishkill, NY, and Feldman also received recognition for Personal Injury Litigation – Defendants in Fishkill.

First published in 1983, Best Lawyers recognitions are compiled based on an exhaustive Purely Peer Review® evaluation.



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Sheep and Wool Growers Farm Tour features animals, products, education

The Dutchess County Sheep and Wool Growers Farm Tour is a self-guided tour inviting everyone to visit all five farms or as many as you'd like to from 10 a.m. - 4 p.m. on Saturday, Nov. 22.

These local farms and wool businesses will their open doors to the public to show off their animals, products and educate visitors on how they care for the animals. You can also try your hand at spinning, rug hooking or another fiber art at the Dutchess County Seep and Wool Growers office in Red Hook.

Visitors should dress for the weather and wear boots – for you will be touring a farm!

Please leave your pets at home. Visit DCSWGA.org for more information. Here are the farms to be featured.

Patchwork Pastures Farm

The Veeder-Shave Family invites you to their family farm, home to a small flock of Corriedale Sheep. You would be hard pressed to find a family more involved in fiber arts. Mom Meegan, a home economics teacher, can do it all - quilting, spinning, penny rugs, felting and basket-weaving incorporating fiber. Daughters Macey and Cosette are pursuing studies relating to costuming and textile preservation. All are involved with the “Make It With Wool” competition, a national contest promoting wool fashion. Even Dad Chris has been tapped to model at the

wool fashion show when he’s not tending to the flock. Details may be found on the NYS Sheep and Wool Festival website sheepandwool.com. This Farm Tour stop will showcase fiber art, highlighting the many ways our visitors can use wool and animal fiber to create beautiful items.

Clover Brooke Farm

At Clover Brooke Farm, we invite you to step into a world where creativity, nature, and community come together. Whether you're seeking a peaceful retreat, a hands-on learning experience, or a fun-filled day with family and friends, our farm has something special for everyone. Experience the magic of farm life.

Nobletown Fiber Works

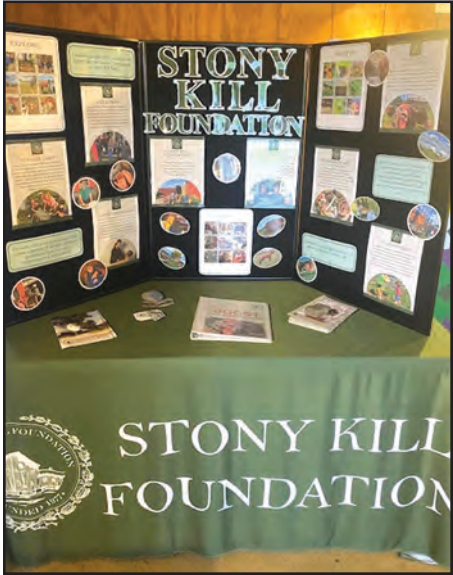
We turn raw fleece from many breeds of sheep, alpaca, llama, angora goat (mohair,) angora rabbit into rovings, batts and finished yarns of all types.

Black Sheep Hill Farm

We are located in Pine Plains. We breed Black Welsh and Mountain Sheep. Both are heritage breeds valued for their wool and meat. We also raise heritage breed pigs, work several acres in garden vegetables and keep about 200 chickens for eggs. Our Farm Store is open year round and we welcome visitors and inquiries.

Stonykill Educational Farm

The Stony Kill Farm Environmental Education Center, a 754-acre farm in



The Dutchess County Sheep and Wool Growers Farm Tour, a self-guided tour to visit five farms, is set for Saturday, Nov. 22.

-Courtesy photos

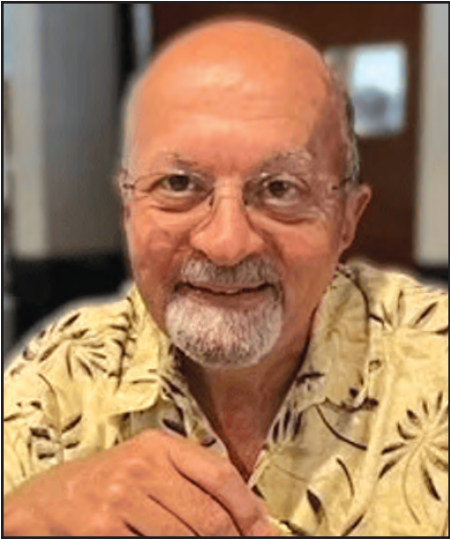


Wappingers Falls, NY, helps sustain the future of agriculture in the region. #main-

streetmagazine #mainstreetmag #animalkingdom #stonykillfoundation.

Obituaries

Robert J. Juliano



Robert J. Juliano, a longtime Village of Wappingers Falls resident, recently of New Smyrna Beach, FL, passed away suddenly on November 14, 2025, at Vassar Brothers Medical Center in Poughkeepsie, with his wife and children by his side, at the age of 72. He was born in The Bronx, NY, on October 5, 1953, son of the late Joseph Juliano and Antoinette (Paciullo) Demartine.

Robert proudly served in the Army division of the military from 1972 through 1976

Robert was a successful businessman, building his home heating fuel oil business, Juliano Fuel Oil Co., from the ground up with his then-wife, Daryl Juliano, in the late 1970s, and later clos-

ing it upon his retirement in 2003. He also became involved politically in the Village of Wappingers Falls, serving as a past Deputy Mayor and in various other capacities.

He was an avid pilot, renowned in the Aviation Community for countless hours, he spent in the sky. Bob held his ATP and CFII certifications; he took great pride instructing others in the art of flying. He enjoyed his life as a pilot immensely.

Robert is survived by his wife, Terri Ann Zeno-Juliano, with whom he shared 18 wonderful years. He is also survived by his three children, Christopher (Renee) Juliano, Samantha (Michael) Starego, and Robert Juliano; his former wife, Daryl Juliano; and his four grandchildren, whom he adored and cherished: Amelia, Ashlyn, Noah, and Cassie, along with his two step-grandchildren, Nicholas and Katelyn. In addition, he is survived by his four brothers, Joseph (Kathy) Juliano, Jay (Sandy) Juliano, Paul Juliano, and Maurice (Jing) Demartine, along with many nieces, nephews, cousins, and many of his very BELOVED friends.

His Family will receive Friends on Thursday, November 20thfrom 3-7PM at DELEHANTY FUNERAL HOME, 64 East Main Street, Wappingers Falls, NY. A Mass of Christian Burial will be offered 10:30AM, Friday, November 21st at St. Martin de Porres Church, 118 Cedar Valley Road, Poughkeepsie, followed by entombment at the Poughkeepsie Rural Cemetery Mausoleum, Poughkeepsie, NY. To offer a message of condolence or share a fond memory, please visit: www.DelehantyFuneral.com

Constance ‘Connie’ Scacciaferro



Constance ‘Connie’ Scacciaferro, a longtime Town of Wappinger and Poughkeepsie resident, passed away peacefully on November 15, 2025 at Vassar Brothers Medical Center in Poughkeepsie, NY; at the age of 92. She was born in Brooklyn, New York on December 29, 1932, daughter of the late Michael & Ann (nee Cersosimo) Figudio.

On September 5, 1953, at St. Joseph, Patron Catholic Church in Brooklyn, New York, she married Frank Scacciaferro, who predeceased her on December 22, 2000 after 47 years of marriage.

Connie worked various jobs throughout her life, including at Wappinger Central School District, as a teacher’s aide and cafeteria worker; and, at Southern Dutchess News in the classified department. She enjoyed taking classes with

many friends at the Marist CLS classes. She was a communicant of St. Mary’s Church in Wappingers Falls for many years. She also enjoyed the holidays, cooking, and taking in the arts and visiting NYC museums. Connie had a passion for traveling, and truly a deep love for her family; family was her everything.

Connie is survived by her four daughters: Debra Scacciaferro (Jim DeFelice), Annette (Kevin) Sullivan, Patricia Engelhardt and Suzanne (Brian) Daly. She is also survived by her five grandchildren, Rachael Engelhardt, Christina Daly (Jared Brush), Brianne Daly, Robert (Vita) DeFelice and Tara (Mike) Priest; her three great-grandchildren, Nino, Rico and Miles.

Along with her parents and husband, Connie was also predeceased by her two sisters, Joan Marg and Barbara Rice.

Her Family will gather with Friends to honor and celebrate Connie’s Life with a Mass of Christian Burial on Friday, November 21, 2025 11AM at St. Mary’s Church 11 Clinton Street, Wappingers Falls, followed by interment in St. Mary’s Cemetery. To offer a message of condolence or share a fond memory, please visit: www.DelehantyFuneral.com.

CIA, partners developing new resort in Hyde Park

By Alexander Tsahalis

The Culinary Institute of America (CIA) is taking its hospitality to an all-new level through their new resort set to open in the Town of Hyde Park in the next few years.

The resort is a partnership between three groups - the CIA, Nolan Reynolds International, and Kerzner International/One & Only. The CIA has trained many famous chefs, including Anthony Bourdain and Scott Conant. Nolan Reynolds International (NRI) is a real estate company that develops, builds, and manages a range of hotels, with a particular focus on culinary experiences. Kerzner International is a Dubai-based operator of luxury hotels, resorts, and private homes under several brands.

The resort also offers several benefits to residents of Hyde Park, including the redevelopment of what was formerly Coco's restaurant, following encouragement from the town. The other significant benefit comes from the taxes on the resort.

"These projects will help to double our tax revenue, which could help us have a better equalization rate, and things like that," said Town Supervisor Alfred

Torreggiani. "The town is really behind this."

According to a report filed with the Town of Hyde Park dated Sept. 29, the resort will be on 21.5 acres of land owned by the CIA. The property has been leased to NRI by the CIA. The current plan for the property includes a boutique hotel with 64 units, a wellness spa and 52 leasehold villas, as well as various other amenities, general buildings, and restaurants.

One of the resort's selling points is "longevity tourism." Longevity tourism is a growing trend, driven by advances in science and ongoing research on the subject.

"The property's proximity to the CIA will add to the already incredible suite of offerings available to its guests and residents alike. From the CIA's student-run fine-dining restaurants to the opportunity to enroll in our recreational classes and culinary boot camps and learn from the chefs who have trained some of the top chefs in the industry, this truly will be a one-of-a-kind collaboration, creating unforgettable experiences," said CIA President Michiel Bakker, in a press release from Kerzner



The site plan for the new CIA resort in the Town of Hyde Park illustrates a variety of features for the property extending from Rt. 9 down to the Hudson River.

-Courtesy image

International. The CIA is also involved in other wellness-focused areas, including the development of plant-based meal plans and micronutrient testing.

Cannon dedication takes place in Town of Fishkill

Continued from cover

Wood researched the cannon at the United States Military Academy at West Point and in Texas.

Wood has two sons serving in the military. One of his sons is a Marine and the other serves with Space Force.

It was noted by Wood that his in-laws' relative is General Gouverneur K. Warren, who played an instrumental part in the Battle of Little Round Top at

Gettysburg during the Civil War.

Alex Burka, Wood's father-in-law, said about the cannon, "I think it's great because a lot of my ancestors worked at the foundry at West Point where the cannons were built."

According to the U.S. Army Corps of Engineer website, "One of the most famous victories in U.S. military history was the successful defense of Little Round Top during the Battle of Gettysburg on July 2, 1863. The events surrounding Little



Fishkill resident Len Wood stands in front of the replica Civil War-era cannon he made, which was dedicated on Nov. 11 at the Veterans Memorial in the Town of Fishkill.

-Photo by Kristine Coulter

Round Top have been immortalized in histories, novels, and movies, and have been ingrained in the American collective memory. Every year millions of people visit the scene of the battle in Pennsylvania. Little Round Top's preeminence in American lore, however, cannot be separated from the individuals whose actions made it the subject of legend. One of those individuals was an Army Engineer officer, Brig. Gen. Gouverneur K. Warren, whose quick thinking and determination surely saved the Army's vital position and made Little Round Top the most famous little hill in America.

"At the time of the Gettysburg Campaign, Warren was the Chief Engineer of the Army of the Potomac. An 1850 graduate of West Point and a Topographical Engineer, Warren had

entered volunteer service at the beginning of the Civil War and was ideally suited for such a position. His training in the Corps of Topographical Engineers and his survey assignments in the Black Hills, on the Great Plains, and along the Mississippi River exercised Warren's keen eye for topography and military applications," it states on the website.

The Town of Fishkill Buildings & Grounds crew installed the concrete base that the cannon was placed upon.

"Our Buildings & Grounds crew is second to none," said Carmine Istvan, Town of Fishkill Highway Superintendent.

"I think it's awesome," said Town of Fishkill Supervisor Ozzy Albra. He said the dedication of the cannon is part of the Town's celebration of America's 250th birthday in 2026.

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Re-constructing a Thanksgiving classic

No-Churn Pumpkin Pie Ice Cream is a delicious alternative to the holiday staple.

To everything (churn, churn, churn) there is a season (churn, churn, churn).

No, wait. I got that wrong. I mean, there IS a season for everything, (and, yes, I know the song says “turn”), but some things are good anytime. Like ice cream, for one. But you don’t need to churn it to make it!

A few years ago, I shared my recipe for Pumpkin Custard Mousse, which is essentially pumpkin pie without the crust or, more accurately I suppose, pumpkin pudding. I’ve also shared one for banana “ice cream,” which is literally just frozen pureed bananas. These are the inspiration for this, a simple, and simply delicious, way to turn pumpkin puree into a frozen dessert without an ice cream maker, which makes it perfectly acceptable to have ice cream in November.

So why use an ice cream churn at all? Churning adds air into the fat-heavy mixture to give you that creamy-smooth texture we all love ice cream for. But whipping the cream in no-churn versions accomplishes much the same thing. One possible drawback is that this method leaves a coating on the tongue due to the high butterfat content. But honestly, it dissipates quickly and is a small price to pay once you see how easy and scrumptious this is. It is also far quicker to make, coming together in 5-10 minutes before simply popping in the freezer – no need to make a custard or prep an ice cream maker.

So here’s how it works: Sweetened condensed milk is essentially milk that’s been cooked down to eliminate much of its water content and concentrate its sweetness before sugar is added to give it a thick, syrupy consistency. Less water also means it’s less likely to develop ice crystals as it freezes. So sweetened condensed milk adds rich sweetness and gives the ice cream a creamy, velvety texture. (Evaporated milk also has reduced water content but no sugar is added, so it’s thinner, resulting in an icier cream, more like gelato.) A festive note: adding 1-2 tablespoons of alcohol (like bourbon) further reduces the chance of ice crystals. Fresh whipped cream is a must because, as aforementioned, it brings air into the mix and adds volume for a light, ice cream-like texture.

NO-CHURN PUMPKIN
PIE ICE CREAM

The appeal of this, other than that it’s delicious, is you don’t need any special equipment, there are few ingredients and it comes together in just 10 minutes. You can keep it plain and simple or add candied ginger, crumbled graham crackers or ginger snaps, or nuts, like candied pecans. Adding a tablespoon or two of bourbon or spiced rum would be great too. You will need a standard (9x5) loaf pan for this.

INGREDIENTS

2 cups heavy cream



A pumpkin pie ice cream can be served as a Thanksgiving treat.

-Photo by Vicki Frank Day

- 1 (15oz) can pumpkin puree
- 1 (14oz) can sweetened condensed milk
- 1 teaspoon vanilla
- ½ teaspoon each cinnamon, nutmeg and ginger powder

¼ teaspoon salt

METHOD

In a large bowl, beat heavy cream until stiff peaks form, 4-5 minutes.

In a separate large bowl, combine pumpkin, condensed milk, vanilla, spices and salt and beat or whisk to combine.

Gently fold whipped cream into pumpkin mixture just to combine (it’s fine if there are a few white streaks).

Pour into a loaf pan (it will just fit), cover tightly with plastic wrap and freeze until set, at least 6 hours (overnight is ideal).

Makes about 1 quart of heavenly pumpkin ice cream.

I’m not saying this should replace pumpkin pie on your holiday table – at our house that might just cause a riot – but it’s a lovely spin on a classic you can serve up any time, in really any season (as long as you have pureed pumpkin). It’s especially appropriate for November, the time when we reflect on all we’re thankful for and I think this sweet, creamy treat should be counted among our many blessings. Enjoy!

Vicki Frank Day’s background includes over two decades in various aspects of the food service industry. In addition, she has over 27 years’ experience in marketing, graphic design, copy writing, food styling and research. She believes cooking should be a fun adventure, that food should be an experience and that every day can be a special occasion. Email her at vickiloves2cook@gmail.com.

Experience a German holiday tradition at Christkindlmarkt

Germania's annual Christkindlmarkt will be held on Friday, Nov. 21 from 4-9 p.m. and Saturday, Nov. 22 from 10 a.m. - 6 p.m.

Featuring over 40 vendors inside a large, heated tent, you can browse through a variety of unique handcrafted gift items made by local artisans. Enjoy traditional German food like Rindergulasch (beef goulash), Pilzrahmsuppe (German cream of mushroom soup), Bratwurst, Smoked Bratwurst, Weisswurst, German Potato Salad, Herring Salad, and more. Germania's members bake a variety of German Holiday cookies, treats and baked goods like Zimtsterne (cinnamon stars), Vanillekipferl (vanilla crescent-shaped shortbread cookies), honiglebkuchen (honey gingerbread cookies), springerle (anise flavored cookies), plain or marzipan stollen (fruit bread), apple strudel, gingerbread cake, and cream horns. Also popular at Germania's festivals are bienenstich (cake filled with vanilla custard and topped with caramelized almonds) and Bavarian Pretzels. This year, the market will also offer Heisse Maronen (roasted chestnuts).

Make sure you stay to hear the Germania Singers and students of the German Language Class sing Christmas Carols in German and English. Stille Nacht (Silent Night), O Tannenbaum (O Christmas Tree), Ihr Kinderlein, kommet (O Come, Little Children) are among the popular German Christmas songs they will be singing.

It is a wonderful experience that will warm your heart this holiday season. Admission and parking are free.

Germania of Poughkeepsie, founded

1850, celebrates its 175th year this year. It is a benevolent, 501(c)(3) nonprofit and 509(a)(2) charitable organization committed to the promotion and education of German American heritage and culture. It is an All-Volunteer organization. Germania hosts numerous authentic cultural events throughout the year that are open to the public including an annual Maifest, Oktoberfest, Christkindlmarkt, German Bake Sales, Biergartens, authentic German Friday Night dinners, Wednesday Stammtisch, along with other events. Over the past 175 years, Germania has hosted educational programs in music, sport, dance, and citizenship. Germania sponsors numerous "Sister Clubs" who also promote many educational and authentic cultural events. These include the Germania Singers, Germania Almrausch Schuhplattler Verein, Steuben Society of America Dr. Charles Gilbert Spross Unit #167, and the Germania Blue & White Soccer Club. Germania also sponsors German Language Classes, Ballroom Dancing Classes, and a Volkssport Club. Germania supports the community by procuring goods and services through locally owned Hudson Valley businesses. The organization remains a 100% volunteer, and is actively looking to increase membership, along with Club Sponsorship and Event Vendors. Membership is open to individuals of all faiths and backgrounds.

Contact Germania directly for further information, president@germaniaPok.com or call 845-471-0609.



Germania of Poughkeepsie bakers prepare German treats for the upcoming Christkindlmarkt on Nov. 21-22.

-Courtesy photo Germania

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by mark adams



Home Brew

Mark takes a beer-brewing class at Clover Brooke Farm.

Budweiser is the King of Beers. I know, because it's printed right on the label. Like most everything else, the price of beer is going up, so I decided to start brewing my own. I signed up for a three-hour class at Clover Brooke Farm, taught by Dr. (he has a pH D in genetics) Mike Tibbetts.

Clover Brooke Farm in Salt Point is owned by Mike and Andrea Parent-Tibbetts. Andrea raises all kinds of sheep, goats, llamas and alpacas, shearing and selling the fleece. The farm offers tours, weaving workshops, llama yoga, soap making, a bed and breakfast apartment, and lots more. Mike teaches the Home Brew Beer Class when he's not lecturing at Bard College. He's been brewing since 1985, a couple of years before he and Andrea moved to the Hudson Valley. Mike grows his own barley, hops, and even his own yeast, all used to make beer.

Mike explained that beer can be made from anything that's not fruit (which is used to make wine). The idea is to ferment the barley, wheat, or even rice, turning the starch into alcohol. Growing up on the farm, I used to make a horrible concoction we called pumpkin jack by putting Fleishmann's yeast in a pumpkin and letting it rot. In Peru, I drank chicha, an obnoxious liquid made from fermented corn and human spit. But I digress.

In our class, we set out to make Clover Brooke Farm Maple Porter, a dark, heavy beer with a fairly high (7.5%) alcohol content:

- Start with 10 pounds of barley grain. Soak the grain in water for a couple of days and then spread it out to germinate, converting the starch to sugar. Right after germination, the grain is dried in a kiln (or oven) to stop the germination. Mike had already created this "malting barley" beforehand. He baked some of the malt at high temperatures to create a black malt that gives the porter its dark color and roasted flavor.

- Grind the malted barley in a grain mill. This allows more surface area for



Mike Tibbetts, co-owner of Clover Brooke Farm and home-brewing instructor, stirs the mash.

the malt to ferment. This "mash" is poured into a brew kettle with about 5 gallons of water, and steeped at 150 degrees for an hour. Then the spent mash is removed and eventually fed to the alpacas. The remaining liquid is cooled so sediment settles out.

- Now the liquid "wort" is transferred to a fermenting tank. This is when hops are added, for flavor and to act as a preservative. The wort is boiled for an hour, cooled to room temperature, and



Milling the malted barley with class participant Wolfgang Menzel
-Photos by Mark Adams

sprinkled with yeast, which will start the fermentation process.

- After about 10 days, fermentation

will cease, when the wort stops bubbling. Now we can bottle it, adding a bit of maple sugar and yeast to create in-bottle carbonation.

- All the class participants got a bottle of Clover Brooke Farm Maple Porter to take home. As a confirmed Budweiser enthusiast, I had a hard time drinking it, but hey! As they say, any porter in a storm.

- The next home brewing class at Clover Brooke Farm is January 18.

After class, I decided to round out the afternoon with a stop at Plan Bee Farm Brewery in Poughkeepsie. I met with co-owner Emily Watson to learn about her specialty, sour beer, a brew characterized by its lemony, acidic tang. Her yeast is cultivated from the farm's own honey, and contains lactobacillus, creating a unique flavor that's becoming more and more popular among aficionados of fermented foods. It's almost a wine, with notes of pine and oak. Not quite as tasty as an ice-cold Budweiser, the King of Beers.

Mark Adams is an agricultural advisor to the Dutchess County Executive, Dutchess County B.O.C.E.S. and Cornell University.

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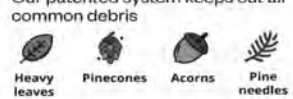
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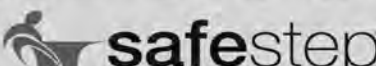


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Sinterklaas, Open Houses set for December at Mesier Homestead in Wappingers Falls

The Wappingers Historical Society celebrates the holiday season at the Mesier Homestead with several events during the month of December. In tribute to the Dutch origins of the Mesier Homestead, the Historical Society will hold a program for children entitled, "Sinterklaas and Dutch Holiday Traditions." This family-oriented program takes place at the Mesier Homestead on Saturday, Dec. 6. Program times are 11 a.m., 12:15 p.m., and 1:30 p.m. Attendees will learn about

the history of Sinterklaas and the holiday traditions that the early Dutch settlers brought with them to New Netherland, and discover how Sinterklaasavond (St. Nicholas Eve) was celebrated in the home with food and sweet treats. Children will also be treated to a special Sinterklaas story time and a surprise visit by a special guest, Sinterklaas himself! Tickets are \$5 per child; one accompanying adult is free with each child ticket. Adults not accompanying a child are \$8.

In addition, there are several free open house dates for visitors to enjoy the beautifully decorated first floor rooms of the Mesier Homestead, including the original 1741 section, complete with candlelight, greenery, ribbons and bows. The 2025 Open House dates are Wednesdays, Dec. 10 and 17; Thursdays, Dec. 11 and 18, and Saturday, Dec. 20. All open houses are from 11 a.m. – 2 p.m.

Holiday shopping hours at the Gift Shop at Mesier Homestead are Monday - Friday from 10 a.m. – 2 p.m. starting Dec. 1 through

Dec. 23 and Saturdays, Dec. 6 and 20. The gift shop specializes in unique items that one cannot find anywhere else - work by local artists, books by local authors, greeting cards featuring local scenes; many items are unique to Wappinger.

More information on all events can be found on the Wappingers Historical Society website at www.wappingershistoricalsociety.org. The Mesier Homestead is located at 2 Spring Street, Wappingers Falls. For more information, please call 845-632-1281.

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LITTLE DOCK, LLC. Filed 9/25/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 136 Heber Ave Ste 204, Park City, UT 84060. Purpose: General.

MCKENNAGOLD LLC. Filed 4/1/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: Edmund T Mckenna Jr, 100 Wennington Dr, Poughkeepsie, NY 12603. Purpose: General.

LVFNY, LLC. Filed 9/25/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: Vmg, 136 Heber Ave, Ste 204, Park City, UT 84060. Purpose: General.

LA FORTALEZA RESTAURANT NEW YORK LLC. Filed 3/8/24. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: Arturo Ortega, 72 Colonial Woods Dr, West Orange, NJ 07052. Purpose: General.

NYNESUSLLC. Filed 9/11/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: c/o Northwest Registered Agent Llc, 418 Broadway Ste N, Albany, NY 12207. Purpose: General.

K N A P P ' S PROPERTY GROUP LLC. Arts. of Org. filed with the SSNY on 10/03/25. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 185 Town View Drive, Wappingers Falls, NY 12590. Purpose: Any lawful purpose.

Notice of Formation of HANK HAVEN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/06/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543, regd. agent upon whom and at which process may be served. Purpose: Any lawful activity.

Notice of Formation of Limited Liability Company (LLC). Name: B I L L E T - D O U X BRIDAL LLC. Articles of Organization

Legal Notices

filed with Secretary of State of New York (SSNY) on September 22, 2025. Office location: Dutchess County, NY. SSNY designated as agent of LLC upon whom process against it may be served. The LLC address to which SSNY shall mail process is 1500 Route 9, Stop 2, Tivoli NY 12583. Purpose: Any lawful purpose.

Van Wyck Restaurant Group LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 7/23/2025. Office: Dutchess County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: Hilpert Law Offices, 75 S Riverside Ave, Croton-on-Hudson, NY 10520. Purpose: any lawful act.

448 Route 9 Land LLC filed Arts. of Org. with the Sect'y of State of NY (SSNY) on 7/23/2025. Office: Dutchess County. SSNY has been designated as agent of the LLC upon whom process against it may be served and shall mail process to: Hilpert Law Offices, 75 S Riverside Ave, Croton-on-Hudson, NY 10520. Purpose: any lawful act.

O&G Taqueria Beacon LLC, a domestic LLC filed with the SSNY on 9/16/25. Office location: Dutchess County. SSNY is designated as agent upon whom process against LLC may be served. SSNY shall mail process to c/o Irving Gonzaga, Mbr, 32 Market Street, Wappingers Falls, NY 12590. Purpose for LLC: any lawful.

Notice of formation of SOLARA HOSPITALITY LLC. Art. of Org. filed with the Sec of State of NY (SSNY) on 10/03/25. Office location, County of Dutchess. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process served to:, c/o Solara Hospitality LLC-2425 NY-52, Hopewell Junction, NY 12533. Purpose: any lawful act.

Notice of Formation of LILY STAV DESIGN LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/06/25. Office location: Dutchess County. Princ. office of LLC: 351 Pleasant-vale Rd., Tivoli, NY 12583. SSNY designated as agent of LLC

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upon whom process against it may be served. SSNY shall mail process to Lily Gildor at the princ. office of the LLC. Purpose: Any lawful activity.

Notice of formation of AMG PROPERTY DEVELOPMENT LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 02/23/23. Office in Dutchess County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 59 POINT ST NEW HAMBURG, NY, 12590. Purpose: Any lawful purpose

Notice of Formation of Precision Veterinary PLLC Articles of Organization filed with the Secretary of State of New York (SSNY) on September 29, 2025. Office location: Dutchess County. SSNY is designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail a copy of process to: Precision Veterinary PLLC, 26 Jewels Court, New Paltz, NY 12561. Purpose: Practice of Veterinary Medicine.

Notice of Formation of OTG Consulting LLC, a domestic LLC. Arts. of Org. filed with SSNY on 8/13/2025. Office: Dutchess County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail copy of the process to OTG CONSULTING LLC. 76 Mountainview Road, Fishkill, NY 12524. Purpose: any lawful act or activity. 7685061

ACAI OF ARLINGTON, LLC. Arts. of Org. filed with the SSNY on 10/03/25. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 2 Raymond Avenue, Suite 3A, Poughkeepsie, NY 12603. Purpose: Any lawful purpose.

J & A PSYCHOLOGICAL GROUP, PLLC. Arts. of Org. filed with the SSNY on 09/25/25. Office: Dutchess County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 19 Thames Road, Poughkeepsie, NY 12603. Purpose: For

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the practice of the profession of Psychology.

Notice of Formation of D. MILLER MEDICINE PLLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/14/2025. Office location: Dutchess County. SSNY has been designated as agent of PLLC upon whom process against it may be served. SSNY shall mail process to: David William Miller, 23 Evergreen Row, Armonk, New York, 10504. Purpose: Practice the profession of Medicine.

A&R Pizzeria, LLC, filed articles of organization with the NY Secretary of State on 10/01/2025. In Dutchess County. Shannon Lopez is designated as agent of the LLC upon whom process against it may be served. NY Secretary of State shall mail copy of process to Shannon Lopez at 19 E main street, Pawling NY 12564. Purpose: Any lawful purpose.

HICKS CATTLE, LLC Articles of Org. filed NY Sec. of State (SSNY) 10/9/2025. Office in Dutchess Co. SSNY desig. agent of LLC upon whom process may be served. SSNY shall mail copy of process to 85 Primrose Hill Road, Rhinebeck, NY 12572, to which is also the principal business location. Purpose: Any lawful purpose.

Notice of Formation of HUDSON VALLEY SUBLIME LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/16/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to c/o CKA Management, LLC, 611 Rt. 46 W., Ste. 108, Hasbrouck Heights, NJ 07604. Purpose: Any lawful activity.

Kindfolio LLC Arts. of Org. filed with the NY Dept. of State on September 18, 2025. Office location: Dutchess County. NY Dept. of State designated as agent of the LLC upon whom process against it may be served and shall mail process to: 16 Arnold Rd, Poughkeepsie NY 12601. Purpose: Any lawful purpose.

LOLA'S PIZZA LLC Articles of Org. filed

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NY Sec. of State (SSNY) 10/10/2025. Office in Dutchess Co. SSNY desig. agent of LLC upon whom process may be served. SSNY shall mail copy of process to Cappillino, Rothschild & Egan LLP, 7 Broad Street, Pawling, NY 12564, to which is also the principal business location. Purpose: Any lawful purpose.

Notice of Formation of Fieldstone Homestead Co LLC Art. of Org. filed with SSNY on 10/18/2025. Office Location Dutchess County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Stephanie Ciliberto, 185 Holmes Road Holmes, New York 12531. Purpose: any lawful purpose.

Notice of Formation of Carso Services LLC Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/27/2025. Office Location: Dutchess County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: 64 Noble Hill Drive, Poughquag, NY 12570. Purpose: To engage in any lawful act or activity for which limited liability companies may be organized under the laws of the State of New York.

Notice of formation of NIZOLEKS LAWN CARE LLC. Art. Of Org. filed with the Sect'y of State of NY (SSNY) on 07/03/25. Office in Dutchess County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 23 PETERS RD HOPEWELL JUNCTION, NY, 12533. Purpose: Any lawful purpose

Bear Daley LLC. Filed with SSNY on 10/21/2025. Office: Dutchess. SSNY designated as agent for process & shall mail to 131 Pine Hill Road, Pleasant Valley, NY 12569. Purpose: any lawful

GIANNA'S HAIR LOUNGE LLC, Arts. of Org. filed with the SSNY on 10/23/2025. Office loc: Dutchess County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail

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process to: The LLC, 7 Oak St, Pawling, NY 12564. Purpose: Any Lawful Purpose.

JBR RESIDENCES LLC. Arts. of Org. filed with the SSNY on 01/18/23. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 5 Kimlin Ct, Poughkeepsie, NY 12603. Registered Agent address: c/o Erwin Watson, 5 Kimlin Ct, Poughkeepsie, NY 12603. Purpose: Any lawful purpose.

Pretty Fake Cake LLC. Art. of Org. filed with the SSNY on 09/17/25. Office: Orange County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of any process to the LLC at: 64 Lattintown Road, Newburgh, New York 12550. Purpose of LLC: any lawful act or activity.

Notice of Formation of YARDWORKS NY LLC Articles of Organization were filed with the Secretary of State on New York (SSNY) on August 18, 2025. Office Location: Dutchess County, New York. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of nay process to: YARDWORKS NY LLC, 1133 New York 22, Pawling NY 12564. Purpose: Any lawful purpose.

O&G Property Group LLC, a domestic LLC filed with the SSNY on 10/15/25. Office location: Dutchess County. SSNY is designated as agent upon whom process against LLC may be served. SSNY shall mail process to c/o Irving Gonzaga, Mbr, 32 Market Street, Wappingers Falls, NY 12590. Purpose for LLC: any lawful.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY (LLC), Name: SAVOHOUSE LLC; Articles of Organization filed with the Secretary of State of New York (SSNY) on October 28, 2025; Office Location: 4291 Albany Post Road, Hyde Park, NY 12538; Dutchess County; SSNY designated as agent of LLC upon whom process against it may be served; SSNY shall mail copy of process

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to 75 Delano Drive, Rhinebeck, NY 12572; Term: Until (Perpetual); Purpose: Any lawful purpose.

725 ROUTE 216 HOLDINGS LLC. Arts. of Org. filed with the SSNY on 10/15/25. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, c/o Stenger, Glass, Hagstrom, Lindars & luele, LLP, 1136 Route 9, Wappingers Falls, NY 12590. Purpose: Any lawful purpose.

STANZA COMICS LLC. Arts. of Org. filed with the SSNY on 10/16/25. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 39 Howland Avenue, Beacon, NY 12508. Purpose: Any lawful purpose.

Notice of Formation of KINGFISHER STUDIO LLC, Arts. of Org. filed with the SSNY on 10/27/25. Office: DUTCHESS County. SSNY shall mail copy of process to: 982 MAIN ST, STE 4-193, FISHKILL, NY 12524. Purpose: Any lawful purpose.

Tax845 LLC filed w/ SSNY 10/28/25. Off. in Dutchess Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 2345 Rte. 52, Ste. 2L, Hopewell Junction, NY 12533. Any lawful purpose.

JDC Stormville LLC filed w/ SSNY 10/24/25. Off. in Dutchess Co. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 72 Blueberry Ln, Stormville, NY 12582. Any lawful purpose.

Notice of formation of Anderson Hill Farm & Riding Instruction LLC. Arts. of Org. filed with the SSNY on 9/16/2025. Office: Dutchess County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to 193 Pleasant Ridge Road, Poughquag, NY 12570. Purpose: Any lawful purpose or activity.

Order a holiday wreath from Putnam Chorale

The Putnam Chorale has opened its annual Holiday Wreath fundraiser, offering high-quality, hand-decorated wreaths and swags to the community. The sale encompasses three styles of wreaths: Holiday Traditions, Nature’s Bounty, and the Yuletide Cheer swag. Customers can order online, then pick up their purchases on the Saturday after Thanksgiving, Nov. 29, at the First United Methodist Church at 83 Main St, Brewster, Putnam County, from 10-11:30 a.m. and in Fishkill on Sunday, Nov. 30 at the Fishkill Town Hall parking lot from 10-11 a.m. Wreaths can be ordered only online at <https://putnamchoraleholidaywreathsale.company.site/>.

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Notice of Formation of Dutchess Prime Health Solutions, LLC.Arts.ofOrg. filed with SSNY on 10/19/2025. SSNY designated as agent of LLC upon whom process against it maybeserved. SSNY shall mail process to 827 State Route 82, STE 10-120, Hopewell Junction, NY, 12533. Purpose: Any lawful act or activity

JTC Realty Group LLC, a domestic LLC filed with the SSNY on 11/03/25. Office location: Dutchess County. SSNY is designated as agent upon whom process against LLC may be served. SSNY shall mailprocesstoc/oJann Campagiorni, Mbr, 20 Ned's Way, Wappingers Falls, NY 12590. Purpose for LLC: any lawful.

Notice of Formation of Yobs Island Co. LLC. Arts. of Org. filed with SSNY on 9/06/25. Office location: Dutchess County. SSNY designated as the agen of LLC upon whom process may be served. SSNY shall mail process to County Clerk, 22Market Street, Poughkeepsie, NY 12601. Purpose: any lawful act or activity.

Lara Simmons Speech-Language Therapy, PLLC filed w/ SSNY 10/27/25. Off. in Dutchess Co. Process served to SSNY - desig. as agt. of PLLC & mailed to Accumera LLC, 911 CentralAve, #101, Albany, NY 12206. The reg. agt. is Accumera LLC at same address. Any lawful purpose.

Notice of Formation of 1 PILGRIM LANE LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/30/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Corporation Service Co., 80 State St., Albany, NY 12207-2543. Purpose: Any lawful activity.

Notice of Formation of STUDIO SOMER LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on

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November 4, 2025. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mailprocessto: Getler Gomes & Sutton, PC, 2 Executive Boulevard; Suite 410, Suffern, New York 10901, also the Registered agent. Purpose: any lawful activity.

Notice of Formation of T-REX SOLAR LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/04/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to PKF O'Connor Davies Family Office, Attn: Kenneth Kriegel, 500 Mamaroneck Ave., Ste. 301, Harrison, NY 10528. Purpose: Any lawful activity.

B E L I E V E WRISTBANDS, LLC, a domestic LLC filed with the SSNY on 11/5/2025. Office location: Dutchess County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to Shawn Scianna, 65 Robin Road, Poughkeepsie, NY 12601. General Purposes.

SONALISE LLC. Filed 10/27/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 426 Main St, Beacon, NY 12508. Purpose: General.

A P E X INTELLIGENCE GROUP LLC . Filed: 6/21/24 . Office: Dutchess Co. Org. in WY: 06/07/2024. SSNY desig. as agent for process & shall mail to its principal office: 1621 Central Ave., Cheyenne, WY 82001. Arts. of Org. filed with Chuck Gray, Herschler Bldg E Ste 100&101, Cheyenne, WY 82002. Purpose: General.

Edrex Fontanilla LLC. Filed: 10/23/25 . Office: Dutchess Co. Org. in DE: 10/22/2025. SSNY desig. as agent for process & shall mail to : PoBox485, New City,

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NY 10956. Foreign add: Usacorp De Inc, 1811 Silverside Rd, Wilmington, DE 19810. Arts. of Org. filed with Charuni Patibanda-sanchez, Secretary Of State Division Of Corporations, 401 Federal St, Dover, DE 19901. Purpose: General.

V8 TRANSPORTS LLC. Filed 10/13/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: c/o Ray Soto, 17 White Oak Circle, Wingdale, NY 12594. Purpose: General.

B A L D E O PROPERTY'S LLC. Filed 9/12/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: David Baldeo, 42 Mandalay Dr, Poughkeepsie, NY 12603. Purpose: General.

FEEDHAUS LLC. Filed 10/3/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 1070 Us9, Ste 207, Fishkill, NY 12524. Purpose: General.

ORISHA LEGACY LLC. Filed 12/9/24. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 3 Neptune Rd, Ste P18, Poughkeepsie, NY 12601. Purpose: General.

EMERALD MOON MEDIA LLC. Filed 9/29/25. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 124 Keith Dr, Poughkeepsie, NY 12603. Purpose: General.

JMV BUILDERS, LLC. Filed 8/24/23. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: Gil & Cantor, Pc, 2186 New Hackensack Rd, Poughkeepsie, NY 12603. Purpose: General.

Notice of Formation of KCM ESTATES LLC Arts. of Org. filed with SSNY on 10/23/2025. Office location: DUTCHESS County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 303 EAST 57TH STREET, APT 44E, NEW YORK, NY,

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10036, USA Purpose: Any lawful activity.

Notice of Formation of Gallagher Estates 121, LLC.Arts.ofOrg. filed with SSNY on 10/07/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process maybeserved. SSNY shall mail process to James Gallagher, 7 Frances Ct, Hyde Park, New York 12538. Purpose: any lawful act or activity.

Notice of formation of Limited Liability Company (LLC). Name: COTA CONSTRUCTION, LLC, hereinafter “LLC”. Registration filing date with the Secretary of State of New York (SSNY) was October 15, 2025. Principal office location is Dutchess County, New York. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of any process against it or served upon it on behalf of the LLC to the registered agent, Besmir Cota, 5 W. Hook Road, Hopewell Junction, New York 12533. Purpose: any lawful purpose.

Notice of formation of Limited Liability Company (LLC). Name: 289 CHURCH STREET PROPERTY, LLC, hereinafter “LLC”. Registration filing date with the Secretary of State of New York (SSNY) was October 15, 2025. Principal office location is Dutchess County, New York. SSNY designated as agent of LLC upon whom process against it maybeserved. SSNY shall mail a copy of any process against it or served upon it on behalf of the LLC to the registered agent, Pedro Antonio Garcia Velasco, 289 Church Street, Poughkeepsie, New York 12601. Purpose: any lawful purpose.

Notice of formation of Limited Liability Company (LLC). Name: 13 HOWARD STREET PROPERTY, LLC, hereinafter “LLC”. Registration filing date with the Secretary of State of New York (SSNY) was Oc-

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tober 15, 2025. Principal office location is Dutchess County, New York. SSNY designated as agent of LLC upon whom process against it maybeserved. SSNY shall mail a copy of any process against it or served upon it on behalf of the LLC to the registered agent, Pedro Antonio Garcia Velasco, 289 Church Street, Poughkeepsie, New York 12601. Purpose: any lawful purpose.

Notice of Formation of I.E.DVC, LLC.Arts.of Org. filed with SSNY on 11/05/2025. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process maybeserved. SSNY shall mail process to Victor & Cam, 28 Darlene Dr, Poughkeepsie, NY 12601. Purpose: any lawful act or activity.

Notice of Formation of VIOLET HILL TRADING, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/05/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Marc Chodock, 25 Hilee Rd., Rhinebeck, NY 12572. Purpose: Any lawful activity.

Notice of Formation of VIOLET HILL MARKET, LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 11/05/25. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Marc Chodock, 25 Hilee Rd., Rhinebeck, NY 12572. Purpose: Any lawful activity.

K&N Cleaning Service LLC. Arts. of Org. filed with SSNY on 10/07/2025. Office: Dutchess Co. SSNY designated agent of LLC upon whom process may be served. SSNY shall mail process to 3 Neptune Rd Poughkeepsie NY 12601. Purpose: any lawful activity.

NOTICE OF FORMATION OF SB SELF STORAGE, LLC

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Articles of Organization for SB Self Storage, LLC, were filed with the New York Department of State on November 5, 2025. The Office Location is 2265 South Road, Poughkeepsie, Dutchess County, NY 12601. The Secretary of State for the State of New York is designated as the agent of SB Self Storage, LLC, upon whom process may be served. The Secretary of State for the State of New York shall mail a copy of any process served to: Mario C. Sardinha, 2265 South Road, Poughkeepsie, NY 12601. The business purpose or nature of the business activity of SB Self Storage, LLC, is to engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency or other body without such consent or approval for us being obtained.

HHCThird, LLC. Filed 10/13/2025. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 2794 NY 52, Hopewell Junction, NY 12533. All lawful purpose.

Notice of Form. of ARBOR SOLUTIONS LLC. Arts. of Org. filed with SSNY on 10/24/2025. Office location: Dutchess. SSNY desig. as agent of LLC upon whom process against it may be served. SSNY mail process to 119 CREEKROAD, WAPPINGERS FALLS, NY, 12590. Any lawful purpose.

Notice of Formation of Limited Liability Company (LLC), Name: CallSphere LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on November 08, 2025. Office location: 27 Orchard Place Poughkeepsie Dutchess County, NY 12601. SSNY designated as agent of LLC upon whom process

Legal Notices

against it may be served. The LLC address to which SSNY shall mail is 27 Orchard Place Poughkeepsie NY 12601. Term: Until (Perpetual); Purpose: Any lawful purpose.

HHC Holdings, LLC. Filed 10/13/2025. Office: Dutchess Co. SSNY desig. as agent for process & shall mail to: 2794 NY 52, Hopewell Junction, NY 12533. All lawful purpose.

Notice of Formation of Hudson Valley Running LLC. Arts. of Org. filed with SSNY on 10/30/2025. Office location: Dutchess County. SSNY designated as agent of LLC upon whom process may be served. SSNY shall mail process to Zen Business Inc., 41 State Street, Suite 112, Albany, NY 12207. Purpose: any lawful act or activity.

Allergen Scout LLC. Articles of Org. filed with NY Sec. of State (SSNY) on 10/27/2025. Office: Dutchess County. SSNY desig. as agent of LLC upon whom process against it maybeserved. SSNY shall mail process to: 2 Demelis Drive, Pleasant Valley, NY 12569. Purpose: Any lawful purpose.

NOTICE OF FORMATION of Rock Solid Trail Contracting, LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on November 3, 2025. Location: Dutchess County. SSNY designated as agent for service of process on the LLC. SSNY shall mail a copy of process to: The LLC, P.O. Box 139, Copper Harbor, MI 49918. Purpose: to engage in any activity within the purposes for which a limited liability company may be formed.

Haley & Sullivan llc filed with SSNY 11/15/25 off in Dutchess co process served to SSNY desig as agt of llc and mailed to the llc 506 leetown rd Stormville ny 12582 any lawful purpose

Legal Notices

STATE OF NEW YORK SUPREME COURT: DUTCHESS COUNTY

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In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem pursuant to Article Eleven of the Real Property Tax Law, Chapter 602, Laws of 1993 by

THE CITY OF BEACON in the Year 2021

PETITION AND NOTICE

OF FORECLOSURE

Index No. 2022-30

----- X

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule "A" of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

Effect of filing: All persons having or claiming to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.

Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax liens described in this Petition. No personal

Legal Notices

judgment will be entered herein for such taxes or other legal charges or any part thereof.

Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described in this Petition. Such persons are hereby notified further that a duplicate of this Petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of redemption: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereof, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. Such payments shall be made to the Account Clerk, 1 Municipal Plaza, Beacon, New York 12508. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.

Last day of redemption: The last day for redemption is hereby fixed as the **6th day of May, 2026**.

Notice of Right to Surplus Funds: If you believe you are entitled to surplus funds, if any, from the Tax Dis-

Legal Notices

trict's sale of the property, please send written notice to the Tax District (City of Beacon, 1 Municipal Plaza, Beacon, New York 12508) setting forth the claimant's name, claimant's address, and nature of the claim, so that you can be contacted if there are surplus funds.

Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.

Failure to Redeem or answer: In the event of a failure to redeem or answer by any person having a right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in this Petition and a judgment in foreclosure may be taken in default.

Dated: October 27, 2025

Enforcing Officer: /s/ CHRISTOPHER WHITE

City Administrator, City of Beacon

Legal Notices

you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. **YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. FRIEDMAN VARTOLO, LLP** 1325 Franklin Avenue, Suite 160 Garden City, NY 11530, Attorneys for Plaintiff.

Legal Notices

Road, Poughkeepsie, New York, pursuant to RPAPL Section 1951.

RELIEF SOUGHT: Judgment pursuant to RPAPL Section 1951 extinguishing a restrictive covenant restricting use of 2628 South Road, Poughkeepsie, New York.

DATED: Hopewell Junction, New York October 8, 2025

By: Christopher P. Ragucci, Esq. Attorney for Plaintiff 2537 Route 52, Building 3, Suite 1 Hopewell Junction, NY 12533

TO: The Estate of WILLIAM N. WETTERAU John and Jane Does 1-10

Ata Special Term, Part 1 of the Supreme Court of the State of New York, held in and for the County of Dutchess, at the Courthouse thereof, located at 10 Market Street, Poughkeepsie, New York on the 21st day of October, 2025

PRESENT: HON. MARIA G. ROSA, J.S.C.

Index No. 2025-55418

Assigned Justice: Hon. Maria G. Rosa, J.S.C.

ORDER TO SHOW CAUSE

No Appearance on the Return Date

ET QUIETE, LLC, Plaintiff v. WILLIAM WETTERAU, DECEASED, JOHN DOES 1-10, JANE DOES 1-10, Defendants.

NOW, upon the application of Plaintiff, by and through their counsel, the Affirmation of Christopher P. Ragucci, Esq., dated October 20, 2025, the Memorandum of Law dated October 20, 2025, the exhibits annexed thereto, and all the pleadings and proceedings heretofore had,

LET Defendants, appear and show cause before an IAS Part 1 of the Supreme Court of the State of New York, Dutchess County, to be held at Room 404 of the Courthouse, located at 10 Market Street, Poughkeepsie, New York, on the 17th day of December, 2025, at 9:30 A.M., or as soon thereafter as counsel may be heard on papers only, why an Order should not be entered:

(i) Extinguishing a non-substantial restriction on the use of the subject parcel pursuant to Real Property Action and Proceedings ("RPAPL") Section 1951;

(ii) Extinguishing a non-substantial restriction on the use of the subject parcel pursuant to the merger doctrine;

(iii) Granting such

Legal Notices

other and further relief as the Court may deem just and proper; and it is further ORDERED that a copy of the Summons with Notice and a copy of this Order to Show Cause and the papers upon which is based shall be served upon Defendant(s) by publication in the following newspapers: Poughkeepsie Journal and Southern Dutchess News pursuant to CPLR 316(a) and (c), once per week for four consecutive weeks, on or before November 28, 2025, and it is further ORDERED that papers in response to this motion, if any, shall be e-filed on NYSCEF by December 12, 2025, and it is further ORDERED that the affidavit of publication and any reply papers in further support of this motion shall be e-filed on NYSCEF by December 16, 2025.

ENTER, HON. MARIA G. ROSA, J.S.C.

Notice is hereby given that Public Hearings will be held by the Town of East Fishkill Zoning Board of Appeals, Dutchess County, on Tuesday the 25th day of November at 7:00 PM or as soon thereafter as the matter may come on to be heard at the **Town of East Fishkill Town Hall, 330 Route 376, Hopewell Junction**, the Town of East Fishkill Zoning Board of Appeals will conduct Public Hearings on the following applications.

1. Adam Smith, 23 Glenn's Way, Hopewell Junction, requesting a 15' side line variance for a proposed 16'X36' in-ground pool, 10' side line variance for a proposed patio and a 10' side line variance for a proposed 9x16 (144sf) shed. Pursuant to the Schedule of Bulk Regulations. Norma Drummond Chairperson East Fishkill Zoning Board of Appeals

NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS TOWN OF WAPPINGER DUTCHESS COUNTY

PLEASE TAKE NOTICE, the Town of Wappinger Zoning Board of Appeals will conduct a public hearing on the **25th day of November, 2025** at 7:00 p.m. at the Town Hall of Wappinger, 20 Middlebush Road, Wappinger Falls, NY pursuant to Section 240-37 of the Zoning Law of the Town of Wappinger to consider the following area variance:

Legal Notices

Appeal No.: 25-7865 (Area Variance)

Lisa & David Perantoni: Seeking an area variance Section 240-37 of District Regulations in an R-20 Zoning District.

-Where **20 feet** to the side yard (left) property line is required, the applicant can provide **3' 1"** for the construction of a 25' x 26' garage, thus requesting a variance of **16' 9"**.

The property is located at **12 Dana Place** on .55 acres and is identified as **Tax Grid No.: 6158-02-905653** in the Town of Wappinger.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Wappinger at the public hearing as stated above.

Signed: John Lorenzini, Chairman Zoning Board of Appeals Town of Wappinger November 5, 2025

TOWN OF PLEASANT VALLEY

Request for Proposals: AUDIO-VISUAL EQUIPMENT FOR TOWN HALL

Dated: November 13, 2025

SECTION I - INTRODUCTION AND INTENT OF RFP:

The Town of Pleasant Valley is soliciting proposals from qualified vendors to supply and install audio-visual equipment for the new Town Hall, 1903 Route 44, Pleasant Valley, NY.

Copies of the RFP are available at the Town Clerk's Office, 1554 Main Street, Pleasant Valley, NY 12569 and on the town's website at: www.pleasant-valley-ny.gov.

Sealed proposals will be accepted until **December 1, 2025** at 12:00 noon at the Town Clerk's Office, 1554 Main Street, Pleasant Valley, NY 12569.

Proposals shall be submitted on the attached forms furnished by the Town and shall be submitted in a sealed envelope identifying the Contractor's name, the RFP title, and the RFP due date on the face of the envelope.

Submission of a proposal signifies the Contractor's agreement that its proposal and the content thereof are valid, and all pricing submitted with the proposal shall remain in effect for the contract period.

STATE OF NEW YORK SUPREME COURT: DUTCHESS COUNTY					
----- X					
In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem pursuant to Article Eleven of the Real Property Tax Law, Chapter 602, Laws of 1993 by					
THE CITY OF BEACON in the Year 2021					
----- X					
			PETITION AND NOTICE OF FORECLOSURE SCHEDULE "A"		
			Index No. 2022-30		
ID NO.	OWNER OF RECORD	ASSESSED TO, IF DIFFERENT FROM OWNER OF RECORD	PARCEL	LOCATION	TOTAL DUE*
7	ARROY, PAUL		6054-13-019385	23 ELLEN DR.	\$12,480.22
26	HALL, SAMUEL	HALL, TIMOLINE	6054-29-112845	36 ACKERMAN ST	\$7,135.88
*Amount due as of June 2, 2023. Such amount does not include any previous or subsequent years' taxes, interest or fees					

S U M M O N S

Supreme Court of New York, Dutchess County. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, - against- KATHRYN LENAGHAN; JP-MORGAN CHASE BANK, N.A.; UNITED STATES OF AMERICA BY THE INTERNAL REVENUE SERVICE; JOHN DOE, Defendants Index No. 2024-55097. Mort-

gaged Premises: 185 Bog Hollow Road Wassaic, NY 12592 Section: 7265 Block: 00 Lot: 238095 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above captioned action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner

than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. Dutchess County is designated as the place of trial. The basis of venue is the location of the mortgaged premises. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME IF

Legal Notices

STATE OF NEW YORK SUPREME COURT: DUTCHESS COUNTY

-----X

In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem pursuant to Article Eleven of the Real Property Tax Law, Chapter 602, Laws of 1993 by

THE CITY OF BEACON in the Year 2022

PETITION AND NOTICE OF FORECLOSURE

Index No. 2023-30

-----X

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule "A" of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

Effect of filing: All persons having or claiming to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.

Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax liens described in this Petition. No personal

STATE OF NEW YORK
SUPREME COURT: DUTCHESS COUNTY

-----X

In the Matter of the Foreclosure of Tax Liens by Proceeding
In Rem pursuant to Article Eleven of the Real Property Tax
Law, Chapter 602, Laws of 1993 by

THE CITY OF BEACON in the Year 2022

-----X

**PETITION AND
NOTICE OF FORECLOSURE
SCHEDULE "A"**

Index No. 2023-30

ID NO.	OWNER OF RECORD	ASSESSED TO, IF DIFFERENT FROM OWNER OF RECORD	PARCEL	LOCATION	TOTAL DUE*
7	ARROY, PAUL		6054-13-019385	23 ELLEN DR.	\$10,878.46
26	TIMOTHY E. DUFE	THE ESTATE OF TIMOTHY E. DUFE	5945-42-668638	332 HUDSON AVE.	\$5,585.64
32	GROVE BEACON LLC		6054-31-254810	12 GROVE ST.	\$3,822.34
33	HALL, SAMUEL	HALL, TIMOLINE	6054-29-112845	36 ACKERMAN ST.	\$12,708.64
41	STEPHANIE MERRITT, AS LIEE TENANT		6054-13-156371	752 WOLCOTT AVE.	\$10,111.45

*Amount due as of April 15, 2024. Such amount does not include any previous or subsequent years' taxes, interest or fees

SUPREME COURT OF THE STATE OF NEW YORK INDEX NO. 2025-52977 COUNTY OF DUTCHESS Plaintiff designates DUTCHESS as the place of trial situs of the real property

SUPPLEMENTAL SUMMONS

M o r t g a g e d Premises:

3200 FRANKLIN AVENUE, MILLBROOK, NY 12545

Section: 6764, Block: 1, Lot: 352946

Legal Notices

judgment will be entered herein for such taxes or other legal charges or any part thereof.

Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described in this Petition. Such persons are hereby notified further that a duplicate of this Petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of redemption: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereof, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. Such payments shall be made to the Account Clerk, 1 Municipal Plaza, Beacon, New York 12508. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.

Last day of redemption: The last day for redemption is hereby fixed as the **6th day of May, 2026**.

Notice of Right to Surplus Funds: If you believe you are entitled to surplus funds, if

Legal Notices

any, from the Tax District's sale of the property, please send written notice to the Tax District (City of Beacon, 1 Municipal Plaza, Beacon, New York 12508) setting forth the claimant's name, claimant's address, and nature of the claim, so that you can be contacted if there are surplus funds.

Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.

Failure to Redeem or answer: In the event of a failure to redeem or answer by any person having a right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in this Petition and a judgment in foreclosure may be taken in default.

Dated: October 27, 2025

Enforcing Officer: /s/ CHRISTOPHER WHITE

City Administrator, City of Beacon

Legal Notices

respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF THOMAS DAMELIO, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE - DEPARTMENT OF THE TREASURY; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PEOPLE OF THE STATE OF NEW YORK; JOHN DOE, "JOHN DOE #2" through "JOHN DOE #12," the last eleven names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, Defendants.

To the above named Defendants

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the

Legal Notices

plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you.

NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above captioned action is to foreclose a Mortgage to secure the sum of \$637,500.00 and interest, recorded on August 10, 2017, in Document Number 01-2017-5330, of the Public Records of DUTCHESS County, New York., covering premises known as 3200 FRANKLIN AVENUE, MILLBROOK, NY 12545.

The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

DUTCHESS County is designated as the place of trial because the real property affected by this action is located in said county.

NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action.

YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH

Legal Notices

THE COURT.

Dated: October 15th, 2025

R O B E R T S O N , A N S C H U T Z , SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

Matthew Rothstein, Esq.

900 Merchants Concourse, Suite 310

Westbury, NY 11590

516-280-7675

S U M M O N S

Supreme Court of New York, Dutchess County. MCLP ASSET COMPANY, INC., Plaintiff - against - UNKNOWN HEIRS OF THE ESTATE OF NELSON C. BOWNE A/K/A NELSON CHRISTIAN BOWNE; SHERRY BOWNE A/K/ASHERRYLYNN BOWNE, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF NELSON C. BOWNE A/K/A NELSON CHRISTIAN BOWNE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (SOUTHERN DISTRICT); COUNTY OF DUTCHESS; "JOHN DOE" AND "JANE DOE" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, Defendants

Index No. 2025-54221.

Mortgaged Premises: 28 Meusel Road Pine Plains, NY 12567

Section: 6872

Block: 10 Lot: 342554

TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above captioned action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the day of service, or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE of the above captioned action is to foreclose on a mortgage to secure \$203,245.00 and interest, recorded in the Dutchess County Clerk's Office on January 4, 2010, in Document Number 012010

Legal Notices

14, covering the premises known as 28 Meusel Road, Pine Plains, NY 12567. The relief sought herein is a final judgment directing sale of the premises described above to satisfy the debt secured by the reverse mortgage described above. Plaintiff designates Dutchess County as the place of trial. Venue is based upon the County in which the mortgaged premises is located. NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. FRIEDMAN VARTOLO, LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530, Attorneys for Plaintiff.

LEGAL NOTICE PUBLIC HEARING TOWN OF FISHKILL Local Law No. [Introductory] of 2025 NOTICE IS HEREBY GIVEN that the Town Board of the Town of Fishkill, New York, will hold a Public Hearing at Fishkill Town Hall, 807 Route 52 Fishkill, New York 12524, on December 3, 2025, at 7:00 p.m. or as soon after as the matter may be heard to consider Local Law No. (Introductory) of 2025, Introducing a Local Law To Amend Town Code Chapter 138 "Taxation" To Add A New Article Vii Entitled "Hotel Room Occupancy Tax" The Town of Fishkill will make every effort to ensure that the public hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or accommodations should contact the Town Clerk. By Order of the Town Board

Town of Fishkill

Becki Tompkins – Town Clerk

Legal Notices

STATE OF NEW YORK SUPREME COURT:DUTCHESS COUNTY
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In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem pursuant to Article Eleven of the Real Property Tax Law, Chapter 602, Laws of 1993 by THE CITY OF BEACON in the Year 2020 PETITION AND NOTICE OF FORECLOSURE Index No. 2021-632
PETITION AND NOTICE OF FORECLOSURE
Index No. 2021-632
-----X
The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule "A" of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.
Effect of filing: All persons having or claiming to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding in rem.
Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax

Legal Notices

liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.
Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described in this Petition. Such persons are hereby notified further that a duplicate of this Petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.
Right of redemption: Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereof, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. Such payments shall be made to the Account Clerk, 1 Municipal Plaza, Beacon, New York 12508. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.
Last day of redemption: The last day for redemption is hereby fixed as the **6th day of May, 2026**.
Notice of Right to Surplus Funds: If you believe you are entitled to surplus funds, if

Legal Notices

any, from the Tax District's sale of the property, please send written notice to the Tax District (City of Beacon, 1 Municipal Plaza, Beacon, New York 12508) setting forth the claimant's name, claimant's address, and nature of the claim, so that you can be contacted if there are surplus funds.
Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.
Failure to Redeem or answer: In the event of a failure to redeem or answer by any person having a right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in this Petition and a judgment in foreclosure may be taken in default.
Dated October 27, 2025
Enforcing Officer: /s/
CHRISTOPHER WHITE
City Administrator,
City of Beacon

Legal Notices

inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widow, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff; JOHN DOE AND JANE DOE 1 THROUGH 50, INTENDING TO BE THE UNKNOWN HEIRS, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, AND ASSIGNEES OF THE ESTATE OF BETTY WILSON A/K/A BETTY J. WILSON A/K/A BETTY J. WHITE A/K/A BETTY J. WHITE WILSON A/K/A BETTY G. WILSON, WHO WAS BORN IN 1947 AND DIED ON DECEMBER 4, 2017, A RESIDENT OF DUTCHESS COUNTY, WHOSE LAST KNOWN ADDRESS WAS 96 WINNIKEE AVENUE, POUGHKEEPSIE, NEW YORK 12601, THEIR SUCCESSORS IN INTEREST IF ANY OF THE AFORESAID DEFENDANTS BE DECEASED, THEIR RESPECTIVE HEIRS AT LAW, NEXT OF KIN, AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSON, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES, ARE UNKNOWN TO PLAINTIFF; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; "JOHN DOE #1" to "JOHN DOE #10," the last 10 names being fictitious and unknown to plaintiff, the persons or parties intended being the persons or parties, if any, having or claiming an interest in or lien upon the mortgaged premises described in the complaint, Defendants. To the above-named defendants: YOU ARE HEREBY SUMMONED to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served

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with this summons, to serve a notice of appearance, on the plaintiff's attorneys within twenty (20) days after the service of this summons, exclusive of the day of service (or within thirty (30) days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint. NOTICE: YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU DO NOT RESPOND TO THIS SUMMONS AND COMPLAINT BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE MORTGAGE COMPANY WHO FILED THIS FORECLOSURE PROCEEDING AGAINST YOU AND FILING THE ANSWER WITH THE COURT, A DEFAULT JUDGMENT MAY BE ENTERED AND YOU CAN LOSE YOUR HOME. SPEAK TO AN ATTORNEY OR GO TO THE COURT WHERE YOUR CASE IS PENDING FOR FURTHER INFORMATION ON HOW TO ANSWER THE SUMMONS AND PROTECT YOUR PROPERTY. SENDING A PAYMENT TO YOUR MORTGAGE COMPANY WILL NOT STOP THIS FORECLOSURE ACTION. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1) AND FILING THE ANSWER WITH THE COURT. This action was commenced to foreclose on real property located at 96 Winnikee Avenue, Poughkeepsie, New York 12601. You are being named because you may have an interest in this property. McCABE, WEISBERG & CONWAY, LLC By: Caren Bailey, Esq. Attorneys for Plaintiff One Huntington Quadrangle, Suite 4N25 Melville, NY 11747 631-812-4084 855-845-2584 facsimile File # 23-301668
HELP FOR HOME-OWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE

Legal Notices

PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The State encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or visit the Department's website at www.dfs.ny.gov/rights_and_obligations YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. You have the right to stay in your home during the foreclosure process. You are not required to leave your home unless and until your property is sold at auction pursuant to a judgment of foreclosure and sale. Regardless of whether you choose to remain in your home, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY and pay property taxes in accordance with state and local law. FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they

Legal Notices

have completed all such promised services. § 1303 NOTICE 16-12-20*
TOWN OF PLEASANT VALLEY NOTICE TO BIDDERS
Sealed Bids will be received by the Town Clerk, Mary Beth Muir, of the Town of Pleasant Valley, Dutchess County, New York for Highway Materials and Supplies for the year 2026.
1) Stone, Gravel
2) Sand
3) Latex Bituminous Mix Hot
4) Bituminous Mix Hot
5) Plow Blades
6) Guide Rails
7) Street Sweeping
All Bid packets are available at the Town Clerk's office. Bids will be received until Friday, December 12, 2025 by 12 Noon at the Town Clerk's office, 1554 Main Street Pleasant Valley, New York at which time bids will be opened and read aloud.
If there are any questions please call the Town Clerk's office at (845) 635-1111 Ext. 201.
The Pleasant Valley Town Board reserves the right to accept or reject any or all bids. The Pleasant Valley Town Board will consider bids as soon as possible thereafter.
ALL BIDS MUST INCLUDE AN ANTI-COLLUSIVE BIDDING CERTIFICATE.
By order of the Pleasant Valley Town Board
Mary Beth Muir
Town Clerk
LEGAL NOTICE PUBLIC HEARING TOWN OF FISHKILL Local Law No. [Introductory] of 2025 NOTICE IS HEREBY GIVEN that the Town Board of the Town of Fishkill, New York, will hold a Public Hearing at Fishkill Town Hall, 807 Route 52 Fishkill, New York 12524, on December 3, 2025, at 7:00 p.m. or as soon after as the matter may be heard to consider Local Law No. (Introductory) of 2025, Introducing A Proposed Local Law to Amend Town Code Chapter 29 To Allow the Officer-In-Charge Of The Town Police Force To Conduct Disciplinary Proceedings.
The Town of Fishkill will make every effort to ensure that the public hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or accommodations should contact the Town Clerk.
By Order of the Town Board
Town of Fishkill
Becki Tompkins – Town Clerk

STATE OF NEW YORK SUPREME COURT: DUTCHESS COUNTY -----X In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem pursuant to Article Eleven of the Real Property Tax Law, Chapter 602, Laws of 1993 by: THE CITY OF BEACON in the Year 2020 -----X Index No. 2021-632					
PETITION AND NOTICE OF FORECLOSURE SCHEDULE "A"					
ID NO.	OWNER OF RECORD	ASSESSED TO, IF DIFFERENT FROM OWNER OF RECORD	PARCEL	LOCATION	TOTAL DUE*
46	ARROY, PAUL		6054-13-109385	23 ELLIEN DR.	\$10,809.87
19	HALL, SAMUEL	HALL, TIMOTHY	6054-29-112845	36 ACKERMAN ST	\$690.11
*Amount due as of May 3, 2023. Such amount does not include any subsequent years' taxes, interest or fees					

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF DUTCHESS
Index No. 2024-50730
Date Filed: 10/21/2025
SUPPLEMENTAL SUMMONS
Plaintiff designates Dutchess County as the place of trial based on the location of the mortgaged premises in this action.
Plaintiff's principal place of business is c/o Celink, 3900 Capital City Boulevard, Lansing, Michigan 48906.
WILMINGTON SAV-

INGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff, - against- BILLY WILSON A/K/A BILLY JOE WILSON A/K/A BILLY J. WILSON, INDIVIDUALLY AND AS HEIR AT LAW AND NEXT OF KIN TO BETTY WILSON A/K/A BETTY J. WILSON A/K/A BETTY J. WHITE A/K/A BETTY J. WHITE WILSON A/K/A BETTY G. WILSON; MARIE

LYNETTE WHITE AS HEIR AT LAW AND NEXT OF KIN TO BETTY WILSON A/K/A BETTY J. WILSON A/K/A BETTY J. WHITE A/K/A BETTY J. WHITE WILSON A/K/A BETTY G. WILSON if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase,

East Fishkill Recreation

**By Bill Green
Recreation Director**

Don't miss our Christmas tree-lighting party scheduled for Saturday, Dec. 6 from 5-7 p.m. at the East Fishkill Community Center. Join the carolers at 4:30 p.m. and then greet Santa and Mrs. Claus at 5 p.m. Get pictures with Santa at 5:30 p.m. and enjoy musical fun with Bob Martinson.

A Hanukkah party has been scheduled for Wednesday, Dec. 17, at 5:30 p.m. in front of

the East Fishkill Town Hall. Get some "gelt" and enjoy some latkes, doughnuts and hot drinks. Make plans to attend.

Games in our four Youth Basketball Leagues begin Saturday, Dec. 6 and Sunday, Dec. 7 at Gayhead, Van Wyck and John Jay schools.

If you have any recreation questions or concerns, please call 845 226-8395 or email Recreation1@eastfishkillny.gov.

this week's puzzle solutions

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Legal Notices

SUMMONS-SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF DUTCHESS – U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2, Plaintiff, -against- MARSHALL A. HEADLEY, IF HE BE LIVING AND IF HE BE DEAD, THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS AND PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH MARSHALL A. HEADLEY, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, Defendants - Index No. 2025-52210 Plaintiff Designates Dutchess County as the Place of Trial. The Basis of Venue is that the subject premises is situated in Dutchess County. To the above named Defendants- YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance upon the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the date of service or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York. If you fail to so appear or answer, judgment will be taken against you by default for the relief

Legal Notices

demanded in the Complaint. That this Summons is being filed pursuant to an order of the court dated October 23, 2025. NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME-If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Thomas R. Davis J.S.C. Dated: October 23, 2025 Filed: October 24, 2025. The object of this action is to foreclose a mortgage and covering the premises known as 156 South Avenue, Poughkeepsie, NY 12601. Dated: May 5, 2025 Filed: May 7, 2025 Knuckles & Manfro, LLP, Attorney for Plaintiff, By: Mark R. Knuckles, Esq., 120 White Plains Road, Suite 215, Tarrytown, New York 10591 Phone: (914) 345-3020

SUMMONS-SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF DUTCHESS-LAKEVIEW LOAN SERVICING, LLC, Plaintiff, -against- JOSEPH

Legal Notices

F. TURNER, AS ADMINISTRATOR C.T.A. AND SPECIFIC DEVISEE OF THE ESTATE OF MARY ELIZABETH TURNER A/K/A MARY FLANNERY A/K/A MARY TURNER, IF HE BE LIVING AND IF HE BE DEAD, THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS AND PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH JOSEPH F. TURNER, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (SOUTHERN DISTRICT), Defendants - Index No. 2025-50910 Plaintiff Designates Dutchess County as the Place of Trial. The Basis of Venue is that the subject premises is situated in Dutchess County. To the above named Defendants- YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance upon the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the date of service or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York. If you fail to so appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Summons is being filed pursuant to an order of the court dated November 3, 2025.

Legal Notices

NOTICE-YOU ARE IN DANGER OF LOSING YOUR HOME-If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (LAKEVIEW LOAN SERVICING, LLC) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Thomas R. Davis, J.S.C. Dated: November 3, 2025 Filed: November 3, 2025 The object of this action is to foreclose a mortgage and covering the premises known as 15 Rymph Blvd, Poughkeepsie, NY 12601. Dated: February 19, 2025 Filed: February 21, 2025 Knuckles & Manfro, LLP, Attorney for Plaintiff, By: Mark R. Knuckles, Esq., 120 White Plains Road, Suite 215, Tarrytown, New York 10591 Phone: (914) 345-3020

RESOLUTION OF THE EAST CLINTON FIRE DISTRICT
November 12, 2025
At a meeting of the Board of Commissioners of the East Clinton Fire District held on November 12, 2025, the following Resolution was adopted, which referendum is subject to permissive referendum pursuant to 6-g of the General Municipal Law:
A RESOLUTION RELATIVE TO THE REQUEST OF THE

Legal Notices

EAST CLINTON FIRE DISTRICT BOARD OF COMMISSIONERS TO TRANSFER EIGHTY (\$80,000.00) OF FY25 UNENCUMBERED FUND BALANCE TO BUILDING AND CAPITAL RESERVE FUNDS. Resolved by the Board of Commissioners of the East Clinton Fire District, as follows:
WHEREAS, the Board of Commissioners of the East Clinton Fire District has requested funds to pay for various expenses related to building a new firehouse, which building was approved by majority of the votes cast in the public referendum held on June 3, 2025; and
RESOLVED, that pursuant to Section 6-g of the General Municipal Law, as amended, the East Clinton Fire District does hereby authorize the transfer of a sum not to exceed \$80,000 from its Unencumbered Fund to the Building and Capital Reserve Fund for continued Fire District operations including payment for new and continued work and progress on the new firehouse building and grounds.
No expenditure shall be made except upon authorization of the Board; and it is further
RESOLVED, that this resolution is subject to a permissive referendum as provided by Section 6-g of the General Municipal Law.
This resolution was approved by a majority of the Commissioners, on the 12th day of November, 2025
By: Commissioner Forschler, seconded by Commissioner Shapiro.
Commissioner Fierro Absent
Commissioner Tompkins Yes
Commissioner Shapiro Yes
Commissioner Bonnano Yes
Commissioner Forschler Yes

REQUEST FOR PROPOSAL NOTICE

Legal Notices

The Purchasing Agent, County of Dutchess, Poughkeepsie, New York, hereby invites the submission of proposals for: Bid #RFP-DCP-58-25
Lead in Dust Wipe Analytical Services for Dutchess County Department of Health Lead Programs
Proposals must be submitted electronically through the Empire State Purchasing Group's Regional Bid Notification System (BidNet Direct) Portal on or before 2:00 p.m., December 10, 2025. Specifications, proposal forms and submittal instructions may be obtained by visiting our website <http://www.dutchessny.gov>, selecting "Government", then selecting "Bidding and RFP Opportunities". For additional information, call 845-486-3613.

REQUEST FOR BIDS NOTICE
The Purchasing Agent, County of Dutchess, Poughkeepsie, New York, hereby invites the submission of sealed bids for: Bid #RFB-DCP-49-25
Air Compressor Preventive Maintenance and Repairs
Bids will be received until 2:00 p.m. on the 2nd day of December 2025 at the Dutchess County Division of Central Services, 378 Violet Avenue, Suite 2, Poughkeepsie, New York 12601. Specifications and bid forms may be obtained by visiting our website <http://www.dutchessny.gov>, selecting "Government", then selecting "Bidding and RFP Opportunities". For additional information, call 845-486-3613.

LEGAL NOTICE
Please take notice that the Planning Board of the Village of Wappingers Falls will hold a public hearing on December 4, 2025, at 7:00 pm, or as soon thereafter as the matter may be heard, at Village Hall Courthouse, 2582 South Road, Wappingers Falls, NY, on the appli-

Legal Notices

cation submitted by Jay Diesing (Applicant) Giuseppe Porco, Owner, for property having an address at 1605 Route 9 (Grid # 6158-15-517261). This property is in a Commercial Mixed-Use (CMU) Zoning District. The applicant is seeking to convert an existing restaurant into a medical office. The applicant states there is no change to the existing 2,435 sq. ft. There will be no changes to the exterior other than a name change.
A copy of this application is on file in the Planning and Zoning Department and is available for inspection when the Department is open, Monday-Friday, 8:30 AM to 3:00 PM. The telephone number is 845-297-5277. All interested persons may appear in person, by agent, or by attorney, and all will be heard.
Dated: November 17, 2025

LEGAL NOTICE
Please take notice that the Planning Board of the Village of Wappingers Falls will hold a public hearing on December 4, 2025 at 7:00 pm, or as soon thereafter as the matter may be heard, at the Village Hall Courthouse, 2582 South Avenue, Wappingers Falls, NY on the application submitted by Cigs4Less, Inc. applicant, owner - MFR II, LLC, for property having an address at 1671 US Route 9, Wappingers Falls, NY (Grid # 6158-14-488445), located in a Commercial Mixed-Use (CMU) Zoning District. The applicant is seeking to operate a retail cannabis dispensary.
A copy of this application is on file in the Planning and Zoning Department and is available for inspection when the Department is open, Monday-Friday, 8:30 AM to 3:00 PM. The telephone number is 845-297-5277. All interested persons may appear in person, by agent, or by attorney, and all will be heard.
Dated: November 17, 2025

Diversions

SUDOKU

Call today and receive a

FREE SHOWER PACKAGE

PLUS \$1600 OFF

SAFE STEP

WALK-IN TUB

1-855-576-5653

With purchase of a new Safe Step Walk-In Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082185 N5CB 0082999 0083445

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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9.

Suguru

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The heavy lines indicate areas, called cages, from one to five squares in size. Fill each cage with unique digits, counting up from 1. So for example a 2-square cage contains the numbers 1 and 2; and a 5-square cage contains the numbers from 1 to 5. Adjacent (touching) squares, even ones that touch diagonally, may never contain the same number.

THEME: NORTH & SOUTH POLES

ACROSS

1. Impromptu (2 words)

6. Chop

9. Little bit, in Cancun

13. Luffa, alt. sp.

14. The day before

15. Rn, a health hazard

16. Surveyor's maps

17. Black gunk

18. Run off, as in couple

19. *Mount _____, Earth's southernmost active volcano

21. *Antarctica - world's largest _____

23. A Bobbsey twin

24. Not to be broken?

25. Eyeball shape

28. Minimal distortion

30. *Polar bear, a _____ mammal

35. Goldfish or koi

37. Memorial Day solo

39. Red-dot pointer, e.g.

40. Purse to match a gown

41. *Amundsen-_____ South Pole Station

43. Hipbones

44. Letter H, phonetically speaking

46. Biblical twin

47. Frog delicacy

48. Intellectual

50. Novice or beginner

52. Café alternative

53. You, in bygone era

55. Ciao, in the U.S.

57. * _____ Nast, imagined Santa at North Pole

60. *The largest lake near South Pole

63. Hotel room option

64. *Barents or Laptev

66. Blackfin and bluefin

68. Remove location from digital map

69. Paul Simon's former partner

70. Swelling

71. Monster's loch

72. An affirmative

73. Button on electrical outlet

DOWN

1. Mountain peak

2. Pineapple producer

3. Gray-haired

4. As a rule

5. The Clash: "Rock the _____"

6. Answer to "Shall we?"

7. Female gametes

8. Lost, in Marseille

9. Opposite of sun-kissed

10. Deodorant's target

11. Native Egyptian, in Roman times

12. *How many sunsets in a year on either pole?

15. Close again, as in envelope

20. Yards and miles, e.g.

22. "Slippery" tree

24. Quick and clever reply

25. *North Pole "base"

26. Fraction, e.g.

27. Beastly person

29. Front of the head

31. Not top-shelf

32. Part of archipelago

33. Sound like Secretariat

34. Clear the whiteboard

36. Ancient Briton

38. Dog command

42. Supercharger

45. Glen Powell's 2023 role, pl. (2 words)

49. Cuban dance step

51. Half-shell delicacy

54. English homework

56. Chopin's composition

57. Ad jingle, e.g.

58. Shakira's don't lie

59. Milo's adventurous canine friend

60. Giant kettles

61. Change for a five

62. Glacier's deposit

63. *Midnight _____, opposite of polar night

65. Old-fashioned "before"

67. Aptitude test, acr.

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USE PROMO CODE: GZ590

Consumer Cellular

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The solutions to the Sudoku, Crossword puzzle and Suguru can be found on page 12B.

Reserve seats for Christmas Vespers at Mount Saint Mary College by Nov. 28



Mount Saint Mary College’s annual Christmas tradition, Christmas Vespers: An Evening of Lessons and Carols, will be on Sunday, Dec. 7 at 7 p.m.

President Robert Gervasi, PhD, and the entire Mount community cordially invite the public and their guests to this special evening celebrating the Christmas season. The Vespers service will take place in the Chapel of the Most Holy Rosary, Dominican Center, on campus: 330 Powell Ave., Newburgh, Orange County.

Seating is limited and will be allocated on a first-come, first-served basis. RSVP by Friday, November 28 at www.msmc.edu/VespersRSVP

The annual service features lessons and carols like “Angels We Have Heard on High.” Towards the end of the service, the audience joined in singing “Silent Night,” during which the lights are dimmed and the chapel is illuminated with candles.

The first Vespers at the Mount took place in 1974.

For more information, visit www.msmc.edu.

Left: Christmas Vespers will be held at Mount Saint Mary College on Dec. 7 in Orange County.

-Courtesy photo by Lee Ferris

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