

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, September 11th, 2024 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Andrew Chorlton
Councilwoman	Eleanor Smith
Councilman	George Cosselman
Councilwoman	Paula Keppler
Clerk	Cynthia Wesselmann
Highway Superintendent	John Polenski Jr.
Code Enforcement Officer	Devon Percival - absent
Attorney	Michael Albanese - absent

The meeting was opened with Salute to the Flag, led by Supervisor Todd Bradt.

George Cosselman made a motion to accept the meeting minutes from the regular meeting on August 14th, 2024. 2nd by Eleanor Smith. 5 ayes, carried.

Eleanor Smith made a motion to pay General bills, Abstract #9, claim 396 & 398 thru 409 in the amount of \$6,908.72. 2nd by Andrew Chorlton. 5 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #9, claim 380 thru 395 in the amount of \$7,161.12. 2nd by George Cosselman. 5 ayes, carried.

Communications:

- The Ephratah Transfer Station will be closed on Monday, October 14th for the Columbus Day Holiday. They will be open on Tuesday, October 15th from 10am till 6pm.
- The Town received Dan Robinson's resignation as Dog Control Officer as of September 30th, 2024. He has recommended Kaylie Bonfee of 132 Church Rd, in Rockwood; as she has shown interest and he has been working with her. Dan has been with the town for 30years; met with a round of applause and good job!

Public Input:

- Terry Weaver of Old State Rd, again wanted the debris on the road addressed as the debris and boat in the yard look to be a hazard.
- George Cosselman said maybe it's time to bring the zoning.
- Lyn Yuenger suggested a full time Code Enforcement Officer. Mr. Cosselman would like to see more tickets issued.

Reports:

Code Enforcement Officer:

- Mr. Percival was not in attendance but the Supervisor said he has been working with the Planning Board as well as court and a foil request.

Planning Board:

- Chairperson, Bill Simpson spoke of the proposed Retail Store at the intersection of State Hwy 10 and 67. Scott Henze, Planning Board Director for Fulton County, has assisted with the review. The proposed store will need the County approval and a Public Hearing before the project could be approved. A proposed property line adjustment was approved by the Planning Board, as they are in

compliance with NYS Code. Mr. Simpson said the building setback issue and Site plan fee need to be resolved. The Public Hearing will be held on Monday, October 21st, at 6pm, at the Ephratah Town Hall.

- Mr. Simpson said the Town Board could bring back zoning and implement everything that had be established at that point. Ms. Yuenger stated it may need to be simplified and add things as we go. Mr. Bradt would like the Planning Board to have a copy of the zoning and site plan review. He said it doesn't cover things that have been grandfathered in at this point.

Highway

- Highway Superintendent, John Polenski Jr. said that the Highway Department filled in bumps and put new drainage on Saltsman's Rd. They also fixed Denure Rd with stone dust and paved Gray Rd.
- Mr. Polenski Jr and his Deputy, Steve Cornaire met with Guy, Louis Tree Service about removing trees and moving poles for National Grid.
- The State has received the request for the reduced speed limit on New Turnpike Rd and will conduct a speed limit study between NY Route 10 and 67.
- Bids for the Dry Storage Shed have come back and Highway Superintendent, Mr. Polenski Jr. would like to pursue other options.
- Mr. Polenski Jr. met with Nicole Harris will be getting reimbursed around \$54,000 for the oil and stone used in Rockwood and should be reimbursed via Chip's monies for the cost of the Building and associated costs; such as the blocks.
- Highway will be paving Kahn Rd this Saturday and then will be done for the year. Mr. Polenskie Jr. also said that mowing was done under budget and that they have also been working with the City of Johnstown and getting millings.
- Mr. Polenski Jr. made the Town Board aware of a problem with ATV's tearing up newly town graded roads, destroying property, going around barricades that are posted and leaving debris. There will be different ones watching going forward and the Supervisor will be sending a letter to the neighboring property of the sand and gravel pit.

Resolution 68

George Cosselman made a motion to accept Resolution 68 to reject all the concrete bids that came in to CT Male. The highest bid was \$354,000 and the lowest was \$196,000. The Town Board unanimously rejected all bids. 2nd by Eleanor Smith. 5 Ayes, carried.

Youth:

- Not in attendance.

Assessor:

- The Assessor, Lyn Yuenger, said they will be sending out Ag Renewals and Senior Exemption renewals next month. They all need to be in before March 1st.
- The Assessor's office is doing data collections on parcels with permits and finding construction without permits. They are also working on transfers.
- Property owners can apply for the Basic Star exemption on line at www.tax.ny.gov/star from September 15th, 2024 through March 15th, 2025. You would need your social security number and property tax ID.
- Any questions, please contact the Assessor's office at (518) 762-5688.

Supervisor:

- The Supervisors financial report was submitted and is on file for review.

Historian:

- Not in attendance.

New Business:

Resolution 69

Eleanor Smith made a motion to accept Resolution 69 to accept the resignation from Daniel Robinson, Dog Control Officer as of September 30, 2024. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 70

Eleanor Smith made a motion to accept Resolution 70 to appoint Kaylie Bonfee of 132 Church Rd, Johnstown, as Dog Control Officer, as of October 1st, 2024; term to end 12/31/2024. Dan Robinson will act as her Deputy until 12/31/2024. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 71

Eleanor Smith made a motion to accept Resolution 71 to enter into contract with the Fulton County Highway Dept for the 2024-2025 Snow Removal Contract. The contract covers 7.52 miles of roads within the Town of Ephratah and they would be paying \$5,500 per mile. 2nd by Paula Keppler. 5 Ayes, carried.

- The Adirondack Park Local Government Review Board sent notification looking for support to put more industry in the Park. The Town Board passed on this motion at this time.

Resolution 72

Eleanor Smith made a motion to accept Resolution 72 to reappoint Cynthia Wesselmann to the Board of Assessment Review for another 4 year term; term expire 9/30/2028. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 73

George Cosselman made a motion to accept Resolution 73 to pay the \$350 invoice for the Senior Meals. 2nd by Eleanor Smith. 5 Ayes, carried.

Old Business:

- Standard Workday hours

Eleanor Smith made a motion to set a 2025 Tentative Budget Review Meeting for Tuesday, September 24th, at 5:30pm, at the Ephratah Town Hall. 2nd by George Cosselman. 5 Ayes, carried.

Eleanor Smith made a motion to adjourn the town board meeting. 2nd by George Cosselman. 5 Ayes, carried. Time 7:10pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah