

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, February 12th, 2025 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
Attorney	Michael Albanese

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 January 8th, 2025. 2nd by Eleanor Smith. 5 ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #2, claim 44 thru 67 in the amount of \$17,210.22. 2nd by Eleanor Smith. 5 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #2, claim 68 thru 83 in the amount of \$28,680.80. 2nd by Andrew Chorlton. 5 ayes, carried.

Communications:

- The Ephratah Transfer Station will be closed on Monday, February 17th for the Presidents' Day holiday. The station will be open the following day, Tuesday, February 18th from 10am-6pm.
- The NYS Dept of State acknowledged the filing of Local Law 1 of 2025 "Right of Way on Highway Roads" adding the verbiage "vehicles, recreational vehicles, trailers" to be off the road during the winter months, as to not hinder the highway department from plowing the roads.
- Jamie Laraway expressed interest in the Board of Review, to be tabled until next month.

Reports:

Code Enforcement Officer:

- Devin Percival said the Code Enforcement program for permits is available on line through the Town of Ephratah website www.ephratah-town.org under building permits on the front page. The links are active for permits and or complaints; he gets a text message right away.
- The Dollar General paperwork has been finalized and there are building bids out. They plan to start in the spring.
- Mr. Percival is working on working on year end reports for the state.
- Code Enforcement said there are 6 vacant properties, 3 on Rte 67 and 3 on County Rte 119. There was some confusion cleared up on 357 State Hwy 67 that is in the town. The new owner(s) can rebuild or equivalent, staying in the existing footprint.
- Mr. Percival has a court date scheduled for March and will be getting information from DMV to them.

Planning Board:

- Mr. Percival signed off on Roger Baker's property and he will be issuing a certificate for occupancy.

Highway

- Highway Superintendent, John Polenski Jr. said that they have been very busy with trying to keep up with the snow and pushing banks back.
- The Town has received a \$66,500 reimbursement for the cold storage building.
- Nicole Harris said for the Chips program, we can do oil and stone every 5 years and blacktop every 10 years minimum.
- Mr. Polenski Jr. is still waiting on a DOT letter to put up the 45mph signs on the approved roads so far.
- Highway got a couple of quotes for a new loader. The John Deere 544 seems to be the best price and function for the town needs in a loader.
- There was a couple of vehicles that were towed in the last snow storm; unfortunately highway was unable to get around them.
- Mr. Cornaire and Mr. Polenski Jr. got a grant through the water quality improvement program but the budget has not been approved as of yet.
- Highway received a uniform reimbursement form Century Linen.
- Highway updated bearings for the screen plant and received a reimbursement on the warranty parts.

Youth:

- Nothing at this time.

Assessor:

- The Assessor Lyn Yuenger said they have been calling people who have not returned their exemption forms or have missing information. Renewals and exemptions due by March 1st, 2025. Property owners can apply on line for the Basic Star until March 15th.
- The Assessor's office has been doing data collection for the 2025 tax roll.
- Property owners can apply for the Basic Star exemption on-line at www.tax.ny.gov/star through March 15th, 2025. They would need their social security number and property tax ID to apply.
- Property owners need to get a building permit for any work and or renovations. Permits are needed and required for any work done on properties. The Assessor said it is very time consuming and not always accurate driving around getting data. She has not received any permits from the new program.
- Any questions or concerns, they are available on Tuesday evenings from 6-8 pm at the Town, or call the Assessor's Office at (518) 762-5688.

Supervisor:

- The Supervisor's reports were submitted and are on file.

Historian:

- Abby Cretser has been working on the 2024 annual Historian report for the State.
- She is also working on the American Revolution for 2026 and mentioned that the Town of Ephratah will be 200 years old in March of 2027.

Resolution 44

Andrew Chorlton made a motion to accept Resolution 44 authorizing the Town Supervisor to pay the credit card for the bearings, for the screen plant, that highway purchased in the amount of \$4,375.97. This is in case the credit card statement comes in before the next town board meeting and to avoid any overdue charges. 2nd by Eleanor Smith. 5 ayes, carried.

Resolution 45

Eleanor Smith made a motion to accept Resolution 45 to raise revenues and appropriations using CHIPS Aid expected from the State of New York; a reimbursement for the dry storage building in the amount of \$66,500. 2nd by Andrew Chorlton. 5 ayes, carried.

A510 – Revenues (A3820 – CHIPS Aid)	\$66,500.00
A960 – Appropriations (A1620.2 – Dry Storage Building)	\$66,500.00

Resolution 46

George Cosselman made a motion to accept Resolution 46 acknowledging that the Clerks’ books have been audited by the Town Board. They commented that they are neat and in very good order; with a job well done. . 2nd by Eleanor Smith. 5 ayes, carried.

Eleanor Smith made a motion to adjourn the Town Board meeting. 2nd by George Cosselman. 5 Ayes, carried. Time 6:50 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah