

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, November 12th, 2025 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Andrew Chorlton
Councilman	George Cosselman
Councilwoman	Eleanor Smith
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.

Eleanor Smith made a motion to accept the meeting minutes from the regular meeting on October 8th, 2025. 2nd by Paula Keppler. 5 Ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #11, claim 473 thru 486 in the amount of \$21,398.70. 2nd by George Cosselman. 5 Ayes, carried.

Paula Keppler made a motion to pay Highway bills, Abstract #11, claim 487 thru 503 in the amount of \$78,432.24. 2nd by George Cosselman

Communications:

- The Ephratah Transfer Station will be closed for Thanksgiving Day Holiday, November 27th, and will be open on Saturday, November 29th for regular hours.

Public Input:

- Nothing to report at this time.

Public Hearing:

The public hearing for the 2026 Budget was opened at 6:15 pm.

Reports:

Code Enforcement Officer:

- Requests for certificates of occupancy have been requested by banks before the sale of a property and fees are charged to the seller.
- Complaints about debris on County Hwy 119
- Code enforcement is working with a property owner on Route 10 who would like to put in a primitive trailer park that had been started and approved at one time.
- 111 Hatch Road is requesting a subdivision for the property
- National Grid Sub Station on Saltsman Road may be buying more land for upgrades and expansion for the substation project. A notice went out for public input scheduled for January 8th at 5:30pm that can be accessed on line. The project may go until 2030-2039.
- The Dollar Store may have fresh food if they bring it to a market and get an FLA license.
- Brookside has been approved for a new design for the septic system.

Planning Board:

- There is nothing to report at this time.

Highway

- Highway Superintendent met with John from Soil and Water and who will be doing the

- repairs needed on the creek behind the old Whitey's on Route 29 at no charge to the town.
- The turnaround on Tillboro Road has been fixed. There is also a turnaround on Turn Hill Road that the crew uses.
 - A request has been made by a school bus for a street light on Denoyer Road that has been declined.
 - The State fixed the blacktop at both fire stations and did a great job.
 - All the town trucks are ready for winter.
 - Notices have been sent to property owners to clear right ways. The town owns up to 25 feet from the center of the road to be able to plow.
 - The town has been working with the New York Association of Towns to pool insurance for better rates.
 - Mr. Polenski, Jr is now able to access grant information on behalf of the town.

Youth:

- The 2026 calendar is being worked on.
- The group is working on a gingerbread house for a Christmas event.

Assessor:

- The Assessor's office has still been collecting data for the 2026 Tentative Roll. They will be mailing homeowners building permit applications to any home that has been doing improvements to keep our records up to date.
- People can still apply for any senior or agricultural exemptions. Renewal forms will be going out in the mail in the fall and due back no later than March 1st, 2026. Anyone applying for a new 10 year agricultural building exemption is also due March 1st.
- Anyone planning on applying for any new star exemptions or changing from the basic star to the enhanced will need to apply with the state. There are new regulations coming out. Mrs. Tabor is planning on having a link on the town website when the information is available. Letters will be sent to Basic STAR recipients who we know will be turning 65 as of December 31, 2025.
- As of January, 2026, we will be sending a letter to new property buyers about all available exemptions and the requirements for each along with a property inventory questionnaire to help identify any property data that needs to be updated or reviewed.
- 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 report was given out to the Town Board members and is on file.

Historian:

- Nothing to report at this time.

New Business:

- The 2026 Preliminary Town budget reflects an increase of 7.71%. The health insurance increased the tax levy by 12%.

Resolution 81

Paula Keppler made a motion to accept Resolution 81 to override the 2% tax cap for the 2026 Preliminary Budget for the Town of Ephratah. 2nd by Eleanor Smith. 5 Ayes, carried.

Eleanor Smith made a motion to close the 2026 Preliminary Budget Public Hearing with no public input. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 82

Eleanor Smith made a motion to accept Resolution 82 to adopt the Preliminary Budget to become the 2026 Town of Ephratah Budget. 2nd by Paula Keppler. 5 Ayes, carried.

Eleanor Smith made a motion to go into an Executive session for litigation. 2nd by Andrew Chorlton. 5 Ayes, carried.

George Cosselman made a motion to come out of the Executive session. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 83

Eleanor Smith made a motion to accept Resolution 83 to pay Brian Fogg, LLC for an appraisal in the amount of \$10,000. 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 7:12 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah