

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, August 12th, 2026 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 - absent
Clerk	Cynthia Wesselmann
Highway Superintendent	John Polenski Jr.
Code Enforcement Officer	Devon Percival - absent
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 July 8th, 2026. 2nd by Eleanor Smith. 4 Ayes, carried.

Andrew Chorlton made a motion to pay General bills, abstract #8, claim 342 thru 347 in the amount of \$2,179.95. 2nd by George Cosselman. 4 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, abstract #8, claim 331 thru 341 in the amount of \$209,511.77. 2nd by Andrew Chorlton. 4 Ayes, carried.

Resolution 121

George Cosselman made a motion to an additional 5 abstracts for General Bills in the amount of \$3,460.15. 2nd by Eleanor Smith. 4 Ayes, carried.

Communications:

- The Ephratah Transfer station will be closed on Monday, September 7th for the Labor Day holiday. They will be open on Tuesday, September 8th from 10am to 6pm.
- The town received a report from the Canajoharie Reservoir and another on the Rockwood Dam, they are on file for review.
- The town received a bill for the ERC youth insurance renewal in the amount of \$230.00, included in the additional abstracts.

Public Input:

- None

Reports:

Code Enforcement Officer:

- Code Enforcement was not in attendance.

Planning Board:

- Supervisor, Todd Bradt spoke with the chair, Bill Claes. They have a meeting at the end of the month for a simple split for Lucas Yuenger on Rte 10. They had also talked about one on Gray Rd but hadn't heard anything from the property owner.

Highway

- The Highway Superintendent, John Polenski Jr. said that they had finished the New Turnpike Rd.
- MSHA came and left, with no fines. Highway also had a visit from DEC and had a couple of little things that will be corrected.
- The Highway Dept has a 2008 Ford 250 and another F250 Flatbed for sale; as they need to be replaced. Mr. Polenski Jr. and his Deputy Steven Cornaire would like the board to consider putting a new flatbed in next years budget. They would like to go with the Ford 450 model to be able to put a sander on the back. They would like to get a 4 door to ride together, instead of taking two trucks. Mr. Polenski Jr. would like to order it this year and fund it with the savings of stone and oil and Chips reimbursement. Friendly Ford was the lowest bid. They would like to have Charlie Stahl do the plow and sander install. They have all the numbers for the budget.
- The Superintendent said that Highway Dept stops at Christenson's on the English Rd, that is where the town owned road ends. For them to go any further than that, the property owner would have the expense of the road (put in to town specs) and Carl would need to petition for Highway to maintain it. There is only a verbal easement at this time.
- In discussing the unprocessed material of grass, dirt and top layer to sell at fair market value, the town would need to inform the insurance company and require MSHA certified haulers to limit our liability.

Public Hearing

- The public hearing was opened at 6:15pm regarding renewal of the cable television franchise agreement by and between the Town of Ephratah and Spectrum Northeast, LLC; an indirect subsidiary of Charter Communications.

Youth:

- They didn't have enough kids and cancelled Thursday's game. On Tuesday, softball will be done for the season. Soccer starts in September.

Assessor:

- The Assessor's hours are Tuesday's from 6pm to 8pm as usual, and by appointment; as necessary.
- Mrs. Tabor will be going out this weekend for data collection and requests. Property owners will be notified prior.
- Mrs. Tabor received documentation regarding the Erie Blvd Hydropower case. A copy of which was given to the attorney Michael Albanese.
- The office received notice of a Small Claims Court Assessment Review filed by a property owner; scheduled for August 28th.
- NY State is still sending letters to all impacted STAR recipients. Letters to property owners may request income verification or may be informing them that their (or their spouses') income, age or residency is affecting their eligibility to receive the STAR exemption. This goes for the STAR credit and STAR check for both Basic and Enhanced STAR recipients.
- There is new legislation that NYS is working on regarding a couple of real property exemptions. When the office gets clear instruction of how these exemptions are to be laid out, the Town will do either a local law or resolution and information will follow.
- Building applications are available on the town website. Code Enforcement will let you know the cost.

Supervisor:

- The Supervisor, Todd Bradt, gave out the financial report and is on file for review.

Historian:

- Historian Abby Cretser said that her Deputy, June Frasier has been working on a project and continues to stay involved.
- Ms. Cretser has been working on a Fire Department history book for 2027. Ivan Duesler has meticulous records of the Ephratah Fire Department that was established in 1945, including records of fires and calls. Also, she has met with a committee to organize a block party for the Town of Ephratah 200 year celebration, established in 1827. The block party will be held at the ballpark in Ephratah. The tentative dates are June 5th or 12th, 2027. They have a band called the Rockwood's that are interested in playing at the event. They are meeting on the 4th Wednesday of this month. Contact Ms. Cretser if you are interested in participating in the event.

New Business:

Resolution 122

Andrew Chorlton made a motion to accept Resolution 122 to accept the three-month work record for Abby Cretser, for the retirement system. The report includes March 10 ½ hours, April 16 ½ hours and May 20 hours. 2nd by Eleanor Smith. 4 Ayes, carried.

Eleanor Smith made a motion to close the public hearing for Spectrum Northeast, LLC; an indirect subsidiary of Charter Communications. 2nd by Andrew Chorlton. 4 Ayes, carried.

Resolution 123

Andrew Chorlton made a motion to accept Resolution 123 to enter into contract with Spectrum for another TV option for residents. The Town will receive 5% of any proceeds. 2nd by Todd Bradt. 4 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Eleanor Smith. 4 Ayes, carried. Time 6:59 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah