

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, August 13th, 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.

George Cosselman made a motion to accept the meeting minutes from the regular meeting on July 9th, 2025. 2nd by Eleanor Smith. 5 ayes, carried.

Eleanor Smith made a motion to pay General bills, Abstract #8, claim 351 thru 360 in the amount of \$12,308.18. 2nd by Andrew Chorlton. 5 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #8, claim 361 thru 378 in the amount of \$13,904.58. 2nd by Eleanor Smith. 5 ayes, carried.

Communications:

- Christopher Steepe of 226 Murray Hill Rd, expressed interest in becoming a Planning Board member as an alternate. Mr. Cosselman will be in touch with him to invite him to meet the Town Board members at the next Town Board meeting on September 10th.
- The Ephratah Transfer Station will be closed on Monday, September 1st for the Labor Day Holiday. They will be open on Tuesday, September 2nd from 10am till 6pm.
- NYS Agriculture and Markets completed and sent in the Dog Control Inspection Report. It was rated satisfactory for Kaylie Bonfey's Dog Control services.
- NYS Board of Elections sent a post card in looking for Poll Workers. Interested parties can contact their local Board of Elections.

Public Input

- Dale Wagner of 319 Co Hwy 119 contacted the Dog Control, Kaylie Bonfey, about two dogs on Fical Rd that keep coming in his yard. He inquired about the leash law. The Town Board suggested that maybe Dog Control should issue tickets if the dogs are an ongoing concern.

Reports:

Code Enforcement Officer:

- Code Enforcer, Devon Percival reported that a POA is having junk cars removed. The Town Board asked for him to check on the septic complaint.
- Mr. Percival again noted that the single trailer property for sale on Rte 67 cannot be built on, as he has had inquiries.

- Kyle Duesler will be getting a permit for a Lassellsville property.
- Heidi Sprouse is planning on putting a cabin on Fical Rd.
- Mr. Percival has 3 solar projects in the works. Solar projects require new connectors, fire shields, and have to meet a 60 lb snow load.
- Brookside has had no movement; they are still dealing with the health department requirements for the septic system.
- Code Enforcement said Rte 119 has been cleaning up debris. Also Rte 67 was given a timeline for debris removal or incur fines weekly.
- The Dollar General had their plumbing inspection. On another note, Bill Dorn is doing an addition.
- DEC is not calling back regarding Heidelberg. Mr. Percival mentioned that the permit listed is not valid.

Planning Board:

- The Planning Board met on August 12th to review a sub division.
- They also had an inquiry about building on a 20 acre lot.
- They approved a subdivision on New Turnpike that met all the town code requirements.
- The Planning Chair, William Simpson, has submitted his report and is on file.
- They meet once a quarter unless they get any other requests. The next meeting will be held in September.

Highway

- Highway Superintendent, John Polenski Jr. met with Nicole and believes the Town should be reimbursed \$208,192 in expenses for Chips monies.
- The highway department is planning to start screening for sand, for the winter.
- Mr. Polenski Jr. had a meeting with the State, and they will be paving the firehouses aprons before winter, keeping good relations with the town and turnarounds.
- Mr. Polenski Jr. spoke on the costs associated with plowing for the Fulton County Highway Dept. The contract price stayed the same but costs have gone up. Salt went from \$62/tn to \$72/tn. Mr. Polenski Jr. would like to attach a letter from the Town Attorney, as it is an expense calling in employees for Co Rte 140 and Co Rte 119. Mr. Polenski Jr. would like to see the contract raised substantially. He will be getting numbers together for the Supervisor, Todd Bradt, as they have a meeting Monday.
- They have been testing some of the new radios and they are almost in.
- The highway department has started a project on New Turnpike Rd. This year they will be putting in culvert pipe and fixing the road. Next year they plan to make each side of the road 6" wider and will be paving the road. National Grid is putting in a substation and because they will be using New Turnpike Road, they plan to help with the paving costs.
- It was noted that there is a light out at the end of the Weaver Rd, at the intersection.
- The Fossil Fuel Ban on new construction could go into effect as early as January 1st.

Youth:

- Nothing to report.

Assessor:

- Desire Tabor gave the Assessor's report. They are working on the 2026 Tax

Roll and are now able to do splits and mergers. Starting in September, they will be collecting data on permits and others without permits. The Assessor is still not getting building permits. They are available on line and Code Enforcement will let you know the cost.

- It is that time of the year again to submit any renewals for exemptions, such as a senior or agricultural exemption. Renewal forms will be going out in the mail in the fall and due back no later than March 1st, 2026. Also anyone planning on applying for any new exemptions, i.e. changing from basic star to enhanced; or applying for a new 10 year agricultural building exemption; also needs to complete the form and return it to the Assessor's office before March 1st, 2026.
- 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.

New Business:

- The Fulton County Highway Snow Removal contract has been tabled until next month.
- The Pro-Housing resolution has also been tabled until next month.
- The St. Johnsville Ambulance would like to build a cold storage building at the Ephratah Ambulance location in Rockwood. The additional storage would house more ambulances for services and 1-2 Fly cars in the event that they are needed. They have been doing a lot of transports and trying to bring help in more help. The Ambulance Company would cover all costs associated with a pole barn. It would be an approximate 40' x 60' building with a gravel floor. The Supervisor, Todd Bradt, said that he would really like some of the surrounding towns to help offset some of the cost burden that the Town of Ephratah has incurred associated with the ambulance station; as it benefits everyone. Mr. Cosselman would like the Supervisor to check on and review the current contract in place for the Ambulance property. Mr. Bradt will be discussing the particulars with Mickey at the Ambulance Company.
- The Rockwood Cemetery will be holding a meeting at the Ephratah Town Hall on Tuesday, August 26th at 7pm.

Resolution 74

Paula Keppler made a motion to accept Resolution 74 for the St. Johnsville Ambulance to go ahead with the cold storage pole barn. Attorney Michael Albanese will be drawing up an agreement and the insurance company will need to be notified. The Supervisor, Todd Bradt will be discussing the particulars with Mickey at the Ambulance Company. 2nd by Eleanor Smith. 4 Ayes, 1 Nay (George Cosselman), carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Paula Keppler. 5 Ayes, carried. Time 7:16 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah