

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, June 10th, 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
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.

Eleanor Smith made a motion to accept the meeting minutes from the regular meeting on May 13th, 2026. 2nd by George Cosselman. 5 Ayes, carried.

George Cosselman made a motion to pay General bills, Abstract #6, claim 241 thru 260 in the amount of \$6,350.12. 2nd by Eleanor Smith. 5 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #6, claim 261 thru 275 in the amount of \$170,030.68. 2nd by Andrew Chorlton. 5 Ayes, carried.

Communications:

- The transfer station will be closed on Saturday, July 4th for the Independence Day holiday. They will be open on Monday, July 6th from 10am till 6pm.

Public Input:

- None

Reports:

Code Enforcement Officer:

- Devon Percival was not in attendance but was contacted by phone. Code Enforcement has been busy with building permits including a couple residential solar projects, a pool, and shed on Co Rte 119. He also has inquiries about a possible small store at the old Snappy's and Air B & B housing at the Caroga Lake Creek Raceway.
- Eleanor Smith inquired about the debris on Rte 67. Mr. Percival has been working with the Sheriff's department and will be delivering tickets on debris.
- DEC and the APA are allowing Heidelberg to run off the old Carver permit until July.

Planning Board:

- The Planning Board may have another subdivision on Gray Rd. Mr. Percival mentioned that multiple dwellings on Valley Rd may not be possible.
- The next regularly scheduled meeting will be held on Monday, August 31st at the Ephratah town hall.

Highway

- The Highway Superintendent, John Polenski Jr. said they have finished making repairs and will be sealing New Turnpike Rd. They may be waiting on Gorman for up to three more weeks to finish the road as they have others scheduled.
- Highway got the rear mounted flail mowers on and they are cutting well; saving the town up to \$100/day by having them.
- Mr. Polenski Jr looked at the Gradall but had decided against the purchase, as it was not for us. They are exploring the idea of possibly laying stone themselves, for road repairs, and having someone spread oil. We would need to purchase a box and get a roller but could be reimbursed that way.
- The Highway Department had all the fire extinguishers inspected.

Resolution 115

George Cosselman made a motion to accept Resolution 115 to purchase metal boxes that are available for purchase to the Highway Department. 2nd by Eleanor Smith. 5 Ayes carried.

Youth:

- Nothing at this time.

Assessor:

- The Assessor's hours are Tuesday's from 6pm to 8pm as usual, and by appointment; as necessary.
- Grievance Day with the Board of Review went well. They ended up with 2 stipulations and 2 property owners came in to grieve their assessments. Mrs. Tabor said the BOR was wonderful and she was thankful for how strong and knowledgeable that board is; they made the process easy and less stressful.
- The Assessor has added information to the roll and it will be finalized by the County on June 17th.
- Building permit applications are available on the town website. After the form is submitted, Code Enforcement will let you know the cost.

Supervisor:

- The financial report was given out and is on file for review. The Supervisor met with Bill VanGorder regarding the insurance policy and it will remain the same.

Historian:

- The Historian was not in attendance but has had a meeting regarding the 200-year celebration for the Town of Ephratah, to be held in 2027.

New Business:

Resolution 116

Paula Keppler made a motion to accept Resolution 116 to pay a General bill for the NYS Association of Towns in the amount of \$175.00. 2nd by George Cosselman. 5 Ayes, carried.

Resolution 117

Paula Keppler made a motion to accept Resolution 117 to pay Highway bills for highway school, EZ pass in the amount of \$50.00, and a bill of \$42.19 for an

International Fuel Pump. The total came to \$267.19, owed on credit that would be due before the next meeting. 2nd by George Cosselman. 5 Ayes, carried.

Eleanor Smith made a motion to go into an Executive meeting with the Assessor regarding litigation. 2nd by Paula Keppler. 5 Ayes, carried.

Eleanor Smith made a motion to come out of the Executive meeting. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 118

Eleanor Smith made a motion to accept Resolution 118 to decline to pay any property legal expenses incurred for parcel 171.-1-88.2. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 119

Eleanor Smith made a motion to accept Resolution 119 to get an estimate for an appraisal for the EMS Building. 2nd by Paula Keppler. 5 Ayes, carried.

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

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah