

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, March 11th, 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
Attorney	Michael Albanese - absent

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 March 11th, 2026. 2nd by Paula Keppler. 5 Ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #3, claim 112 thru 121 in the amount of \$8,161.85. 2nd by Georg Cosselman. 5 Ayes, carried.

Paula Keppler made a motion to pay Highway bills, Abstract #3, claim 90 thru 111 in the amount of \$73,443.54. 2nd by Eleanor Smith. 5 Ayes, carried.

Communications:

- The Planning Board will hold a training on 3/24/26 at FMCC.
- Mr. Michael Kunath, a resident on Murray Hill Rd, sent an informational letter in to the Town Board and was received on February 13th, 2026. He urged the town to take urgent, proactive steps to protect the town from the significant risks posed by industrial battery energy storage systems (BLESS).

Public Input:

- None at this time.

Reports:

Code Enforcement Officer:

- Three notices were sent out for vacant properties.
- Co Hwy 119 debris is still a problem and will be taking to court.
- Properties will be getting notices for debris and vacant properties.
- The annual reporting has been completed via email.
- Heidelberg is still working on the old permit, Devon is checking on this.
- Verizon sent a drawing, adding 9 cellular antenna rays on the American Transmission tower on the Old State Rd. They are doing an upgrade, a microwave link to the emergency tower.
- Code Enforcement has court tomorrow and has updated papers.

Public Hearing:

- The Public Law for Local Law 1 of 2026 “Weight Limit on All Town Roads” was opened at 6:15pm.

Planning Board:

- The Planning Department has been working on a split of property on Kringsbush Rd. The surveyors are weeks out.
- Brookside is getting a new septic system installed, commercial equipment and a new water system hooked up.

Highway

- The Highway Superintendent, John Polenski Jr. said they had a very busy month. They went to advocacy day and figured out the delay in the grant paperwork, and got that notarized.
- Mr. Polenski Jr. has been trying to figure out a base, for a road, for a property owner on the English Rd. The Town would need a road standard for width, storm water, and ect, and then would need a local law. First the property owner would have to deed the road over to the town. The Town Board has tabled this until next month for further discussions.
- The NYS CHIPS program was approved, that money will be available.
- The Highway Dept made repairs to a trailer and had to purchase 8 new wheels.
- The Highway Superintendent wanted the Town to know that NYS DOT will be redoing a bridge on the Old State Rd in Garoga in August this year.
- Mr. Polenski Jr. had a meeting with Cobleskill Stone and other companies about New Turnpike Rd, and are going back to 18' wide because the road is not up to par to be able to widen it. They would need to mill the road down. It may help to reinforce the shoulders.
- Highway needed to order a 30lb air jack for \$2,200, as the 20lb jack is not working.
- They are using a 50lb boom to remove dangerous trees and limbs.
- The Deputy, Steven Cornaire spoke on the pricing of trucks and truck bodies contributing from the tariffs. They would like to order a truck now because the Cummings engine will not be made anymore; they are making a new motor for trucks now. They prefer Henderson because of what they believe to be better quality and the massive change on the engine.

Resolution 96

George Cosselman made a motion to accept Resolution 96 to approve the Highway Superintendent, John Polenski Jr. to purchase a truck from Henderson on behalf of the Town of Ephratah in the amount of \$153,194.00, and a truck body chassis from H.L. Gage in the amount of \$139,183.00. 2nd by Paula Keppler. 5 ayes, carried.

Public Hearing :

- The Public Law for Local Law 2 of 2026 “Removal of Four War Stop Signs and Replacement with Two-Way Stop Signs at Wohlgemuth and Tillboro Roads” was opened at 6:30pm.
- Teddy Hammonds, of Clyde Rd in Ephratah spoke about the safety issues for trucks in the winter stopping on Tillboro and was in favor of the signs being removed. He stated the other option could be seasonal stop signs. The Highway Dept and local residents would like to see the four way stops removed and go back to the two on just Wohlgemuth Rd.

Youth:

- Nothing at this time.

Assessor:

- The Assessor's hours are Tuesday's from 6pm to 8pm and also by appointment; as necessary.
- Exemption season is now done. The deadline was taxable status day, March 1st. They are busy reviewing and inputting all the information needed for the exemptions.
- Mrs. Tabor said they are finalizing all of the parcel data for Tentative Roll with a fast approaching date of May 1st deadline.
- The Assessor plans to meet with the Code Enforcer Officer regarding the building permits and come up with a plan.
- Building permit applications can be found and completed on line, on the Town of Ephratah website. After you complete and submit the form, the Code Enforcer will let you know the cost.

Supervisor:

- The Supervisor handed out the financial reports and they are on file.
- Mr. Bradt met with the insurance adjuster and is updating contracts with the fire departments and ambulance with a hold harmless clause.

Historian:

- The Town Historian, Abby Cretser, is coordinating a celebration for the Town of Ephratah in 2027. The Town will celebrate the 200th anniversary of its incorporation on March 28th, 1827. A volunteer planning committee is being set up to help with preparations to create a year-long celebration that highlights our history, community spirit and rural traditions. Ms. Cretser is planning the celebration to be held at the Ephratah Ball Diamond and can be reached at the town or on the Town of Ephratah Historical Society face book page.

Andrew Chorlton made a motion to close the public hearing for Local Law 1 of 2026 "Weight Limit on All Town Roads". 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 97

Andrew Chorlton made a motion to accept Resolution 97 to pass the Local Law 1 of 2026 "Weight Limit on All Town Roads".

**RESOLUTION 97 AUTHORIZING ADOPTION BY
EPHRATAH TOWN BOARD
OF LOCAL LAW NO. 1 OF 2026 entitled**

"Amendment to the Modification of Code 140.13 to Include All Town Roads"

WHEREAS, a the Town Board of the Town of Ephratah has reviewed maximum weight limits for each Town Road and decided to post weight limits for all of the town roadways in the Town of Ephratah; and

WHEREAS, the Town Board of the Town of Ephratah, after review of the maximum weight limits on all Town of Ephratah roadways, determined that weight limits should be set at five (5) tons, or ten thousand (10,000) pounds, except for local traffic,

NOW, THEREFORE, BE IT RESOLVED, that the weight limits for all town roads in the Town of Ephratah shall be limited to a maximum of five (5) tons or ten thousand (10,000) pounds, except for local deliveries; and it is further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ephratah, and to give due notice of the adoption of said local law to the Secretary of the State of New York.

Ayes: 5

Nay: 0

Introduced: February 11, 2026

Approved: March 11th, 2026

	ABSENT	AYE	NAY
Supervisor Todd Bradt _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Andrew Chorlton _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman George Cosselman _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Eleanor Smith _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Paula Keppler _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2nd by Eleanor Smith. 5 Ayes, carried.

George Cosselman made a motion to close the public hearing for Local Law 2 of 2026 “Removal of Four Way Stop Signs and Replacement with Two-Way Stop Signs at Wohlgemuth and Tillboro Roads”. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 98

Eleanor Smith made a motion to accept Resolution 98 into Local Law 2 of 2026 “Removal of Four Way Stop Signs and Replacement with Two-Way Stop Signs at Wohlgemuth and Tillboro Roads” as follows:

**RESOLUTION 98 AUTHORIZING ADOPTION BY
EPHRATAH TOWN BOARD
OF LOCAL LAW NO. 2 OF 2026 entitled**

“Removal Of Four Way Stop Signs And Replacement With Two-Way Stop Signs At Wohlgemuth And Tillboro Roads”

WHEREAS, the Town Board of the Town of Ephratah, after due consideration, has proposed rescinding Local Law No. 1 of 2022 and removing the four-way stop signs at Wohlgemuth and Tillboro Roads, to be replaced by two-way stop signs where Wohlgemuth Road and Tillboro Road intersect;

WHEREAS, a resolution was duly adopted by the Town Board of the Town of Ephratah for a

public hearing to be held by said Town Board on March 11, 2026 at 6:30 p.m. at Ephratah Town Hall to hear all interested parties on a proposed Local Law entitled, “Removal of Four Way Stop Signs And Replacement With Two-Way Stop Signs At Wohlgemuth And Tillboro Roads”; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town of Ephratah; and

WHEREAS, said public hearing was duly held on March 11, 2026 at 6:30 p.m. at Town Hall and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition of said Proposed Local Law, or any part thereof; and

WHEREAS, the Ephratah Town Board intends to adopt Fulton County Local Law 2 of 2026 entitled “Removal of Four Way Stop Signs And Replacement With Two-Way Stop Signs At Wohlgemuth And Tillboro Roads”; and shall be replaced by two-way stop signs where Wohlgemuth Road meets Tillboro Road; and

WHEREAS, the Town Board of the Town of Ephratah, after due deliberation, finds it in the best interest of the Town to adopt said Local Law adopting said Fulton County Local Law 2 of 2026,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ephratah hereby adopts said Local Law No. 2 of 2026 entitled “Removal of Four Way Stop Signs And Replacement With Two-Way Stop Signs At Wohlgemuth And Tillboro Roads,” a copy of which is attached hereto and made a part of this resolution, be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ephratah, and to give due notice of the adoption of said local law to the Secretary of the State of New York.

Aye: 5

Nay: 0

Introduced: February 11th, 2026

Approved: March 11th, 2026

	ABSENT	AYE	NAY
Supervisor Todd Bradt _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Andrew Chorlton _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman George Cosselman _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Eleanor Smith _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilman Paula Keppler _____ <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2nd By George Cosselman. 5 Ayes, carried.

New Business:

- NYS DOT sent in a shared services agreement in case of an emergency. They would help up to \$10,000 but would need an agreement in place.

Resolution 99

Andrew Chorlton made a motion to accept Resolution 99 to enter into a NYS DOT Shared Services agreement in the event of an emergency; they would help up to \$10,000. 2nd by George Cosselman. 5 Ayes, carried.

Resolution 100

Andrew Chorlton made a motion to accept Resolution 100 to pay vouchers due that had come in totaling \$2,590.79. The payments due were to Fulton County Solid Waste in the amount of \$1,583.64, Elan Financial for \$882.25 and another amount due before the next meeting for Elan Financial for \$124.90; for the total of \$2,590.79. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 101

Andrew Chorlton made a motion to accept Resolution 101 to Re-appoint Alex Vickery to the Ephratah Recreation Commission with a 5 year term to expire on 12/31/30. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 102

Eleanor Smith made a motion to accept Resolution 102 to make the necessary transfers to coincide with Resolution 90 recorded in the meeting of February 11th, 2026 as follows:

To:	A5010.11 – Deputy Highway Supt. P.S.	\$125.00	
FROM:	A1990.4 – Contingent		\$125.00

2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 103

Eleanor Smith made a motion to accept Resolution 103 to accept the audit of the Hon. Dominic Arena's judges books, also commenting that he has done a fantastic job and has everything in very good order. 2nd by Andrew Chorlton. 5 Ayes, carried.

Eleanor Smith made a motion to go into Executive Session at 7:12pm. 2nd by Paula Keppler. 5 Ayes, carried.

Eleanor Smith made a motion to come out of the Executive meeting at 7:47pm. 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 7:48 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah