

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, May 13th, 2026 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Andrew Chorlton - absent
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 April 8th, 2026. 2nd by George Cosselman. 4 Ayes, carried.

George Cosselman made a motion to pay General bills, Abstract #5, claim 209 thru 224 in the amount of \$8,262.24. 2nd by Eleanor Smith. 4 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #5, claim 189 thru 208 in the amount of \$26,187.12. 2nd by Paula Keppler. 4 Ayes, carried.

Communications:

- The transfer station will be closed Monday, May 25th for the Memorial Day holiday. They will be open on Tuesday, May 26th from 10am till 6pm.

Public Input:

- Mr. Robert Armino of 418 Saltsman Rd has questions and concerns about the construction and equipment that is going to be used for the substation, generation plant being built. He would like to get answers. Mr. Polenski Jr. told him that he had attended a public meeting and the town has a weight limit of 5tn on all town roads. Mr. Bradt is going to get a contact name and number for him. The project is slated to start in 2027.

Reports:

Code Enforcement Officer:

- Devon Percival was absent from the meeting. Supervisor, Mr. Bradt said Code Enforcement has been busy with a number of things including: a permit on New Turnpike, a solar project he was looking at, trash on Co Rte 119 and another issue on Rte 29.

Planning Board:

- The Planning Board held a special meeting on May 11th. On the agenda were two property subdivision applications. They approved a subdivision application to divide a property at the intersection of Tillboro and Kringsbush Rd. They also approved a subdivision at the intersection of Rte 10 and Turn Hill Rd.
- 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 hauling all the sand for the year.
- The New Turnpike Road has been finished with the hot in place recycling on the road. Gorman is going to be doing the fog seal shortly; it needs to set for two weeks. Highway will be putting millings down on the shoulders next week, before the fog seal, to finish the shoulders as well.
- Highway fixed a water issue on Murray Hill Rd.
- Highway school is the first week in June. Mr. Polenski Jr would like to attend.
- They have posted the 5tn weight limit on the New Turnpike Rd. Mr. Polenski Jr said they are trying to protect the road because the town will not get more money for road repairs to that road for another 10 years.
- St. Johnsville is selling their gradall piece of equipment they are not using, and the highway department would like to purchase it. It would be a nice back-up piece of equipment, and it can be used in the pit as well.
- Mr. Polenski Jr said they completed their MSHA class. Going forward they will have more requirements to meet, such as lung capacity tests, physicals and they will want everything watered down for dust control; as well as fitted masks and the loader needs to pass a quality air filtration system subject to decimals.

Resolution 111

George Cosselman made a motion to accept Resolution 111 to purchase the Detroit gradall from St. Johnsville, not to exceed \$7,000. 2nd by Eleanor Smith. 4 Ayes, carried.

Resolution 112

George Cosselman made a motion to accept Resolution 112 to approve Mr. Polenski Jr attending highway school the first week in June. This has been approved in the budget. 2nd by Paula Keppler. 4 Ayes, carried.

Youth:

- The youth had said DEC is finished drilling at the recreation commission and will return next month for samples.

Assessor:

- The Assessor's hours are Tuesday's from 6pm to 8pm as usual, and by appointment; as necessary.
- Property owners can review the 2026 Tentative Roll on May 19th from 4pm to 8pm. Grievance Day will be held on Tuesday, May 26th from 5pm till 9pm. Assessment complaint forms (RP-524) are available on the town of Ephratah website. They would need to be completed and presented to the Board of Assessment Review on May 26th. Assessment stipulations may be made with the Assessor on or before May 26th.
- Mrs. Tabor has finalized 1 stipulation and is scheduled for another. All in all, things with the change in assessment notices seem to be going well. The assessor is creating folders for information and building permits in hopes that getting a jump start will streamline the process of adding to next year's assessment roll. She has also been working with Code Enforcement for better communication between the two departments.
- 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.

Historian:

- Nothing at this time.

New Business:

Public Input:

- The owners of the Brookside Tavern were in attendance, happy to announce that got through all the red tape. They will be doing a soft opening in July with an invite extended to the town for everyone's help. They have a max occupancy of 50 people in hopes to go larger as time goes on.

Resolution 113

George Cosselman made a motion to accept Resolution 113 to accept the audit of the tax collector, Jamie Laraway. She has done a great job and her books are in good order. 2nd by Paula Keppler. 4 Ayes, carried.

Resolution 114

Eleanor Smith made a motion to accept Resolution 114 to accept the audit of Honorable Mark Souza's books. Judge Souza has done a great job, and his books are in very good order. 2nd by Paula Keppler. 4 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Eleanor Smith. 4 Ayes, carried. Time 6:54 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah