

Regular Meeting

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

George Cosselman made a motion to accept the meeting minutes from the regular meeting on November 12th, 2025. 2nd by Eleanor Smith. 4 Ayes, carried.

Eleanor Smith made a motion to pay General bills, Abstract #12, claim 540 thru 551 in the amount of \$9,499.21. 2nd by Andrew Chorlton. 4 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #12, claim 519 thru 539 in the amount of \$20,964.43. 2nd by Andrew Chorlton. 4 Ayes, carried

Communications:

- The Ephratah Transfer Station will be closed on Thursday, December 25th, 2025 for the Christmas Holiday. They will be open Saturday, December 27th regular hours.
- The Ephratah Transfer Station will be closed on Thursday, January 1st, 2026 for the New Years Day Holiday.
- The Dept of State Local Government is providing Courses on line for Planning Board, Code Enforcement and other local officers, see the training schedule at <https://dos.ny.gov/local-government-training-schedule>.
- The Ephratah Rod & Gun has submitted their application to renew the Games of Chance for 2026.

Public Input:

- Nothing to report at this time.

Reports:

Code Enforcement Officer:

- Code Enforcement has fined for debris on Co Hwy 119. Fines could be up to \$600.
- Mr. Percival has a couple of septic permits that he's getting squared away.
- Brookside is getting things all set and Code Enforcement will be doing a walk through.
- Property owners are using the Iworq portal on the Town website more for their permits.

- Mr. Percival mentioned that Carver is having an issue with DEC and the APA but are agreeing to work off the 2008 permit, restricting the expansion at the moment. Heidelberg has a strict guideline to get permits. Mr. Cosselman mentioned that the haulers coming out of there need to cover their loads.

Planning Board:

- There is one subdivision pending an approval. The Chairperson, Bill Simpson, would like them to update the survey. Mr. Simpson said that any changes after 20 years, they would need to do the survey over.
- Mr. William Simpson will be retiring at the end of the year. The Planning Board members have voted and Bill Claes will become the new Chair, and Carl Ovitt Jr. will become the Vice Chair.

Highway

- Highway Superintendent, John Polenski Jr, said they have been plowing like crazy early this winter.
- One of the Town trucks was acting up, there was trouble with the hydraulics.
- Highway has been using the 550 truck, and it has been working out great in Rockwood.
- Mr. Polenski Jr. said that they are already having a shortage on salt. He was happy to report that our new salt shed is saving a lot of salt and we are stocked up pretty good.
- They had one complaint on the English Rd that the driver may have used the blade or wing opened to far.
- Mr. Polenski Jr. put a post out on Face book for Toys for Tots but had very little participation.

Youth:

- Nothing at this time.

Assessor:

- The Assessor, Desiree Tabor, has completed 3 of the required trainings, with the 4th scheduled for Friday, December 12th.
- Mrs. Tabor said there may have been some miscommunications between them and Code Enforcement in the past but plans to work more closely in order to be more efficient for both departments. They would like to make a plan of action starting in the new year.
- The Assessor's office has still been collecting data for the 2026 Tentative Roll. They will be mailing homeowners building permit applications to any home that has been doing improvements in order to keep the records up to date; and to avoid any tickets or fines.
- Mrs. Tabor's office has been directing all Basic and Enhanced Star questions /applications to NYS. At this time, they still do not have a lot of information on how the state will be handling going from Basic to Enhanced Star. They will be keeping track and notifying the Enhanced eligible homeowners when it's time for them to apply. Mrs. Tabor's office is now accepting all the other exemption applications for the 2026 Roll. They will need to be completed and returned to the 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 for an appointment if needed.

Supervisor:

- The Supervisor's report was given out to the Town Board members and is on file.

Historian:

- Nothing to report at this time.

New Business:

- The Rockwood Cemetery will be holding a meeting at the Town Hall on January 27, 2026 at 6pm.
- The Organizational meeting will be held at 9am at the Town Hall on January 1st, 2026.

Resolution 84

Eleanor Smith made a motion to accept Resolution 84 to renew Kimberly Heroth's appointment to the Board of Review, term to expire 9/30/2030. 2nd by Andrew Chorlton. 4 Ayes, carried.

Resolution 85

Andrew Chorlton made a motion to accept Resolution 85 to approve the Ephratah Rod & Gun's application for the Games of Chance for 2026. 2nd by Eleanor Smith. 4 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Eleanor Smith. 4 Ayes, carried. Time 6:37 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah