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TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
SEPTEMBER 10, 2025

Present: Supervisor Evera Sue Clary; Town Council: Tom McMorris; Brenda Levey; Wyeth Coburn; Town Clerk-Pat Gilchrist; Clerk to Supervisor-Kathy Chambers

Others Present: Travis Keys-Highway Sup't./Water; Kimberly Erbe-Planning Bd./Library; Rebecca Brown-Water Clerk/Library; Nancy Quell-DCO; Beth Ulion-Courthouse

Absent-Town Councilman Howard Law(ex.); Moe Patrick-Planning Bd.; Al Cormier-Hist./Records Mg'mt. (report provided); Larry Haber-Ec. Development; Mary Menard-Proposed Georgi Trustee

Public Present-Steve Saunders, Chief-Salem Fire Dep't.; Joe Wever-Salem Fire Dep't.; Edward Holland

5:00 P.M.-Review of **Warrants #9 & Highway Abstract #9 of 2025** for approval & payment.

Review of Financials-Clerk to Supervisor Chambers reviewed the following financials:

Water-Total Cash (Ckg.)-\$11,806; ICS (Int.)-\$304,203, & Water Reserve Ckg.-\$187,515 = \$503,525

Acc'ts. Receivable-\$29,893

Estimated Revenues-\$214,623; Expenditures-\$85,899; Appropriated Fund Balance-\$41,914.00

Total Budgetary & Expense Acc'ts.-\$342,436

Total Assets-\$875,854

Can't touch Reserve Acc'ts. listed on page 2

Page 3-Real Property Taxes-Special Assessments-\$90,359; Reviewed figures under 'Departmental Income-F2148 are the tax releveys; F2401-Interest is over

Page 4-F8310.4-Computer; phone, etc. F8320.4-Electric bill F8330.1-Was Eric's Wages F8330.12-Overdrawn-part time; F8330.4-O/T for Travis only-Unencumbered Bal. is \$8,948 F8340.4-Con't. Exp.-Transportation/Distribution-Unencumbered Bal. is \$10,411 F8389.4-Con't. Exp.-Other Water Exp.-Fuel-Unencumbered Bal. is \$6,268

Bond payment will be due in Nov.

Report will be filed.

DCO-Nancy Quell-Nancy requested to speak to the Board regarding the incident that happened at the boarding facility in Argyle recently. There were 22 dogs in the facility; 21 perished & 1 survived. No bldg. malfunctions were found in investigating the incident; it was human error on the part of the owner. No ventilation in bldg. & air conditioner was off. Some of the dogs were too big for the size of the 'boxes'/cages they were in, & they couldn't move or get out. There are currently no laws for these boarding facilities. Nancy would like to see the Town adopt a local law, using what laws and/or regulations NYS Ag & Mkts. currently has. She hopes to get permission to speak to all the Towns she covers. If someone wanted to do a shelter in the T/O/S, an application would have to be filled out & a permit to operate issued. An inspection would be required (at least twice a year), which could be included in the permit fee(s) & records would be required to be kept for each dog in the facility. There would need to be proof of a back-up system in case of a power outage; proper ventilation in the bldg.; water & a sink in the bldg. & size appropriate cages/spaces for the size of the dogs you are boarding. Size appropriate should be 6" above the dog's ears, & the dog must be able to lay down w/legs straight out, also be able to turn around in the space provided. Facility should have a smoke/carbon dioxide alarm installed. The outside area must have some form of shade and/or a safe place for the dogs to stay safe from weather conditions & to be able to access clean water outside. Nancy commented that she realized these things would not happen overnight, but it is something that she hopes the Towns she covers will put into place. Thank you, Nancy, for your care & concern regarding this matter.

6:00 p.m.-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance.

Water-Travis has some corrections to the July minutes: Under 'Water' -#2. All valves were not fixed; could not get five to work. #5-Note that five new guys have started doing the mowing. Corrections will be noted. Currently have Badger meters; cannot be read currently because software is not compatible. Software was deleted in December 2024 because it will not work with the system. 320 heads cost \$321.23 each; Travis met w/a representative from Ferguson Water Works. **Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to pull the voucher for payment presented by Badger Meter; passed 4-0. Flushing of hydrants will begin on October 13th-October 17th; Clerk Gilchrist will put the notice in The Eagle for three weeks. Eric has been removed from the water email (Mark Rode fixed this); can use the same email address.

Highway-Salt barn grant funding--still waiting on NYS. Big bldg. is finished; smaller bldg. should be done by Friday or Saturday morning of this week. Travis will begin paving on Monday, 09/15/2025. Will be switching back to arm mower for the last round of mowing; finished the side roads in Blind Buck & will begin on Blind Buck dirt; Chambers Rd. is done for this year--will finish shoulder next year. Will be moving to Shushan to do some tubes & ditching. Have been doing some culverts. Started ordering winter supplies now while still available. Box is built for 2025 truck; body for 2026 truck is still coming early. Will be taking the box off the 2013 truck & putting it on the 2002 truck. There is a lot of failing pavement (sidewalks), some due to tree roots & some just bad paving. Should be doing nine miles a year--currently doing about three miles. Ed has been doing some mowing on the landfill. Fall conference is September 23rd-26th. Would like to have an Open House in October at the new sand & salt shed. Open to everyone in adjoining towns, as well as Wash. Co., & the public.

Sign Thefts-Six signs have been replaced in two years on Bogtown Rd.; twice on Cemetery Rd.; twice on Rexleigh Rd. Signs have also been replaced on Hanks Rd. & Beattie Hollow Rd. Cost of a new sign for NYS D/O/T w/post is \$121 each.

Travis advises that he needs Supervisor Clary to sign an MOU w/the Teamsters regarding some changes that need to be made to become a part of the Collective Bargaining Agreement, dated 01/01/2024-12/31/2026.

Resolution #62-Motion made by Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, agreeing that Supervisor Clary execute the MOU w/the Teamsters, as requested; passed 4-0.

Salem Volunteer Fire Dep't.-18 calls for month of August, 2025. 13-Salem (EMS lift assist-2; alarm activations-2; MVA's-4; 1-ECHO Class 17; 1-possible ECHO; 1-tractor rollover; 1-grass fire; 1-order investigation **Mutual Aid:** 2-Hebron (MVA's); 2-Rupert (MVA; AMA smell of burning); 1-Easton (structure fire); 1-Middle Falls(Wash. Co. Fair standby)

Training-Driver training; extrication training; make-up training; large MCI drill w/Arlington Fire-bus & car w/20 patients; station maintenance; Argyle-IFO interior FF class-John Bink is attending & will be completed soon.

Meetings-Fire Dep't. held their monthly meeting.

Report will be filed.

Incident on NYS Rte. 29 on 09/09/2025-Steve spoke to the Board about an incident that the Salem Fire Dep't. was dispatched to--#4263 NYS Rte. 29 for an explosion w/flames above the treetops. Sheriff's Dep't. & NYS Police were already there. Upon further review of the situation, Steve determined that he needed to call dispatch to have NYS Dep't. of Environmental Conservation call his cell, which they eventually did. An occupant on the property (not the property owner) dug a hole, through junk to burn in the hole, poured five gallons of gasoline in the hole & lit it up, which led to a BIG explosion that shook houses 500' away, one having 3 children in it that were very scared when they heard the explosion. Steve spoke to the Deputy & ENCON about the fact that this could very well be child endangerment & something needed to be done. More & more junk keeps piling up on the property; something needs to be done to clean up the whole property before someone gets hurt. Steve is just advising the Board of this most recent incident, the Board being aware of

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past issues on this property. Perhaps enacting a Local Law would be the best place to start, as said law is filed w/the NYS Dep't. of State & if said law is not followed, legal action could be taken.

Joe Wever-Salem Fire Dep't.-explained that he had prior authorization from the Town Board to work w/Spectrum, moving the account for 181 Main Street to the new fire department building on South Main St., moving sub email to master email for fire dep't. It is not Spectrum now; it is through SLIC. **Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey to put Joe Wever back on the old, de-activated Spectrum account; passed 4-0.

Rescue Squad-No report; Vicky reported they have had many calls & they are looking at purchasing a new ambulance in 2026.

Approval of Warrants-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, to approve Warrants #9 & Highway Abstract #9 for payment, except for the Badger Meter bill (which was pulled); passed 4-0.

Economic Development-Larry Haber is away so no report. Next meeting is Tuesday, 09/16/2025 & 9 am in the Town Office.

Courthouse-Beth Ulion reported that there is now a 'Little Villagers' Playgroup for kids birth-5 yrs., w/their caregivers, @ the Courthouse on the 1st & 3rd Tuesdays @ 11 am. There are also Children's Music & Movement classes on the 2nd & 4th Monday afternoons at different times for different age groups. Art exhibit 'It's All Good Wood' in the Great Hall from 11am-3 pm on Saturdays through 09/27/2025. Tuesday, 09/23/2025, @ 10 am there will be a Community Coffee Hour & on Saturday, 09/27/2025, there will be a Family Fall Festival, w/food trucks, beer garden & live music from 5-8 pm on the Courthouse lawn. Pre-registration is requested by logging in to salemcourthouse.org/fall2025. Board of Directors Meeting Minutes from the 06/04/2025 meeting were emailed to all Town Board members so check those out, as well as the Finance report Overview for their 09/03/2025 Board mtg.

Annual Mtg. will be held w/the Community on 11/05/2025, then a vote will be taken on the Courthouse Budget. Check out the free concerts every Friday night!

Looking at hiring an Administrative Assistant to help Marissa.

Reports will be filed

Town Clerk Report-Total August Feed Collected-\$430; Pd. to NYS Ag & Mkts. for dog licensing-\$4; Pd. to NYS Dep't. of Health for marriage license-\$22.50; \$60 refund to Jillson Funeral Home in Whitehall for overpayment on four death certificates-\$60

Total paid to T/O/S-\$343.50

Report will be filed

Planning Board-Kim will be sending minutes from last meeting; they had to be changed. Next mtg. is 09/25/2025 @ 7 pm in the Town Office. So far, there is an application for a sub-division & site plan application for solar.

Library-Nothing new to report; continuing w/after school program for children.

Historian-Al has been doing research on the Center family @ the request of Doug Center from Lexington, Kentucky. Documents sent to Joyce Brewer of the Hoosick Falls Historical Society & the Louis Miller Museum regarding the VanNess & Vandeburgh family, who had a connection w/the Roosevelt family, w/letter, deeds, etc. from Hoosick Falls. There is a record of the material sent in the Salem archives, because the Executor of both the VanNess & Vandeburgh wills was from Salem. Al conducted a tour of the Revolutionary War Cemetery to six Salem Rotarians. The Rotary Club cleaned all the stones in the cemetery seven years ago & will begin cleaning the stones again, using a biological D2 cleaner developed for military cemetery stones. The Dr. Asa Fitch Historical Society & the Salem Rotary Club have contributed several thousand dollars to preserving the cemetery. A big thank-you to the Town of Salem for hiring a professional lawn mowing team, which continues to enhance the beauty of the cemetery & Memorial Park. A big thank-you to Donna Anderson for her

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garden work in the Memorial Park. A big thank-you to Tom McMorris for filming the re-enactors through the QR cell phone connection; each re-enaction speaks about his or her role in Salem's history.

Ken Karlewics will talk about the history of the railroad in Washington County (he also has a new railroad history book) on 10/16/2025. Alec McMorris will talk about Salem's military from 1756-1865 on 11/06/2025. These dates are both Thursdays & will take place in the Archive Room @ the Courthouse @ 6:30 pm.

Report will be filed.

Sewer Committee-No meeting this month; waiting on appraisal report.

Tree Replacement Committee-Tom McMorris emailed the Board minutes from the 08/18/2025 meeting. Members present: Tom McMorris; Beth Ullion; Rob Southerland; Chris Hubbard. Tree tags for memorial trees were discussed; Scott Thetford is not interested in creating the tags. Donors could be presented w/a price for a tree & an add'l. price for a custom plaque or tag. Rob provided a list of 7 possible trees to be planted: red maple; sugar maple, honey locust, red oak, linden, disease-resistant Elm, & Hackberry. Rob recommended honey locust as they are drought tolerant (would need the thornless variety), they leaf out late & drop leaves early. Red maples come in many different varieties; red oak; crab apples for areas where shorter trees would be needed (like under overhead wires). Trees should be 2-1/2"-3" in diameter as smaller ones may not survive. One consideration is having trees that will not upheave sidewalks. Chris said that UAlbany students were planting pawpaws as street trees to help mitigate climate change. Beth reported that there is an Adopt-A-Tree program in Albany & suggested Eastern Redbud & Canada Chokecherry. Rob said both were native trees but can be unpredictable & are not recommended as street trees. Tom had maps of the waterlines in Salem, dated 2003 when the water system was put into place. Many lines go down the centerline of the street; on both Vail & Nichol Streets the water line runs in the center but on Blanchard Street, the water line runs in the center to begin with, then veers to the west side of the street at the northern end. Three targeted streets were proposed & agreed upon: Blanchard, Vail, & Nichol. In Shushan, the area south of the post office was targeted & spot planting was discussed to address the need for trees in the hamlet. Beth said that perhaps there might be a 'Climate Smart' grant that could be applied for. Grant research will be done. Tom also emailed the grant application that was applied for through the Salem Community Foundation. He also announced that a donor is paying for five trees; this is great news!!

Next Meeting-Monday, 09/22/2025 @ 7 pm at the Courthouse.

Report will be filed.

DCO Report-provided by Nancy Quell. Incident on East Broadway regarding dog running out at a walker on the sidewalk-door was tagged as no one was home. Was able to speak w/the owner & gave her something to try. Archibald St. incident w/a neighbor dog digging under its fence, almost getting into neighboring property. Asked owner of dog to fix the hole & move the dog away from the fence. Report will be filed.

PUBLIC COMMENT-None

OLD BUSINESS

Salt Shed Update-Travis already covered

Assessor Interviews-Two people applied; need to set up interview times ASAP as new person starts 10/01/2025. If Board agrees, could set up first interview @ 3:30 pm on 09/17/2025 & second interview @ 4:00 or as soon as first one concludes. Could do these before the 2026 Budget meeting @ 5 pm. Board members present agreed that this would be fine; Supervisor Clary will set up w/both applicants. If one or both cannot come @ that time, she will email the Board.

Master Comprehensive Plan-an approximate 18-month commitment; volunteers so far include: Kay Tomasi (Sewer/Economic Development), Larry Haber (Economic Development), Ed Donoghue (Planning Board), Robert Perry (new resident), Michael Hatzel (SAW), Julie Adams (Salem Central School Sup't.), Thomas Clary (School Board), & Supervisor Evera Sue Clary. LaBella Engineering will be working w/the committee on this plan (as well as handling the sidewalk grant).

Georgi MOU-Laura Dunham has been going back & forth w/Attorney Pero. Need to set up a date for a meeting w/the Trustees. Councilwoman Levey reported that the George was ending another year of operation & had done pretty well considering all that was going on. There is a Chamber of Commerce mixer scheduled for Thursday, 09/18/20215 from 5:30-7:00 pm. There will be a soft opening of the Museum for this night. She also reported that there have been events scheduled already for 2027!

2025-2026 Insurance Renewal-will be coming up soon. Melissa Davidson from Northern Insuring emailed all the new 2026 rate changes. Supervisor Clary & Travis Keys had a zoom mtg. w/Melissa to review figures & ask questions. The salt & sand storage barns need to be added to the policy. NYMIR will **NOT** insure any Georgi painting for more than \$5,000.00, regardless of its value. Need to seriously think this through.

Batter Storage Law Revision Update-Attorney Klingebiel emailed everyone w/his concerns regarding fire & constructing a bldg. near a body of water, along w/revisions he suggested, as well as several questions/considerations. Planning Board Clerk Kim Erbe suggested a Moratorium on battery storage until the law could be reviewed/finalized. She will contact Attorney Klingebiel regarding the Moratorium & report back to the Board.

Kim asked the Board to consider holding the Public Hearing on the new Site Plan Law w/the appendix at the 10/08/2025 monthly Board meeting.

NEW BUSINESS

BAR REAPPOINTMENT FOR JAY BELLANCA-Rec'd. letter from Wash. Co. Real Property indicating that the term of Jay Bellanca on the BAR was expiring on 09/30/2025. The Board either needs to reappoint him for another five-year term or replace him w/someone else. Term would run from 10/01/2025-09/30/2030. Said person must also attend a training session in the spring of 2026, prior to Grievance Day in May of 2026.

Resolution #63-Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to reappoint Jay Bellanca to another five-year term on the Board of Assessment Review, said term beginning on 10/01/2025 & ending on 09/30/20230 & agreeing that he must attend a training session before Grievance Day in May of 2026; passed 4-0.

Land Banking-Linke properties-Wash. Co. now owns several of the former Linke properties & is working on an application for this.

Glens Falls Hospital Contract-Resolution # 64-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, to accept the Contract/Lease Agreement between Glens Falls Hospital & the Town of Salem for a rental of \$1,400/month; passed 4-0.

Community Assistance Fund (this fund came from the Village dissolution & was commonly called the Poor Fund)-**Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to take \$1,000 for the Salem Food Pantry & \$1,000 for the Salem-Shushan Fuel Fund (only residents of the Town of Salem may benefit from this money) from the Community Assistance Fund for both causes; passed 4-0.

PUBLIC COMMENT-None

SUPERVISOR'S REPORT

Landfill Costs-Supervisor Clary is working on getting testing costs lowered; testing has been going on for over twenty (20) years now & costs should be going down--not rising.

New York Forward Grant-Supervisor Clary would like a Board Resolution to proceed with the 'Intent to Apply', which needs to be done first to pursue the New York Forward Grant. **Resolution #65-Motion made by** Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, instructing Supervisor Evera Clary to proceed with the 'Intent to Apply' paperwork for the New York Forward Grant; passed 4-0.

Hudson Valley Greenway Grant-Resolution #66-Motion made by Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, to apply for a grant, through the Hudson Valley Greenway, said grant will supplement the ESD Grant for the Northeast Rail Feasibility Study; passed 4-0.

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First 2026 Budget Meeting-Will be held on 09/17/2025 @ 5 pm in the Salem Town Office.

Regular Monthly Meeting-of the Salem Town Board will be held on October 08, 2025, in the Salem Town Office; 214 Main Street; Salem, NY 12865. Review of Warrants #10 & Highway Abstract #10 for payment will begin @ 5 p.m.; regular monthly meeting will be called to order @ 6 p.m.

Regular Monthly Meeting Location-Clerk to Supervisor Chambers reported that she has checked w/Bancroft Library & the regular monthly Town Board meetings could resume @ Proudfit Hall from Nov. 2025 thru March, 2026.

Motion to Adjourn-Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0. Meeting was adjourned @ 8:28 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem