

Draft

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
OCTOBER 08, 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; Beth Ulion-Courthouse

Absent-Town Councilman Howard Law(ex.); Moe Patrick-Planning Bd.; Al Cormier-Hist./Records Mg't. (report provided); Larry Haber-Ec. Dev. (report provided); Kay Tomasi-Ec. Dev./Sewer; Steve Saunders, Chief-Salem Fire Dep't. (report provided); Vicky Campbell-Salem Rescue Squad; Nancy Quell-DCO (report provided)

Public Present-Scott Eastman; Winona Hathaway

5:00 P.M.-Review of **Warrants #10 & Highway Abstract #10 of 2025** for approval & payment.

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

Approve Warrants #10 & Highway Abstract #10-Motion made by Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, to approve Warrants #10 & Highway Abstract #10 for payment, w/the exception of the LGLCRPB bill for the Comprehensive Plan; passed 4-0.

Public Hearing on Local Law #1 of 2025-Enacting a Temporary Moratorium on the Approval of Commercial Battery Energy Storage Systems within the Town of Salem-Supervisor Clary asked the required three times if anyone present had any objections or questions regarding Local Law #1 of 2025 as stated; no objections or questions presented. **Resolution #73-Motion made by** Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, to pass & file Local Law #1 of 2025-Enacting a Temporary Moratorium on the Approval of Commercial Battery Energy Storage Systems within the Town of Salem; passed 4-0.

Public Hearing on Local Law #2 of 2025-Amending the Town of Salem Site Plan Review Law & attached Appendix A-Regulations for Telecommunications Towers in the Town of Salem-Supervisor Clary asked the required three times if anyone present had any objections or questions regarding Local Law #2 of 2025 as stated; no objections or questions presented. **Resolution #74-Motion made by** Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, to pass & file Local Law #2 of 2025-Amending the Town of Salem Site Plan Review Law & Attached Appendix A-Regulations for Telecommunications Towers in the Town of Salem (current Site Plan Law & Attached Appendix A being amended would be Local Law #1 of 2024 that at that time amended certain provisions of the Town of Salem Site Plan Review Law). APPENDIX A-Telecommunication Towers Regulations for the Town of Salem will now read:

4. Application of Telecommunication Tower Regulations:

a) No transmission tower shall hereafter be used, erected, moved, reconstructed, changed in height or footprint, etc. (The underlined wording is what is being changed.)

Approval of Minutes-Minutes from 07/09/2025 Regular Monthly Meeting-Motion made by Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, to approve the minutes from the 07/09/2025 regular monthly meeting of the Salem Town Board; passed 4-0.

Minutes from 08/13/2025 Regular Monthly Meeting-Motion made by Councilman Wyeth Coburn Seconded by Councilman Tom McMorris, to approve the minutes from the 08/13/2025 regular monthly meeting of the Salem Town Board, with one correction by Supervisor Clary. On page 2 under **NOTE:** after 'Salem Hardware Store.....these areas could be pursued by securing a grant for repair/replacement on the opposite side of the street where said repair/replacement is needed (other side of Main Street from what will be done w/the sidewalk grant recently received). Passed 4-0

Minutes from 09/10/2025 Regular Monthly Meeting-Motion made by Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, to approve the minutes from the 09/10/2025 regular monthly meeting; passed 4-0.

Minutes from Special Meeting-09/17/2025-1st 2026 Budget Workshop Meeting-Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to approve the minutes from the 09/17/2025 special meeting for the 1st 2026 budget workshop & any other business brought up at that meeting; passed 4-0.

Minutes from Special Meeting-10/01/2025-2nd 2026 Budget Workshop Meeting-Hold off on these minutes as some needed more time to review.

Water-Travis reported that well #2 was cleaned on Monday & Tuesday of this week; camera showed problem above the screen & below the casing. Will be doing inside tank inspection next week; flushing of hydrants will begin on Monday, 10/13/2025, & continue through Friday, 10/17/2025 (if needed to finish). Wells 8" down, cased to screens. The sonic wall was hacked so the whole system shut down. Mark Rode will be coming on Thursday, 10/09/2025; passwords need changing. Will be getting well #2 back online. Travis need a motion from the Board to be able to sign the Generator contracts for the Water Barn, Proudfit Hall, & the Courthouse.

Motion made by Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, agreeing that Travis sign the three contracts for generators, located @ Water Barn, Proudfit Hall, & the Courthouse; passed 4-0.

Highway-Sand shed is done; need to pay for it to be able to get reimbursed. Will be picking up leaves the week after Halloween.

Courthouse-Minutes from 10/01/2025 Board meeting were sent to everyone. Approximately 250 people attended the Fall Festival; thank-you to Travis Keys for providing mulch. 10/25/2025-Trunks & Treats will be held @ the Courthouse (check website for more info). 11/05/2025 @ 6 pm the Annual Meeting will be held. Volunteers will be acknowledged, refreshments served, & there will be a meeting to approve their 2026 budget. Report will be filed.

Salem Volunteer Fire Dep't.-12 calls for month of September, 2025. 8-Salem (EMS lift assist-3; 1-grass fire in farm field; 1-ECHO; 1-possible explosion on Rte. 29; 1-farm truck rollover; 1-trees & lines)

Mutual Aid: 1-Hebron (MVA); 1-Arlington (house fire); 1-White Creek (barn fire); 1-Shushan/Cambridge (standby)

Training-Station maintenance; driver training; pump training; SCBA training

Meetings-Fire Dep't. held their monthly meeting; committee meetings

Chief Saunders requested that the Board approve Wyatt Armer-Marion (17) as an active member of the SFD.

Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, approving membership in the Salem Volunteer Fire Department, Inc. for Wyatt Armer-Marion, age 17; passed 4-0. Report will be filed.

Rescue Squad-No report

Planning Board-Kim Erbe, Clerk, reported that there was one subdivision & one site plan application rec'd. as of today, 10/08/2025. Library cleaning hours need to be cut back (won't have enough money until end of year). Spending a lot of time cleaning glue, paste, etc. off the carpet tiles in Proudfit Hall from projects being done w/after school students. If it's nice, Councilwoman Levey suggests going outside to do the projects. Laura & Pete Dunham worked on some of the chairs; Bill Clary & Jon McClellan picked up the chairs in and around town on 10/09/2025 to store in the fire bays. Need to go through the bays to see what is there; bays are filling up fast (safe is still being stored in bays). Councilman McMorris reported that there is a big safe in the old Village office that the judge would like removed.

Economic Development-Larry Haber sent report from 09/16/2025 meeting. Items discussed: master comprehensive plan; climate smart community (working on add'l. grants); salt barn completed; available NY

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Forward grants that might be available for sidewalks, paving, curbs, storm drains, Glens Falls Hospital structural assessment; land banking; Northern Borders Regional Commission(looking to see what might be done in the future w/Great Meadows); Washington County Property Auction was held & several Salem/Shushan properties were purchased. The old Post Office on Rte. 64 (located in the old railroad station) was one of the properties purchased. Updates on the Georgi; sewer; solar on the landfill; Economic Development (N.E. Rail Trail & art district). Next meeting is Tuesday, 10/14/2025 & 9 am in the Town Office. Report will be filed.

Georgi-Brenda reported that the last wedding of the season was held last Saturday. Need an electrician (try & contact Randy Quackenbush from Shushan; he has done work @ the Georgi before). The Museum opening went very well.

MOU-Brenda reported that the Trustees met last Thursday & had an issue w/insurance & who would be paying the premium. What if a building or buildings were to burn down? Supervisor Clary proposed to get through the 2026 budget process first & then set a meeting; all were in agreement.

Tree Replacement Committee-Tom McMorris sent report from 10/06/2025 meeting. \$1,500 rec'd. as a donation; ACA quote presented for purchase & planting of trees; grant application in amount of \$5,000 was submitted; Sherri Slater checking on tree maintenance w/Salem Ag & Science, WCSWD. Trees selected were: Ginko, Honey Locust, Red Maple & Red Oak. Grant opportunity coming in March (Beth will share info) & Tree City USA Grant in December. Sherri will check on arborists grant funding. The donation form to purchase trees locally was drafted. Cost=\$600 w/memorial plaque.

Next Meeting-11/17/2025 @ 7 pm in the Salem Town Office; report will be filed.

Town Clerk Report-Total Sep't. 2025 fees collected-\$1,175; Pd. to NYS Ag & Mkts. for dog licensing-\$21; Pd. to NYS Dep't. of Health for marriage licenses (2)-\$45.00; Total paid to T/O/S-\$1,109.00

Library-Possibly new chairs for Library; would need to be voted on by Library Board.

Historian-No report rec'd.

Sewer Committee-No appraisal rec'd. yet. Will be having a meeting on Tuesday, 10/28/2025, @ 6 pm in the Town Office; hopefully appraisal info will be in by then.

DCO Report-provided by Nancy Quell. Dogs from Coon Lane running in the former Village; Nancy messaged owner to pick them up. Report will be filed.

PUBLIC COMMENT-None

OLD BUSINESS

2025-2026 NYMIR Insurance Contract-Supervisor Clary asked the Board to consider a \$5,000 deductible For the 2025-2026 year; this would mean a savings of \$2,528. **Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, agreeing to the \$5,000 deductible & agreeing that Supervisor Clary should sign the Contract; passed 4-0.

Master Comprehensive Plan-Supervisor Clary would like a motion to approve Jon Ketchum from New Collar Goods to the Committee. **Motion made by** Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, approving the addition of Jon Ketchum from New Collar Goods to the Master Comprehensive Plan Committee; passed 4-0.

2026 Budget/Justice Court discussion-New Tentative budget presented w/2% increase across the board, down from 5%. Need to build up General Fund Balance.

Justice Clerk-Closure of old files-\$25/hour for five hours. Do timecard for extra hours, going from current to back files. Stipend line item could be added under 'Justice' for the extra work. (Currently not in at all)

10/15/2025-3rd Special 2026 Budget Workshop Mtg.-to get to Preliminary Budget figures, beginning @ 5 pm in the Salem Town Office

NEW BUSINESS

Website Updates-Dep't. heads: Please get any changes that need to be made or items that need posting to Karen Hickland.

PUBLIC COMMENT-None

SUPERVISOR'S REPORT

2026 Washington County Budget-Health Insurance has increased by 20%; NYS Retirement is up to 38%. The 40% increase being discussed is the 'Cadillac' before anything is cut. Supervisor Clary reports that the Supervisors have been meeting, going over everything line by line as 40% increase was the start. Hope to get down to at least 20% & County will most likely have to override the tax cap.

Next Meeting of the Salem Town Board will be the 3rd Special Meeting for the 2026 Budget, held on 10/15/2025, @ beginning @ 5 pm in the Salem Town Office.

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 Tom McMorris, seconded by Councilman Wyeth Coburn, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0. Meeting was adjourned @ 7:49 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem