



# TOWN OF SALEM PLANNING BOARD

## Minutes of Regular Meeting of January 22, 2026

The Clerk of Planning Board, Kim Erbe, opened the annual meeting at 7:00PM and Planning Board Members held their annual elections for Chairman, Vice-Chairman and Secretary positions for the 2025 calendar year. The results of the elections are as follows:

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| Chairman – Maurice Patrick –                          | Motion made by William Linendoll and seconded by Ed Donoghue – motion passed unanimously |
| Vice-Chairman – Edward Donoghue -                     | Motion made by William Linendoll, seconded by Jay Watters – motion passed unanimously    |
| Secretary – Jay Watters -                             | Motion made by Ed Donoghue, seconded by William Linendoll – motion passed unanimously    |
| Attorney – Matthew Fuller, Esq.                       | Motion made by Ed Donoghue, seconded by William Linendoll – motion passed unanimously    |
| Newspaper – The Eagle                                 | Motion made by Ed Donoghue, seconded by William Linendoll – motion passed unanimously    |
| Meeting Date – 4 <sup>th</sup> Thursday of each Month | Motion made by Ed Donoghue, seconded by William Linendoll - motion passed unanimously.   |

Chairman Patrick opened the regular meeting at 7:03PM.

Present at the meeting were Board members, William Linendoll, Ed Donoghue, Ken Bordwell, Jay Watters and Chairman Patrick. Kim Erbe, Clerk of the Planning Board, and Mario Canalini, Compliance Officer were also present. Members of the public in attendance: Scott Eastman and Robert Dennison.

Due to an oversight, the Town Board of the Town of Salem failed to vote on the reappointment of Ken Bordwell for a new 5-year term starting on January 1, 2026, and concluding on December 31, 2030, during their January 2026 meeting. Consequently, the Board requested Mr. Bordwell's presence at the meeting while asking him to refrain from voting on any issues discussed until his official reappointment at the February 2026 Town Board meeting.

**CORRESPONDENCE:** NONE

**PUBLIC COMMENT:** NONE

**MINUTES:** Motion made Ed Donoghue to approve the approve of Minutes from the November 20, 2025 meeting. Jay Watters seconded. Motion passed unanimously. Due to the absence of new business, the meeting scheduled in December of 2025 was cancelled.

**PUBLIC HEARING:**

*NONE*

**SITE PLAN – ZONED AREA:**

*NONE*

## **SITE PLAN:**

- DENNISON, REBECCA** – John Dennison appeared to present an Application for Site Plan Review to place two (2) 12 X 24 Prebuilt Sheds on property located at 6 Battenkill Woods Way. Parcel ID #216.1-4-18.

The applicant stated that they would like to place two 12 x 24 prebuilt sheds on their property located within Battenkill Woods. The sheds would be purchased from Johnny Sheds in Whitehall and they would be 15 feet off of the fence line that serves as a boundary line for their parcel. At that time, the Board had no further questions, and Chairman Patrick moved on read the Environmental Impact. William Linendoll made motion for negative declaration and said motion was seconded by Ed Donoghue. Motion passed unanimously. Ed Donoghue then made a motion to accept the application and said motion was seconded by Jay Watters. Motion passed unanimously. Subsequent discussions took place concerning the uniqueness of Battenkill Woods, where the "Battenkill Woods Association" owns the land, and the applicant only holds "shares" in the organization. The Board concluded that approval from the Battenkill Woods Association Board was necessary to move forward with any approvals. Ed Donoghue proposed a motion to approve the project, contingent upon receiving a letter from the Battenkill Woods Association acknowledging their awareness of the project and granting their approval for it. William Linendoll seconded the motion. Motion passed unanimously.

**PROJECT CONDITIONALLY APPROVED.**

## **SUBDIVISION –**

**NONE**

## **WORK SESSION:**

### **Large Scale Battery Storage Systems.**

The Board discussed having Ed Donoghue and the clerk look into laws passed by other local municipalities regarding Large Scale Battery Storage Systems. Both Ed Donoghue and the Clerk agreed.

## **ADJOURNMENT:**

Jay Watters made a motion to adjourn the meeting and motion was seconded by Ed Donoghue. Chairman Patrick adjourned the meeting at 7:45pm.

## **NEXT MEETING:**

Next meeting will be held on February 26, 2026.

Respectfully submitted,

KIMBERLY ERBE, CLERK