

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
MARCH 11, 2026

Present: Supervisor Evera Sue Clary; Town Council: Brenda Levey; Tom McMorris; Scott Eastman; Howard Law present through videoconferencing from his residence @ 2277 State Rte. 313; Shushan, NY 12873; Pat Gilchrist-Town Clerk; Kathy Chambers-Clerk to Supervisor

Others Present: Town Attorney-Matt Fuller; Travis Keys-Highway/Water; Beth Ulion-Courthouse; Marissa Perkins-Courthouse; Rebecca Brown-Water/Library; Maurice Patrick-Planning Bd.; Kim Erbe-Planning Bd./Library; Larry Haber-Economic Development; Winona Hathaway-Deputy Town Clerk/Water

Public Present: David Wren-250th Celebration

Absent- Al Cormier-Hist./Records Mg't. (report provided); Kay Tomasi; Economic Development/Sewer; Steve Saunders-Salem Fire Dep't.; Nancy Quell-DCO

5:00 P.M.-Review of **Warrants #3 & Highway Abstract #3 of 2026** for approval & payment.

Financials-Trial Balance reports provided for the following: Highway; Water; Salem Lighting District; Shushan Lighting District; Benjamin Bancroft Trust; Fire Protection-Shushan District; Fire Protection-Salem District. Working on General (waiting on call from the programmers). Please review & if you have any questions, feel free to contact Clerk to Supervisor Chambers

6:00 P.M.-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance. Introduction of Board members.

Town of Salem Attorney Matt Fuller-Councilman McMorris asked questions regarding the ZBA. Currently, the proposed Blockhouse to be built in the Veteran's Memorial Park is not an intended use as the property is currently zoned. Matt explained that the Town has to have a Zoning Board of Appeals by law, but that municipalities could exempt themselves from the ZBA. Councilman Eastman asked about liability as a Board member; Matt explained that Board members have significant immunity as a Board member. Could Town roads w/only one or two homes not be maintained by the Town but by the owners? This would require an abandonment procedure with homeowner involvement. Issue w/a group called "Four Corners for Democracy" using the Courthouse on 03/14/2026 to make protest banners. Matt explained that this was a public building so there should be no problem w/the group using the space but there should be a disclaimer. Clerk to Supervisor Chambers asked if there should be a Certificate of Insurance for this event at the Courthouse. There is liability insurance policy for events @ the Georgi in Shushan. Town should have sub-leasing for events, like weddings, etc. Check to see what coverage is & a Facility Use Agreement needs to be in place, which the Georgi already has. Also, anyone using the community kitchen @ the Courthouse needs the same Agreement. Councilman Law explained he feels the Board should be included in all emails so they know what is going on. He also asked about the Town 'donating' to charities. Matt said this is governed by Town Law 64 & is really a case-by-case issue. Howard also asked if a motion was made & passed at a meeting, if said motion could be changed by email & the response is a big NO. Because the MOU & Lease Agreement between the T/O/S & the Georgi was changed after being signed, these need to be provided to Matt for review.

BAN cost-Matt explained that he needs to know in advance regarding renewals for any BAN's; his fee is \$1,500. If he doesn't get advance notice, the fee will go up!

Voucher #64 for rental of Town office space-Currently there is no heat in the Town Office as the unit in there is inoperable as it stands & has been red tagged, stating that it is unsafe to operate. Landlord is asking where his rent check is; he already rec'd. March as the Voucher is paid a month in advance. This Voucher would be for April but there has been no heat. Have Matt review the Lease; as far as the Board goes, the Landlord broke the Lease as he is supposed to be providing heat for the office space.

Voucher #65 from Edmunds Gov Tech regarding the Clerk's former BAS program has gone up quite a bit to \$850; Councilman McMorris will call them to see why the big jump. Don't pay until they give an explanation.

Approval of Warrants #3 & Highway Abstract #3 for Payment-Motion made by Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, to approve Warrants #3 (w/exception of Vouchers #64 & #65) & Highway Abstract #3 for payment; passed 5-0.

Motion made by Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, to investigate another rental space for the Town Office; passed 5-0. Councilman McMorris advised that the cost to move the phone system to another location would be approximately \$400.

Resolution to pass Local Law on extending the Temporary Moratorium on Commercial

Battery Storage-Resolution #23-Motion made by Councilman Howard Law, seconded by Councilwoman Brenda Levey, presenting Resolution #23 for adoption, said Resolution introducing a new proposed Local Law extending the temporary moratorium on the approval of commercial battery energy storage systems within the Town of Salem; passed 5-0. Said Public Hearing on the proposed Local Law will be held on April 08, 2026, at the regular monthly meeting of the Salem Town Board.

HIGHWAY BID OPENINGS

2026 Gravel & Processing pricing for Town of Salem-Ron Jameson Contractor LLC; PO Box 436; Salem, NY 12865: Processing of 10,000 yds. of winter sand at Town's pit \$ 5.95/yd.

Estimate for the following materials: 1-1/2" screened gravel \$ 8.95/yd.
1-1/2" crusher run gravel \$ 12.50/ton

Processed Topsoil-to Town's specs \$ 25.00/yd.

Kent Foster LLC; 192 Binninger Rd.; Shushan, NY 12873-2026 Gravel Price
1-1/2" minus screened gravel \$ 12/yd.
1-1/2" minus crushed gravel \$ 14/yd.

R.M. Bacon LLC-Michael Bacon; 510 South Street; Hoosick Falls, NY 12090
Supply & delivery of screened topsoil-1" minus \$930/18 yd.
load, delivered (\$51.67/yd.). Topsoil will be screened to 1" minus specifications & delivered to the location(s) designated by the Town of Salem Highway Department. Pricing shall remain valid for the current season unless otherwise agreed upon in writing.

Resolution #24-Motion made by Councilman Howard Law, seconded by Councilman Scott Eastman, to use both Ron Jameson Contractor LLC & Kent Foster LLC for screened and/or crushed gravel, based on the job & location of the same; passed 5-0.

Resolution #25-Motion made by Councilman Scott Eastman, seconded by Councilman Tom McMorris, to accept Ron Jameson Contractor LLC bid for topsoil @ \$25/yd.; passed 5-0.

Resolution #26-Motion made by Councilman Howard Law, seconded by Councilman Scott Eastman, to accept Ron Jameson Contractor LLC bid for screening winter sand @ Town's pit for \$5.95/yd.; passed 5-0.

Hourly Tree Work for 2026, 2027, & 2028 Seasons

Greater Heights Tree & Land Management Inc.-Mike D'Agata, President; 1246 Burgess Road; Bennington, VT 05201 – 75' bucket truck-\$150/hr. In the event of an increase in fuel, labor, materials or other operational costs, Greater Heights Tree & Land Management reserves the right to apply an annual price escalation of up to Five percent (5%) for each subsequent year of the three-year contract period.

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R. M. Bacon LLC-Michael Bacon-50' plus reach bucket truck, w/two (2) qualified operators to perform tree work tasks as needed @ \$175/hr. Any other additional services or equipment not specified above would be discussed & agreed upon prior to commencement of work.

Resolution #27-Motion made by Councilman Scott Eastman, seconded by Councilman Howard Law, to accept the bid for tree work for 2026, 2027, & 2028 seasons from Greater Heights Tree & Land Management Inc.; passed 5-0.

(**NOTE:** The bids for mowing of the Moravian/Camden Valley Cemetery; Eagleville Cemetery on Binninger Rd. & the Revolutionary War Cemetery; the 'Welcome to Salem' signs & the mowing of the Georgi Museum & Park Center are good until the end of the 2027 season.)

Economic Development-Larry Haber is working on a '2025 Year in Review' report. Has been working w/ Supervisor Clary re Northeast Rail ownership issue & work being done on the Thompson rail yard.

Master Comprehensive Plan-next mtg. will be 04/02; 257 responses were rec'd. from the survey & results will be forthcoming.

N.E. Rail Grants-\$250 application fee paid for by the railroad; grants will refurbish the railroad station & freight barn. Railroad bridge(s) are a problem when it comes to flooding. Nicole Justice will meet w/ the rail-road & also the HSCPA.

Landbanking was approved for Washington County; will need a Board of Directors w/a steering committee.

Mike Miller wanted it clarified that because Washington County now owns the former Linke properties, they would not or could not be listed for sale in the tax auction; Supervisor Clary confirmed this.

Highway-Travis' reports that the frost heaves are bad; have been doing tree work & some paving. PRC numbers will be needed now for every project per NYS. Need to declare the following as surplus: old mowing tractor; 2013 Dump box & box from 2013 West Star; chassis. **Motion made by** Councilman Howard Law, seconded by Councilman Scott Eastman, to declare the above as surplus equipment & what-ever else Travis might have at listing time; passed 5-0.

Will start doing potholes next week; permit was rec'd. for tearing out the Scott Lake bridge (historic). No plow equipment for the 2027 truck--405-day minimum wait time. No body for 2026 truck.

Brine maker grant-will be working w/Sam Blake from LGLC Regional Planning for the bldg. Have used 220 tons of salt.

Water-2 hydrants running—1 on Riley Hill & 1 on Blind Buck. Did water sample testing for D/O/H & quarterly tests are done. Reviewing D/O/H updates, regulations, etc. Travis will get info regarding spring flushing to Clerk Gilchrist when he figures out when it will be. School vacation was early this year so that's why it wasn't done the first of April.

Town Clerk Gilchrist-February fees collected were \$405; paid NYS Dep't. of Ag & Mkts. \$14 for dog licensing & \$22.50 to NYS D/O/H for a marriage license. Am't. paid to T/O/S was \$368.50; copy of report will be filed.

Courthouse-Marissa emailed everyone the plans for the 1700's Carriage Barn Restoration Project; \$100,000 was rec'd. in a private grant to do this project. The Boy Scouts can help move things out of the space. Wm. Green is the Architect & plans will have to be presented to SHIPPO. Looking @ putting in a rubbery floor for fitness classes but could also put up tables & chairs when necessary. No question that programming will be able to be expanded in the space once it's done. The Courthouse Board is looking for the Town Board to

approve a motion to move forward w/the project. **Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, giving Town Board approval to move forward w/the Carriage Barn Restoration project; passed 5-0.

Exhibit w/instruments on display will be held Friday, 03/13, 5-7:30 p.m. w/Ellie Valentine's collection from Armenia, Cuba, Poland, & Ukraine.

Folklife Concert-Friday, 03/13/, featuring Kalos. Doors open @ 6:30 pm & show begins @ 7 pm

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Spring Equinox Celebration-Sunday, 03/15, 2-3 p.m. w/Kakki from Swaying Tree Yoga. Enjoy yoga, meditation, & sound in this season of renewal. Registration is required.

Annual April Fool's Race-Saturday, 04/04, starting @ 9 am @ Salem Central School. You can preregister or register the day of the race (if your particular race is not yet full).

Community Coffee Hour-Tuesday, 04/14, @ 10 am. Come for conversation w/your neighbors & enjoy a cup of joe!

Bike Day-Sunday, 06/14, 1-4 pm for bike repairs, safety & more @ the Courthouse.

Minutes Approval-Minutes from 12/22/2025 Monthly Mtg.-Supervisor Clary has a correction on Page 3 of minutes regarding Mortgage Tax-\$55,763.44 was am't. rec'd. for 2025, w/Supplemental Mortgage Tax rec'd. of \$1,263.44. The actual 2025 budgeted am't. was \$35,763.44. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, to approve the minutes from the monthly meeting of 12/22/2025, with the correction as noted from Supervisor Clary; passed 5-0.

Organizational Mtg.-01/05/2026-Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, approving the minutes of the 01/05/2026 Organizational Mtg.; passed 5-0.

Regular Monthly Mtg.-01/14/2026-Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, approving the minutes of the regular monthly mtg. on 01/14/2026; passed 5-0.

Financials-(minus General) for Highway, Water District, Benjamin Bancroft Trust, Salem Lighting District, Shushan Lighting District, Salem Fire Protection District & Shushan Fire Protection District sent to all by Clerk to Supervisor Chambers for review. **Motion made by** Councilman Tom McMorris, seconded by Councilman Howard Law, to approve Financials as presented; passed 5-0.

Salem Volunteer Fire Dep't.-10 calls for month of February, 2026: 4-Salem (2- EMS Assist; 1-chimney fire; 1-hazardous condition); **Mutual Aid Calls**: 2-Hebron (2-MVA's w/personal injury); 1-Argyle (standby); 1-Cambridge (standby); 1-Middle Falls (MVA w/unknown personal injury); 1-Cossayuna (structure fire)

New Reports now-incident type y/t/d; district or mutual aid y/t/d; members attending y/t/d; training drill report/member; event attendance report/member.

Reports will be filed.

Motion made by Councilman Scott Eastman, seconded by Councilman Howard Law, to approve the following for membership, pending arson background checks: Izack Ball-firefighter; Tiffany Talmadge-Support Group; Heather Sartell-Support Group; approved 5-0.

Salem Rescue Squad-No report rec'd.

Planning Board-Kim Erbe provided February 26, 2026, draft minutes to all. Site Plan Application presented by Rebeca Dennison & one by Derick Justin. Sherri Slater from the American Legion Auxiliary was present to ask the Board's approval to place 2' x 4' veterans banners on NYSEG poles in the Town of Salem. The plan is to put up before Memorial Day & take down after Veteran's Day. Motion passed by Planning Board, but Sherri was advised they would need permission from the Salem Historic Commission for any banners that would be displayed in the historic district; it was recommended she contact the Salem Historic Commission to find out what steps would be needed to secure their approval. Board had a work session to review the pro-

posed Local Law regarding Large Scale Battery Storage Systems, which seeks to enforce a complete ban on these systems due to the lack of adequate infrastructure to manage potential prolonged fires associated/them & possible environmental consequences for soil, air & groundwater contamination. This could be far worse on our community if one of these systems were to ignite, as well as the potential for a decrease in property values in the vicinity of any of these systems.

Moratorium Extension on Large-Scale Battery Storage Systems-Planning Board made a motion, which was seconded, requesting that the Town Board extend the current Moratorium for an additional six (6) months.

Next Meeting will be held 03/26/2026 @ 7 pm.

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Assessor-All exemption renewals & new applications rec'd. to date have been processed & applied to the roll. All renewal forms not rec'd. will be removed from the roll & property owners will be notified by mail of the removal of their exemption(s) due to failure to renew on time. The Assessor has available for review assessment inventory & valuation data; an appointment to review this information can be made by calling Bobbi Stone @ 518-854-3277 from 9 am-4 pm.

Sewer Committee-Met 02/25/26 @ Salem Town Office. Discussion on the Land Option Agreement not approved by the SAW Board of Directors. The reasons were varied: visual, odor, too many trucks going in & out. Sewer Committee would like to attend the next quarterly SAW Board of Directors mtg. to address their concerns. May be able to do a possible field trip to North Creek or another location to see a working municipal sewer system. Will reach out to Delaware Engineering to ask for a cost difference between the Town water barn property & a potential neighboring landowner who has offered his property to move the project forward. Meeting adjourned @ 7 pm.; report will be filed.

David Wren-250th Anniversary Celebration-David reported there will be a cannon demonstration & musket demos on Saturday, 05/09, @ the McCracken House (former Bob Beattie residence, which Woody Hill now owns), located on Chambers Rd. House tours will also be given. This will also be happening over July 4th celebration, w/an overnight encampment. Will contact Snell's regarding the necessity for a port-a-potty on the premises. Possibility of building a small log cabin on the old carnival grounds & putting a restroom in the red barn.

Blockhouse project-Tom McMorris sent an email to all w/answers to questions he had been asked re the blockhouse: The Town will own the Blockhouse. Since it is Town property, it will not be taxed. The Town would ultimately be responsible for maintenance & would be covered by the Town's insurance policy. Since it would be a Town project, materials, etc., would not be taxed. Possibility of an historical organization to manage it or could create the organization. Monies for the project can be collected by the Town but tagged specifically for the Blackhouse project (separate line item?). Tom also emailed an updated picture of what the Blockhouse would look like.

Veterans/Memorial Park Bricks-Tom McMorris has applications for the purchase of the forever bricks.

DCO-Issue w/dogs @ Chambers Valley.

PUBLIC COMMENT-None

Scott Eastman asked if the Court Clerk had reported (or could report) on the progress being made on prior fine and/or Court issues. No report rec'd. yet.

OLD BUSINESS

NYS DOT Sidewalk Salem Pedestrian Connection-will not begin until after July 4th on the road or the sidewalk.

Master Comprehensive Plan Update-Survey results are in & should be coming out soon. Next mtg. will be 04/22/2026, beginning @ 5 p.m., @ the Courthouse. Supervisor Clary will check on the date to make sure that is correct.

Salt Grant Finalization-Final paperwork submitted for money

Brine maker Grant-5-year grant thru LG/LC Regional Planning Board

Clerk to Supervisor Chambers would like a spread sheet w/all Grants listed & amounts of money. This would make it easier to follow when money comes in as everything gets automatically deposited into a Highway acc't. & then has to be moved.

Tree Committee-Tom McMorris emailed quotes to Board members for planting trees in Salem:

A Cut Above Lawnsapes/ACA Lawnscape Supply-2" caliper trees (pricing includes delivery & installation w/ mulch ring) Honey Locust & Red Oak-\$650 ea.; Red Maple & Crabapple-\$600 ea. They have a 36: auger to

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plant with & will add soil amendments if needed w/the tree(s) once they dig. All trees will be coming from local sources, so little to no 'shock' when moved & planted, especially that size, w/a one-year warranty.

Mandy Springs Nursery-Honey Locust, Red Oak & Red Maple Trees-\$800/tree, planted. Crabapple Trees-\$600-\$800, w/a one-year warranty.

Elhannon Wholesale Nursery-Honey Locust, Ginko, Hackberry & Lilac-Most 2" trees cost \$250; ginkgoes are \$325. Installation is a multiplier of 2.7; the \$250 trees would be a total of \$675 & the Ginkgoes would be \$877.50 for the trees w/planting & a one-year warranty.

Resolution #28-Motion made by Councilman Howard Law, seconded by Councilman Scott Eastman, allowing Tom McMorris to move forward with purchase, using w/ACA Lawnscape Supply; passed 5-0. Tree Committee will review, also.

FEMA Resolution-Attorney Matt Fuller will draft.

Battery Storage 6- Month Moratorium Extension- Public Hearing for Proposed Local Law-

Schedule Public Hearing for April 08, 2026 regular Town Board meeting; Clerk Gilchrist will get Legal Notice in the 'Eagle' newspaper.

NEW BUSINESS

2026/2027 Website Compliance Regulations-There are new NYS guidelines governing municipal websites going into effect. Councilman McMorris has spoken to Karen Hickland about putting the video conferencing w/Howard on the website.

Glens Falls Hospital/Salem Clinic Assessment-LaBella Engineering waiting for snow to come off the roof.

PUBLIC COMMENT

Videoconferencing Law-Councilman Law reported that the cost of preparing & filing of this Local Law was \$200 & he wanted to reimburse the Town for the same. Tom McMorris reported that he could create a T/O/S link on YouTube for posting of the videoconferencing. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, approving that Tom McMorris create a T/O/S link on YouTube for posting the videoconferencing from meetings; passed 5-0. **Motion made by** Scott Eastman, seconded by Councilwoman Brenda Levey, thanking Howard for his gesture but filing of the Local Law would allow anyone in the future who might need to do the same to also use videoconferencing, so Councilman Law's offer to pay for the same was rejected; passed 5-0.

Mark Rodes-Travis reported that Mark needs to know how many people using .gov wanted to keep (or get) Office 365; cost is \$30/person for the .gov email & Office 365 or just \$18.50 for .gov email only.

Georgi Board-Councilwoman Levey reported that there would be a meeting tomorrow, Thursday, 03/12/2026.

SUPERVISOR'S REPORT-Salem Food Pantry-Supervisor Clary reported that the Salem Food Pantry is currently checking on a new location.

American Legion Auxiliary has no insurance & NYSEG requires insurance; they will instruct which poles can be used. A person w/a bucket truck is also needed. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, giving permission for the Salem American Legion Auxiliary to move forward w/ the banner project & to try & secure the Certificate of Insurance (person w/bucket truck could provide this is someone could be found); passed 5-0.

Moe Patrick asked why the Town Office cannot be moved to a room in the Courthouse since the Town owns the building. There is a room that is just Arts & Crafts; Supervisor Clary responded that they hold dance classes in that room, also. There isn't enough room for separate spaces for Supervisor, Town Clerk, & Assessor. Councilwoman Levey suggested just turning over the building over to the Courthouse.

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Decorating the Gazebo-Councilwoman Levey reported that she normally decorates the Gazebo for the July 4th celebration & because it was the 250th Anniversary Celebration, she would like to hang a special banner & decorate accordingly. **Motion made by** Supervisor Clary, seconded by Councilman Tom McMorris, giving permission for Councilwoman Levey to decorate the Gazebo; passed 5-0.

AFR-for 2024 was filed last June & accepted; Clerk Chambers reports that she is currently working on 2025 w/ the Comptroller's Office. **Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, accepting the 2024 completed AFR; passed 5-0.

Justice Clerk work update-Progress is being made but the Clerk cannot give a report.

Resolutions-The following Resolutions were presented by Clerk to Supervisor Chambers:

Resolution #29-Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, for the following:

DA909-Fund Balance	\$ 26,400	
DA691-Deferred Revenues		\$ 26,400

Hotbox revenue 2021-2025; passed 5-0

Resolution #30-Motion made by Councilman Scott Eastman, seconded by Councilman Tom McMorris, For the following:

DA909-Fund Balance	\$ 87,874.71	
DA2650-Scrap Materials		\$ 87,874.71

Revenues that had been transferred out of Deferred Revenues; passed 5-0.

Resolution #31-Motion made by Councilman Scott Eastman, seconded by Councilwoman Brenda Levey, for a Budget Increase as follows:

DA2650-Scrap Materials	\$87,874.71	
DA5130.4-Machinery		

Passed 5-0. \$ 87,874.71

Resolution #32-Motion made by Councilman Howard Law, seconded by Councilman Tom McMorris, for a Budget Increase as follows:

A3089-Grant	\$ 2,914.20	
A1110.4-Justice		\$ 2,914.20

Recognize JCAP Grant for Justice; passed 5-0

Motion to Adjourn-the regular monthly meeting of the Salem Town Board made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey; passed 5-0. Meeting adjourned @ 8:20 p.m.

Next Meeting-of the Salem Town Board will be the regular monthly meeting on 04/08/2026, beginning @ 5 p.m. in Proudfit Hall; 181 Main Street; Salem, NY, to review Warrants #4 & Highway Abstract #4 for payment, regular business meeting will be called to order @ 6 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem

