

**TOWN OF SALEM**  
**REGULAR MONTHLY MEETING-TOWN BOARD**  
**NOVEMBER 12, 2025**

**Present:** Supervisor Evera Sue Clary; Town Council: Tom McMorris; Brenda Levey; Wyeth Coburn; Howard Law (remotely from home-can be counted as attending but cannot vote); Town Clerk-Pat Gilchrist; Clerk to Supervisor-Kathy Chambers

**Others Present:** Travis Keys-Highway Sup't./Water; Rebecca Brown-Water Clerk/Library; Beth Ulion-Courthouse; Larry Haber-Economic Development

**Absent:** Moe Patrick-Planning Bd.; Kim Erbe-Planning Bd./Library; Al Cormier-Hist./Records Mg't. (report provided); Kay Tomasi-Ec. Dev./Sewer; Steve Saunders, Chief-Salem Fire Dep't. (report provided); Vicky Campbell-Salem Rescue Squad (report provided); Nancy Quell-DCO (report provided)

**Public Present:**-Nobody

**5:00 P.M.**-Review of **Warrants #11 & 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 #11 & Highway Abstract #11 for payment-Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to approve Warrants 11 & Highway Abstract #11 for payment; passed 4-0.

**Approval of Minutes-Minutes from 10/01/2025-Special Meeting-2<sup>nd</sup> 2026 Budget Meeting-**

**Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, to approve minutes from the 10/01/2025 Special Meeting for the 2<sup>nd</sup> 2026 Budget; passed 4-0.

**Minutes from 10/08/2025 Regular Monthly Meeting & 2026 Budget Review-Motion made by**

Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to approve the minutes from the 10/08/2025 regular monthly meeting of the Salem Town Board; passed 4-0.

**Highway**-Travis reported all trucks are set up for winter months. Salt & sand sheds were paid for w/BAN from Arrow Bank; paving of the salt barn has been completed. 509 loads of sand went in the bldg., w/50 loads of stone in the front. 12 loads of salt are in the shed—5 treated w/Magic (sugar based organic that can be used when temperatures are 0 to -10 degrees. More salt will be ordered after the 12 loads are paid for; Travis has heard that there may be a salt shortage already. Will try to get some patching done, but it's getting pretty late now. Leaves were picked up in the former Village; cement bases for Xmas trees will be placed tomorrow, 11/13, & trees will go in on Monday, 11/17. Rexleigh Rd. should be open tomorrow, 11/13; crossing is fixed. Truck may be at Zwack's but no dump body has arrived yet; truck in Granville should be done by 12/01. There currently is no spare truck.

**Water**-Well #2 was cleaned & is back online. Fall hydrant flushing went well. Mark Rode has been working on some issues. Travis's water license was renewed; he has rec'd. back the new license. He hopes that Andy & Mario can take their tests soon to become licensed. Travis will be working on archiving some of his records soon, making copies of others & putting them in files where he can find them. Mario wants to do a parts inventory so that will be done soon. Travis will look for grant money available for part of the cost of the software needed; Badger does not work. Annual shut-offs have been done that are usually done. Water shut-offs will be done for residents that may be leaving for the winter if they call Mon.-Thurs. Supervisor Clary reported that word should be coming soon regarding the grant for brine storage. Clerk Gilchrist forwarded a request she had rec'd. by email from Holly Rogers to Clerk Chambers, requesting that Eric's W-2 be sent to a new address. No way to tell if person was really Holly & since she was not the employee, Clerk Chambers has sent an email to Eric & is waiting for a response from him.

**Solar on Landfill**-Supervisor Clary wanted Travis to know that John Bardwell took Chris Harvey (new lead w/ NYPA) to tour the landfill & the gravel bed. There is still gravel in gravel bed & will be used for 2-3 years minimum. Ten years' worth of stock there. Travis reported that the railroad had approached him about purchasing the gravel bed area when he was done with it. There will have to be a Reclamation Plan done when the gravel bed has been emptied.

**DCO Report**-Nancy Quell provided report. Incident @ 25 Nichol St. regarding a possible rabid dog. Trooper was able to find the owner as she & the Trooper were looking for the dog. Report will be filed.

**Courthouse**-Beth Ulion reported a very successful annual meeting was held last week & that the 2026 Budget had been passed. 2025 financials were reviewed; thanks to Melissa & her fund-raising efforts, there is quite a reserve fund for the 2026 Lunch, Learn n Play program. Fund-raising will still be done for 2026 L, L, P. Shoppe off Broadway will be holding their annual Xmas sale on Saturday, 11/15 @ 10 am in the Courthouse. Thanks to a generous donor, a projector & screen has been installed in the Courtroom. First **free** movie will be shown on Saturday, 11/22; it's a sing-along movie & there will be free popcorn! Donations will be accepted, however. Cannot put the name of any movie on a poster/flyer but it can be announced on social media; check out the website. Courthouse is in need of someone to do snow/ice removal on the front steps & the ramp in the back; if anyone knows of somebody looking for this kind of work, please have them call the Courthouse.

**Rotary Fuel Fund Turkey Dinner**-will be held tomorrow evening, Thursday, 11/13, from 4:30-7:30 at the White Church. Larry Haber reported that he was curious what the count was for families served by the Salem-Shushan Fuel Fund, so he asked John Braymer. John reported that they service between 40-50 families thru the fund. With no HEAP funds available for 2025, this number will most likely increase.

**Salem Volunteer Fire Dep't.**-Chief Saunders emailed report to all board members: 20 fire calls for month of October, 2025. 12-Salem (3-EMS lift assist; 2-burn ban investigations; 1-MVA w/no injuries; 2-trees & lines; 2-alarm activations; 1-propane smell; 1-possible ECHO)

**Mutual Aid:** 2-Hebron (1-MVA-phone; 1 possible ECHO); 3-Cossayuna (2-MVA's; 1- standby; 1-w/entrapment; 1-trees & lines); 1-Argyle (structure fire); 1-Rupert (ATV w/Motor Vehicle); 1-Jackson (good intent-control burn).

**Training**-Station maintenance; driver training-EVOC; pump training; SCBA training; electrical awareness class

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

Chief Saunders requested that the Board approve Barry Linendoll III & Victoria Woodcock (active roster) for membership; Candace Mulcahy-Support Group member; Hayleigh Chester-Junior Firefighter. **Motion made**

**by** Councilman Wyeth Coburn, seconded by Councilwoman Brenda Levey, approving Barry Linendoll III & Victoria Woodcock (active roster) for membership; Candace Mulcahy as a Support Group member; Hayleigh Chester as a Junior Firefighter; passed 4-0. Report will be filed

**Rescue Squad**-Vicky emailed report: 35 calls; Y/T/D-401 4431-0; 4451-1; 4452-6; 4453-28

CALLS: T/O/S-18; T/O/Hebron-12; Vermont-5

Where to: GFH-9; Saratoga-8; SVMC-5; RRMC-3; RMA-4

Cancelled-2; Class 17-1; Standby-2; lift assist-1

10 minutes response time: 86% (30 Yes; 5 No); report will be filed

**Justice Report**-\$3,261 rec'd. from Justice for October; prior report breakdown was \$1,621 to NYS; \$1,024 kept for T/O/S

**Planning Board**-Clerk Kim Erbe emailed minutes from 10/23/2025 mtg. & Agenda for 11/20/2025 mtg. (one week earlier due to Thanksgiving). 2-Site Plan applications; 1-extension request for a map filing on a subdivision.

**Economic Development**-Larry Haber also reported that Chris Harvey was looking @ the landfill & gravel bed area w/John Bardwell & Mike Mugits. John, Mike, Larry & Sue are working on the possible solar project.

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There is currently no cost to the Town; NYPA will hire & pay for a feasibility study. Will it be economically feasible for them to do the project? They will also be responsible for getting three-phase power to the site. No news on the formation of the Art District. Supervisor Clary would like a motion from the Board to sign the interconnectedness agreement w/NYPA, while they are completing all this work at their expense. **Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, agreeing that Supervisor Clary sign the Interconnectedness Agreement w/NYPA regarding the possibility of having solar on the landfill; passed 4-0.

**Sewer Committee**-Appraisal has come back from Armstrong on the SAW property-\$20,250 appraised value for 1.3 acres. Anthony Cafritz, owner, says the appraised value figure is good w/him.

**Library**-Willie Linendoll will fix the pulley on the flagpole in front of the library as soon as he can get to it. Friends of Library are currently taking wreath & kissing ball orders for pick-up Thanksgiving weekend. Locksmith from Granville does not do tumblers so can't get into the safe in the bays yet.

**Tree Committee**-Tom reported that there is a meeting on Monday,11/17, @ 7 pm in the Town Office. The committee has \$2,500 to work with.

**Georgi**-Brenda reported that everything has been shut down for the winter months; pipes have been drained, etc. Grant check rec'd. from Washington County Home for Aged Women in amount of \$4,500 to be used for purchase of a handicapped door behind the Museum.

Aggie Duveen has agreed to be Secretary; need approval from Town Board. **Motion made by** Councilman Tom McMorris, seconded by Councilman Wyeth Coburn, approving the appointment of Aggie Duveen as Secretary for the Georgi Board of Trustees; passed 4-0.

**Historian's Report**-Report emailed to all board members. Joe Ferrannini, cemetery stone restorer, began work on 10/21 & worked for 5 days, rebuilding 14 stones @ a cost of \$4,500. Dr. Asa Fitch Historical Society will pay all or part of this bill. Salem Rotary Club, partnering w/Dr. Asa Fitch Historical Society, purchased 50 gallons of D2 cleaner—a \$2,100 donation for cemetery gravestone preservation. Twenty-five (25) stones on the Rte. 22 side were cleaned this fall; cleaning will continue in the spring of 2026. Al rec'd. a request from someone asking if a burial could take place in the Revolutionary Cemetery for her Revolutionary War soldier. The cemetery is no longer a working burial ground & suggested she place a memorial stone in Memorial Park. Lecture took place on 10/09 @ the East Hebron Presbyterian Church, sponsored by the Hebron Historical Society. Lecture was given by Wash. Co. Historical Society member Sara Hall regarding influential people of the Revolutionary War era. Col. Joseph McCracken & General John Williams, both from Salem, were featured. Sara has also agreed to restore two (2) historical markers in the former Village in the spring of 2026—one at the Revolutionary War Cemetery entrance & one at the base of Mill Hill (the former Williams' stockade fort). Ken Karlewicz, photographer & author, spoke on 10/16 in the archive room of the Courthouse to an overflow crowd of people (54 attended). He has a new book, which should be out in two-three weeks, about the D & H Railroad in Wash. Co. Alec McMorris presented a talk on 11/06 in the archive room @ the Courthouse regarding /Salem's prominent soldiers from the French & Indian War to the Civil War. Tom McMorris recorded the talk for public viewing on mcmorrispho.com. Talks are now concluded for the 2025 series for the 250 Anniv. of the Declaration of Independence. (Supervisor Sue Clary's talk will be held in 2026, postponed due to her being ill.) Tuesday, 11/18, the Dr. Asa Fitch Historical Society will hold a meeting in the archive room of the Courthouse, beginning @ 6:30 pm. Discussion will center around reorganization; the meeting is open to the public. County Historian Tom Ruffing sent Al an email about the possibility of his position & also his assistant's position being eliminated due to the hefty increase in the County budget. Nothing finalized as of yet. Al also

recently shredded three cubic feet of town records that needed to be discarded. The new Town Assessor is going through all files, culling what is no longer needed. This is a huge job! She has boxed up the records that must be kept, for storage in the courthouse basement. By culling what is not needed, more space became

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available in the Town Office & also in the record room. There is a new dehumidifier up & running in the basement record room. Report will be filed

**Town Clerk Report**-Total Oct. 2025 fees collected-\$355; Pd. to NYS Ag & Mkts. for APCP-\$6; Pd. to NYS Dep't. of Health for marriage licenses (3)-\$67.50; Total paid to T/O/S-\$281.50

**PUBLIC COMMENT**-None

#### **OLD BUSINESS**

##### **Town of Salem 2026 Preliminary Budget**

**Line 185-Interest & Earnings-Use of Money & Property**-\$5,000 down from \$30,000

**Line 188-TOTAL**-\$21,801 down from \$46,801

**Line 223-TOWNWIDE-TOTAL GEN FUND REVENUES**-\$899,227 up from \$265,227

**Line 226-TOWNWIDE-UNEXPENDED BAL GEN FUND**-\$77,000 up from \$50,000

**Line 470-General-2<sup>nd</sup> column-Less estimated revenues**-\$899,227 up from \$265,227

**Line 470-General-3<sup>rd</sup> column-Less unexpended fund balance**-\$77,00 up from \$50,000

**Line 470-General-4<sup>th</sup> column-Amount to be raised by taxes**-\$246,826 down from \$248,826

**Line 475-TOTAL-3<sup>rd</sup> column-Less unexpended fund balance**-\$177,000 up from \$150,000

**Line 475-TOTAL-4<sup>th</sup> column-Amount to be raised by taxes**-\$1,404,928 down from \$1,406,928

**Line 526-General-1<sup>st</sup> column-Amount to be raised by taxes**-\$246,826 down from \$248,826

**Line 526-General-3<sup>rd</sup> column-Estimated Taxable Prop. Values**-0.95 down from 0.96

**Line 528-TOTAL-3<sup>rd</sup> column-Estimated Taxable Prop. Values**-5.41

**Line 534-Salem Water District-1<sup>st</sup> column-Amount to be raised by taxes**-\$90,270 (no figure before)

**Line 535-TOTAL-1<sup>st</sup> column-Amount to be raised by taxes**-\$1,785,346

**Resolution #80-Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, to approve changes as discussed, moving from 2026 Preliminary Budget to 2026 Adopted Budget; passed 4-0.

**Master Comprehensive Plan**-Members are Supervisor Evera Sue Clary-T/O/S; Kay Tomasi-Economic Development/Sewer; Larry Haber-Economic Development; Ed Donoghue-Planning Bd./Library; Thomas Clary-School Bd.; Julie Adams-Salem School Sup't.; Robert Perry-Economic Development; Michael Hatzel; James Sheldon-Woody Hill-Ag; Shane Nolan-Shushan-Kenyon Hill Farm-Ag; Noah Simon-Breadtree Farm; Wyatt Wensser-Shushan; Jon Ketchum-New Collar Goods

**Mtg.-Friday-11/21/2025-Proudfit Hall from 2:30-4:30 pm-1<sup>st</sup> Planning Mtg.** Meeting will probably be recorded. Will be getting a copy of the survey.

**Georgi MOU/Lease Agreement**-Joint meeting w/Georgi Trustees & Town Board to discuss the MOU on Wednesday, 11/19/2025 @ 5 pm. Check on availability of Proudfit Hall for this date; if not available, the meeting will be held in the Salem Town Office; 214 Main Street. Town Board members--please get any questions you may have to Brenda so Laura Dunham can forward to Attorney Megan Pero ahead to time. Attorney Klingebiel has sent a new MOU & Lease Agreement for review.

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

#### **NEW BUSINESS**

**Request from Dr. Asa Fitch Historical Society**-Al Cormier advised that repairs have been ongoing in the Revolutionary Cemetery as well as cleaning of the stones by the Salem Rotary Club. He would like to use

\$1,000 toward this project. Clerk to Supervisor Chambers reported that the Contractual line for Historian has enough money--\$1,000 could be pulled from this line item. **Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, honoring Historian Al Cormier's request, taking \$1,000 from the contractual line for Historian; passed 4-0.

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**Local Law for Videoconferencing**-Attorney Klingebiel emailed a Local Law permitting attendance by Board members, using videoconferencing under certain circumstances. What he drafted is in line w/the County law & other local municipalities that allow video attendance for Board meetings. He left blank spaces to insert what Chapter & Article (sub-sections) of the Town Code should be used. This can be adopted at the 12/10/2025 regular monthly meeting of the Salem Town Board. The final draft must be sent to Board members at least seven (7) days prior to the meeting & notice of the Public Hearing on the proposed Local Law must be published seven (7) days prior to the Public Hearing (not counting the day of the hearing). Dave emailed this to everyone this morning. Clerk Gilchrist brought up the fact that the T/O/S has no Town Code to refer to. Councilman Law will contact Attorney Klingebiel, asking him to revise what he sent in the absence of a Town Code. Each Local Law is numbered, beginning with #1, at the start of each year & goes in numerical order until the end of that year. Councilman Law will be in contact w/Clerk Gilchrist after he speaks w/Attorney Klingebiel. **Resolution #81-Motion made by** Councilman Wyeth Coburn, seconded by Councilman Tom McMorris, setting the Public Hearing for 6 pm on Local Law #4 of 2025 regarding videoconferencing for Town Board member (s) in the event of "extraordinary circumstances" for the 12/10/2025 regular monthly meeting of the Salem Town Board, providing Attorney Klingebiel can get the revised Law back in time to meet the publication deadline; passed 4-0.

**Salem Chamber of Commerce-Orton Fund**-Chamber of Commerce is requesting \$400 for the Xmas trees that are placed around the former Village; the balance will be paid from funds in the Orton fund. Supervisor Clary asked Clerk Chambers to check the balance in Economic Development; there is \$2,000 in that line item. **Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, to honor the request of the Chamber of Commerce, taking \$400 from Economic Development; passed 4-0.

**Climate Smart Community**-Josh Dranoff, Eva Hoskins, John Bardwell & Alesa Wilson will meet on Monday 12/01/2025 from 2-3 pm to review points & how to best use them.

**NYSEG Mtg.**-Friday, 11/14/2025 from 11 am- 12 noon re energy consumption/prices. This will be an online mtg. Councilwoman Levey will try to participate.

**PUBLIC COMMENT**-None

## **SUPERVISOR'S REPORT**

**2026 Washington County Budget**-Supervisor Clary reported that working on the 2026 County Budget has been the most tedious it has ever been, with many meetings already & more to come. As of Monday, 11/10/2025, the increase sits at 17.69%. Increases in health insurance, NYS retirement, Social Svc. cost increases, etc. have risen extensively. Another meeting on Thursday, 11/13/2025, with Washington County Board monthly meeting being held on Friday, 11/21/2025 in the Supervisor's chambers.

**Landbanking**-Nicole Justice came to the Courthouse for an informational meeting on this subject; approximately 20 people attended.

**Next Meeting of Salem Town Board**-will be held on Wednesday, 11/19/2025, @ 5 pm with the Georgi Trustees to review the MOU & the Lease Agreement. If Proudfit Hall is not available, the meeting will be held in the Salem Town Office.

**Regular Monthly Meeting of the Salem Town Board**-will be held on Wednesday, 12/10/2025, in Proudfit Hall; 181 Main Street; Salem, NY. Review of Warrants #12 & Highway Abstract #12 for payment will begin by the Board at 5 pm; regular business meeting will be called to order @ 6 pm.

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**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 @ 7:56 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk  
Town of Salem

