

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
MAY 13, 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: Travis Keys-Highway/Water; Maurice Patrick-Planning Bd. Chair; Kim Erbe-Planning Bd./Library; Al Cormier-Historian/Records Mg't.; Rebecca Brown-Water/Library; Larry Haber-Economic Devel.; Beth Ulion-Courthouse; Marissa Perkins-Courthouse; Mary Menard-Georgi Bd. Trustee

Public Present: David Wren-250th Celebration; Sherri Slater; Melissa Senecal; Christopher Senecal; Steve Saunders; Rebecca Slater; Robbin Slater

Absent: Kay Tomasi; Economic Development/Sewer; Vicki Campbell-Rescue Squad (report provided); Nancy Quell-DCO (nothing to report)

5:00 pm-Review of Warrants #5 & Highway Abstract #5 for payment

6:00 pm-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance. Introduction of Board members made around the table & Councilman Law, who was video-conferencing.

Financials-were provided to all for review by Clerk to Supervisor Chambers for General Fund; Highway; Water; Georgi Museum; Salem & Shushan Lighting Districts; Benjamin Bancroft Trust; Veteran's/Mem. Park

Approval of Warrants #5 & Highway Abstract #5 for Payment-Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, to approve Warrants \$5 (w/exception of Vouchers for April & May, 2026, rent payments) & Highway Abstract #5 for payment; passed 5-0.

Minutes: 02/11/2026 Regular Monthly Meeting Minutes-Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, approving the 02/11/2026 regular monthly meeting minutes; passed 5-0. **03/11/2026 Regular Monthly Meeting Minutes-Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, approving the 03/11/2026 regular monthly meeting minutes; passed 5-0. **03/26/2026 Special Meeting to Discuss Town Office Closure-Motion made by** Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, approving the 03/26/2026 special meeting minutes to discuss town office closure; passed 5-0.

Town Clerk Report-Clerk Gilchrist reported \$455 had been collected in fees for April, 2026. Dog Licensing was \$135; Death & Marriage Certified copies were \$230; Site Plan review was \$75. A check for \$15 was sent to NYS Ag & Markets for the APCP submission, leaving \$440 paid to the Town of Salem.

Courthouse-Beth reported that the Courthouse Board was open to discussing the possibility of moving the Town Office into the Courthouse but a more formal request would need to be made by the Town & more information would be needed regarding timelines, space needs, security requirements & duration before making any decisions. Supervisor Clary has already been using a room in the Courthouse for meetings when necessary due to the office closure.

Café Lena-On the Road-05/14- will feature Abigail Lapelle, w/lunch @ noon, w/Salem Central students attending the performance

Senior Class Photo Exhibit-Opening on 05/19 in the Great Hall

Coffee @ the Courthouse-is offered the 2nd Tuesday @ 10 am

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

July 4th Parade-Marissa reported that t-shirts are for sale for the July 4th celebration; parade will begin @ 4pm.

Seeking add'l. float registrations & community participation. Food trucks will be available, as well as free ice cream provided by Battenkill Creamery. Reenactors will be doing demonstrations & many things will be going on to celebrate the 250th Anniversary.

Lunch, Learn & Play-will begin the week after the July 4th celebration, w/100 registrations rec'd. so far. Tanya Carney needs counselors age 16 & up. A list will be available on the website for items needed for food, craft items, etc. 80 participants were interested in a swim program; this will need to be investigated for next year.

Al Fresco-07/18/2026-Live auction will be held, featuring Patrick McLenithan as the auctioneer.

Barn Project coming along well. Ben Osterhadt will be doing work & Willie Linendoll will be doing electrical as he has time. Clerk to Supervisor Chambers reminded that she needs insurance certificates for all workers.

Other Items-Hope to be doing the Fall Fest in Sep't. Currently working w/Larry Snow for an October car show to be held @ the Courthouse.

County Code Enforcement Permit-Marissa hopes to get to the County tomorrow (05/14) w/the building permit application & requests that Supervisor Clary sign the LRCC-1 as the Town owns the building. **Motion**

made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, approving Marissa's request that Supervisor Clary sign the LRCC-1; passed 5-0. Supervisor Clary signed & gave back the LRCC-1 to Marissa so she can go the County Code Enforcement tomorrow in the hopes of securing the permit for the work.

Georgi-Brenda Levey reported rentals have begun. Bathrooms were painted by Matt Parker; ADA compliant door has been installed on the back by David Owens 501(c)(3) is in the hands of NYS. Museum will be open from 10-1 on Saturdays

Salem Volunteer Fire Dep't.-Reports provided by Chief Saunders. 15 Calls for April, 2026: 15-Salem (3-personal injury-unknown; 2-good intent; 2-structure fires; 1-control burn; 1-LP gas leak; 1-residential fire alarm; 1-grass/brush; 1-vehicle fire; 1-hazardous condition; 1-wires; 1-EMS lift assist)

District/Mutual Aid Y/T/D-Salem-35; Hebron-6; Cambridge-5; Rupert-5; Cossayuna-2; Shushan-2; Argyle-1; Arlington-1; Greenwich-1; Middle falls-1 for a total of 59

Incident Type Year to Date-59 Responses: 11-personal injury/unknown; 7-stand-by's; 7-structure fires; 4-CO alarms; 4-EMS Assist-ECHO response; 5-EMS lift assists; 3-control burns; 3-good intent; 2 fire alarms-residential; 2-grass/brush; 2-hazardous condition; 2-LP gas leaks; 1-chimney fire; 1-property damage MVA; 1-rescue call; 1-svc. call; 1-traffic control; 1-vehicle fire; 1-wires

Other reports-Members attending year to date; all reports will be filed.

Rescue Squad-No report

Planning Board-Clerk Kim Erbe reported 1 Site Plan Application for rooftop solar array on Priest Rd. & one landowner for a discussion on a subdivision w/map provided, on property located @ 5025 State Rte. 22 (lots more than 10 acres so no application needed, but map will need to be stamped by Planning Bd. & filed @ Wash. Co. Clerk's Office).

2-Letters rec'd. from Kim Erbe, Planning Bd. Clerk—one regarding the Local Law prohibiting commercial battery energy storage systems w/copy of Law provided & one draft amendment for Zoning Law @ 3.23 RM-Medium Density Residential District, under Special Uses: **add #3. Public Facility**, for Board to review all.

Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, to send both draft Local Laws to Attorney Fuller for review; passed 5-0. Corrected Flood Plain Local Law sent back to all from Att'y. Fuller on 05/11/2026.

Bancroft Library-Email sent to all from Ed Donoghue on 04/29/2026, advising that Rachael Armstrong submitted her resignation as a Trustee on the Bancroft Public Library Board. The Board of Trustees have interviewed three candidates that expressed an interest in serving @ a special meeting held on Tuesday,04/28/2026. In compliance w/Article 1 of the Board of Trustee by-laws, they are requesting that the

Town Board appoint Steven Ladas the Bancroft Public Library Trustee to fill out the remainder of Rachael's term, which will expire 12/31/2028. **Motion made by** Councilman Tom McMorris, seconded by Council-

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woman Brenda Levey, to appoint Steven Ladas as a Bancroft Public Library Board Trustee, term beginning 05/13/2026 & ending 12/31/2028 (Rachel's unexpired term); passed 5-0.

Economic Development-Larry Haber emailed the Town Board, submitting his Letter of Resignation as head of the Economic Development Committee. The July meeting will be his last as committee head, unless a new candidate is confirmed by the Board earlier. He feels that it's time for a new perspective & a 'new set of eyes' for Salem's Economic Development. He also has a new responsibility—he has been asked to lead a project involving Salem, Greenwich & Northeast Rail Preservation/Battenkill Railroad to accomplish the goals outlined in his email. He thanked the Board for their on-going assistance & support & for the opportunity to address both Salem & Shushan needs. He assures that he will still be around but in a different role. A big thank-you to Larry for taking on this task & for all the hard work accomplished during his tenure as Committee Chair. **His Report from the April 13, 2026 Meeting:**

Option Agreement for Solar on Landfill-Att'y. Fuller has no information on this Town property; he is asking if there was a site restriction easement or closure file for review. He suspects there are portions of the Agreement the Town cannot grant w/regard to the easement, etc. The document is largely boilerplate. Supervisor Clary will look through the land closure files to get paperwork to Att'y. Fuller.

Master Comprehensive Plan-next mtg. will be 6 pm on 05/11 @ Salem Central School; 274 survey responses were rec'd. from the survey & are being processed for the May mtg.

Climate Smart-Grant Funding mtg. w/LGLCRPB is scheduled for 04/14 to continue work on creating a Ledger sheet to manage grants.

Land Banking-Wash. Co. Board of Supervisors wants housing as a major priority over re-purposing the Linke properties. The Town has already signed up as a Pro-Housing Initiative participant. LGLC has applied for a grant to re-purpose the Linke properties.

Salem to Thompson Railcar Trail-Work continuing on feasibility study

Historic Salem Courthouse-The courthouse has rec'd. a donation to revitalize the barn & upgrade the movie equipment.

Project Updates: Georgi-Continuing w/work on obtaining the 501(c)(3). **Sewer**-Use of SAW as a site for the sewer was declined by the SAW Board of Directors. Working on alternative site. No May mtg. **Solar Farm**-NYPA Renewable Group has engaged a consultant to identify costs associated w/tying into the grid from Salem's proposed location. No add'l. info available @ this time.

Salem Washington Academy-Roof repair currently being done; should be completed by fall & is coming in under budget. Public Hearing on 2026-2027 Budget will be held on 05/06 @ school; expected increase to be withing the NYS tax cap. Considering buying 3 gasoline powered busses, financing through a bond. Electric buses are still considered too questionable @ this time.

Economic Development: NE Rail-Canadian Pacific has agreed to Quit Claim their interest in the Salem Freight Barn to NE Rail; the official transfer was missed in 1994. A Steering Committee has been formed to oversee the following projects: architectural surveys of Salem & Greenwich buildings to determine needs to bring up to code. Feasibility study of the Battenkill RR to determine potential future revenues along w/identifying needed maintenance to insure safety. Provide a plan to develop the Salem Station House properties into a tourist attraction. Town has partnered w/organizations including Adirondack Studios, which previously has worked w/Disney & Nat'l. Geographic, to explore concepts for a potential rail-themed attraction in one or more of the bldgs. in Salem, as well as other related tourism improvements. Will be looking @ grant funding, possibly through Greenway & EDC programs.

Electronic Speed Limit Sign-is still @ County; trying to figure out how to set it up; will be back in Shushan at top of Rte. 61 (where Newman Rd. comes out) when done.

250th Celebration-Planning is continuing for the July 4th parade & other events happening that day. Would be nice if Main Street businesses could all hang banners

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Next Meeting: Monday, June 8, 2026 @ 9 a.m. @ Courthouse. (Had mtg. on 05/11/26 @ 9 am @ Courthouse; Agenda sent for that mtg.; those minutes will be reported on @ June town board mtg.)

Reports were also provided for EDC for 2025 Year-in-Review & Plans for 2026; all reports will be filed.

Tree/Park Committee-Four trees coming; three more coming from NYSEG. Planting locations will be worked out w/Highway & Water Dep'ts. Four new bricks have been ordered for installation in the Veteran's Park.

250th Anniversary Celebration-The encampment that was held on 05/09/26 @ the McCracken house closed early; need to stick to hours scheduled as people showed up & nobody was there. The weather was horrible that day, but despite the rain, there were more visitors than expected & add'l. reenactment groups have contacted the town about future participation in events. Supervisor Clary rec'd. a letter from Tom McKay w/1st NY.

Work continues on the July 4th celebration & events, sponsored by the HSCPA. Tom & David are working on this, also. Blockhouse plans were provided by Tom to all from William Green Architecture, PLLC.

David Wren had samples of the coin/medallion that would be offered for sale for \$20 (have ordered a 1,000 medallions for \$2,000), as well as coasters that would be sold for \$8 each or \$30 for a set. 200 slates were also ordered; a map was presented that will be able to be purchased but not sure of the cost for this yet.

Donations for the Blockhouse Building Project could begin coming in once all zoning issues have been taken care of (& a Public Hearing held if one were to be necessary), with Town approval. **Motion made by** Councilman Scott Eastman, seconded by Councilman Howard Law, giving permission for acceptance of donations for the Blockhouse Building Project after all necessary approvals regarding Zoning (if any) & Planning Board approvals have been met; passed 5-0.

July 11th & 12th-Wash. Co. History Festival @ fairgrounds: Sat. 10 am-8 pm; Sun. 10 am-4 pm. Many exhibits by historians, museums & organizations. Wagon rides, log pulling demonstrations, kids activities, pony rides, equine demonstrations (Sun. only), live music, skills-in-action demos, & living history demos by historical reenactors are all happening on these two days. Visit washingtoncounty.fun/history-festival/ for more info.

Motion made by Councilwoman Brenda Levey, seconded by Councilman Tom McMorris, allowing Town of Salem (probably Dave and/or Tom) to set up a space/table at the Washington County History Festival on July 11th & July 12th to promote local history & other 250th Anniversary celebrations; passed 5-0.

Manufactured Home Permit Application-presented by Rebecca Slater & Steve Saunders, on behalf of owner, Robbin Slater, who was also present. Application to place a new 28' x 48' home @ 878 County Rte. 30, T/O/S, w/7.1 acres of land--tax map parcel I.D. #199.-2-1.1. Water supply, septic/sewer lines/ & electric already there pending approval from Co. Code Enforcement; there was a manufactured home on the prop-erty prior that was removed. Deed will be transferred to Steve & Rebecca pending Planning Board approval.

Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Easement, approving the Manufactured Home Permit Application, as all the requirements for the Town of Salem have been met; passed 5-0.

Highway-Travis reported that Dean has retired & is gone & one other employee left a month ago. Will be looking for two full-time employees. Grad-all down for a week--back now. County DPW will be doing the box culvert on Rte. 153 by Brian Tiff's. Salem Central students will be washing the 'Welcome to Salem' signs.

Water-Had three freeze-ups in last month due to the cold weather. Andy has been washing the tank & finished today. Flushing will begin on Friday, 05/22, & continue thru Mon. 05/25, if needed. Andy Erbe will be going to water school @ Turning Stone.

Historian's Report-Al sent report to all. Students from Salem School will be working in the cemetery 05/21, removing trash & dead branches, placing the same near the road for the Town H'Way crew to pick up. Will continue to fix gravestones in the cemetery as needed. Dr. Asa Fitch Historical Society will pay for cleaning of the gravestones if & when it gets done. Meeting w/various people researching their relatives; one was Mary

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Lynne Nelson, who was searching for Lt. George McKnight & the Wash. Co. Militia. Her mother was from Hebron. 50 plus visitors attended the encampment at the Joseph McCracken house on Chambers Road, despite the inclement weather, to watch the cannon firing & to tour the home. Alec McMorris described the McCracken family genealogy as part of the tour. Met w/Wash. Co. Historical Society member Sarah Hall on 05/07 @ the Rev. War Cemetery; she & a friend are repainting the historical sign at the cemetery & the Williams Fort sign near the Matthews garage. This is being done as a public service sponsored by WCHS. The blockhouse project is ongoing, w/Tom McMorris & David Wren spearheading the same. Architectural drawings have been drawn & paid for by the Dr. Asa Fitch Historical Society; drawing & estimated costs for a concrete slab have been rec'd. The final segments of '*Early Salem*' are in the process of being printed in The Salem Press & The Eagle newspapers. Al also had sheets giving information about Joseph McCracken & his time in Salem & around the area, as well as information on the history of the Joseph McCracken house.

Reports will be filed.

PUBLIC COMMENT-None at this time.

OLD BUSINESS

NYSDOT Sidewalk/Salem Pedestrian Connection-Pushed back until 2027; will be doing curbing, storm drains & sidewalks all at once.

Master Comprehensive Plan Update-Meeting was held on Mon., 05/11, at Salem School. Interactive activities, brief presentation, & small group discussions were done. Pizza & light refreshments were provided. Another public forum will be held in June--see the agenda on the website salemnycompplan.com.

Salt/Sand Shed Grant Finalization-LGLC Regional Planning has advised the invoice has been signed for payment, which should be coming withing the month.

Brinemaker Grant-\$195,000-will probably wait at least a year to act on this

Hudson Greenway Grant-\$30,000 & Wash. Co. EDC Grant-\$32,000-Town of Salem is the lead agency; structural assessment needs to be done on Northeast Rail bldgs. & what work might need to be done on the railbed.

FEMA Proposed Law on Flood Damage Prevention Special Meeting-will be held @ Proudfit Hall on Wednesday 05/20, @ 5 pm to pass a Resolution of approval for revised Local Law #2 of 2026 for Flood Damage Prevention & to set the Public Hearing date for the same.

NEW BUSINESS

Town Office Discussion-Att'y. Fuller sent a letter to bld. Owners on 04/02/26 re the office situation. Town Clerk Gilchrist is currently at the Water Barn until issues w/Wash. Co. Code Enforcement are resolved between them & the owners of the bldg. Difficult not being all together to try & conduct Town business. Assessor Stone is meeting people @ the Georgi Community Room, by appointment if necessary, & Grievance Day will be held at that location, also. Supervisor Clary has been using the Courthouse, Library, Proudfit Hall & other locations depending what meetings she has. Supervisor Clary also reported that she had met w/Ray Agnew from Glens Falls Hospital, & there is a possibility that the lease for 2027 would not be renewed on the medical center bldg. That would be an available space to move to since the Town owns the bldg.

New Compliance Regulations for Municipal Websites-Clerk Gilchrist just reported that she had rec'd. information from the AOT stating that Towns w/a population under 50,000 must now comply by April of 2028.

Competitive bidding thresholds could be increasing as AOT is supporting legislation to increase outdated thresholds—specifically it would increase public works contract threshold from \$35,000 to \$125,000 & increase the purchase contract threshold from \$20,000 to \$75,000. The thresholds have not kept pace w/inflation or the actual cost of goods, services, & construction. Increasing them would give Towns more flexibility while maintain appropriate procurement safeguards.

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Sexual Harassment/Violence in Workplace Training-Supervisor Clary will contact Phil Spezio to secure some dates from him; will also need to check on firehouse availability.

Riley Hill Rd. Parking Issue-Congestion near a local business; cars have been parking on pavement. Efforts are underway to improve this situation & reduce safety concerns along the roadway

Resolutions requested be passed by Clerk to Supervisor Chambers:

Resolution #42-Motion made by Councilman Scott Eastman, seconded by Councilman Howard Law, for a refund of prior year expenditures as follows:

A2701-Refund of Prior Year Expenditures	\$ 7,636.16	
A1620.4-LaBella		\$ 4,668.53
A690-NYS Comptroller-10/25 pay'mt.		\$ 2,051.00
A1620.4-Westelcom		\$ 364.59
A1620.4-DeLage		\$ 2.46
A1620.4-LeLage		\$ 149.58
A1620.4-SACC		\$ 400.00

Passed 5-0

Resolution #43-Motion made by Councilman Tom McMorris, seconded by Councilwoman Brenda Levey, as follows:

A909-Fund Balance	\$ 3,000.00	
A2705-Judd-Trees		\$ 1,500.00
A2705-Salem Comm. Fund-Trees		\$ 1,000.00
A2705-Cemetery Donations		\$ 500.00

Passed 5-0

Motion to Adjourn-the regular monthly meeting of the Salem Town Board made by Councilwoman Brenda Levey, seconded by Councilman Tom McMorris; passed 5-0. Meeting adjourned @ 8:27 p.m.

Special Meeting-to pass Resolution of approval on proposed Local Law #2 of 2026 for Flood Damage Prevention & set a Public Hearing date for said Local Law #2 of 2026 will be held on May 20, 2026 @ 5:00 p.m. in Proudfit Hall; 181 Main Street; Salem, NY.

Next Regular Monthly Meeting-of the Salem Town Board will be the regular monthly meeting on 06/10/2026, beginning @ 5 p.m. in Proudfit Hall; 181 Main Street; Salem, NY, to review Warrants #6 & Highway Abstract #6 for payment, regular business meeting will be called to order @ 6 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem

