

TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
AUGUST 12, 2026

Present: Supervisor Evera Sue Clary; Town Council: Thomas McMorris; Brenda Levey; 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; Rebecca Brown-Water/Library; Mary Menard-Georgi Bd. of Trustees; Al Cormier-Historian/Records Mg't.; David Wren-Deputy Historian/250th Anniv. Celebration; Herb Perkins-Courthouse

Public Present: Mary Lawrence-Rebuilding Together Saratoga County, Inc.; Sherri Slater; Mike Miller; Tina Fleming; Tom Clark; Ed Miller

Absent- Moe Patrick-Planning Bd. Clerk; Kimberly Erbe-Planning Bd./Library (on vacation); Kay Tomasi; Economic Development/Sewer; Marissa Perkins-Courthouse; Beth Ulion-Pres. HSCPA; Melissa Carll-Bancroft Library Director; Steve Saunders-Salem Vol. Fire Dep't. (reports provided); Vicki Campbell-Rescue Squad (reports provided); Nancy Quell-DCO (nothing to report)

5:00 pm-Review of Warrants #8 & Highway Abstract #8 for payment

Financials-Were provided by Clerk to Supervisor Chambers to all for review for: General Fund; Highway; Water District; Benjamin Bancroft Trust; Salem Memorial & Veteran's Park; Salem Lighting District & Shushan Lighting District. If there any questions, feel free to contact Clerk Chambers.

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 videoconferencing.

6:03 pm-Resolution #61-Moton made by Councilman Thomas McMorris, seconded by Councilman Scott Eastman, for Supervisor Clary to Open the Public Hearing on the BESS Law to review the **Adoption**

Resolution for Local Law #3 of 2026 Prohibiting Commercial Battery Energy Storage Systems

in the Town of Salem. Supervisor Clary asked the required three (3) times if there were any questions or comments regarding Local Law #3 of 2026 prohibiting commercial BESS in the Town of Salem; there being no questions or comments Supervisor Clary closed the Public Hearing @ 6:05 p.m. SEQR Part 2 was read to Board, questions were answered & all were checked 'no'. **Resolution #62-Motion made by** Councilman Scott Eastman, seconded by Councilman Thomas McMorris, declaring a negative declaration to Part 2 of the SEQR; passed 5-0.

Resolution #63-Motion made by Councilman Thomas McMorris, seconded by Councilwoman Brenda Levey, to pass the Adoption Resolution, passing Local Law #3 of 2026 Prohibiting Commercial Battery Energy Storage Systems in the Town of Salem. **Roll Call Vote:** Councilman Thomas McMorris-Yes; Councilwoman Brenda Levey-Yes; Councilman Scott Eastman-Yes; Councilman Howard Law-Yes; Supervisor Evera Sue Clary-Yes; passed 5-0.

Approval of Warrants #8 & Highway Abstract 87 for Payment-Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to approve Warrants #8 & Highway Abstract #8 for payment; passed 5-0.

PUBLIC COMMENT

MARY LAWRENCE-Rebuilding Together Saratoga County-representing Howard Chapman to put a new manufactured home on 47 Park Place, tax map parcel i.d. #208.12-4-1, owned by Howard Chapman, on 0.24 acres, with 75' frontage. 15' setbacks are required in Zoning Law & that is being met (according to attached drawing provide). Does not have the required three (3) acres as stated in the Manufactured Home

Ordinance, but the manufactured home currently on the property is uninhabitable. Since that one has been there for more than 30 years & Rebuilding Together Saratoga County is financing the project, she is requesting that the Town

Page 2

August 12, 2026 Minutes

Board grant a variance for the acreage limit. Plans are being submitted for a new septic to Wash. Co. Code Enforcement tomorrow, Thursday, 08/13/2026. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, granting a variance on the size of the lot as there had been a manufactured home

on said lot for so many years prior. The following criteria must also be met: 1) Zoning setbacks are 15' (o.k. per drawing); 2) Need septic approval from Washington County Code Enforcement; plans are being submitted to them tomorrow, 08/13/2026; 3) Needs ZBA Variance on lot size; 4) Property is located in a flood zone so contact Alton Knapp to see if property can be removed from map or fill out the new Application for building in a flood zone.

Courthouse-Herb Perkins reported that Lunch, Learn, n Play was very well attended & very successful this summer. 43 children learned to swim @ Hebron Camp; hope the numbers can be expanded next summer. July 4th Parade was very successful; Charlie Perry & Kay Tomasi were the Grand Marshalls. Mr. Pat Niles from Washington County Historical Society participated; Pat is a former history teach @ Salem Central School. All seemed to be having a great time enjoying the 250th activities, as well as the events on the Courthouse grounds.

Bike repair day was also very busy; many bikes were repaired & much fun was had by all.

Community Coffee Hours-08/11/2026; 09/08/2026; 10/13/2026; 11/10/2026 & 12/08/2026 @ 10 am

Wednesday, 09/02/2026-'Backto School Bash' @ Courthouse for families; there will be a potluck dinner & pizza w/activities for the kids to participate in.

Fall Festival-09/26/2026 w/food trucks, a beer garden & live music, performed by Reese Fulmer & the Carriage House Band, from 5-8 pm on the Courthouse lawn. Free Entry!!

Folklife Concerts-Fridays @ the Courthouse. 09/17 & 18-Dick Hensold & Rosalind Buda, traditional Celtic w/ Bag

Pipes & Bassoon. **09/24 & 25**-1 Draw Slow-Roots Music from Dublin to Nashville. **10/08 & 09**-The Montvales-Contemporary Americana storytelling. **10/15 & 16**-Kontiwennenha':wi-Akwesasne Women Singers, Carriers of the Words of the Mohawk Nation.

Salem's First Annual Car Show-Saturday, 10/10/2026, from 10 am-2 pm. No entry fee but registration is required. Vendors, food trucks, & live music.

Trunks & Treats-2-4 pm on Saturday, 10/31/2026. Food & drink available for purchase, prepared by the Salem Rotary & all proceeds will benefit the Rotary. For more info or to register your 'trunk', visit: salemcourthouse.org/upcoming events

Movies will begin again soon, also

Highway Dep't.-Travis reported that the 2027 cabin chassis will be here early; should be @ Zwack's the middle of Sep't. \$191,284.56 due, about \$9,500 below the anticipated price; could rob Peter to pay Paul & then pay back but he would rather not do that. Interest rate would be 6.6% to finance through International—just over \$10,000. Travis, Kathy, Howard & Sue will do ZOOM mtg. Friday, 08/14, @ 7:30 am to review figures. Con-tact Whitney @ Arrow Bank to see if there is a short-term BAN available (probably one year is the shortest); 30-day quote only on BAN interest rate (can't give a rate now). Travis reported that approximately \$120,000 has been spent on the '02 International truck.

Resolution #64-Motion made by Councilman Howard Law, seconded by Councilman Thomas McMorris, to renew the BAN for the Doosan DL 250 Wheel Loader, Serial #CWLDS-050199, for \$37,000, plus interest, due in early December, 2026. Pay'mt. will be made in December, 2026, of \$37,000, plus the interest due.

Resolution #65-Motion made by Councilman Howard Law, seconded by Councilman Scott Eastman, to renew the BAN on the salt shed for \$635,000, plus interest due of \$25,515.40. Grant money is expected but has not yet been rec'd. If money is rec'd. shortly, the BAN renewal would not be needed, as payment could be made. Travis is waiting for CHIPS reimbursement money of \$140,000 to come in, also. Attorney Fuller will be contacted to see if he could hold off on preparation of the BAN renewal paperwork for a few weeks in anticipation of grant money coming in, as well as the CHIPS reimbursement funds. This matures the third week in October, so can't wait too long as Matt wants to get the paperwork done in plenty of time to get to Arrow Bank.

Page 3

August 12 2026 Minutes

Bids for #2 Fuel Oil-Water Barn, Proudfit Hall, & Georgi Museum; Ultra-low Sulphur Road

Diesel fuel & Low Sulphur Kerosene for Town Highway Barn-will be in the 08/20 & 08/27/2026 editions of the Eagle newspaper & will run from 10/01/2026-09/30/2031 (five years, rather than three). Travis will see John Braymer from Braymer Fuels re diesel costs.

Bids for Propane for Georgi Community Room & Generator @ Courthouse-will also be in the 08/20 & 08/27/2026 editions of the Eagle & will also run for the same five-year period.

All bids will be opened @ the 09/09/2026 regular monthly meeting of the Salem Town Board.

Working on covers for dry wells; need to fix end of Vincent Lane, which will be dug out & paved eventually. Coordinating w/Wash. Co. on repairs near the railroad tracks.

Travis has a work permit from Wash. Co. on right-of-way for setting up electronic speed limit sign. Travis says it should be put on a post; Supervisor Clary will email conditions rec'd. from Wash. Co. to Sup't. Keys.

Shared services w/Salem Central School-Travis reported that the T/O/S is working w/Salem Central School to install larger dry-wells & improve drainage near the school. This work will begin immediately; the hope is that the work is done before school opens on 09/08/2026. School is paying for the materials; the Town is providing the labor.

Water Dep't.-Quarterly testing was completed; flushing of dead-end lines is continuing. Water Rules & Regulations need reviewing & updating (last time this was done was probably 2020). Dep't. of Health reached out to Travis regarding Hebron Camp; Travis & Andy Erbe will work w/Tom Rogers before camp opens for next year. Automated system @ water barn went down on a weekend; need to buy the update on malware, spyware, or whatever else might be needed. If people do not pay their repair bill(s), the bill amount will be relieved on the January Town/County bill.

Sherri Slater asked why there was no Economic Development Committee mtg. or Sewer mtg. Both were listed on the Town's website as happening. Could something be put on Town's website and/or facebook when meetings are cancelled so the public knows? Can the survey results be posted regarding the Master Comprehensive Plan, also?

Town Clerk Report-Clerk Gilchrist reported \$535 had been collected in fees for July, 2026. Dog Licensing was \$97; 2-Marriage License at \$35; 3-Marriage Certified Copies (2)-\$20; Death Certified Copies (10)-\$100; 3-Site Plan Applications @ \$75 ea. = \$225. A check for \$13 was sent to NYS Ag & Markets for the APCP submission & a check for \$45 was sent to NYS Dep't. of Health for the marriage licenses issued, leaving \$477 paid to the Town of Salem. Report will be filed.

Georgi-Brenda Levey reported 501 (c)(3) status has been rec'd. Rentals have been going great! Washington County Band night was cancelled due to weather w/no reschedule; HVAC is in & seems to be doing its job! Next project is update of the security system. Someone has volunteered to inventory the porcelain Asian collection, using his expertise in this field. Checking on insurance w/NYMIR thru Melissa; Laura has a quote of \$2,500. Museum is participating in New York's Museum Passport program & continues to see many visitors. Any questions, feel free to contact Brenda. Report will be filed.

Open Museum hours will be from 10 am-1 pm on Saturdays

Treasurer's Report-Mary Menard handed out the Treasurer's Report from the 08/04/2026 Georgi mtg. 11 events were held during the months of June & July; \$1,000 donation was rec'd. Things seem to be going along well2

Salem Volunteer Fire Dep't.-Reports provided by Chief Saunders. 13 Calls for July, 2026: 9-Salem (4-wire issues; 1-commercial fire alarm; 1-police assist; 1-landing zone; 2-EMS lift assists; **3 Mutual Aid:** 1-Rupert (personal injury/unknown/MVA); 1-Shushan (fire alarm residential); 1-Cambridge (structure fire)

District/Mutual Aid Y/T/D-Salem-61; Hebron-7; Rupert-7; Cambridge-6; Cossayuna-4; Shushan-4; Argyle-1; Arlington-1; Greenwich-1; Middle falls-1 for a total of 93

Page 4

August 12, 2026 Minutes

Incident Type Year to Date-93 Responses: 17-personal injury/unknown; 10-wires; 9-structure fires; 8-EMS list assist; 8-stand-bys; 6-control burn; 6-CO alarm; 5-ECHO response; 4-good intent; 4-residential fire alarms; 2-fire

alarms-commercial; 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-smoke condition; 1-landing zone; 1-police assist

Other reports-Members attending year to date; event attendance report for 07/01-07/30/2026; training drill report as of 07/30/2026; all reports will be filed.

Rescue Squad-July report: Calls-51 (6) YTD-303 (251); 4431-0; 4451-4; 4452-47; 4453-0

Salem Town-22; Hebron-20; Jackson-2; Vermont-7

Where to: GFH-17; Saratoga-13; SVMC-2; RRM-3; RMA-7; Lift Assist-4; No Pt.-4; Life Net-1

10 Minute Response Time: 81% (46 Ye11; 9 No)

Report will be filed.

Assessor's Report-

Planning Board-Clerk Kim Erbe is on vacation. Mtg. for August will be the 4th Thursday, or 08/27/2026, as no one is affected by the Washington County Fair.

Economic Development-Larry emailed report from 07/13/2026 mtg.

Master Comp. Plan-Highway Sup't., water operators; Clerk Gilchrist; Georgi & Planning Bd. persons have all been contacted by LaBella & will be interviewed over the phone re their roles in local gov't. & what they feel are issues facing the T/O/S.

Climate Smart-Work is temporarily on hold; new point system that needs reviewing.

Land Banking-LGLCRP has secured a Brownfield Grant & has hired Wesson & Sampson Engineering firm to complete Phase 1 on the 3 Linke properties in the T/O/S. The Board of Supervisors has identified 5 properties to potentially transfer titles to the Washington County land Holding Company. This will be brought forward at the August Finance Committee mtg. & hopefully, the Board of Supervisors mtg. on 08/21/2026. 3 Linke properties & 2 Whitehall properties to start with; 12 identified for future recovery.

Grant Funding-Salt Shed-\$635,000 (waiting on remainder of money to come in); Brinemaker-\$195,000; Pedestrian Connections Grant-\$200,000, plus an additions sum to be determined

Master Comprehensive Plan Grant-\$73,000

Georgi-Brenda Levey-New HVAC being installed; rental revenues are up & ahead of last year.

Report will be filed.

Sewer Committee-Mtgs. are at a standstill pending acquisition of a site.

Historian's Report-Al provided report. Pat Rohr researched the Dunigan materials; Haley Miranda & two friends from Georgia researched the Jackie Rich files. A new finder's system is being created for locating historical & genealogical materials in the Town archives @ the Courthouse. Rachel Schnurr, a Princeton graduate student, asked for info about the James Doty family; she is writing about them in her doctoral thesis.

Alexis Graham returned for a 3rd time to research the Barnes Rangers; she is writing a book about Salem's early militia.

Met w/3 Northeast Rail members: Larry Haber-Salem; Michael Labouliere-Berlin, CT.; John Cullinan-Arlington, VT on 08/07 to inventory the railroad materials housed in the basement storage room of Bancroft Library. Cullinan photographed all railroad materials. NE Rail is applying for Museum status w/NYS & these railroad items are to be a part of said Museum display. Al also reported that there would be an article in the Eagle newspaper this week about the early Salem Fire Dep't.—check it out! Report will be filed.

DCO Report-Nancy had nothing to report.

Tree/Park Committee- Submit grant application to the Salem Community Foundation to purchase more trees. Supervisor Clary will help w/this.

250th Anniversary Celebration-Dave Wren asked about tours for 2027 @ the McCracken house; does the Town want to do this again? Checking out possibility of having fireworks at Carnival Grounds for 2027—liability, cost, etc. Currently leased to Salem Fire Dep't.

Page 5

August 12, 2026 Minutes

PUBLIC COMMENT

Mike Miller-asked Supervisor Clary how high County taxes might be for 2027; too early to tell. Haven't begun 2027 budget meetings yet; she did report that Health Ins. would be going up 21% +/- . She's pretty sure that staying under the tax cap won't be possible w/rising costs. Saratoga, Warren & Washington counties are the

only counties currently @ 7% for sales tax. Supervisor reported that Salem would not be receiving any CHPE money from the lines that came down from Canada, going to NYC. They did not go thru Salem but did go thru several other Washington County town/villages that will be receiving money.

Is Board of Supervisors looking into Code Enforcement; Mike feels they are costing taxpayers a lot of money. Will T/O/S be responsible if there is another major flood event that does a lot of damage?

Mike asked Travis how long before repaving if CHIPS money was used; Travis reported 10 years before any repaving could be done if CHIPS money was used for paving same road in prior years.

Mike also asked if there were roads w/no posted speed limit, is it presumed the speed limit is 55 mph? Travis said 'yes'.

Grading-Mike reported water runs from Vogels to Louries; cut sod off on Beattie Hollow Rd.

Flooding & Insurance-Tina Fleming read the letter her mortgage company sent to her regarding providing flood insurance, which she has had due to prior flooding issues. Homeowners only have 45 days to either try & have their properties removed from the new maps or secure their own flood insurance policies. If proof is not provided within the 45-day period, the mortgage company will purchase the policy & charge the homeowner. Monthly costs are varying from about \$150 more/month to over \$500/month for the cost of the insurance. Tina reported that she can no longer submit any more claims for flood damage as FEMA has paid out what they are going to. She feels that she could not list her house for sale because of prior flooding issues & the damages to her property; she could not even sell for what is due on her mortgage. She asked Supervisor Clary to check into the FEMA buy-out program for her.

There is information in the Town Office for residents to pick up; Mr. Alton Knapp, III, Certified Flood Plain Mgr., has agreed to meet w/homeowners if he thinks they can be removed from the flood hazard area. There will be no charge unless he feels he can help the homeowner. If he cannot, the insurance will have to be purchased. Supervisor Clary reported that she was meeting w/DEC next week.

Tom Clark reported that he believes that 100% of White Creek has been moved by people from pre-Revolution thru the 1900's. White Creek should be in the middle of the valley; the stream goes across the valley & needs to be moved. Major issue is in VT, where water is an issue & flows down into the Town of Salem when there is a major event. Tom says the Archibald Street Bridge needs to come out as it is undersized to begin with, and

the Route 22 bridge will cause major problems w/the Archibald Street bridge gone. Board members asked who would have the authority to go into VT to tell the State and/or Towns there what they need to do? Also, who would take on moving the stream w/o damage to homeowner's properties? Tom says check out what was done in the Village of Hoosick Falls.

OLD BUSINESS

Master Comprehensive Plan Update-There was a meeting on Wednesday, 08/05/2026, 5-7 pm, @ Bancroft Library. Website needs updating, also.

Brinemaker Grant of \$195,000-On hold for now; have five years to use the same.

Hudson Greenway Grant-\$30,000 & Wash. Co. EDC Grant-\$32,000-Met w/Northeast Rail & Larry Haber on Saturday, 08/08/2026. Northeast Rail should become the Lead Agency for the Engineering Feasibility Study; Supervisor Clary would like two Resolutions removing the Town of Salem as the Lead Agency for both of these grants. **Resolution #66-Motion made by** Councilman Howard Law, seconded by Councilman Scott Eastman, stating that the Town of Salem is no longer interested in pursuing the Hudson Greenway Grant in the amount of \$30,000 as the Lead Agency; passed 5-0. **Resolution #67-Motion made by** Councilwoman

Page 6

August 12, 2026 Minutes

Brenda Levey, seconded by Councilman Thomas McMorris, stating that the Town of Salem is no longer interested in pursuing the Washington County EDC Grant in the amount of \$32,000 as the Agency; passed 5-0.

NEW BUSINESS

CDBG Grant Application in amount of \$350,000-Application paperwork is due by 09/23/2026.

Resolution #68-Motion made by Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to schedule a Public Hearing for Monday, 08/31/2026, @ 5 pm in Proudfit Hall; 181 Main Street; Salem, NY, for the purpose of hearing public comments on community development needs, & to discuss the possible submission of one or more Community Development Block Grant applications for the 2026 program year; passed 5-0. NYS CDBG program is administered by NYS Homes & Community Renewal; the Town of Salem is applying for \$350,000 in CDBG funds to establish an owner-occupied housing rehabilitation program for eligible low & moderate-income homeowners within the Town of Salem. The program may include repairs & improvements addressing health & safety concerns, code violations, accessibility needs, energy efficiency, roofing, structural conditions, plumbing, electrical systems, heating systems, windows, lead or asbestos hazards, & will and/or septic systems. (Clerk Gilchrist will check w/Bancroft Library for the availability of Proudfit Hall for the Public Hearing.)

DASNY Grant of \$175,000-Project #7012-Money left over & sitting w/NYS when T/O/S could not pursue a grant to do a study on rehabilitating the fire bays for a Town Office as the Bancroft Trust owns the space & not the T/O/S. Money can be used elsewhere on another project.

2027 Town Budget-Budget sheets will be given out to department heads soon to fill out & turn into Supervisor Clary. Think about dates for upcoming 2027 Budget meetings.

SUPERVISOR'S REPORT

Sales Tax Money-Supervisor Clary reported that \$1,064 more would be coming in every quarter for sales tax money.

Medical Building Assessment-Completed by LaBella Associates; Supervisor Clary will email to all Board members.

PUBLIC COMMENT

Councilwoman Brenda Levey advised the Board that approximately a dozen eggs were smashed between the Library & White Church. She presumes they came from the entrance to the Library as she delivered the eggs to the Library last Thursday. Just an FYI for all.

Motion to Adjourn-the regular monthly meeting of the Salem Town Board made by Councilman Howard Law, seconded by Councilman Scott Eastman; passed 5-0. Meeting adjourned @ 8:29 pm.

Public Hearing on Adoption Resolution to pass Local Law #4 of 2026 on Zoning revision-will be held on Wednesday, 08/19/2026, @ 5 pm in Proudfit Hall, & for any other business that may come before the Board at this meeting.

Public Hearing on CDBG Grant-Monday, 08/31/2026, @ 5 pm @ Proudfit Hall; 181 Main Street; Salem, NY, & for any other business that may come before the Board at this meeting.

Next Regular Monthly Meeting-of the Salem Town Board will be the regular monthly meeting on 09/09/2026, beginning @ 5 p.m. in Proudfit Hall; 181 Main Street; Salem, NY, to review Warrants #9 & Highway Abstract #9 for payment, regular business meeting will be called to order @ 6 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem

