# SPECIAL SALEM TOWN BOARD MEETING
# PUBLIC HEARING ON COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and TO REVIEW ANY OTHER ITEMS THAT MAY COME BEFORE THE BOARD
# 08/31/2026

**PRESENT:** Supervisor Evera Sue Clary; Town Council: Tom McMorris; Brenda Levey; Scott Eastman; Howard Law-Video-conferencing from his home, located @ 2277 State Rte. 313; Shushan, NY 12873; Town Clerk-Pat Gilchrist; Clerk to Supervisor-Kathy Chambers

**OTHERS PRESENT:** None

**PUBLIC PRESENT:** Sherri Slater; Kaitlin Long-North Country Rural Development Coalition

**5:00 pm**-Supervisor Clary called the meeting to order, followed by Pledge of Allegiance

**Public Hearing Opened for Comments on Community Development Needs**-Kaitlin advised that North Country Rural Development will administer this grant for Salem; there will be a total of $700,000 available to apply for in this grant round, with Salem applying for $350,000. There was $500,000 available in the prior round; Supervisor Clary reported that a home on Bogtown Rd. rec'd. funds as there was a handicap person in the house & the Rescue Squad couldn't get in or out of the door. NCRD will interview people applying & determine who will get the grants. There are income qualifications for those working in the household & not in school/college. Construction company(ies) (or whomever will be doing whatever work is necessary for people who were awarded the grant) will need to provide a Certificate of Insurance for at least $1,000,000 along w/Worker's Comp. There will be **NO** cost to the homeowners or the Town of Salem. The program last for two years. There will absolutely be no flipping of the residence by the owner(s) for at least 10 years. Warren & Washington Counties are grouped together under Glens Falls SMA online.
Supervisor Clary closed the Public Hearing @ 5:20 pm.

**Two Resolutions for CDBG Grant**-Put on 09/09 meeting agenda to pass these two Resolutions as written comments can be accepted until September 2, 2026 by 5 pm; this must be at least 48 hrs. after the date & time of the Public Hearing.

## OLD BUSINESS

**BAN for 2027 International Truck-**This will be a new BAN for approximately $200,000; Supervisor Clary will contact town attorney Matt Fuller to prepare this BAN first.

**Salt Shed Final Payment**-was rec'd. in the am't. of $449,640 (the balance due), so this will be paid off & no BAN renewal will be necessary; Attorney Fuller will be advised of this ASAP so the Town doesn't pay for the cost of preparation when not needed.

**Blockhouse**-Tom McMorris reported that the Salem Planning Board granted conditional approval for the project, pending a Public Hearing on 09/24/2026, advising neighbors what is going on & inviting them to attend that meeting. If no one objects, final approval will be granted. Purchasing 80 trees from Bob Akland at a cost of $2,500 (de-barking & milling are at no cost); this cost might be paid for through a donor. Clerk to Supervisor Chambers advised that the Comptroller's Office says cost must be evaluated on total cost of project-, i.e. foundation, electricity, plumbing, etc.--not just cost of trees being purchased or individual portions of the project. She asked the Board to review the Town's Procurement Policy; changes can be made, if necessary, at the September 9th meeting.
Tom would like the Board's approval to be able to accept money after the 09/24/2026 Public Hearing, checks to be made payable to the Town of Salem.

**Resolution #72-Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, approving that donation checks can be made out to & accepted by the Town of Salem, if final approval for the blockhouse is given after the 09/24/2026 Public Hearing for the same; passed 5-0.

**2027 Budget Meetings**-First Mtg. will be Wednesday, 09/16/2026; second mtg. will be on Wednesday, 09/30/2026, both @ 5 pm in Proudfit Hall; 181 Main Street; Salem, NY (this will be confirmed w/the Library).

**Outstanding Invoices**-Two outstanding invoices need to be paid—one for LaBella on the Master Comprehensive Plan & one for Galusha (only part of the bill was paid prior & not the total due). Those Vouchers were presented & signed by the Board for payment.

**Insurance Certificates**-Clerk to Supervisor Chambers reported that she still needs insurance certificates for the Courthouse for work done on the barn & for anyone renting space in the kitchen, or anything else that is being done at this location. Kathy also needs C.O.I.'s from Hubbard Hall & Mettawee (Georgi events); Councilwoman Levey will secure these. Supervisor Clary will secure C.O.I.'s from any necessary parties not supplying one to the T/O/S from now on.

**Games of Chance Local Law**-Clerk Gilchrist reported that Local Law #1 of 1993 had been filed w/NYS Dep't. of State on 12/13/1993, 'Authorizing the conduct of games of chance within the territorial limits of the Town of Salem and shall be known as The Games of Chance Law of the Town of Salem'. The current law states: Games of Chance may be conducted in the Town by an authorized organization, after obtaining a license therefor from the Town Clerk, in accordance with the provisions, requirements & limitations of Article 9-A of the General Municipal Law, the rules & regulations of the NYS Racing & Watering Board, this Local Law, & any amendments thereto. There shall be no additional restrictions in addition to those set forth in Section 189 of the General Municipal Law & any amendments thereto. The Chief Law Enforcement Officer, who is the Washington County Sheriff, shall exercise control over & supervision of all Games of Chance conducted under an appropriately issued license. Such officer shall have all those powers & duties set forth in Article 9-A of the General Municipal Law.

This was put up for a vote on the ballot at the General Election, held on 11/02/1993, as Local Law #1 of 1993 in the Town of Salem & the Board of Elections did determine & declare that Local Law #1 of 1993 was passed by reason of having the majority of the ballots cast as 'Yes'. Vote was 169-Yes; 162-No; 137-Blank & Void, w/total number cast in all three (3) districts being 468.

Revisions may need to be made to currently filed Local Law #1 of 1993.

## NEW BUSINESS

**Sidewalk Improvements on other side of Main Street**-An earlier grant was awarded in the amount of $200,000 for work from the corner by NAPA to the corner by Matelli's Taverna. Town just rec'd. notice that an add'l. $500,000 was awarded for work on the opposite side of the street; the Town's share for this will be 5%, or $25,000; this is a reimbursable grant. An application was also submitted separately to extend sidewalks to the new Dollar General store; this has not yet been awarded, but a decision is expected later in the year.

**Retirement Issue**-NYS Retirement requires a termination of a Board member, effective 09/01/2026, as said Board member will be drawing NYS retirement from her job. The time frame is approximately 45 days, w/o pay during this period, until NYS retirement kicks in for the other job. The position can then be reinstated, with back pay issued. Clerk to Supervisor Chambers is awaiting clarification from the Comptroller's Office, as well as NYS Retirement (as differing information was being rec'd.), regarding this issue, including voting rights during this suspension period. This is strictly an administrative issue & not a disciplinary termination.

**Motion to Adjourn**-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Thomas McMorris, to adjourn the special meeting of the Salem Town Board; passed 5-0. Meeting was adjourned @ 6:22 pm.

Submitted by:

Patricia A. Gilchrist-Town Clerk
Town of Salem