TOWN OF SALEM
REGULAR MONTHLY MEETING-TOWN BOARD
OCTOBER 14, 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; Kim Erbe-Planning Bd./Library; Rebecca Brown-Water/Library; Beth Ulion-Courthouse; Marissa Perkins-Courthouse; David Wren-Dep. Historian/250th Celebration

Public Present: Diane Snyder; Jane Keys; Larry Haber; John Bardwell; Sherri Slater; Ed Miller, Jr.; Mike Miller

Absent- Bobbi Stone-Assessor (report provided); Kay Tomasi; Economic Development/Sewer; Steve Saunders-Salem Vol. Fire Dep't. (reports provided); Vicki Campbell-Rescue Squad (no report); Nancy Quell-DCO (nothing to report)

5:00 pm-Review of Warrants #10 & Highway Abstract #10 for payment

6:00 pm-Regular monthly meeting called to order by Supervisor Clary, followed by Pledge of Allegiance.

Alton Knapp Presentation-Video presentation by Flood Plain Manager, Alton Knapp, on what services he would perform for the Town of Salem should the Town decide to hire him as their Flood Plain Manager. He has access to the new FEMA Flood Maps to see those residents who are in now that were not before. The Town receives: property/flood zone review; permitting (DEC review); reporting; LOMA/LOMC administration; compliance, resident services; records. Benefits to Town: Reduces workload; establishes consistency & promotes better record keeping. Three types of services: Basic Administration, Full Administration, & On-Demand Support. The goal is to make participation simple, transparent & locally controlled. The Board thanked Alton for his presentation; no decisions were made as to hiring a Flood Plain Administrator.

John Bardwell & Larry Haber-Solar on Landfill Presentation-John reported that both he, Larry, & Supervisor Clary have been working w/New York Power Authority (NYPA), looking to put solar on the landfill on Rexleigh Rd. Power would be a huge expense @ approximately $1,000,000 for 4 megawatts, to connect Rexleigh Rd. w/Cemetery corner; this would be at no cost to the Town; the power would go into the grid. Income to the Town could run from $20,000-$25,000 annually for up to thirty years if the project is done. Ed Miller asked if there was methane gas coming out currently & was testing being done on the area now. Supervisor Clary advised that Phoenix Lab does whatever testing is required currently & provides a detailed report to the Town. Preliminary studies that would have to be done would cost about $1,500/year & might take 2-4 years to accomplish. NYPA cannot do anything w/o Town of Salem approval. An Appendix J-New York State Standard Site Control Certification Form needs to be executed by the property owner (Town of Salem) & the Developer (NYPA) for NYSEG RG&E to move forward. **Motion made by** Councilman Thomas McMorris, seconded by Councilwoman Brenda Levey, granting Board permission for Supervisor Clary to execute said Appendix J-New York State Standard Site Control Certification Form; passed 5-0.

Proposed Option Agreement also needs to be executed by the Town of Salem & the NYPA. Changes had been suggested by Attorney Matt Fuller to the second Option Agreement provided to all Board members. Changes were made by Larry, John & NYPA per zoom meetings & presented to NYPA attorneys & approved. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, granting Board permission for Supervisor Clary to execute required, revised Option Agreement between the Town of Salem & NYPA; passed 5-0.

Diane Snyder & Jane Keys-Greenwich Senior Citizens Appeal-Diane Snyder is from Greenwich & is on the Executive Committee of the Senior Citizens in Greenwich. Jane Keys is a member of the Greenwich Seniors, as well as 15 other Salem residents who have joined since Salem no longer has a Senior Citizens

Group. Seven members are from Argyle, 18 are from Cambridge, 1 is from Queensbury, & 25 are from Greenwich; currently the total membership is 66. The group invites & would welcome Salem residents to join their Greenwich Sr. group, & it's a great social interaction time for the members. Dues are currently $10 & there are discounts for day & overnight trips; they hold luncheons w/speakers at most meetings. They currently meet twice a month (1st & 3rd Wednesdays) at the Bottskill Baptist Church in Greenwich; Greenwich pays for the rent on the building & they also receive funding from the Village of Greenwich & the Towns of Argyle ($600) & Easton. The request was for the Town of Salem to include a line item in their 2027 Budget for funding for the Greenwich Senior Citizens. The Board thanked them for their presentation; however, the 2027 budget is at the Preliminary stage & nothing can changed or added until after the Public Hearing on the2027 budget is held.

Approval of Warrants #10 & Highway Abstract #10 for Payment-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to approve Warrants #10 & Highway Abstract #10 for payment, with exception of two (2) Vouchers: Inland Marine coverage for Fine Arts for Georgi; take off from NYMIR policy (Trustees already have through another company.) & check on Washington County Treasurer statement/billing. Passed 5-0 w/these two exceptions.

Approval of Minutes-**Special Meeting of Salem Town Board on 08/07/2026** on Introduction Resolution to Amend the Zoning Law-**Motion made** Councilman Scott Eastman, seconded by Councilwoman Brenda Levey, to approve minutes of the Special Meeting of the Salem Town Board on 08/07/2026; passed 5-0. **Regular Monthly Meeting of Salem Town Board on 08/12/2026**-**Motion made by** Councilman Thomas McMorris, seconded by Councilwoman Brenda Levey, to approve the minutes of the 08/12/2026 monthly meeting of the Salem Town Board; passed 5-0. **Special Town Board Meeting on 8/19/2026** on Adoption Resolution to pass the Zoning Law-**Motion made by** Councilman Scott Eastman, seconded by Councilman Howard Law, to approve the minutes of the Special Town Board meeting on 08/19/2026; passed 5-0. **Special Town Board Meeting on 08/31/2026** for the Public Hearing on the CDBG Grant-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Thomas McMorris, to approve the minutes of the 08/31/2026 Special Meeting of the Salem Town Board; passed 5-0. **Regular Monthly Meeting of the Salem Town Board on 09/09/2026**-**Motion made by** Councilman Howard Law, seconded by Councilman Scott Eastman, to approve the minutes of the 09/09/2026 regular monthly meeting of the Salem Town Board; passed 5-0. **Special Meeting #1 for the 2027 Budget on 09/16/2026**-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Thomas McMorris, to approve the minutes of the 09/16/2026 Special Meeting #1 for the 2027 Budget; passed 5-0. **Special Meeting #2 for the 2027 Budget on 09/30/2026**-**Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to approve the minutes of the 09/30/2026 Special Meeting #2 for the 2027 Budget; passed 5-0.

Highway Dep't.-Travis reported there was no plow for the2026 truck; he has been using a demo plow from Viking for a year. Does Town of Salem want to purchase this plow? It would be $6,352.07 off the price of a new one; the demo model would cost $14,821.48. He was going to do a grant for five (5) plows but has not taken the time to do so. They start w/rubber, then traditional, & go to live edge; every truck has two (2) plows. Councilman Eastman asked if the plows have gone w/the trucks as they have been sold; Travis replied that no plows have gone w/the trucks when listed for sale.

OGS Salt-will cost $102/ton; Travis put in for half only & will get rest from Washington County. Confirmation has been rec'd. from CHIPS that paperwork was rec'd.

Rescind Resolution #77 of 2026, authorizing the issuance of $191,109.56 aggregate principal amount of serial bonds for borrowing money on 2027 truck-Said Resolution #77 was passed/adopted on 09/16/2026 & published in the Eagle Newspaper on 10/01/2026 (as that was the earliest date they

could fit it in the paper); must be published within ten (10) days of passage of the Resolution; publishing was over the time frame. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to rescind Resolution #77 due to publication/time frame issue; passed 5-0.

Resolution #82-Motion made by Councilman Howard Law, seconded by Councilman Thomas McMorris, issuing prior **Bond Resolution #77** new **Bond Resolution #82**, adopted October 14, 2026, & introduced by Councilman Howard Law, who moved its adoption, seconded by Councilman Thomas McMorris, with the body of Resolution #82 staying the same; passed 5-0. This will be published in tomorrow's edition (10/15/2026) of the Eagle newspaper, as long as it will be rec'd. by the newspaper Wednesday evening after the meeting.

Water Dep't.-Performed well cleaning-first test did not pass but second test was fine. PFOF/PFOS tests were done today (10/14/2026); there is one more quarter for iron & manganese testing. Waiting to hear from NYS on boiler inspection date/time @ water barn. Furnace also needs inspection. Travis will be filling the generators himself; fire extinguisher checks/testings will be done next week. Flushing of hydrants is going well; new hydrant markers will be put up. These are 4'-5' fiberglass.

Town Clerk's Report-Clerk Gilchrist reported $620 total was received in collected fees for September, 2026. Marriage Licenses-$70; One-day Officiant License-$25; Dog Licensing-$161; Death/Marriage Certified Copies-$180; Site Plan Review-$75; Total to Town of Salem = $511; $19 paid to NYS Ag & Mkts. for dog licensing; $90 to NYS Dep't. of Health for marriage licenses. Copy of report will be filed.

Courthouse-Beth Ulion reported that unfortunately the Courthouse Board reviewed the sponsorship of the blockhouse & felt that this was something that they could not handle at this time. Their 2027 budget passed, w/2026 year-end looking good. **Annual Meeting** will be held @ 6 p.m. on 11/04/2026; new Board members will be welcomed (Pres. & Vice-President), as Beth is stepping down. Beth & Marissa both promised this will be a fun evening & not a long, boring meeting!

Marissa Perkins-reported the Courthouse is doing more for Srs., having luncheons w/music; coffee hours once a month on Tuesday mornings @ 10 a.m.

The **car show** was very successful, with over 100 cars participating, & vendors present

Folklife Concert on Friday, 10/16/2026

Swooping Shapes-Saturday, 10/17/2026-Live Music to a silent film from 6:30-8:30 p.m. Free Event!

Movies in the Courtroom-Toy Story 5 will be presented on Sunday, 10/18/2026, @ 3 p.m. Free Event!

Trunks n Treats-Saturday, 10/31/2026, for Halloween. Come dressed up w/your trunk full of treats!

Coffee Hours-Only 2 left for 2026! Tuesday on 11/10 & 12/08/2026 @ 10 a.m.

Snow Removal-will be needing someone to do this; if interested, call the Courthouse!

Volunteer hours-A lot of volunteer hours have been logged-great job!

Georgi-Only two more Saturdays from 10 a.m.-1 p.m. for the Museum, closing will be on 10/24/2026. An arborist is needed for the hydrangea trees--waiting to hear from Don Dulmar, who lives in Greenwich.

Holiday Open House-Saturday, 12/05, 5-7 p.m. Official announcement for Museum opening.

Salem Volunteer Fire Dep't.-Chief Saunders provided reports. **9-calls for September, 2026**. 5-Salem (2-control burn; 1-personal injury/unknown PI MVA; 1-CO alarm; 1-fire alarm-commercial). **4-Mutual Aid**, all Shushan (2-personal injury, unknown PI MVA; 1-good intent; 1-structure fire)

Incident Type Year-to-Date: 22-Personal Injury/unknown PI/MVA; 12-Structure Fires; 11-Wires; 9-EMS Lift Assist; 9-Stand-by's; 8-Control Burns; 6-CO Alarms; 5-SMA Assist/ECHO Response; 5-Residential Fire Alarms; 5-Good Intent; 4-Gas Leaks; 3-Commercial Fire Alarms; 3-Hazardous Condition; 2-Grass/Brush Fires; 2-Property Damage MVA; 2-Vehicle Fires; 1-Chimney Fire; 1-Landing Zone; 1-Police Assist; 1-Rescue Call; 1-Service Call; 1-Smoke Condition; 1-Traffic Control

District or Mutual Aid Year-to-Date: 75-Salem; 10-Hebron; 8-Shushan; 7-Rupert; 6-Cambridge; 4-Cossayuna; 2-Middle Falls; 1-Argyle; 1-Arlington; 1-Greenwich

Other Reports Provided: Members Attending Year-to-Date; Training/Drill Report from 09/01-09/30/2026; Event Attendance Report from 09/01-09/30/2026
All Reports will be filed.

Chief Saunders requests the approval of Adam Brement as an active member & Marley Linendoll as a Junior Support Group member on behalf of the Department. **Motion made by** Councilwoman Brenda Levey, seconded by Councilman Scott Eastman, to approve Adam Brement as an active member & Marley Linendoll as a Junior Support Group member; passed 5-0.

Rescue Squad-No report

Planning Board-One site plan application currently for October mtg.

Bancroft Public Library-Rebecca Brown reported that the fire inspection was completed & all is well. A contents inventory is being completed.

Assessor's Report for October Town Board Mtg.-**Bobbi Stone**-Renewal applications will be mailed out over the next month so owners will have in November; all renewal applications, w/supporting documents, are to be w/the Assessor **no later than March 1, 2027.**

NOTE: ENHANCED STAR is now automatic & no longer requires an application.

Transfers-Property transfers recorded through Aug. 2026 have been rec'd. & reviewed. A total of 12 tansfers occurred--all arms-length sales have been logged for ratio-study purposed & will be included in on-going market trend analysis.

Building Permits-Reviewing permits & completions as they come in to add to assessment roll for 2027.

Upcoming Schedule & Availability-Available Wednesday afternoons (after 3:30 pm) or by appointment. I will be out of the office 10/21/2026 for a class on Amish Property Valuation.

Additional Notes: As always, feel free to contact me w/any questions, concerns, or requests for further information regarding assessment data, property transfers, exemptions or related matters.
Report will be filed.

Tree/Park/250th Anniv. Committee-Dave Wren asked what the Town might want to do for events in 2027-will need a committee for 2027. Courthouse will not be doing the July 4th parade in 2027. Dave also put in his application for Town Historian/Records Management position to be opened @ the November 12, 2026 Town Board meeting. Crystal McMorris has also expressed an interest but no application was rec'd. as of yet. Mr. Cormier would still like to be Deputy Historian & we are thankful he wants to do this!

Stumps-Councilman McMorris reported that $2,500 had been rec'd. for stump removal; Travis & Buddy Nolan will mark stumps to be removed. They will do Dig Safe first. Thank-you to Jim Gariepy for watering the trees all summer. Another grant submission for probably four more trees will be done again soon.

Economic Development-No mtgs.; need a Chair of the Committee

Sewer Committee-No mtgs.; land still needed

DCO Report-Nothing to report

PUBLIC COMMENT

Dave Wren asked if LaBella was receiving payment for the Master Comprehensive Plan; Supervisor Clary responded yes, through a $73,000 reimbursable grant from LGLCRPB. The next meeting will be held on 10/21/2026 @ 6 p.m. in Proudfit Hall.

NEW BUSINESS

Public Hearing on 2027 Fire Contracts & Preliminary Budget-Approval of Salem Volunteer Fire Dep't. & Shushan Volunteer Fire Dep't. contracts will be done first @ 6 p.m., right after formal opening of the meeting, on 10/27/2026, in Proudfit Hall, if available. If not available, meeting will be held in the Town Office; 214 Main Street; Salem, NY. **Resolution #83-Motion made by** Councilman Howard Law, seconded by Councilman Scott Eastman, to schedule the Public Hearing on the 2027 Fire Contacts on 10/27/2026 @ 6 p.m.,

either in Proudfit Hall; 181 Main Street; Salem, NY (if available) or the Salem Town Office; 214 Main Street; Salem, NY, if Proudfit Hall is not available; passed 5-0.

Resolution #84-Motion made by Councilman Scott Eastman, seconded by Councilman Thomas McMorris, to schedule the Public Hearing for the rest of the 2027 Preliminary Budget @ approximately 6:10 p.m. on 10/27/2026, (or right after approval of the fire contracts for 2027) either in Proudfit Hall; 181 Main Street; Salem, NY (if available) or the Salem Town Office; 214 Main Street; Salem, NY; passed 5-0.

Resolution #85-Motion made by Councilman Scott Eastman, seconded by Councilwoman Brenda Levey, to hold the Public Hearing on Local Law #5 of 2026 to Override the Tax Levy Limit, also on 10/27/2026, @ approximately 6:20 p.m. (or right after the Public Hearing on the 2027 Preliminary Budget) either in Proudfit Hall; 181 Main Street; Salem, NY (if available) or the Salem Town Office; 214 Main Street; Salem, NY; passed 5-0.

Washington County Hazard Mitigation Plan Resolution-Washington County requires that the Town of Salem pass proposed Resolution, sent to all Board members, approving the County's Plan for the Town of Salem, which has been revised correcting the prior errors in the original report. Discussion by the Board but some concern with the wording at the bottom of the Resolution, stating 'the Town of Salem Town Board adopts the 2026 Washington County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review……'. Hold off on approving said Resolution until Supervisor Clary can check the above wording regarding 'approved by the community'. This would require a vote, with a special referendum to hold said vote; don't want to do this!

OLD BUSINESS

Old Village Park/Power Update-Councilman Law reported that the conduit from Laura's bldg. are under the paved driveway; contact Willie Linendoll to see what he thinks before proceeding.

HSCPA MOU Agreement-sent to Attorney Fuller for review

Master Comprehensive Plan Update-Next mtg. will be on 10/21/2026 @ 6 p.m. in Proudfit Hall.

Town Office Transition-Brenda checking on sign; Councilman Law reported that he had spoken w/the Landlords & month to month was o.k. @ current rental of $1,240/month.

Washington County Landholding, Inc.-LGLCRPB rec'd. money from NCRPC, from a Brownfield Grant, to complete the Phase 1 study, which was sent to DEC & thrown back. They thought Phase 1 was already completed. Proceed w/Phase 2 is the big question now.

Electronic Speed Limit Sign Placement-Still needs a triangle base before setting in place.

DASNY Grant Project #7012-$175,00 available sitting w/NYS, which could potentially be used on new Town Office updates.

Glen Falls Hospital Open House-will be held on Wednesday, 10/28/2026, @ 6 p.m. in Proudfit Hall. This will be an informational meeting for the patients who are currently using the Salem Office to explain what will happen w/the closing of the Medical Center on Main Street.

Surplus Equipment-**Motion made by** Councilman Howard Law, seconded by Councilman Scott Eastman, to declare three (3) computer towers, two (2) printers, & one (1) small monitor surplus equipment; passed 5-0. Councilwoman Levey will deliver to the electronics waste collection on Saturday, 10/24/2026, to be held @ the Washington County Municipal Center.

PUBLIC COMMENT

Mike Miller-asked Supervisor Clary for an update on the NYS Police returning to Salem. Supervisor Clary said this was being worked on & they might be able to share to County Office space on Rte. 22.

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 @ 8:40 p.m.

Special Meeting of the Salem Town Board-**Public Hearings on 2027 proposed Fire Contracts, 2027 Preliminary Budget & Local Law #5 to Override the Tax Levy Limit**-will be held on 10/27/2026 @ 6 p.m. either in Proudfit Hall (if available); 181 Main Street; Salem, NY, or the Salem Town Office; 214 Main Street; Salem, NY (if Proudfit Hall is not available). Clerk to Supervisor Chambers will check on availability w/the Library tomorrow, Thursday, 10/15/2026, so Clerk Gilchrist can put the correct location in the legal notices.

Next Regular Monthly Meeting-of the Salem Town Board will be the regular monthly meeting on Thursday, 11/12/2026, (notice change of date due to Veteran's Day being a holiday & falling on our mtg. night) beginning @ 5 p.m. in Proudfit Hall; 181 Main Street; Salem, NY, to review Warrants #11 & Highway Abstract #1 for payment; regular business meeting will be called to order @ 6 pm.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem