COMPREHENSIVE PLAN

for the

TOWN OF SALEM

WASHINGTON COUNTY, NEW YORK

REVISED 1997

A COMPREHENSIVE PLAN

FOR THE

TOWN OF SALEM

WASHINGTON COUNTY, NEW YORK

Revised January 1997

Town Officials

Bruce Ferguson, Supervisor
William Chambers, Councilman
James Carrolan, Councilman
Harold Gilchrest, Councilman
Sylvia Wilson, Councilwoman
Mary Kilpatrick, Town Clerk

Planning Board

Janet Donoghue, Chair
Larry Tomasini
John Steele
David Male
William Tomlinson
William Eberle
Richard Baldwin
Stephen Snyder, Immediate Past Chair

The original document was prepared in 1990 by the Town of Salem Planning Board in cooperation with the Town of Salem Land Use Advisory Committee, with assistance provided by the Lake Champlain-Lake George Regional Planning Board. A public meeting on the Comprehensive Plan was held by the Town Board in 1990 after which the plan was referred to the Supervisor for further study. A Special Board, approved by the Town Board on June 12, 1996, the Special Board comprising James Carrolan, Sylvia Wilson and William Chambers, members of the Town Board, and David Male, Janet Donoghue and William Eberle, members of the Planning Board, has updated this plan.

This Comprehensive Plan was adopted by unanimous vote at the Salem Town board meeting on March 12, 1997

TABLE OF CONTENTS

	Page
Acknowledgement	3
Summary of General Recommendations	7
History of the Town of Salem	7
Population	10
Existing Land Use	17
Economic Analysis	20
Highways, Transportation & Utility Services	27
Physiography	30
Community Facilities, Services & Resources	43
Public Opinion Surveys	49
Proposed Land Use & Regulations	55
Recommendations	56

Cover Aerial photo of Village and Town of Salem taken in the fall of 1995 by Grace Sheldon, used by permission, all rights reserved. (C) 1997 by Grace Sheldon, Salem, NY

ACKNOWLEDGEMENT

In February of 1990, the Town Board, Planning Board, counsel to the Town and the Lake Champlain-Lake George Regional Planning Board held preliminary discussions regarding the possibility of drafting a Comprehensive Plan for the Town of Salem. It was decided that the most efficient way of getting citizens input was to form a Land Use Advisory Committee, which would be charged with the compilation of data and recommendations regarding Salem's future. After 2,200 person hours, the 85-member committee finalized and presented its report to the public, the Town Board and the Planning Board. It is the information and recommendations contained in the Committee's report that have formed the basis of the Comprehensive Plan.

It is with pride that the Town of Salem Planning Board, the Town Board and the Special Board wish to thank the following individuals for their interest, time, expertise and ability in formulating reports under sometimes stringent time constraints; without their help the Comprehensive Plan would not have been possible:

TOWN OF SALEM LAND USE ADVISORY COMMITTEE

STEERING COMMITTEE

Edward Donoghue, Citizen, Chairman
Bruce Ferguson, Town Supervisor
Geoffrey Ovington, Councilman
Barbara Norman, Planning Board, Chairperson
Larry Tomasini, Planning Board Member Nancy
Higby-Hand, Citizen

SUBCOMMITTEE

CHAIRPERSON, MEMBER OR RESOURCE

History

Stephen Snyder*
Al Cormier
Dolores Phaneuf
Sylvia Wilson

Existing Land Use

Beverly Kerr*
Peter Brown
Tom Kerr*
Vonda Caccese
Bill Clary
Everet Emery
Bob Gilchrist
Jon McClellan
Harry Orlyk
James Slater
Doreen Twist

Economy

Dale MacNeil*
Steve Alexander
Dave Linendoll
Rich Norman
Carlyle Shaw
Jim Sheldon
E. B. Sherman
Paul Tomlinson

Highway, Transportation and Utility Services

James Carrolan*
Andy Capuano*
Fred Muhlig
Bill Wager

Physiography

James Carrolan*
Chet Boyd*
Al Cormier*
Margaret Donovan
Ed Dowling
Peter Hanks
Geoffrey Ovington
Dr. Robert Potter*
Anita Witten
Nancy-Higby Hand

Committee Facilities and Services

John Gibb*
Peter Dunigan
Linda Gilligan

Solid Waste

Geoffrey Ovington*
James Boyter
Mary Ann Boyter
Shad Boyter
Julie Brown
Sheldon Brown
Sue Clary
Margaret Donovan
Ed Dowling
David Higby
Sandra McClellan
Karen Sheldon
Susan Snyder
Anita Witten

Research

Karen Weinberg*
Steven Alexander*
Paul Borghard
Pam Cally
Chris Michael
Harold Silverstein*
Martin White

Mapping

Chuck Alexander*

Agriculture

Sheldon Brown*
Brian Adams
Neil Adams
Raymond Adams
Royce Atwater
Tim Brandt

Carlos Cary
James Chambers
Robert Chambers
Charles Gilchrist
Paul Hanks
Charles A. Keys
Stephen Lathrop
Steven Losee
Douglas Lourie
Cliff Lyons
Dale MacNeil
Harold McEachron
Albert A. Sheldon
James Sheldon
John Steele
Tom Steele
Paul Tomlinson
Wayne Underwood

SUMMARY OF GENERAL RECOMMENDATIONS

Using the data collected for the Comprehensive Plan, a set of recommendations has been prepared, and is herewith presented to help guide the Town's development through the next decade. These recommendations are also found on page 56 of this plan.

We Recommend:

I. That the Town Board adopt this Comprehensive Plan.

II. That the Town Board establish committees of citizens to study and report on the desirability of establishing the following land use controls:

A. General regulations governing the building of dwellings, e.g. zoning code. This committee should include within its activities an evaluation of Site Plan Review as an approved Town Law.

B. Historical zoning to encourage preservation and restoration of historical buildings and sites within the town.

C. Regulation of land use and construction along the Battenkill and other water resources within the town.

D. Investigations of means for encouraging cooperation between the governments of Town and Village of Salem to encourage rebuilding and revitalization of "downtown" Salem, using and restoring existing buildings as long as possible, while concentrating most commercial activity within the village. At the same time, town government should discourage strip mall building on the approaches to the village. This same committee should also address this same concern as regards the hamlet of Shushan.

HISTORY OF THE TOWN OF SALEM

The pleasant well-watered valley and absence of dense forest growth lured the first settlers to this area. The land had been part of an old hunting ground of first the Mohicans and then the Sturbridge Indians, who had regularly burned off scrub and underbrush to provide pasture for the game.

In the spring of 1761, two men from Pelham, Mass., Joshua Conkey and James Turner, who had fought in the French and Indian War and had traversed the area selected the site of their future home. They returned to Pelham for the winter and when they came back the following spring they were accompanied by Hamilton McCollister. That year they each selected a site, cleared the land and built the first cabin for James Turner. Again they returned to Pelham for the winter and brought back several families with them the following spring. In 1764 they applied for and were granted a patent for 25,000 acres called Turner's Patent. Half of the patent was conveyed by deed to two land agents, Oliver Delancey and Peter Dubois. This was the beginning of what became known as the New England congregation,' Presbyterian and Brick Church. Their name for the town was White Creek.

At the same time, across the ocean in Ireland, a Scotch congregation, led by Dr. Thomas Clark set sail for America. They were seeking religious freedom, rejecting among other things any state interference in religious life. Dr. Clark and his congregation of 300 arrived in New York on July 28, .1764. Some of the members were persuaded by real estate agents to go South, where they settled at Cedar Springs and Long Cane, South Carolina. The majority embarked with Dr. Clark up the Hudson River and eventually arrived in White Creek. They purchased the 12,000 acres of Turner's Patent owned by Dubois and Delancey. Dr. Clark's group was to become the United Presbyterian Church, the Scotch-Irish Congregation and the Old White Church. They called the town New Perth.

Turner's Patent was divided into 304 lots each containing 88 acres and the New Englanders and Scotch-Irish were intermingled throughout the patent. The name of the town was the main disagreement between the two groups. This was resolved in 1788 when by an act of the New York State legislature the town was given the name Salem which means peace.

The two rival groups of settlers were forced together by the advent of the Revolutionary War. Dr. John Williams, later to become General John Williams, was instrumental in pulling the patriots together. Under him such men as Captain John Barnes, Colonel Alexander Webster and Major Thomas McKillip rallied the local militia for the defense of the settlers against Burgoyne's troops and LeLoup's Indians. Many settlers fled to their former homes in Pelham, Massachusetts or south near Jackson, New York.

When the turmoil ceased, the settlers returned to Salem and life returned to normal In 1790 a post office was established and in 1791 Washing ton' Academy was constructed on the South side of East Broadway. The White Church was built in 1797 and remains much the same today. The church is the oldest in northern New York State. The Methodist Church was built in 1846, St. Paul's Episcopal Church in 1860 and the Roman Catholic Church in 1889.

Agriculture has always been the most prominent industry in Salem. Fertile soils and the hope of bountiful crops are what first attracted settlers to this area. In the 18th, l 9th and early 20th centuries small farms on which the farmers were mostly self-sufficient were the rule.

Grist mills and other small businesses, such as a clock, nail, brick and hand fire engine manufacture were in existence in 1800. Other businesses included foundries, knitting, wool and general merchandising.

The Times,* printed June 18, 1794 was the first newspaper in Salem and the county. It was followed by *The Washington Patrol,* and in 1798, *The Northern Sentinel* was published. Every few years, *The Washington County Post* would appear. *The Salem Review Press* was established in 1885 and is still published today as the *Greenwich Journal and Salem Press.

In 1803, the first fire wardens' were elected; the first fire company was created in 1806, and in 1838, the first fire engine was purchased.

The railroad played an important role in Salem's growth. Originally built by the Rutland and Washington Railroad in 1852, it was purchased by the Delaware and Hudson in 1871. The D&H freight business continued to prosper and became a corporation in 1930. Passenger business, however, steadily declined and in 1934 ceased to exist in Salem altogether.

The schools were centralized in ,1939. The "new" school was completed that year on the grounds of General Williams' estate located on East Broadway. The era of the one room schoolhouse came to an end' in: Salem, although some of the small schools remained open for several years. New wings were added to the original school structure in 1955 and 1971.

Shushan is a hamlet within the town of Salem. Before the Revolutionary War, the Hoff Brothers built a dam across' the Battenkill River to operate a mill; thus Shushan got its beginning. However, Shushan residents consider Bethel Church to be the real founder of the village. In 1780, with his wife,' Bethel moved to Shushan and built a saw and grist mill near the present covered bridge.;' 'From the dam across the Battenkill (built by the Hoff brothers) Bethel Church supplied water power to the mills along the river. Shushan is known to have had the first electric light plant, even before New York City. The Troy and Rutland Railroad began its run to Shushan from Eagle bridge in 1850. The railroad was used for transportation and the' area farmers brought their cattle, poultry, fresh produce and milk to the village to be sent to New York or Boston. Lumbering was also a big industry in the village. Logs were brought to the mills to be sawed then floated down the river to be used for building. The, second home built in Shushan around 1800 was that of Enos Woodard and is still standing today. Shushan has its own Post Office and at one time had three churches. The Baptist Church, which no longer exists, was built in 1804. The Methodist Church was formed in 1846 and a building built in 1847. The founder of the Methodist Church in America, Philip Embury, preached in the Shushan area. His home near Shushan still stands today. The United Presbyterian society was formed in 1820 and the church was built, in 1822 east of the village. The original church has since burned, but the parsonage still stands. The present United Presbyterian church in the village was built in 1878. An Opera house was built in 1883. Shushan had its own school for the first through eighth grades. When the Salem school was centralized,, the Shushan school closed and later burned.

Eagleville is situated in the southeast corner of the Town of Salem, along the Battenkill River and was settled before the Revolutionary War. It was known to be a thriving community with its many mills that employed many men and women. Eagleville had its own Post Office in 1848, but when rural delivery began in Shushan it closed. The building is still standing today. Eagleville had its own school and the first telephone was brought into the community in 1903.

Historical documentation of buildings, houses, sites, cemeteries and bridges over 50 years old can be found in the town and village inventories of historical structures. located at the town and village offices. Brief descriptions, photographs and maps identify each place. Local history books, articles, newspapers and personal diaries also help to identify historic resources located in the town. The town/village historian,' public librarian and the Dr. Asa Fitch Historical Society are other good sources of information. The town/village historical archives located in Bancroft Library contain much information about historical Salem.

POPULATION

An integral part of any comprehensive plan is a study of population, past, present, and future. Many social and economic programs rely on statistics which show the make-up of an area. Projected development can be controlled through' the use of not only local laws, but also by examining local trends in population growth or decline.

The 1980 population of the Town of Salem was 2,377 (1, 418 excluding the village), up slightly from 1970. The Town had 649 families, with, an average family size of 3.2 persons. The median age was 35.5 years (33.6 for males, 37.0 for females). Slightly over 47% of the population was male, while just under 53% of the population was female. The aged population has shown an increase, as has school-aged children, reflecting a nationwide trend. Table 1 and Table 1 a detail the Town's population by age and sex, and Map 1 shows the general distribution of population in Salem.

The Town experienced a slow increase in population during the period 1930-1990. Table 2 indicates, however, that the population gain during the 1990's is estimated to surpass that of the previous 50 years. This trend suggests that Salem will feel increased residential development pressure over the next 20 years.

The attractive nature of the area, together with its proximity to the more urban areas of Glens Falls, Saratoga, Albany and Bennington, makes a commute from Salem more likely. In a sense, Salem may become more of a bedroom community, needing fewer goods and services per capita than an area where individuals live and work. Large employers of non-residents could help offset this trend.

Other issues that will affect the population of Salem include the outmigration of younger workers, the use of agricultural land and the growth of surrounding towns in both New York and Vermont. Table 3 and Map 2 detail surrounding, communities and their populations. The most influential factor, however, will be the types and extent of residential, commercial and industrial development that the town encourages. Well planned, environmentally sound development will make the community more attractive and maintain the rural character of the area.

All rural areas in the northeast are expected to experience population increases in the future. Although Salem will not grow as fast as other areas due to a variety of factors. The Town must prepare for an increase that will continue well into the next century.

The Town of Salem's population is fairly evenly distributed, with the greatest concentration of people in the village of Salem. While vacant land exists within the Village, it is unlikely any large scale development will occur in the near future without some sort of sewage treatment plant in place.

Table 1
Town of Salem
Population by Age, 1980;

Age Category	#Male	#Female	Total Population #	Total Population % of Total
To age 4	74	81	155	6.5
5-9	95	60	155	6.5
10-14	85	113	198	8.0
15-18	91	105	196	8.0
19-21	41	48	89	4.0
22-34	192	189	381	16.0
34-44	145	154	299	12.5
45-54	123	136	259	11.0
55-64	128	127	255	11.0
65-74	99	130	229	10.0
75-84	43	85	28	5.0
85+	6	27	33	1.0
5-18	271	278	549	23
65+	148	242	390	16

Source: U. S. Bureau of the Census, 1980 Census

Table 1 a
Town of Salem
Population by Age, 1990

Age Category	#Male	#Female	Total Population #	% of Total
To age 4	91	118	209	8.01
5-9	110	81	191	7.32
10-14	108	88	196	7.52
15-17	42	32	74	2.84
18-19	44'	28	72	2.76
20-24	79	60	139	5.33
25-29	68	103	171	6.56
30-34	94	99	193	7.40
35-39	123	82	205	7.86
40-44	69	76	145	5.56
45-49	68	80	148	5.67
50-54	82	80	162	6.21
55-59	66	60	126	4.43
60-64	65	78	143	5.48
65-74	129	138	267	10.24
75-84	46	89	135	5.18
85+	7	25	32	1.23
5-19	304	229	533	20.44
65+	182	252	434	16.64

Source: U.S. Bureau of Census, 1990 Census

Map 1
Town of Salem
Population Distribution 1980

The Town of Salem's population is fairly evenly distributed, with the greatest concentration of people in the Village of Salem.

North: 693 – 29%
Village: 959 – 40%
South: 721 – 30%
Total: 2473
Source: U.S. Bureau of the Census, 1980

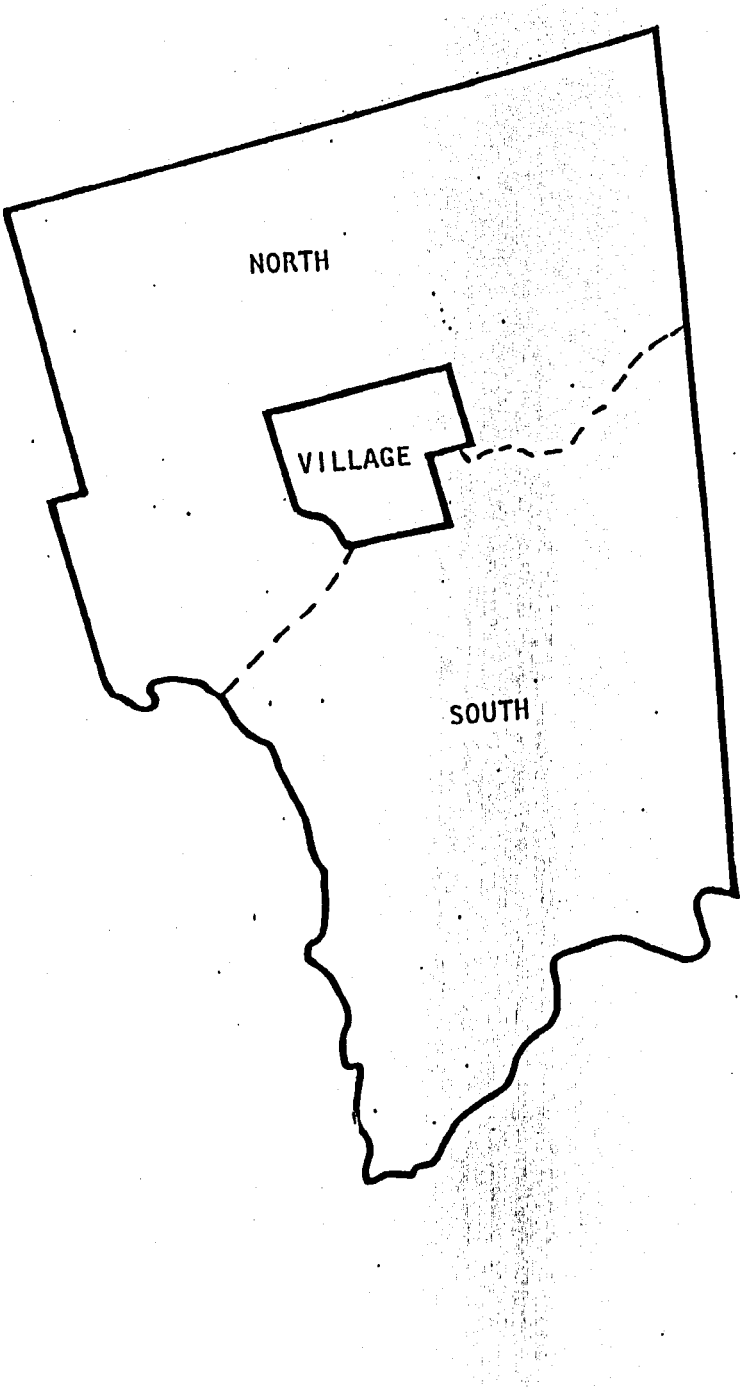

Table 2
Town of Salem
Population Trends

1870	1880	1890	1900	1910	1920
3,556	3,498	3,127	2,978	2,780	2,235

1930	1940	1950	1960	1970	1980
2,145	2,127	2,171	2,258	2,346	2,377

1990
2,608

Source: U. S. Bureau of the Census, Decennial Census

1982	1984	1986	1988
2,389	2,446	2,540	2,610

Source: U. S. Bureau of the Census, Sub-County Population Estimates

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1985	1990	1995	2000	2005	2010
2,500	2,650	2,800	2,950	3,050	3,150

Source: New York State Departments of Economic Development & Environmental Conservation and the Lake Champlain-Lake George Planning Board Official Projections for New York State, 1985

Table 3

Population of Neighboring Communities

		1980	1988	1990
New York State				
Washington Co.	1. Hebron	1,288	1,490	1,540
	2. Argyle	2,847	3,110	3,031
	3. Greenwich	4,276	4,560	4,557
	4. Easton	2,020	2,300	2,203
	5. Cambridge	1,848	1,940	1,938
	6. White Creek	2,988	3,480	3,146
	7. Jackson	1,228	1,360	1,581
	Sub Total	16,495	18,240	18,046
Vermont				
Bennington County	8. Rupert	605	630	654
	9. Dorset	1,648	1,880	1,918
	10. Manchester	3,261	3,690	3,622
	11. Sunderland	768	850	872
	12. Shaftsbury	3,001	3,300	3,368
	13. Arlington	2,184	2,220	2,299
	14. Sandgate	234	260	278
	Sub Total	11,701	12,830	13,011
	Total	28,196	31,070	31,057
	Salem	2,377	2,610	2,608

Source: U. S. Bureau of the Census, 1980 Census, 1988 Estimates, 1990 Census

Map 2
Neighboring Communities

Surce: Lake Champlain-Lake George Regional Planning Board

EXISTING LAND USE

Salem is located in the southeast portion of Washington County. It is bisected by State Route 22, which is intersected by County Route 30 and Route 153 in the center of Salem village.

The boundaries are the Battenkill River and the Town of Jackson to the south and southwest, the Vermont border to the east, the Town of Hebron to the north, and the Town of Greenwich to the west.

Neither the village nor the town exist independently. However, for this study, only the town was considered.

Residential

Between the 1986 Existing Land Use mapping project, and 1990, some 107 dwellings were added to the Town of Salem.' Of this, 80 or 74% were of frame construction and 27 or 26% were mobile homes.' Fourteen of the dwellings were seasonal. Since 1990, 53 dwelling structures have been constructed in the town and village of Salem, including single and double wide mobile homes, an average of about 10 a year.

Nearly 79% of the residences in the Town of Salem are single family homes and over 80% are owner occupied.

Between 4-1-86 and 4-1-90, there were 25 subdivision approvals.

The most development activity during this period occurred on Blind Buck Road and the Rupert Road (Rt. 153). On Blind Buck Road there has been an increase of 60%--from 28 to 45 homes. The Rupert Road has 14 new dwellings--a 51 % increased from 27 homes.

Another area of high density residential development is the Johnsville area near the Battenkill River and the junction of Routes 22 and 29. There are 21 dwellings along Pine Road, a 4000 foot long road. Proximity to the river is probably the prime attraction to this road. In addition, a 10 home subdivision is currently under construction near the end of Coon Road.

Vacant properties designed as residential building lots in the town in 1996 are approximately 130-150 in number.

Commercial Land Use

The commercial use classification includes carpentry/building, shops, restaurants, gas stations/auto repair, farm machinery sales and service, convenience stores, and services in general. Other commercial uses are found in the town, both north and south on Route 22, on Route 29, and on County Route 30 near the intersection with Smith Road. The village of Salem has facilities which supply most needed services for town residents. The Hamlet of Shushan contains 7 commercial enterprises.

Industrial Land Use

The industrial uses of land in Salem are limited and include the Stowell lumber mill at the junction of Routes 22 and 29, the Bentwood factory in Shushan, Agway feed mill, and CaroVail.

Agriculture

Agricultural use accounts for approximately 14,458 acres or 43% of Salem's 33,690 acres. It is the town's most conspicuous commercial endeavor. There are 20 to 30 farms today-in 1986 there were 45. The farms are quite evenly distributed throughout the town.

Most viable agricultural land within the Town of Salem is identified within Agricultural Districts as defined by New York State Agriculture and Markets Law. The purpose of this law is to provide a locally initiated mechanism for the protection and the enhancement of New York State's Agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance. Viable agricultural land is defined as land highly suitable for agricultural production and which will continue to be economically feasible for such use, providing that real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related non agricultural development.

The Real Estate Market in Salem

The real estate market was active in both the primary and vacation home markets until 1988. In 1990, the primary home market appeared to be improving, while the second home/vacation home market remained slower. There seemed to be more interest in buying land rather than houses. Much of the land purchased in the preceding three years has not yet been built on or has been resold.

In 1990, most homes in Salem cost in the range of $80,000,to $125,000. There were some houses available in the $55,000 to $75,000 range.

Salem has been a commuting area to the Capital District and a less expensive alternative to Vermont for vacation home buyers, but for the past two years, 1995-1996, little real estate has changed hands in Salem.

Table 4
Town of Salem, Existing Land I Use

Town Population, 1990: 2,608

Area: 52.6 square miles, 33,690 acres, 13 acres per person

	1973	1986	1990
Frame Residences	395	493	573
Mobile Homes	71	112	139
Farms	42	45	20-25
Commercial	24	25	22
Industrial			2
Junk Yards			2
Public	14	14	na
Seasonal Residences	22	39	53

Source: Salem Land Use Advisory Committee, Existing Land Use Subcommittee, 1990.

COSTS ASSOCIATED WITH DIFFERENT FORMS OF LAND USE

Summary

Two different sources of information: (1) published studies from other communities and (2) a study prepared for the Town of Salem in 1990, were used to study the public costs associated with different forms of land use in Salem. This information appeared in the 1990 draft Comprehensive Plan and is available at the Town office.

ECONOMIC ANALYSIS, 1990

Overview

In general, Salem is an agriculture and service oriented community. Three of the four largest employers in the town are Salem Farm Supply Inc., Agway and Woody Hill Farm, all deriving the bulk of their income directly or indirectly from the agricultural output in Salem and the surrounding towns and counties.

Service-related business and jobs also comprise a large percentage of the employment in the town.

Dairying is the main agricultural pursuit with gross sales of over $5.1 million. The remainder of the farms produce potatoes, beef, sheep, Christmas trees and other produce worth over $1 million. The ag-related businesses in town; that supply Salem and neighboring communities with farm equipment, dairy feed, fertilizer, building materials, crop and equipment expertise and other supplies have a gross sales in excess of $20 million.

The service-related and retail businesses have seen an increase in numbers as well as increases in sales. This is due in part to the increase; in people moving into the area to build permanent residences and vacations homes. Also, the general national economy has been healthy and growing throughout the eighties and that has to be a factor.

Just over a decade ago Salem had one bank with deposits; of ;$5.6 million. Today Salem has two banks with deposits of over $26 million, a good indication of economic growth in the town.

Salem does not have a significant industrial employment base. Shushan Bentwood, which employs 20 people, is the major employer in this category. Other than they and another small wood products manufacturer, the town is almost void of manufacturing.

Economic Trends; 1990,

There has been a trend in the past years, primarily due to the economics of the dairy industry as a whole, away from dairy farming in the town as well as nationally. In Salem, milk production has remained fairly constant or gained slightly. This is due to increases in cow numbers and milk production per cow on farms that have remained in production. Agriculture is employing fewer persons while bolstering its economic strength because of mechanization, innovative farm practices, consolidation of smaller farms and the transfer of marginal farms to other uses.

Economic Development--WantedINeeded/Expected

The people of Salem generally agree on the need for a larger (clean) manufacturer, research or government facility or some other large employer to bolster the tax base and economic well being. It is also agreed that Salem does not expect it to happen in the near future.

With the decline in the number of dairy farms, an increase in alternative farm products should be pursued, such as fruit,' vegetables, beef and sheep, Christmas trees and nursery products.

Important Sectors of the Economy

Salem Central School employs :112 with 54 persons living in town. This has been a constant factor in the local economy and an important one. The growth in jobs here over the next few years isn't expected to be a significant factor in the local economy, unless the population growth is greater then expected.

There is a distinct possibility that Washington County will move the jail and Sheriffs department away from Salem; as it did the Family Court and other courts this past decade. Combined there are 57 county employees (19 live in town) based in Salem. The loss of jobs is important, but so is the negative impact created when the local businesses lose store traffic due to fewer people in town. County purchases would also be lost. This would hurt Salem's economy.

The construction industry is an important sector of the economy. There are over 50 contractors or employees of contractors. Included in this category are carpenters, excavators electricians and plumbers. This industry has been fairly steady for the last ten years. Most of the construction in town has been residential and agricultural. Much of the work has been repair work, new construction and remodeling.

The restaurant business in town seems to be healthy. There are eight diners and restaurants (2 seasonal) and all appear to be busy.

Over 50 people have sole proprietor businesses out of their homes, garages or backyards.

Areas of Possible Growth/Decline

A very significant factor since 1990 contributing to the revitalization of Salem's commercial activity is a new business. A tourist train excursion, was initiated in the fall of 1994. The Battenkill Rambler, operated by the not-for-profit Northeastern New York Railroad Preservation Group, operates from the Salem village railroad station and draws many tourist to the area. In 1996, over 17,000 people rode the train. Local business, especially the restaurants, diners, and gift shops have felt an economic benefit from the traffic.

Because of existing businesses like the established Fort Salem Theater, an influx of artists and craftsmen to the area, and now the new passenger train, new restaurants and gift shops have sprung up to accommodate the influx in tourists attracted by the train. The area should continue to see growth in artisans, potters, sculptors, fly rod builders, painters, musicians, etc. geared toward the tourist trade.

A second factor playing a role in bringing business and tourism to Salem is the Salem Area Chamber of Commerce organized in 1995. The Chamber has brought the businesses together in a more organized and concerted effort to stimulate the economy.

Ag-related commercial business has shown real growth in recent years. Salem is unique in this respect. With agriculture on the decline in Connecticut,' Massachusetts, Rensselaer County, Saratoga County, etc., there has been a similar decline in agricultural support services in those areas. Salem is in the center of an agricultural (primarily dairy) pocket consisting of Washington County, eastern Saratoga County, northern Rensselaer County and Bennington and Rutland Counties in Vermont, and still' maintains a strong agriculture support infrastructure. With the decline of ag support services outside this pocket, the remaining farms in those areas are increasingly more dependent upon the equipment, feed, fertilizer, repair parts and other supplies that are readily available here. We expect more growth in this important sector of our economy but ag support services do depend on a strong agricultural base to support this growth.

Economic Strengths and Weaknesses of Town

AREAS OF STRENGTH:

Diversity of employment
Good school system
Productive farm land
Productive farms
Strong Ag support services
Good fire protection
Low crime rate
Active churches
Active freight and tour railroad

Natural resources: gravel, timber, fishing, wildlife, natural scenic beauty
Medical services: doctors and dentist, medical center facility Good rescue squad
Location: not close to large metropolitan area or ski area
Labor force: adequate for present economic situation

AREA OF WEAKNESS:

Tax base: relatively small tax base to support town, county and school districts future demands
Dependence on gasoline: with half the workers in town commuting to work, energy crunch could hurt.

Communication: with some exceptions, almost every call from Salem is a toll call

OUTSIDE SOURCES OF EMPLOYMENT

Hospitals and nursing homes
Government and municipality employment
All nearby communities, including: Cambridge, Greenwich, Argyle, Hudson Falls, Fort Edward, Glens Falls, Granville, Saratoga Springs, Manchester and Bennington, Vt.

TABLE 5
EMPLOYMENT, TOWN OF SALEM-1990

	Full Time Equivalent
PUBLIC AND GOVERNMENT EMPLOYERS	
County, Town, Village, School, Postal	195 (89 live in town)
COMMERCIAL SERVICES: Insurance, Banks, Real Estate	31
PERSONAL SERVICES: Includes Hairdressers, Undertakers, etc.	15
RETAIL-WHOLESALE TRADE	48
BUSINESS AND REPAIR SERVICE	26
MANUFACTURING	33
CONSTRUCTION	
Including: Builders, Plumbers, Electricians, Excavators	54
FOOD SERVICE, LODGING, ENTERTAINIMENT	28
PRIVATE SECTOR, PROFESSIONAL AND RELATED SERVICES	
Including: Health, Legal, Education	13
FORESTRY	9
TRANSPORTATION	
Self employed truckers, etc.	9
AGRICULTURAL	
Farmers and Farm Employees	77
AGRICULTURAL RELATED BUSINESS	
Salem Farm Supply, Agway Carovail, etc.	74
CLERGY	5
MISCELLANEOUS	6
TOTAL	623

TABLE 6
EMPLOYMENT SUMMARY – 1990 (Estimated)

Commercial, etc., Non-Ag	**259**	**42%**
Professional	**18**	**3%**
Public & Government, County, Town, Village, School	**195**	**31%**
Agriculture	**77**	**12%**
Ag. Related	**74**	**12%**
TOTAL	**623**	**100%**

LABOR FORCE

1980 Labor Force (1980 Census)	**1,027**
1980 Working Outside of Town	**467**
1980 Working in Town	**442**
1980 Not Reported	**26**
1990 Labor Force	**1,211 (est.)***
1990 Working Outside of Town	**635 (est.)***
1990 Working in Town	**576 (est.)***

LARGEST EMPLOYERS

PRIVATE SECTOR

Salem Farm Supply Inc.	**24**
Ondawa Agway	**24**
Shushan Bentwood	**20**
Woody Hill Farm	**15**
Agway Inc.	**10**

PUBLIC SECTOR

Salem Central School	112 (54 in town)
Washington County: Courts	8
Sheriffs Department	51

GREATEST AREAS OF EMPLOYMENT

Public & Government	195 (89 in town)
Ag Related	74
Agriculture	77
Construction, contractors & excavators	5
Retail & wholesale Trade	45
People doing business in their homes, garages or backyards (excluding contractors & farmers)	56

* Calculated from 1980 Census using Washington County Population Projection. Summary

It is evident that agriculture is at the center of economic activity in Salem, and is important in maintaining the rural environment. With financial, environmental and political pressures on farming today, Salem is slowly losing its agricultural, economic base. The farmer should be allowed to carry on normal agricultural practices or he will be lost and so will the 74% of his income that he spends with in the town.' The land will remain agricultural as long as it is economically rewarding for the farmer cultivating that land.

Due to the distance from major highways and urban areas, Salem is at a competitive disadvantage in drawing new industry. Unlike Salem's ag-support services, the town lacks adequate infrastructure to support a substantial industrial base.

This analysis has revealed a most important segment of Salem's economy: the home-based self-employed business person. This is an area that can grow without a large negative effect on the environment or the community. People have small one and two person businesses in their homes and garages; many are very profitable. They purchase supplies, insurance, parts, lunches and many other goods and services from other local businesses. There are a number of consultants, woodworkers, typists, welders, plumbers, truckers, carpenters, and repair shops doing business in Salem, playing an important role in the economy.

Like many other small towns in the northeast, Salem is feeling pressure from various types of development. Development is healthy and necessary for the local economy and should be encouraged. It is uncontrolled growth that causes the problems. It appears that most Salem residents do no want to see Salem change negatively. They want Salem to retain its rural character and charm, although it is inevitable that some change, evolutionary by nature, will occur.

HIGHWAYS, TRANSPORTATION AND UTILITY SERVICES

Highway systems within the town include New York State, Washington County and Town roads in addition to village streets.

The New York State system is in good shape consisting of Routes 22, and 29. County Routes 30 and 153 are in fair to good shape.

The town system is in adequate shape with ongoing maintenance and rehabilitation. The town system provides connecting service to State and County roads and village streets.

The village has a street system which serves the village with connections to State, County and Town roads.

Within the town are 23 bridges which are the responsibility of the town. Nine other bridges on town roads are the responsibility of the County.

The two active covered bridges connecting the town of Salem to the town of Jackson are located at Rexleigh and Eagleville. The Shushan covered bridge is not an active bridge but serves as a museum operated by the Shushan Covered Bridge Assoc.

The last two average annual daily traffic counts by New York State D.O.T. show the following:

1988 Rt. 22 & 153 = 3450

1987 Rt. 22 & 153 = 2150

Approximate mileage from Salem to:

Cambridge, N.Y.	10	Manchester, Vt.	25
Greenwich, N.Y.	12	Bennington, Vt	30
Hoosick Falls, N.Y.	20	Rutland, Vt.	55
Granville, N.Y.	20	Albany, N.Y	55
Glens Falls, N.Y.	30	NYC, N.Y.	200
Saratoga, N.Y.	30	Boston, Mass.	200
Lake George	35	Montreal, Canada	200

Rail Service

No regular passenger service exists in the Town of Salem. However, Amtrak provides scheduled rail passenger service between Albany-Rensselaer, N.Y. and Montreal, Quebec with local passenger terminals in Saratoga Springs, Fort Edward, Whitehall and Ticonderoga. Amtrak's National Rail Passenger System provides scheduled rail passenger service from the Albany-Rensselaer terminal to all points east, south and west.

Since 1984, the Batten Kill Rail Road, through a leasing agreement with New York State and now NE-Rail, has provided commercial freight service between the Town of Greenwich and its connection with the Boston and Maine and the Canadian Pacific (formerly the D&H Railroad) at Eagle Bridge via Salem, Shushan and Cambridge.

In 1994, New York State (Urban Development Corporation) deeded the right-of-way to the 35 mile short line railroad to the not-for-profit Northeastern New York Railroad Preservation Group. In addition to leasing the rails to the BKRR freight business, NE-Rail now operates a tourist excursion passenger train during the spring, summer and fall seasons on a regular schedule, between Salem and the hamlet of Shushan. Tourism throughout the community has increased with the advent of the passenger train.

Bus Service

No scheduled bus passenger service exists in the Town of Salem. However, the following bus lines provide scheduled bus passenger service adjacent to Washington County:

Greyhound

- Between Albany, N.Y. and Montreal, Quebec via Plattsburgh with local passenger terminals in Saratoga Springs, Glens Falls and Lake George.
- Between Albany, N.Y. and Burlington, Vt. via Bennington and Rutland with local passenger terminals in Bennington and Manchester.
- Between Albany, N.Y. and all points east, south and west.

Adirondack Trailways

- Between Albany, N.Y. and Cornwall, Ontario via Warrensburg, Saranac Lake and Massena with local passenger terminals in Saratoga Springs, Glens Falls and Lake George.
- Between Albany, N.Y. and all points east, south and west.

Vermont Transit Lines

- Between Albany, N.Y. and Montreal, Quebec via Bennington and Burlington with local passenger terminals in Bennington, Arlington and Manchester.

Yankee Trails

- **Between Albany, N.Y. and Bennington, Vt. via Troy and Hoosick Falls with local passenger stops in Hoosick Falls Hoosick and Old Bennington.**

Upstate Transit

- **Between Albany and South Glens Falls.**
- **Between Albany and Saratoga Springs.**

Capital District Transit Authority (CDTA)

- **Between Troy and Hoosick Falls,with local passenger stops in Schaghticoke, Valley Falls and Eagle Bridge.**

Airports

The closest commercial airport to Salem is the Albany County Airport, located approximately 55 miles southwest. Some major airline passenger carriers serving Albany County Airport include American, Delta, Eastern, Midway, Northwest, US Air, United and several commuter services." Other commercial service is available in Burlington, Vermont; Montreal and the New York Metropolitan area. Throughout the surrounding counties, there are numerous public and private airfields for small, private aircraft, including the Warren County Airport in Glens Falls.

Utilities

NYNEX provides telephone services in Salem.

Electricity is provided by New York State Electric and Gas, with a service area that includes Granville, Hebron, Salem and parts of Jackson.

Natural gas is not available; however, numerous distributors of LP gas and heating fuel exist throughout the area.

Time Warner provides cable television service to a small portion of Salem.

Currently no public drinking water supplies or waste water treatment facilities exist in the Town of Salem.

Physiography

The physiographic characteristics of the Town of Salem include the following features: the aquifer, surface water, wetlands, soil types, slopes and other natural and visual characteristics.

Site Overview

The Town of Salem is situated on the Upper Hudson drainage basin, with the Battenkill River serving as a gathering basin for the township. The area consists of gently rolling hills giving way to steeper, more mountainous terrain toward the East, with expanses of lowlands throughout. Elevations range from a high of 1,478 ft. at Wheeler Hill of the Hogback Ridge, to a low of 421 ft. at Fitch's Point, which sits at the confluence of the Battenkill and Black Creek.

The eastern boundary is formed by the State of Vermont, and is a more mountainous terrain; the southern boundary is the Battenkill; the northern and western boundaries do not involve any outstanding physical features. Various maps throughout the Plan detail the most important physiographic features in Salem.

Surface Water

Various creeks, rivers and Scott Lake comprise the surface water in the Town.

Scott Lake sits at an elevation of 640 ft. and covers an area of 25 acres. The lake is approximately 38 ft. deep, with a lake bottom composed of 45 % gravel, 50% muck and 5% rock. The water sources for the lake are bottom fed springs.

All of the creeks and rivers (including brooks and streams) are classified by the Department of Environmental Conservation, as follows:

West Beaver Brook	D,C
Beaver Brook	D,C
White Creek	C
Black Creek	C
Dry Creek	D
Blind Buck Stream	B, C
Juniper Swamp Brook	C
West Camden Creek	C
Camden Creek	D
Buttermilk Falls Brook	C
Chunks Brook	B
Battenkill River	C

DEC classifications refer to water quality and the necessity of obtaining permits for disturbing the stream beds or banks:
A Special Permit Required-Water Drinking Quality
B Permit Required-Water Bathing Quality
C No Permit-low Quality
D No Permit-lower Quality

Exceptions to classification: categories D and C are overruled, i.e. a permit is required, if the stream has been designated a trout stream or brook.

DEC regulations apply only to the waterways and their banks. However, run-off from any project, which might endanger the stream is also of great concern to the DEC.

Wetlands

A wetland is so designated if it is comprised of 50% or more of certain, specific vegetative species. Additionally, a buffer zone of 100 ft. is added to the designated wetland boundary to afford further protection to the wetlands. The DEC requires permits for any project within these limits.

Slope

Slope (steepness) is a very important factor when considering land development; excessive slope (15% or more) requires the removal of natural vegetation and considerable regrading.

Soil Types

The type of soil is also critical when considering development. Each type of soil has specific characteristics which limit suitability for particular uses. Generally within the Town of Salem, the foremost concern is the viability of the soil as a filter for septic fields.

Within the Town of Salem there are ten soil associations.

A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and it is named for the major soils. The soils in one association may occur in another, but in a different pattern.

A map that shows soil associations is useful to people who want a general idea of the soils in Salem, who want to compare different parts of the Town, or who want to know the location of large tracts that are suitable for a certain kind of land use. The map is a useful general guide in managing a watershed, a wooded tract, or a wildlife area or in planning engineering works, recreational facilities, and community developments. It is not a suitable map for planning the management of a farm or field or for selecting the

exact locations of a road, building, or similar structure because the soils in any one association ordinarily differ in slope, depth, stoniness, drainage, and other characteristics that affect their management.

The major soil association is Nassau-Bernardston, which is well suited for septic fields. However, much of the population resides on Hoosic-Otisville, a gravelly, well-drained composite perfect for septic systems but which is set almost directly over the aquifer. The aquifer would, therefore, be acting as a catch basin for the leachates from the septic fields, as well as leachates filtering down from agricultural land. Contamination of the aquifer could be a serious, long-range problem with increased development.

Nassau-Bernardston Association, undulating through hilly shallow, somewhat excessively drained and moderately well drained, medium-textured soils; all formed in glacial till from shale, slate and sandstone. This association occupies undulating and hilly uplands on the hilly slated belt that makes up more than the eastern half of the county. Much of the relief is affected by folded slate, shale, and phyllite, bedrock. Complex slopes are a prominent feature of the landscape. Slopes mainly range from 3% to 25%, elevations range from about 300 to more than 1,100 feet above sea level. This is the most extensive association in Washington County. It makes up about 22% of the acreage. It is about 65% Nassau soils, 15% Bernardston soils, and 20% less extensive soils., Nassau soils are shallow, somewhat excessively drained, medium-textured soils that formed in this deposit of glacial till derived from slate, shale, phyllite, and some sandstone:' Slaty bedrock is within 10 to 20 inches of the surface, and outcrops are common. Also'' many slate fragments occur throughout the soil. Intermingled with Nassau soils in deeper pockets between the folds of slaty bedrock and on long, oval, drum-like hill are areas of Bernardston soils. These are deep, well drained and moderately well drained, medium-textured soils that formed in deeper deposits of the same kind of slaty till in which Nassau soils formed. They have a dense fragipan that impedes drainage and restricts roots it' a depth of 18 to 30 inches. They have a seasonal high water table that is perched on the poorly permeable fragipan and fluctuates between depths of 18 and 30 inches. Except for the long, drum-like hills, the landscape is undulating and hilly. Less extensive in this association are mainly the Hudson, Rhinebeck, Scribas and Sun soils. The dominantly moderately well drained
Hudson soils and the somewhat poorly drained Scriba soils and very poorly drained Sun soils are in low areas and uplands. Much of this association is cleared and used for dairy farming. Some is in forest. The varying depth of the soil over bedrock and the varying relief and drainage are the main limitations.

Nassau-Rock Outcrop Association-steep and very steep shallow, somewhat excessively drained, medium textured soils formed in glacial till from shale, slate, and sandstone; sand rock outcrop. This association occupies steep and very steep uplands, mainly in the eastern and southern parts of the county along the Vermont State line. The relief is affected by folded slate, shale, and phyllite bedrock. Outcrops of this bedrock are a prominent feature of the landscape. Slopes mainly range from 25% to 70%. Elevations are mainly between 600 and 1,200 feet above sea level, but range to as much as 1,700 feet in places. This association makes up about 6% of Washington County. It is about 70%

Nassau soils, 15% Rock outcrop, and 15% less extensive soils. Nassau soils are shallow, somewhat excessively drained soils that formed in this deposit of glacial till derived mainly from slate, shale, or phyllite and some sandstone. Slaty bedrock is at a depth of 10 to 20 inches, and many fragments of this rock occur throughout the soil. Very rocky phases dominate these landscapes, and depth to bedrock is highly variable from place to place. Intermingled with Nassau soils are many exposures of folded slatey bedrock, which make up the Rock outcrop part of this association. Less extensive in this association are the well-drained to very poorly drained Bernardston, Scriba, and Sun soils in areas of deeper till. Bernardston soils are on hilltops and hillsides, and Scriba and Sun soils are along lower slopes and in depressions. Most of this association is either forested or idle. The steep and very steep slopes, droughtiness, and numerous rock outcrops are very limiting features that affect both farm and nonfarm use.

Hoosic-Otisville Association, Type 21, nearly level deep, somewhat excessively drained and excessively drained, moderately coarse textured gravelly soils formed in water-sorted deposits from slate, shale, and `quartzite. This association occupies nearly level gravely glacial outwash terraces, mainly, along valley in the eastern and south-central parts Washington County. Elevations range from about 300 to 750 feet above sea level. This association makes up about 1:% of the county. It is about 60% Hoosic soils, 20% Otisville soils, and 20% less extensive soils. Hoosic soils are nearly level, deep, somewhat excessively drained, moderately-;coarse textured soils that formed in water-sorted glacial outwash derived mainly from slate, shale, and quartzite. They are rapidly permeable or very rapidly permeable throughout: Intermingled with Hoosick soils are the slightly coarser textured Otisville soils.,' These soils are excessively drained and formed in the same gravelly outwash materials, as Hoosic soils. They are very rapidly permeable throughout. Less extensive in this association are the moderately well-drained to very poorly drained Herkimer, Fredon,' and Halsey soils, which formed in the same gravelly outwash material as Hoosic and Otisville soils. These soils are wetter than Hoosic and Otisville soils and generally are on the lower parts of the terraces. Most of this association is used for dairy farming. Droughtiness, low fertility, and the high content of gravel in the surface layer are limiting features that affect most uses. The association is generally a good source of sand and gravel. It is well suited to many nonfarm uses that require nearly level relief and good drainage. Water pollution, however, is a hazard if sewage disposal is by the septic tank method.

Hoosic-Otisville Association, Type 22, gently sloping and sloping deep, somewhat excessively drained, moderately coarse textured gravelly soils formed in water-sorted deposits from slate, shale, and quartzite. This association occupies gently sloping, and undulating or rolling glacial outwash terraces, deltas, and kames along the valleys in the eastern and south-central parts of the county. Slopes mainly range from 3% to 15%. Elevations range from about 300 to 900 feet above sea level. This association makes up about 3% of the county. It is 75% Hoosic soils, about 15% Otisville soils, and 10% less extensive soils. Hoosic soils are deep, somewhat excessively drained, moderately coarse textured soils that formed in water-sorted glacial outwash derived mainly from slate, shale, and quartzite. They are gently sloping or undulating and rolling. They are rapidly

permeable or very rapidly permeable throughout. Intermingled with Hoosic soils are the slightly coarser textured Otisville soils. These soils are excessively drained and formed in the same gravelly outwash material as Hoosic soils. They are very rapidly permeable throughout. Less extensive in this association are the moderately well drained to very poorly drained Herkimer, Fredon, and Halsey soils, which formed in the same gravely outwash materials as the Hoosic and Otisville soils. They are generally in low or depressional areas of the outwash deposits and are wetter than those soils. Most of this association is used for dairy farming. Excessive droughtiness, low fertility, and the high content of gravel in the surface layer are limited features that affect most uses. Also, erosion is a slight hazard if more sloping soils are left without protective cover. The association is generally a good source of sand and gravel. It is suited to many nonfarm uses that require good drainage. Water pollution, however, is a hazard if sewage disposal is by the septic tank method.

Teel-Hamlin Association, nearly level, deep somewhat poorly drained through well drained, medium-textured soils formed in recent alluvium high in silt and very fine sand. This association occupies nearly level flood plains along streams throughout the county. Areas are narrow along the smaller streams and wide along; the larger ones. Elevations range from about 100 to 600 feet above sea level. This association makes up about 1% of Washington County. It is about 50% Teel soils, 30% Hamlin soils, and 20% less extensive soils. Teel and Hamlin soils formed in deep, recent alluvial deposits that are essentially free of gravel. The Teel soils are moderately,well, drained to somewhat poorly drained. They have a seasonal high water table, at a, depth of 18 to 24 inches, that is affected by the water level of the adjacent steams. The Haml in soils are well drained and have water tables at a depth of more than 2 feet. Both Teel and Hamlin soils are subject to flooding, but rarely are flooded during the growing season. Less extensive in this association are the Limerick, Saco, and Hartland soils and Fluvaquents, which is mainly along old channels. The Limerick and Saco soils are associated with Teel and Hamlin soils on flood plains. They are wetter than those soils. The Hartland soils are well drained and are on old stream terraces above the flood plains. This association is mainly used for crops, to which it is very well suited. The soils are easy to till and respond well to management. They are subject to flooding, but are rarely flooded during the growing season. They are an excellent source of topsoil. The flood hazard is a major limitation that affect many non-farm uses.

<u>The Aquifer</u>

The aquifer, which lies under a good portion of the Town; is the rock layer which holds appreciable amounts of water and into which even the drilled wells in the town reach. It lies predominantly under the surface water--the streams and creeks--and participates to some degree in a water exchange with them, as well as receiving moisture from rain and run-off Because of the porous nature of this aquifer, it readily transmits water to wells and basins making it a good aquifer but one easily contaminated, as well.

Natural and Historic Sites and Places of Interest

The Town of Salem has numerous natural and historical sites and other places of interest, among them:

Delaware and Hudson Railroad and Greenwich-Johnsonville Railroad Junction, known as "The Junction," at Rt. 29 and Rt. 22.

Battenkill bridges

Bridge between Salem & Jackson on Rt. 22
Covered bridge at Rexleigh
Bridge on County Rt. 61 at the Tackle Box
Covered bridge at Eagleville
Bridge and covered bridge museum in Shushan
Bridge at Foster's Crossing on Rt. 64

Black Creek bridges

Bridge at Fitch's Point on Rt. 29
Abandoned steel bridge on old Rt. 29 at Fitch's Point
Bridge on Cemetery Road (new 1990)
Steel bridge on McKinney Road
Bridge over Black Creek on Black Creek Road
Bridge over Black Creek on Bean Hill Road

Beaver Brook

Bridge over Beaver Brook on Scott Lake Road

Shushan

Jesse Georgi house/museum
Railroad depot/post office
Methodist Church
Presbyterian Church

Fitch's Point

Dr. Asa Fitch house and laboratory

Archeological Sites

Fitch's Point

Indian work pit for flint arrowheads
Early mill of William Reid and later Silas Conkey
East Greenwich covered bridge at Fitch's Point (removed 1915)

Canals

Gen. John William's canal and dam on White Creek

Churches

Welsh Church (northern end of Quarry Road)
Moravian Church (Camden Valley Road)
Early Scotch-Irish Presbyterian meeting house (South Main Street, opposite Mill Hill, now Woody Hill)

Cemeteries

Camden Valley (Moravian) Cemetery
Bininger Cemetery at Eagleville McNitt Family Cemetery (Rt. 30)
Cleveland Family Cemetery (north of Salem village on Rt. 22)
***Evergreen Cemetery**
***Holy Cross Cemetery**
Revolutionary War Cemetery (in village but managed by the town)
***The Town currently allows burials in these cemeteries only.**

Forts and Stockades

Fort Salem (village 1777)
Fort Williams (stockade fort on Woody Hill, 1778)

Military Campgrounds and Agricultural Grounds

Camp Washington, Civil War (Vail Street 1862), 123rd Regiment NYSV County Agricultural Fair Grounds (Vail Street 1842)

Eagleville

Philip. Embury, Father of Methodism in U. S. A. Family homesite on Roberson Road.
Woolen Mill site

Distillery

James McNitt distillery on Black Creek Road (Horace Clark farm)

Names of Topographical Places

Hamlets

Shushan
Eagleville
Fitch's Point
Milliman's Corners

Geographical Areas and Early 'School Districts

Upper Black Creek
Lower Black Creek
Bushes
Upper Turnpike
Lower Turnpike
Upper White Creek
Lower White Creek
Perkins Hollow (Chambers Road)
Beatty Hollow
Blind Buck Road
Rexleigh
Juniper Swamp
Shushan
Upper Camden
Lower Camden
Red Bridge
Stewarts
Laws
West Hebron
Tug Hollow
Pine Lands

Rivers

Battenkill (also called Ondowa from the Indian name Dionondehowa)

Lakes

McDougall Lake
Scott Lake (formerly Lytle Pond

Creeks

White Creek (also called Osoma from Indian name)
Black Creek
Camden Creek
West Camden Creek
Dry Creek

Brooks

West Beaver Brook
Beaver Brook
Trout Brook (also known as Blind Buck Stream)
Juniper Swamp Brook Steele's Brook Buttermilk Falls Brook
Chunks Brook

Mountain Ranges

Taconic Range
Petersborough Range

Elevations, Hills and Mountains

Dillon Hill
Sky Parlor
Breakneck Mountain (Camden Valley Ridge)
Hogback Ridge
Wheeler Hill
Gillis Hill
Austin Hill
Perry Hill

Quarries

Salem Excelsior Quarry (Quarry Road)
Shushan Slate Quarry
Tug Hollow Road Quarry

Rural Landscape

The region which includes the town of Salem is know' for its abundant wildlife and beautiful landscape, combining cultivated fields and wilderness areas. It is of economic value as a tourist commodity but, beyond that, it is most significant to the residents of the Town who cherish and take great pride in it. The following elements contribute significantly to Salem's scenic, rural character:

- **stone walls, stone foundations**
- **open fields**
- **undeveloped wooded slopes**
- **borrowed scenery (views of the Green and Adirondack Mountains)**
- **watercourses (rivers, creeks, brooks, ponds, lakes, wetlands)**

- mature stands of a single species of tree
- single mature American Elms
- mature coniferous plantations
- rare or endangered species of flora and fauna
- covered bridges

Wildlife

Much of this type area cannot be defined by geographic boundaries. With the exception of the villages, hamlets and areas of heavy population densities, the agricultural type land that exists in this area are prime deer and turkey habitat areas. Not only does the lush agricultural farm land create excellent forage for deer, but the ample local water supply coupled with the prevalent undeveloped farmland and woodlands offer necessary escape cover. The type of corn grain harvesting called "picking" leaves considerable waste of grain on the ground which is extremely valuable to turkey sustenance as well as for deer, migrating ducks and geese and mourning doves.

The success in sustaining a large, healthy deer and turkey population depends on the continuation of the present habitat and farming principles. As houses are built, population increases, the habitat decreases. Population density is incompatible with wildlife in general.

Of great concern to the future of native trees is the importation of destructive insects and fungal tree diseases. Witness the plight of the stately elm and chestnut in our lifetime. At present there is an oak wilt disease in the Appalachians, ash die off, and beech bark disease which are decimating our trees. The problems with tree pests are alarming. Gypsy moths, various borers, maple thrips are just a few. The white pine weevil (ubiquitous in this area) destroys the terminal leader of the white pine and spruce which causes shrub-like future growth which will be economically felt in the future as these trees will be worthless as saw timber.

Our many waterways and swamps offer great habitat for shore birds, wading birds as well as ducks and geese. Wood ducks have increased from once endangered lists to the point where they are now frequently seen. No doubt the efforts of the local Waterfowl Improvement Association with their ambitious nest box building program have assisted materially in this regard.

Raccoons are numerous in the area and offer recreation and income to those who hunt and trap. The many waterways found locally harbor mink, muskrat, otter and beaver all of which supply joy to the viewer and income to the trapper.

The Ring-necked Pheasant (a non-native) at one time was prevalent in the area. Efforts to promote sustaining breeding flock have failed. Habitat loss, though frequently cited for its demise, is not the answer. The heavy predation of the now protected Great Horned Owl as well as the Goshawk (in its lower range) take a heavy toll, particularly in the winter

when they are exposed on the snow. Foxes add to their demise as well as egg-destroying species such as the raccoon and skunk.

The Ruffed Grouse or partridge is well adapted to winter survival and the habitat of this area is ideal for their well being.

Our several rivers in the area, Battenkill, Black Creek and White Creek are ideally suited for healthy populations of predominately trout, but also other fish species. These rivers offer tremendous recreational opportunities for fishing, boating, swimming and nature watching. A threat to the condition of these pristine waters are "silting" from bank erosion as well non-point pollution from fertilizers, pesticides and other contaminants from poor agricultural practices.

BATTENKILL RIVER

New York State's Wild, Scenic and Recreational Rivers Act of 1972, mandated a study by the Commissioner of the Department of Environmental Conservation of approximately 23 miles of the Battenkill from the Vermont State line to the dam in Greenwich. The river begins in Vermont and, within the study section, flows southeasterly through the Washington County towns of Salem and Jackson, eventually entering the Hudson River.

The primary focus of this portion of the Plan details the section of the river forming the border of the Town of Salem: that is, from the Vermont, State line to the region known as Fitch's Point, which is adjacent to the confluence of the Battenkill and Black Creek, and sits on the town line between Salem and Greenwich.

I. The River

A. Water and Streambed

The watershed of the 14 mile section of rivbr forming the border of the Town of Salem includes the 55 square miles of Salem.

The river has an average gradient of .001 %, with a drop in elevation from 550 feet at the State line to 421 feet at Fitch's Point. The gradient is further broken down into riffs, shallow runs and pools, and still water. Flow has been modified to a certain extent by various rustic log and stone stream improvement structures.

Mean summer flow exceeds 75 cubic feet per second (cfs) at the Vermont line. Mean flow studies were done at Arlington, Vermont, which abuts the northern limit of the study area, between June and September 1972. These studies show a range from a high of 1,037 cfs to a low of 80 cfs, with a mean 267 cfs.

Summer water; temperature are exceptionally cool, averaging from the low to mid 60's and seldom exceeding 70 degrees Fahrenheit.

The stream bed is approximately 90-95% gravel-rubble, overlain on occasion in the first one half mile with rocks and boulders. In still water areas, gravel mixes with sand. Occasionally this mixture is blanketed by a thin layer of silt.

The water quality,, classification from the Vermont line to the Town of Greenwich is listed by the Department of Environmental Conservation as Class C (low quality).

B. Physiography

In general, the Battenkill flows through hilly terrain from the Vermont line to Shushan. Flood. plains up to one-half mile in width, border its banks. Steep hills which are adjacent to the stream in its upper reaches, create a view. From Shushan to Rexleigh, steep, wooded ridges plummet to the stream banks From Rexleigh to Fitch's Point the stream bed widens somewhat and the, surrounding terrain flattens out.

C. River Area Visibility

The width of the stream near the Vermont-New York line averages approximately 100 feet, ranging from 75 to 150 feet. Immediately after the bridge at Rexleigh it widens to a maximum of 200 feet and averages 150 feet.

Visible corridor width varies from 100 feet (within the stream banks) to a maximum of one, mile. Most of the study area, however, is bordered with vegetation which generally restricts visibility within 200-300 feet, due to the leaves on deciduous vegetation on the river banks.

D. Vegetation

The banks of the Battenkill study section are almost completely forested, even in the intensively farmed areas. Cultivated lands border on only a small percentages of the total river bank, with at least a small buffer zone of trees and shrubs along the vast majority of banks. This vegetation ranges from dense growths of shrubs, such as dogwoods and willows, some of which were planted by the Department of Environmental Conservation for stream improvement, to towering hardwoods and softwoods. Species of hardwoods in order of abundance are black ash, black willow, American sycamore, eastern cottonwood, aspen, hard and soft maples, oak, butternut, beech, yellow and white birch.

Softwoods include mostly hemlock and white pine. Vegetation is critical to the trout fishery of the river. The shade this lush, bordering vegetation produces helps maintain the cool water temperatures. Hardwoods and softwoods combine with shrubs and act as a stabilizer for the stream channel, minimizing erosion and the resultant siltation.

E. Fish and Wildlife

Wildlife along the Battenkill is generally abundant., Approximately 160 species of birds range through the watershed area, with approximately 110 being breeder/nesters. Deer are numerous' along the Battenkill. Other wildlife sighted in the immediate vicinity include: beaver, muskrat, raccoon, squirrel, woodchuck, mink, opossum, weasel, fisher, and fox. Fish species include brown trout and brook trout in abundance as well as common white suckers and assorted minnows. From Shushan to one mile below Rexleigh Bridge more than 13,000 brown trout are stocked by the State annually.

F. Unique Areas

The Battenkill contains historic reminders of the past and contains three covered bridges, one each at Eagleville, Shushan and Rexleigh. Each of the bridges has undergone extensive renovation and repair within the last generation.

The assemblage of buildings and foundation holes at Rexleigh are the remnants of what was once a thriving mill village, with its own postal and train service, in the nineteenth and early twentieth centuries.

Other residential structures within the river corridor date back as far as the late 1700's

II. Existing Land ownership, Uses and Management,

A. Ownership, Land Use and Management

Lands within the one mile corridor are privately owned and of a relatively large size due to the predominance of agriculture.

Primary agricultural crops include corn, hay,, alfalfa, potatoes and oats. Dairy farming is common throughout the area. Smaller parcels of land are given over to residences. The only industry' along the river in Salem is the Agway Feed and Fertilizer Mill at Fitch's Point.

Recreational use of the river is quite popular. A national reputation as one

of the finest trout streams in the country has made the Battenkill a Mecca for anglers from all over. It is undoubtedly one of the most heavily fished waters in Washington County. Fishermen have guaranteed access to large segments of the river due to past acquisitions of Public Fishing Rights (these include easements, parking areas and access paths). Approximately 90% of the Battenkill within the Town of Salem is included under the PFR code.

Other recreational activities include swimming, boating, horseback riding, picnicking, camping, trapping, and hunting. A special Fishing Regulations Area has been established in the upper four miles of the study section (the "Trophy section), wherein only artificial lures are permitted and the catches are limited to three trout/day of twelve inches or more. The purpose is to preserve the native brook trout and brown trout populations and to provide sustained high quality angling for large trout through natural reproduction.

B. Road Access and Structures

Public highways closely parallel the Battenkill for .2 miles at the upper end of the study section, and average 150 ft. from the river. For .3 miles the river runs alongside an old gravel lane, Hickory Hill Road, which also lies an average of 150 ft. from the river. No roads parallel the river within 200 ft. for more than 50% of its length.

III. Potential Land and Water Uses

There has been some second home development and some year-round development close to the banks of the Battenkill. It appears likely that this trend will increase and that significant development will occur.

The Agway Feed and Fertilizer plant was constructed in the late 1970's within 900 ft. of the river.

COMMUNITY FACILITIES, SERVICES AND RESOURCES

Community facilities, services and resources represent those investments made in the community by the taxpayers, groups or concerned individuals in an effort to provide for the essential health, safety, and welfare of the town residents, or to provide those amenities which add positively to the town's cultural or social fabric. These community entities are the source of civic pride as well as the focus of various community activities. Outlined below are the various facilities, services and resources available to the people of the Town of Salem.

Public Buildings and Resources

Town Hall--The Town of Salem currently rents space on Main Street in the Village of Salem .which serves as the Town Offices. Included at the Town Hall are the office of the Supervisor, the office of the Town Clerk, and meeting space for small groups. The Town Board meets in Proudfit Hall in the village municipal building for its regular monthly meeting.

Town Barn and Highway Department--The Town Highway Department is housed at the Town Barn complex on Rexleigh Road. The Highway Department is responsible for the maintenance of the town highway system. The site is adjacent, to the former town landfill and includes a bay garage which provides storage and service space for town equipment, and also has a small meeting room. Also at this site is a smaller storage building as well as space allocated for the stockpiling of winter sand and salt supplies, gravel, and other road maintenance items.

Proudfit Hall--Located at the intersection 'of South Main Street and West Broadway in the Village of Salem is Proudfit Hall which is owned by the Village. The building houses the Bancroft Public Library, storage space for fire apparatus and Village DPW equipment ' historical archives/small meeting room, and a large community room available for various public and semi-public activities which also serves as the site for Town and Village Court, and Town Board meetings.

Public Safety Services

Salem Volunteer Fire Department--The Salem Volunteer Fire Department provides fire protection for Village of Salem and the northern part of the Town of Salem. The Department's equipment is housed in two locations; the fire house on South Main Street, and at Proudfit Hall on West Broadway. The fire department relies 'on volunteer manpower and depends on municipal contracts and private donations offset operational cost.

The fire department is dispatched by the Washington County Fire Control Center in Fort Edward and responds' to all types of fires, hazardous materials incidents, automobile accidents, and other emergencies as required.

Shushan Volunteer Fire Department--The Shushan Volunteer Fire Department provides fire protection for the southern portion of the Town of Salem. The Department also relies on volunteer manpower and financial assistance from town contracts and private donations. The Shushan fire house is located on County Route 64 in the hamlet of Shushan. The department responds to all types of fires, accidents, and hazardous.

materials incidents. Affiliated with the department is the Shushan First Responder group; which provides emergency medical assistance in conjunction with the Salem Rescue Squad for those sick and injured in the southern part of the town.

Salem Rescue Squad--The Salem Rescue Squad provides emergency medical care and transport for the sick and injured in the Town of Salem as well as neighboring communities. The organization is composed of volunteers and the rescue squad also relies on municipal contracts and private donations' for operational funds. The rescue squad building is located on East Broadway in the village, and houses the squad's two ambulances and, rescue vehicle. The rescue vehicle carries extrication equipment, including a "jaws of life" tool.

Police Protection--Three sources of police protection exist in the Town of Salem. Village residents support a paid Village Police Department which consists of full-tone and part-time officers. The Washington County Sheriffs Department has its county headquarters and jail on East Broadway in the Village of Salem: The Sheriffs Department provides routine road patrols and answers complaints. The New York State Police have a sub-station on Route 22 south of the Village of Salem. The State Police also provide routine road patrols and answer complaints.

Cultural and Educational Resources

Salem Washington Academy--Salem Washington Academy is the central school for residents of the Town of Salem and surrounding areas. The school is located, on East Broadway in the village of Salem and provides a diversified curriculum of students from K-12. Vocational and technical courses are offered at a regional BOCES Center in Hudson Falls. The main school building was built in 1939 with additional wings added in 1955 and 1972.

Bancroft Public Library--The Bancroft Public Library is located in Proudfit Hall in the Village of Salem. The library has day and evening hours and houses 12,000 volumes. The library also has a number of historical exhibits and programs for all ages, as well as public computers and software programs. Its historical room is used to store the historical archives for both the town and the village. An inactive storage room for town and village records is located in the basement immediately below the library.

Shushan Covered Bridge Museum--Located over the Battenkill between the hamlet of Shushan and the Town of Jackson, the Shushan Covered Bridge has been restored and converted in a museum operated by the Shushan Covered Bridge Society.

The Georgi Art Museum--Mrs. H. M. Georgi upon her death left her home, property and much of her art collection to the Town of Salem on the condition that her home be converted into a museum and operated as a museum. The museum is located on Adams Street in the hamlet of Shushan.

The Fort Salem Theater--Located on East Broadway in a former church, the Fort Salem provides dramatic and musical productions during the summer.

Music from Salem--Music from Salem is a seasonal chamber music group located at the Lila Brown farm on Priest Road. As summer residents they perform at Hubbard Hall in Cambridge, but give open rehearsals at the farm and other selected places.

Mettawee River Theatre--The Mettawee River Theatre is a larger than lifesize puppet and mask performance group located on Dunnigan Road during the summer months. As summer residents they tour a large area surrounding Salem.

The Dr. Asa Fitch Historical Society--The Society is dedicated to preserving the history of the area and meets monthly, featuring educational programs of historical interest. Special' events,; such as a Civil War encampment, are held annually in July. The society membership is open to the public. Its funding is by membership fees and donations.

The Northeastern New York Railroad Preservation Group--NE-Rail is a New York State Regents chartered not-for-profit educational organization dedicated to preserving the railroad which once ran through Salem, New York to Rutland, Vermont. Printed material and a slide/talk show about the history of the original Rutland and Washington Railroad and the Delaware and Hudson Railroad are available. Considered a linear museum, the scenic train ride along the historic Battenkill from Salem to Shushan is accompanied by narration supplied by an; interpreter in the passenger
coach. Funding for the preservation group is through grants and donations.

Health Services

Adult and family medicine are available at the Mary McClellan Hospital Family Health Care Center in the Village of Salem. In addition to general health services, physical therapy, ophthalmology, and obstetrics/gynecology are available. Nearby services for other specialties are found at Mary McClellan Hospital.

Chiropractor--A resident chiropractor operates an office on South Main Street in

the village.

Dentist--A dentist operates an office on East Broadway in the village.

Recreational Opportunities

Salem Washington Academy--The school is located on a 25 acre site on East Broadway. Outdoor recreation fields include facilities for baseball, softball, football, soccer, field hockey, basketball, tennis and track. The facilities are available for use by the public. A children's playground is also located here. Indoor recreational adult basketball, volleyball, and aerobics are usually offered during the winter months. A summer recreation program, including swimming at Hebron Camp, is available for the children.

The Battenkill River--The Battenkill forms the southern boundary of the Town of Salem. A noted trophy trout stream, the Battenkill is also heavily used by canoeists and tubers. The Battenkill is used for swimming especially in the vicinity of the Rexleigh Covered Bridge. Public access to the Battenkill includes sites on Rt. 313, County Rt. 64 south of Shushan, the Rexleigh Bridge on Rexleigh Road, and on the Town of Jackson side of the river on Rt. 22.

Washington County Park and Beach--Although located in the Town of Jackson, the Washington County Park and Beach at Lake Lauderdale provides nearby warm weather recreation opportunities for Salem residents. The park includes a pavilion and numerous picnic sites, as well as a beach, nature trails, horseshoe, and playground equipment. A fee is charged for use of the facility.

Salem Tennis Club--The Salem Tennis Club is a private club which maintains one court at its facility on East High Street in the village.

White Creek Fish and Game Club--This private club provides hunting and fishing opportunity for members on lands north and east of the village.

Salem Fish and Game Club--This private club operates a club house on the Battenkill in the Battenkill Pines area of town.

White Creek and Black Creek--The two tributaries to the Battenkill are used seasonally by fishermen..

Religious Tnstitutions--The following churches serve congregations in the Town of Salem:

Salem United Methodist Church, West Broadway

Holy Cross Catholic Church, North Main Street

Salem United Presbyterian Church ("White Church"), West Broadway

Saint Paul's Episcopal Church, East Broadway

Shushan United Methodist Church, Shushan

Shushan United Presbyterian Church, Shushan

Bachur Fellowship, South Main Street, Rt. 22

TOWN OF SALEM PUBLIC OPINION SURVEYS, 1986 and 1989

An integral part of any comprehensive plan is a survey of Town residents for the purpose of gathering information about the population and their needs and concerns. The Town of Salem has been fortunate in completing two surveys, one in 1986 and the other in 1989. Each varied slightly in the types of questions asked and the topics which were covered.

Overview of the 1986 Survey--Approximately 1,000 survey forms were distributed during the fall of 1986. A 40% response rate was obtained, yielding 399 completed forms. Questions within seven categories comprised a majority of the survey form: Land Use, Population, Economy, Services, Density relating to individual households, occupations and the ownership property were asked. The following chart details the percentages of answers within each category of only those who had an opinion.

1986 Survey

Land Use Growth by Category	Increase	No Change	Decrease
Agriculture	49.7%	46.2%	4.1
Forest Preservation	70.2	28.3	1.5
Residential	49.1	46.5	4.4
Commercial	66.4	27.0	6.6
Industrial	58.7	30.7	10.6
Public Recreation	62.8	34.2	3.0

In each category, an increase is favored by a majority of those with an opinion. In two instances (Agriculture and Residential), those who favored no change were also a large percentage.

Population Change by Category	Increase	No Change	Decrease
Farmers	48.5%	48.8%	2.7%
White Collar	48.3	42.4	9.3
Blue Collar	55.8	37.4	6.8
Skilled Labor	74.4	24.1	1.5
Professional	72.1	23.8	4.1
Unskilled	17.4	38.3	44.3
Retired	37.0	55.1	7.9
Seasonal Occupants	26.6	50.8	23.6
Civil Service	34.3	52.8	12.9
Youth	54.5	40.1	5.4
Tourists	59.4	31.1	9.5

1986 Public Opinion Survery cont.

In only two categories (Skilled Labor and Professional) are increases favored by the vast majority. Respondents with an opinion favored no change in three areas (Retired, Seasonal Occupants and Civil Service) while a decrease of unskilled workers was favored by a majority of people. In several categories (most notably farmers), there was little statistical difference between a favored increase and no change.

Status of Economic Activity	Excessive	Adequate	Not Adequate
Agriculture	3.2%	67.0%	29.9%
Construction	6.2	51.1	42.7
Manufacturing	1.6	30.5	67.9
Transportation	.9	34.5	64.6
Communications	.9	62.9	36.5
Utilities	1.6	74.2	24.2
Wholesale Trade	.8	37.4	61.8
Retail Trade	.9	30.4	68.7
Finance & Real Estate	18.3	70.5	11.2
Services	.9	54.7	44.4
Public Administration	10.8	61.7	27.5

Of those with an opinion, seven of the eleven categories' were judged to be adequate, while four sectors of the economy, manufacturing, transportation, wholesale trade and retail trade were not adequate in the town.

Importance of Economic Activity	Very Important	Important	Not Important
Agriculture	76.8%	21.1%	2.1
Construction	37.8	49.4'; ;	12.8
Manufacturing	39.3	43.8	16.9
Transportation	34.7	43.1	22.2
Communications	37.5	47.8	14.8
Utilities	42.5	48.7	9.3
Wholesale Trade	28.9	44.0	27.1
Retail Trade	50.2	,`44:2	5.6
Finance & Real Estate	28.6	54.5	17.0
Services	41.2	52.0	6.8
Public Administration	35.3	50.7	14.0

Agriculture was judged to be the most important sector, of the economy, while wholesale trade was judged to be the least important to the Town.

1986 Public Opinion Survey cont.

Rating of Services	Excessive	Adequate	Not Adequate
Medical/Rescue	.6%	71.3%	28.1
Public Health	4.0	49.8	46.2
Public Welfare	37.4	49.8	46.2
Schools/Education	5.9	85.2	9.0
Town Administration	7.1	73.1	19.9
Refuse Disposal	.6	82.9	16.5
Road Maintenance/ Snow Removal	2.4	83.6	14.0
Public Protection	.9	55.8	43.3
Fire Protection	.9	94.6	4.5

Of those who had an opinion, a vast majority felt most services in the town were adequate, while less than half of the respondents felt public health and public welfare services were adequate and over 37% felt the public welfare services were excessive. Together with the large number of respondents with no opinion in this category, it is entirely possible the meaning of public welfare was misunderstood or misconstrued. Two categories were judged by a large percentage to be not adequate; public health services at 46.2% and police protection at 43.3%.

Aesthetics/ Residential Areas	Problem	No Problem
Deteriorating or Dilapidated Homes	76.3%	23.7%
Temporary Dwellings/ Camps or Campers	49.3	50.7
Scattered Junk in Yards	79.9	20.1
Junk cars	78.0	22.0
Excessive Animals/Pets	55.0	45.0

A large majority of respondents with an opinion felt dilapidated homes, scattered junk in yards and junk cars pose a problem in Salem. In the remaining categories, temporary dwellings and excessive animals, respondents were fairly evenly divided as to whether or not there is a problem.

1986 Public Opinion Survey cont.

Density/ Lot Size Residential	
Up to 1 acre	34.2%
1-5 acres	46.3
5+acres	19.5

Nearly half of respondents with an opinion felt residential lot sizes of one to five acres are acceptable, while more than a third felt up to an acre was adequate. Together, 80% of the respondents are in favor of lot sizes not exceeding five acres.

Land Use Controls/ Type of Regulation	Needed	Not Needed
Zoning Ordinance	79.9%	20.1%
Subdivision Regulations	80.0	19.9
Sanitary Code	87.0	12.1
Historic Preservation Ordinance	83.0	17.0
Sign Ordinance	68.2	31.8

A vast majority of respondents with an opinion felt there is a need for land use controls within the Town

Overview of the 1989 Survey—In 1989, following the advice of the Washington County Planning Department, a new survey form was developed in which specific land use policy issues were addressed. Residents were asked to answer questions relating to Town regulations, environmental impacts of development, designating and protecting prime agricultural land, maintaining rural character and zoning, among other issues. Approximately 1,300 survey forms were mailed to taxpayers in Salem, 406 responses from the Town outside the Village were returned.

1989 Survey

Land Use and the Environment/Rate of Development	Increase	No Change Response	Decrease
Agriculture	47.3%	40.1%	12.6%
Wetlands/Forest	37.2	50.7	20.2
Public Recreation	50.5	44.6	5.0

1989 Public Opinion Survey cont.

Residential	**56.9**	**37.4**	**5.7**
Commercial	**47.6**	**32.5**	**9.9**
Industrial	**43.8**	**42.4**	**13.8**

A majority of respondents favored either an increase or no change in each of the land use categories listed, with the residential and commercial area being favored as those in which development should occur.

The second portion of the 1989 Survey details opinions on generalized land use issues.

	Agree	No opinion/ Response	Disagree
A property owner should be able to use his land in any way w/o Town approval	**38.4%**	**7.6%**	**53.9%**
I am concerned about the environmental impact of unregulated development	**76.6**	**8.9**	**14.5**
Reserving land in subdivision for open space is desirable	**70.6**	**7.6**	**21.4**
Highway department building should be set back and buffered to reduce visual impact	**68.0**	**10.6**	**21.4**
Zoning Regulations should be created	**76.4**	**9.6**	**14.0**
I support the P. B.'s efforts to create a Master Plan	**77.1**	**12.1**	**10.8**
Land uses should be steered to specific areas	**75.9**	**6.7**	**17.5**
Environmentally sensitive areas should be designated and protected	**76.8**	**8.6**	**14.5**

1989 Public Opinion Survey cont.

Within environmentally sensitive areas, These controls should exist:			
Larger lot sizes	62.3	14.3	23.4
Larger set-back	60.1	17.2	22.7
Site lots	63.3	15.8	20.0
Forest/vegetative barriers	61.6	18.0	20.0
Subdivision fees should cover the Costs of engineer/consultant	85.2	5.7	9.1
Subdivision fees should cover the Costs of public recreation	54.2	17.7	28.1
Impacts of Commercial/industrial Sites can be minimized by:			
Minimum road frontage	58.9	20.7	20.4
Large lot sizes	60.0	21.4	18.7
Vegetative barriers	66.0	21.4	18.7
Along roads or in parks only	71.7	13.3	15.0

	Agree	No opinion/ Response	Disagrees
There is a need to designate and protect ag. lands from development	71.2%	9.9%	19%

The responses from the 1989 Survey show that a large majority favored land use controls. When asked indirect questions regarding the control of land use (i.e. environmental protection, uses steered to specific areas, etc.), the vast majority favored regulation. However, some ambiguity seems to exist when asked specifically about Town control. over 76% agreed zoning is needed, but when faced with a statement "A property owner should be able to use his land in any way without town approval," only 54% disagree.

	Existing Roads	New Roads	No Response
Future residential development should be located on:	36.5%	4.1%	9.5%

The final portion of the 1989 Survey deals with acceptable lot sizes within various land use categories.

	Minimum Lot Size, Acres			
	Less than 1 a.	1-2 a.	2-5 a.	5+a.
Residential sites	21.7	36.2	27.8	14.3
Residential sites with severe Environmental limitations	12.6	19.6	33.1	34.7
Residential on prime ag. land	19.6	20.4	20.4	39.5
Mobile home sites	27.7	30.8	23.1	18.4
Mobile home sites with severe Environmental limitations	15.9	21.5	29.1	33.5
Mobile homes on prime ag. land	27.0	20.1	12.8	30.1

A one to two acre lot for housing is preferred by a majority of those with an opinion, regardless of whether the structure is a mobile home or conventional construction. When environmental factors limit the site, or when prime agricultural land is involved, the majority favors larger lot sizes, again regardless of housing type.

PROPOSED LAND USE

CONCEPTS:

- low density development over aquifer, on prime agricultural land, on shorelines, steep slopes, etc.
- commercial development on main roads
- protect ag. lands
- high density, residential growth near village, maintain possibility of water and sewer with village
- promote mobile home parks
- regulate industrial/commercial growth with screening, set-backs, etc. maintain open space

REGULATIONS/CONTROLS

- conservation easement
- transfer of development rights
- cluster development

- flexible zoning
- planned unit development
- agricultural districts
- land acquisition
- site plan review
- sign control
- historic preservation ordinance

MAP:

- general areas for types of development
- commercial, industrial, low-density, residential, high density residential, agriculture/open space/residential
- use soils and ag. district maps for suitable residential & agricultural areas. Use highway and railroad locations for commercial & industrial locations. Avoid environmentally sensitive areas for all but open space.

RECOMMENDATIONS

Using the data collected for the Comprehensive Plan, a set of recommendations has been prepared, and is herewith presented to help guide the Town's development through the next decade. These recommendations are also found on page 7 of this plan.

We recommend:

I. That the Town Board adopt this Comprehensive Plan.

II. That the Town Board establish committees of citizens to study and report on the desirability of establishing the following land use controls:

A. General regulations governing the building of dwellings, e.g. zoning code. This committee should include within its activities an evaluation of Site Plan Review as an approved Town Law.

B. Historical zoning to encourage preservation and restoration of historical buildings and sites within the town.

C. Regulation of land use and construction along the Battenkill and other water resources within the town.

D. Investigations of means for encouraging cooperation between the governments of Town and Village of Salem to encourage rebuilding and revitalization of "downtown" Salem, using and restoring existing buildings as long as possible, while concentrating most commercial activity within the village. At the same time, town government should discourage strip mall building on the approaches to the village. This same committee should also address this same concern as regards the hamlet of Shushan.

Each citizen's committee should comprise a member of the Planning Board, a member of the Town Board, and three citizens selected by the Special Board from those expressing an interest in serving. Each committee should be charged with making special recommendations within a six month's period to the Town Board.

Our specific recommendations are placed into groups to aid the reader in understanding the connection between the recommendation presented and the data contained in the Plan from which the recommendation was derived.

Historic Preservation

1. Whenever a land use change is proposed, historic resources should be identified. The developer should be required to preserve, whenever possible, the historic resources.

2. Demolition of historic buildings should be discouraged unless structurally unsound and beyond reasonable repair.

3. The Town should develop a current historic sites map to include any archeological or other sites not previously included in the 1976 survey and brochure. High school history students could be commissioned to produce a brochure detailing the sites shown on the map.

4. Salem has a large number of old barns. Although they may be a tax burden to their owner, their potential as important landmarks should not be overlooked. Owners should be given encouragement to maintain and restore these structures as a living history of the Town.

Residential Development

6. A joint Town/Village committee should be formed to coordinate ideas about future residential development. Items to discuss could be location, types of housing, services and large-scale subdivisions.

7. The Town should encourage the construction of a senior citizen housing complex, complete with health-care facilities and available public transportation. Numerous subsidized programs exist and should be explored since the elderly population will continue to grow and may be dependent upon Town services.

8. For residential development, a combination of cluster development, acreage minimums for private homes and mobile home parks can be used to keep the rural character, views and open spaces of Salem. Growth is inevitable. It must proceed in a orderly fashion which best utilizes the property, does not penalize the owner and/or developer and yet still maintains Salem as it is known today.

9. Affordable housing is needed in Salem and could be provided with mobile homes. Mobile homes should be grouped in parks, with open spaces provided for the residents of the mobile home park.

Economic Development

10. The Town Board should request a meeting with officials of the New York and New England Telephone Company to advise them of the general dissatisfaction residents have with respect to their operations in the Town of Salem. They should be encouraged to immediately take steps to improve the service offered.

11. Industrial development should be encouraged while keeping in mind that environmental disadvantages sometimes outweigh the economic advantages. It must not be allowed to take place haphazardly and should be permitted only in appropriate locations where other industries are located. Requirements should be enacted for buffer zones to screen residential areas surrounding residential property owners must be of primary concern. Economic incentives and tax concessions must be carefully studied to ensure they do not outweigh the benefits to be gained by Salem.

12. Commercial strips should be along major arteries with maximum protection to surrounding residential areas. Common driveways, shared parking area, sign control and green spaces in front of the buildings should be encouraged.

Agriculture

13. Prime agricultural land should be protected by minimizing its conversion to non-agricultural uses. The Town should give serious consideration to adopting techniques that will allow landowners to take advantage of the economic incentives to develop the land, while at the same time encouraging the continued agricultural use of the land. These techniques include conservation easement, land. acquisition, cluster development, and transfer of development rights.

14. In the event land use controls are enacted in Salem any laws or ordinances should not restrict or regulate farm structures or farming practices that are generally accepted agricultural practices unless such restrictions or regulations bear a direct relationship to the public health and safety.

Town Roads

15. The Town Board and Superintendent of Highways should undertake a project to classify and type all town roads and bridges based on the most recent edition of the New York State Department of Transportation manual on local road classification.

16. New roads must serve enough lots with tax revenue to cover the cost of town maintenance of the road plus the other town services for which taxes are levied. Roads not required should be abandoned where possible.

17. New private roads should be built to town standards. As residences are built it is recognized that those citizens will eventually rebel at the cost of maintaining the road and petition the Town to accept the road. Private roads will also be used by emergency services and thus they must meet minimum standards. Homes must be occupied and the road completed to the satisfaction of the Highway Superintendent and the Town Board prior to the Town acceptance.

Natural Resources

18. When considering any development which might involve new road cuts and/or serious grading, the town should, to the extent possible, encourage the developer to minimize the disturbance of the natural appearance of the landscape.

19. As a part of the ongoing scrutiny of Salem's future, a study of the aquifer underlying the Village of Salem and adjacent portions of the Town of Salem should be commissioned. The Village of Salem should be encouraged to join in this study.

20. Any development adjacent to natural waterways (streams, lakes, wetlands), should be of primary concern. The removal or disturbance of natural vegetation should be discouraged, soil types should be closely assessed, flood plains should be evaluated and density requirements should be enacted, with minimum lot sizes, water frontages and setbacks.

21. New gravel pits should be required to receive a permit from the Town. Prior to approval, a reclamation plan should be in place that is acceptable to the Town Board.

22. A list of elements which contribute significantly to the rural character of Salem should be developed for use by the Planning Board and Town Board when reviewing various projects.

Public Domain

23. Recognizing that future development will decrease available open space areas, major subdividers should provide public areas or open space/recreation within their

subdivisions or contribute to a town-wide open spacetrecreation fund for use in maintaining or obtaining public areas.

24. While the existing community facilities serving Salem are adequate, it is perceived there will be a need in the future for the following: building space for town functions, expanded cultural and educational facilities, updated health services (especially for the growing senior citizen population), increased recreational resources and increased funding for public safety services.

Location and Type of Uses and Regulations

25. Salem must encourage compact, well-planned subdivisions close to existing public services or clustered to provide economical, efficient servicing that are not likely to be expensive to the Town.

26. Salem must protect its critical natural systems such as woodlands, open spaces, ground water recharge areas, flood plains, ponds, and wildlife habitats. The environmental and economic impact of such areas extends far beyond image and aesthetics.

27. Development in the Town should be in accordance with natural' and cultural features that directly affect the area.

General

28. As an important overall recommendation, Salem should explore any possible avenues of public-sector funding sources for various projects. Regional, state and federal grants, loans and loan guarantees exist to aid both the town and local businesses. In many cases, funds may be available for infrastructure improvement, historic preservation, park improvements and engineering or feasibility studies. Businesses either locating or expanding in Salem can apply for programs involving tax incentives, employee training and business development, to name a few. There are also programs designed to aid in the construction of elderly and low-income rental housing.

Town Map

A map of the town of Salem prepared by the Washington County GIS Cooperative in December, 1996, showing each residential property and coded for residence type is provided in a pocket at the end of each copy of this Comprehensive Plan.