

# **GENERAL DEVELOPMENT PLAN**



## **VILLAGE OF SALEM**

**WASHINGTON COUNTY, NY**

**VILLAGE OF SALEM**  
**GENERAL DEVELOPMENT PLAN**

**1975**

**Revised 2007**

**This report was originally financially aided through a federal grant from the Department of Housing and Urban Development under the Comprehensive Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended, and through a grant from the New York State Office of Planning Services. Technical assistance was provided by the Washington County Planning department and Lake Champlain – Lake George Regional Planning Board. The grant was completed in 1975. The report was revised in 2007 using local resources to reflect changes that have taken place in the interim.**

**VILLAGE OF SALEM  
GENERAL DEVELOPMENT PLAN  
2007**

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# **INTRODUCTION**

## INTRODUCTION

The Village of Salem lies within the Town of Salem which is located in Washington County, New York. The Town and Village are nestled in a scenic valley between New York's Adirondaks and Vermont's Green Mountains. The Village is located on historic Route 22 lying between Saratoga Springs to the west and Manchester Vermont to the East. It is also positioned within the triangle of communities formed by Salem, Greenwich and Cambridge. The Village offers all the advantages of rural living, natural beauty, a close-knit community, historic traditions and proximity to nearby urban areas. The Village of Salem has a population of 946 and covers an area of 1897 acres (2.9 square miles). The Village is unique in Washington County in that its land area is predominantly devoted to agriculture. The maps at the end of this section show the location of the Village within the Town and the road and street network in the Village.

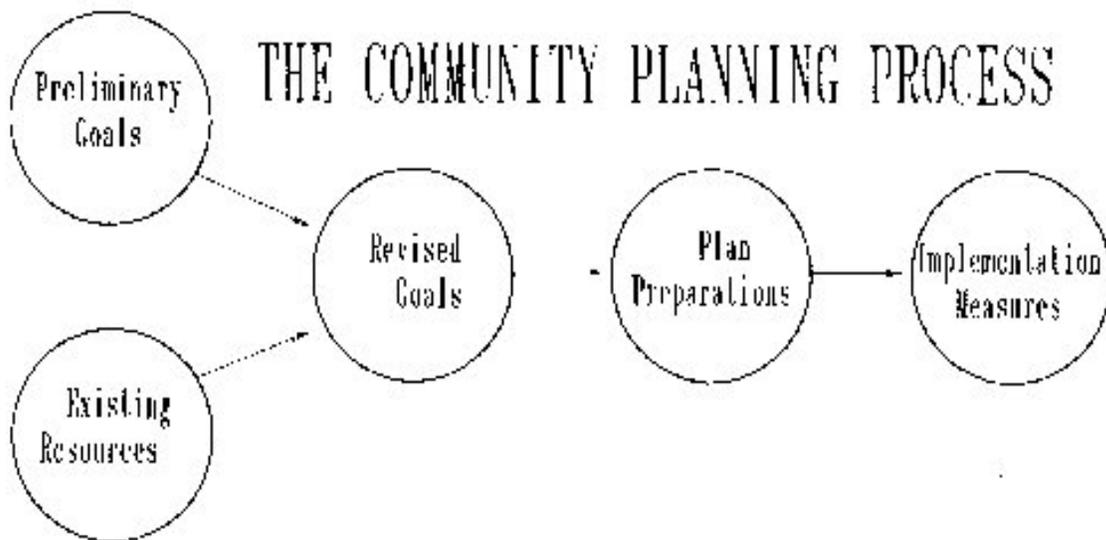
The increased growth experienced by much of Washington County since 1975 and particularly during the past decade has made the Village of Salem and its surrounding neighbors aware of the problems that unplanned growth can bring. In order to provide a rational policy of growth the Village of Salem has prepared this General Development Plan.

Presented in this volume is a plan for the physical development of the Village of Salem and an improvement in the quality of life for its residents. It is based on both the goals of the community and the resources available - the physical features, the existing uses of the land, the population, the economic structure and the existing public facilities. The General Development Plan carefully fits all of these elements together to provide a guide for both public and private decisions that will determine how the Village of Salem will develop in the future.

### How the General Development Plan Was Prepared

The method used in formulating the original General Development Plan in 1975 follows the generally accepted process of comprehensive community planning. First, the community's goals were ascertained. These goals provide a clear statement of what the community's planning should achieve. The next step was to study the community's resources. Such an existing resource study reveals the problems and needs of the community. As a third step, the community's goals were then revised according to the existing resource situation in the community. Once the final set of goals had been determined the plan was prepared. The final step in the planning process was to identify constructive measures for taking action and make recommendations for their implementation. The diagram below graphically portrays this process. The plan revision in 2007 generally follows this process, but did not repeat the Public Opinion Survey. It accepted the 1975 Public Opinion Survey results as applicable to the current situation and updated the report data to reflect conditions as they exist in 2007.

This volume contains the three steps of the planning process. They are The Planning Goals, the Existing Resources Study and the General Development Plan. Each is presented in its own separate section of this report.

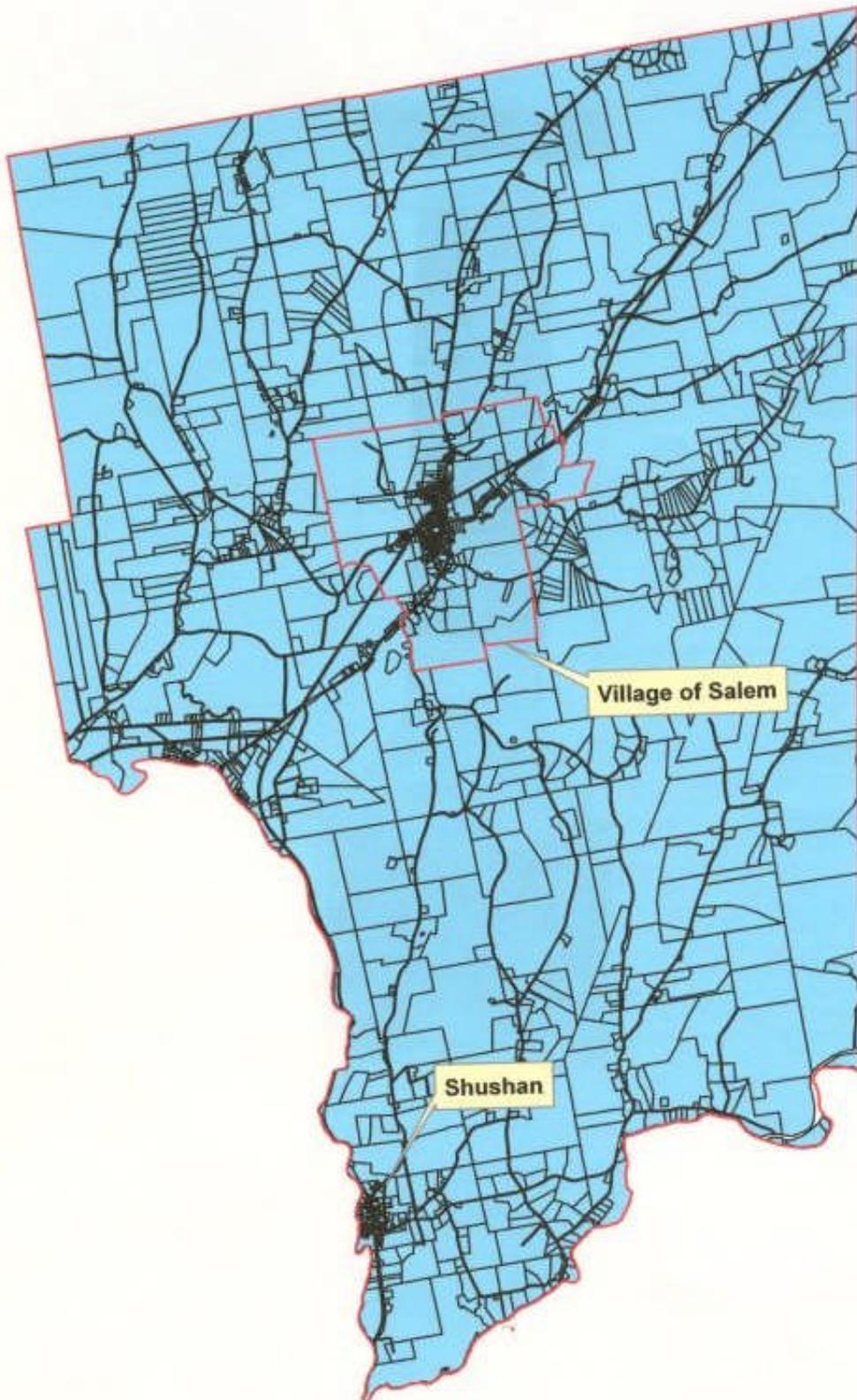


### The General Development Plan

The General Development Plan tries to indicate how the Village of Salem should be developed since the inception of this plan and proceeding beyond the current revision in 2007 for the next 25 years. It is a guide to future development and, for this guide to achieve its purposes, the Village must carry out the objectives of the plan continuously. Planning is a day-to-day process - as each parcel of land is developed, the plan is either implemented or rejected. Thus the Village must actively participate in the development process if the plan is to be fulfilled.

Finally, the General Development Plan should not be viewed as the end product. Since the time of its development, some of the initial objectives have been achieved and new challenges have been encountered. The 2007 revision to the original plan will highlight some of the progress that has been made in meeting the goals established by the 1975 plan and indicate where additional effort must be made. The plan currently represents reasonable expectations of what will occur in the future. However, over time, trends change and unforeseen developments occur. The plan should be updated as these changes take place. It should be viewed as a guide for the growth and development of the Village that needs revision to make it compatible with changing conditions as they occur.

# Town Of Salem





**Village Of Salem  
Named Main Streets and Roads**

## PLANNING GOALS

## PLANNING GOALS FOR THE VILLAGE OF SALEM

To explore residents desires, the Board submitted a public opinion survey questionnaire in 1974. In the 2007 revision of this General Development Plan, the Village of Salem Board has sought to mold the revised plan to identify the progress and changes that have taken place within the Village as they relate to the concerns and desires expressed in the 1974 survey. The board feels that those opinions expressed in the 1974 survey are generally compatible with current views and concerns. This is based on a collective summary of comments and statements made by village residents during public forums, village board meetings and in casual conversations.

### The Public Opinion Survey

A questionnaire was mailed to Village residents and property owners during April of 1974. Of the 350 questionnaires mailed, 136 were returned by mail. This amounts to a return of 38.9%, a very significant response to a public opinion survey. With the assistance of the Washington County Planning Department, questionnaire answers were tabulated and interpreted. It should be noted that on almost every question there was a significant percentage of respondents who expressed no opinion. Also to be noted is the fact that response percentages for each question were figured using the total number of responses as a base. This, of course, includes those no opinion responses which if eliminated, would increase the percentage figures in each category. (Actual numerical and percentage break-down of responses to each question are presented in the Appendix attached to the end of the Planning Goals section). The 2007 revision did not modify the 1974 survey data.

### Interpretation of the 1974 Survey Data

#### 1. The Economy

A vast majority (80%) of the respondents felt that the Village of Salem faces serious economic problems. The three major concerns in this regard are (1) lack of local business, (2) lack of industry, and (3) young People leaving the area due to lack of opportunities. The majority of respondents felt that all three of these problems should be regarded as serious.

#### 2. The Environment

Although the majority (64.7%) of the respondents felt that the Village environment should be improved only one specific issue in this section drew any strong response. The majority (61%) felt that sewage disposal in the Village should be significantly improved. Regarding stream pollution and junk cars, the majority (58.1% & 59.5% respectively) felt improvement was needed but there was no clear consensus as to the degree of improvement needed. Less than half (42.7%) felt that air quality could be improved.

#### 3. Village Growth

A trend of increased growth during the next ten years was favored by a majority (60.3%) of the respondents. Not one respondent favored a decreasing population although a significant percentage (34.6%) preferred the population to remain stable. Very strong majorities favored the preservation of agricultural lands (68.4%)

and historic sites (78.7%). Majorities of approximately 56% also favored an increase in recreation areas and the concentration of development in the Village to maintain open space. Slightly less than 50% favored land use and mobile home regulation with better than 20% opposing in each case. A significant percentage had no opinion in regards to these regulations.

The vast majority of respondents (88.9%) felt that Salem needs additional low and moderate income housing. Of that percentage, 71.1% prefer apartments, 21.5% prefer mobile homes, and 6.6% favor something besides apartments and mobile homes.

#### 4. Village Services

In general, residents felt that the existing public services are adequate. The one area that did concern respondents was parks and recreation. Of those respondents, only 36% felt that parks and recreation facilities were adequate in the Village.

### **Goals and Objectives**

As a result of the public opinion survey the following goals and objectives were formulated. The numerical order of these does not imply a ranking of priorities.

**1. Goal - To maintain the rural character of Salem.**

Objective - To concentrate future growth in areas where development already exists and retain as much open space as possible.

**2. Goal - To promote and encourage economic development and provide greater employment opportunities.**

Objective - To attract new commercial and light industrial enterprises that would be compatible with the character of the Village.

**3. Goal - To preserve agricultural lands and open space.**

Objective - To compliment the presently established agricultural district with a system of land use controls designed to achieve this goal.

**4. Goal - To reduce water pollution.**

Objective - To develop an efficient sewer system to combat pollution of the Village's water supply. Should this prove economically unfeasible, the comprehensive plan should recommend population densities that would have the least possibility of polluting the ground water.

**5. Goal - To preserve historic sites and districts.**

Objective - To establish a system of land use controls which accommodate this goal. To encourage the participation in and support of the local historical society.

6. **Goal - To provide adequate recreational facilities.**

Objective - To establish a comprehensive recreation system, serving all age groups, by using all available private, Village, County and State resources.

7. **Goal - To provide orderly development and a reasonable pattern of land use.**

Objective - To establish a system of land use controls that will work to the best advantage for the residents of the Village of Salem.

APPENDIX  
VILLAGE OF SALEM QUESTIONNAIRE

The Village of Salem Planning Board began to develop a planning Program in 1974 which would meet the requirements for the future development of Salem. The Planning Board wanted to ensure that the feelings of all of the Village's residents were considered before such a plan was developed. To achieve this end, the Planning Board prepared the following; set of questions about the Village. It was hoped that as many residents as possible would respond to these questions to provide proper guidance to the Planning Board. The questionnaire is presented below. The questions were grouped according to specific problem areas. Responders were given the opportunity to include any additional comments on the opposite side of this sheet. It was stated that their participation would be greatly appreciated.

I. ECONOMY

Do you feel that the Village of Salem faces any serious economic problems?

Yes: 80 % - 109      No: 10.3% - 14      No Opinion: 9.6% - 13

If so, please indicate with an (X) which of the following items are serious problems, are slight problems, or are no problems.

	<u>Serious Problem</u>	Slight Problem	<u>No Problem</u>	<u>No Opinion</u>
Lack of Local Business	71.3%-97	13.2%-18	2.2%-3	13.2%-18
Lack of Industrial Plants	56.6%-77	11%-15	7.4%-10	25%-34
Unemployment:				
Throughout the year	33.8%-46	16.2%-22	2.2% -3	47.8%-65
During Part of the Year	19.9%-27	16.2%-22	2.2%-3	61.8%-84
Young People Leaving the Village				
Because There Are No Opportunities	62.5%-85	8.8%-12	6.6%-9	22.1%-30
Local Taxes too High Compared to Adjacent areas	20.6%-28	10.3%-14	22.8%-31	46.3%-63
Lack of Business Zoning	22.1%-30	14.7%-20	15.4%-21	47.8%-65

APPENDIX

What do you feel should be done to remedy the problem?-----  
 -----  
 -----

II. ENVIRONMENT

Do you feel that the village’s environment is adequate or should it be improved?

Adequate: 20.5%-28 Improved: 64.7%-88 No Opinion: 14.7%-20

If you feel that improvement is needed, please indicate with an (X) what items should be Improved and how much improvement, (significant, moderate, limited or no Improvement) is required.

	Significant <u>Improvement</u>	Moderate <u>Improvement</u>	Limited <u>Improvement</u>	No <u>Improvement</u>	No <u>Opinion</u>
Sewage Disposal	61%-83	5.9%-8	7.4%-10	5.1%-7	20.6%-28
Stream Pollution	28.7%-39	18.4%-25	11%-15	5.1%-7	36.8%-50
Junk Cars and Trash	33.8%46	10.3%14	15.4%-21	8.1%-11	32.4%-44
Burning Controls	14.7%-20	11.8%-16	16.2%-22	20.6%-28	36.8%-50

III. VILLAGE GROWTH

Over the next ten years, would you like to see the population of the village of Salem:

Increase 60.3%-82, Decrease 0%-0, Remain the same 34.6%-47, No Opinion 5.1%-7

In the Village plans, should deliberate attempts be made to:

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Preserve Agricultural Lands	68.4%-93	11%-15	20.6%-28
Preserve Historical Sites (Proudfit Hall)	78.7%-107	10.3%-14	11%-15
Provide More Recreation Areas	55.9%-76	16.2%-22	27.9%-38
Regulate the Use of Land	46.3%-63	22.1%-30	31.6%-43
Limit the Number of Mobile Homes	48.5%-66	25.7%-35	25.7%-35
Concentrate development in Village to Maintain Open Space through Zoning	56.6%-77	12.5%-17	30.9%-42

If you feel additional low and moderate income housing is needed in Salem, indicate which of the following you would prefer:

Apartments	<u>63.2%-86</u>
Mobile Homes	<u>19.1%-26</u>
Other (Please Indicate)	<u>6.6%-9</u>
No Opinion	<u>11%-15</u>

APPENDIX

IV. SERVICES

Do you feel that services are adequate or should be initiated in the Village of Salem?

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
1. Public Housing Officer	55.9%-76	20.6%-28	23.5%-32
2. Police Protection	80%-109	10.3%-14	9.6%-13
3. Fire Protection	83.1%-113	8.8%-12	8.1%-11
4. Parks and Recreation	36%-49	41.2%-56	22.8%-31
5. Cable T.V.	37.5%-51	49.3%-67	13.2%-18
6. Water Supply	47.8%-65	33.1%-45	19.1%-26
7. Schools and Education	65.4%-89	14%-19	20.6%-28
8. Village Administration	57.4%-78	18.4%-25	24.3%-33
9. Road Maintenance and Snow Removal	58.8%-80	9.9%-27	21.3%-29
10. Dog Regulations or Control	44.1%-60	40.4%-55	15.4%-21
11. Garbage Collection by Village	47.8%-65	39%-53	13.2%-18

If any of these services are not adequate or non-existent, would you like to see them added to the village facilities or improved? \_\_\_\_\_

V. RESIDENT DATA

In evaluating the results of this survey, it is necessary to know something about the individuals responding to these questions.

QUESTIONNAIRE (YOU NEED NOT SIGN THIS)

Are you a property owner in the Village? \_\_\_\_\_ Renter? \_\_\_\_\_

How long have you lived in Salem? \_\_\_\_\_

How many months in the year do you reside in the Village of Salem? \_\_\_\_\_

How many persons live in your household? \_\_\_\_\_

What is your occupation? \_\_\_\_\_ Do you work in Salem? \_\_\_\_\_

How many in your family? Adults \_\_\_\_\_ Children \_\_\_\_\_

What is your average family income? 0-\$5,999 ( ), \$6000-\$12000 ( ), \$12000+ ( )

The main improvements needed in the Village of Salem are: \_\_\_\_\_

Other Comments: \_\_\_\_\_

What do you find favorable about living in Salem? \_\_\_\_\_

Please return within the next week in the enclosed envelope.

## PHYSICAL CHARACTERISTICS

## PHYSICAL CHARACTERISTICS

The physical characteristics of an area include features such as the drainage system, water resources, soils, topography and other aspects of the natural environment. These elements have obvious implications for the future development of a community as they often preclude growth or limit the intensity of growth in particular areas. Sections of the Village where problems of improper sewage disposal, flooding, or poor drainage exist cause increased costs for both the homeowner and the community. In addition, such shortcomings can result in serious health and environmental problems.

Available information about the Village's physical characteristics are used as a vital component in the planning process - to provide for increased economy and less environmental degradation. The following information analyzes some of the physical capabilities of the Village of Salem, and provides the physical base for the General Development Plan.

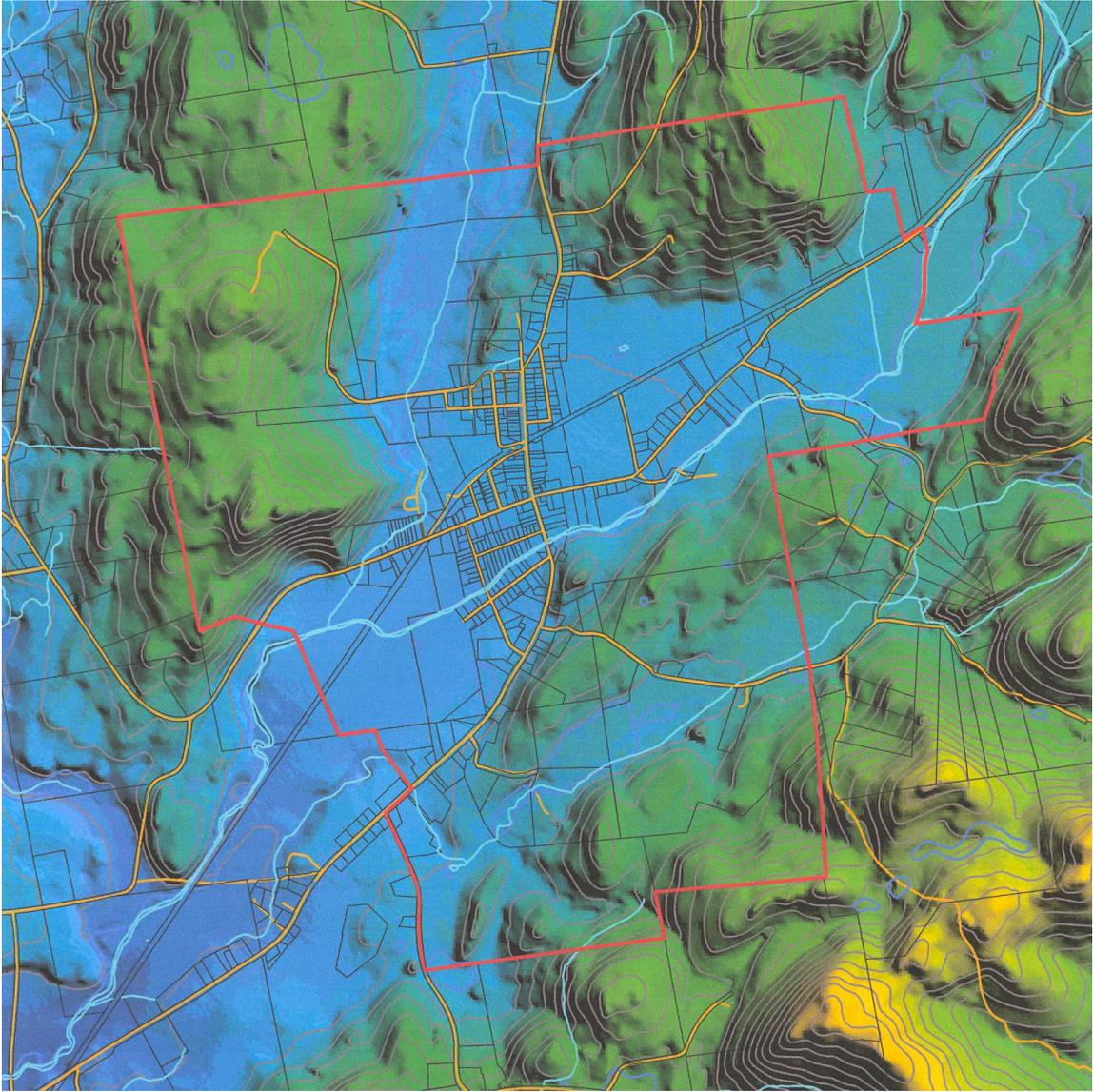
### Topography

The Topography of the Village of Salem is dominated by the valley that is formed by White Creek and its tributaries. The lowland portion of this valley encompasses the central area of the Village, extending out from this central area along Beaver Brook to the north, White Creek to the northeast and southwest, and somewhat along Blind Buck Stream to the east. Averaging about 980 feet above sea level, these lowlands have basically flat topography that tends to rise slightly to the north and the east

Along this lowland area are hills that rise somewhat sharply to a maximum of 300 feet above the valley floor. These hills, found mainly in the northwest, northeast and southeast corners of the Village, have maximum elevations in the 700 to 800 feet above sea level range and are dominated by fairly steep slopes. . The Elevation Model and the Topographic Map at the end of this section show these features very clearly.

By "slope" is meant the steepness of the land and steepness, to a large degree, determines the suitability of land for development. For most types of development, excessive slopes are generally defined by a slope of over 15 percent. (by 15 percent slope is meant that for every 10 horizontal feet the land rises 1.5 feet; likewise a 25 percent slope means that for every 10 horizontal feet the land rises 2.5-feet). For the purposes of the Village of Salem planning program, the slopes are shown on the Elevation Map in three categories – 0 to 14 percent, 15 to 25 percent, and 25 percent and over. The latter two categories indicate areas where slopes effect the land's suitability for development. The Elevation Model and Topographic Map accompanying the Elevation Map enables a better visual reference for locating the three slope categories.

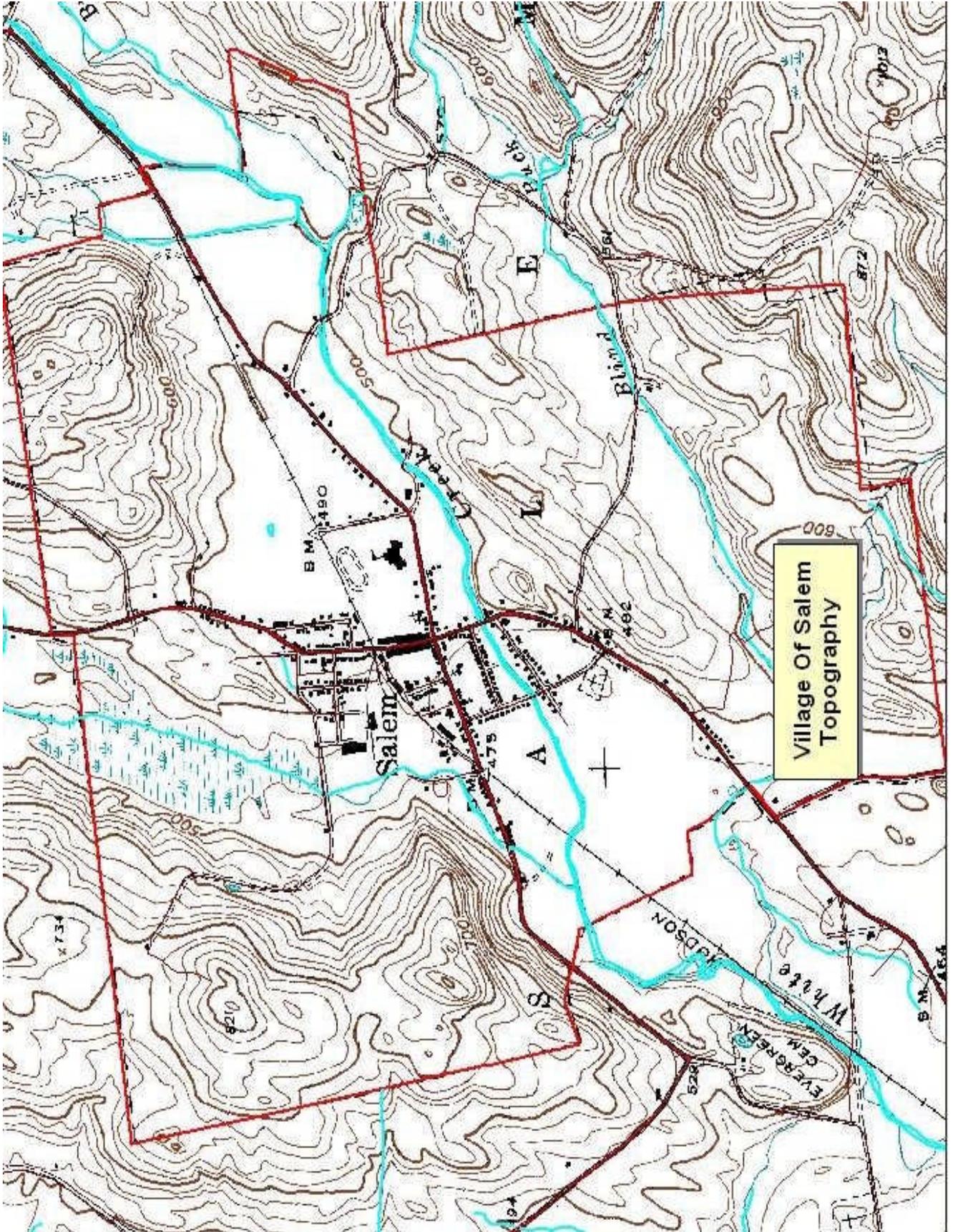
In the 15 to 25 percent slope category corrective site design, drainage control, steps to maintain vegetative cover and erosion control devices should be incorporated where any site is to be developed. Depending on the individual site, such steps will minimize environmental damage and will prove to be much more economical in the long run.



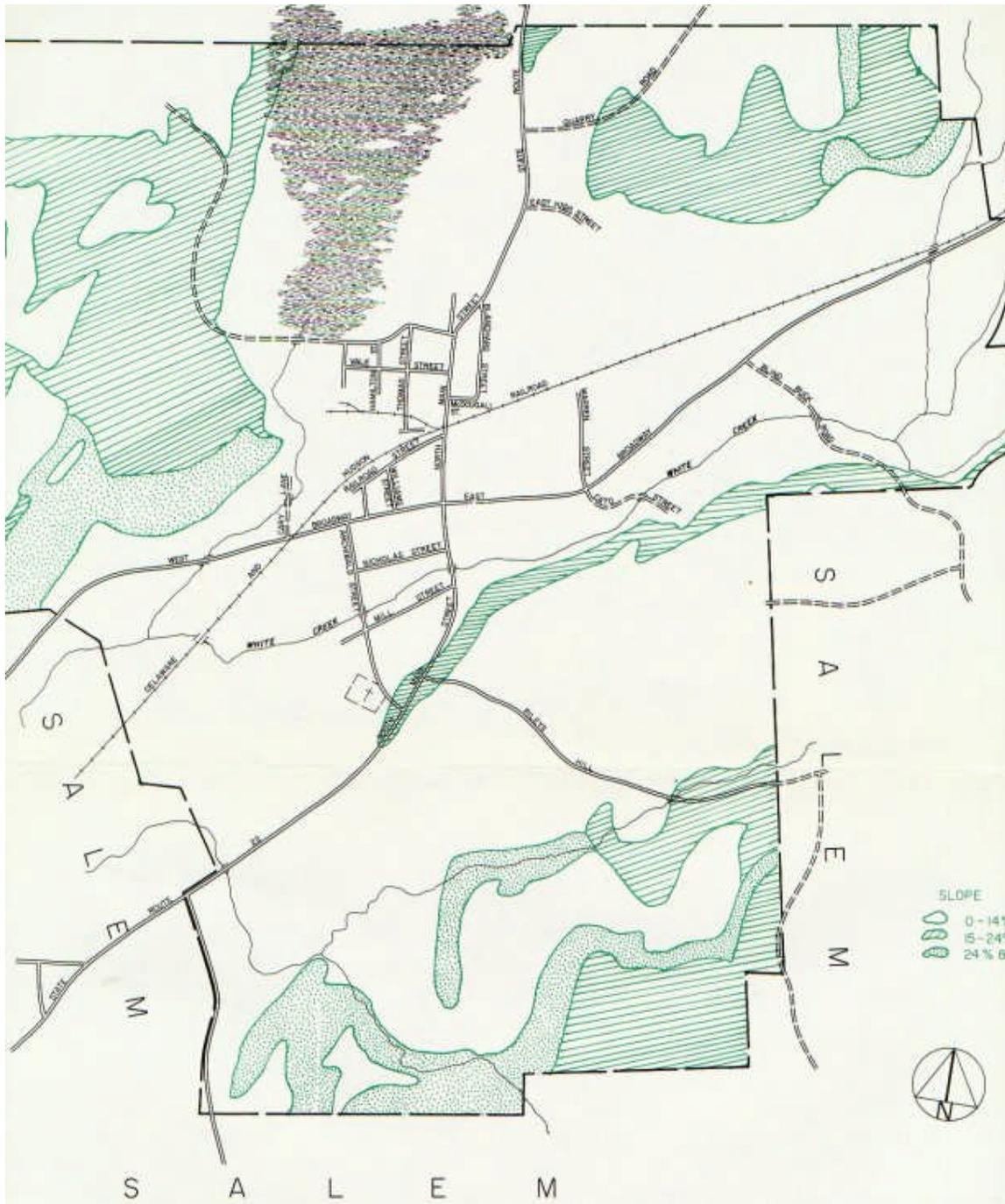
## Village Elevation Model

**Legend:**

- Village boundary outlined in red.**
- Elevations defined in green.**
- Lowlands defined in dark blue.**
- Streams defined in light blue.**
- Roads outlined in yellow.**



Village Of Salem  
Topography



### Village Elevation Map

Legend:



Slopes over 25 percent are not considered suitable for any development. Development in these areas causes major erosion problems by increasing runoff velocity and by causing siltation in nearby streams. In addition, the cost of developing such lands is expensive for the individual as extensive corrective measures must be undertaken and considerable grading must be done.

In both of the steep slope areas it becomes almost impossible for governmental organizations to provide community services. Steep slopes hamper the effectiveness of emergency vehicles, make busing school children dangerous, and increase almost intolerably the cost of providing sewer and water service. Generally then, limited development is recommended for the 15 to 25 percent slope area while open space uses, agricultural pursuits, forestry and conservancy uses are recommended in the areas of over 25 percent slope.

### Hydrology

The hydrological resources of a community include both surface and subsurface waters. The Village's surface water system is dominated by White Creek - a stream that flows southwesterly through the Village with an average flow of about five cubic feet of water per second. Both Beaver Brook and Blind Buck Stream empty into White Creek, the former joining White Creek just before the Village line and the latter joining it outside of the Village below the Evergreen Cemetery. These streams can be identified on the Elevation Model located in the Topography section of this report.

The origins of White Creek lie in the mountains of Vermont at elevations near 3000 feet. It loses altitude rapidly as it flows westward toward West Rupert, Vermont. West Rupert, Vermont lies at an altitude of 738 feet. At this point, White Creek turns southward and flows down Rupert Valley where it crosses the New York border and continues on through the center of the Village of Salem at an elevation of 477 feet. The traverse from West Rupert to Salem center is approximately 8 road miles with an elevation change of approximately 261 feet. The stream meanders another 4.5 miles further downstream before entering the Batten Kill on its journey to the Hudson River.

A description of the White Creek basin and channel stability, geomorphology and hydrology has been provided from studies conducted by the U.S. Geological Survey. These studies reveal that the waters in White Creek originate from high-elevation, steep sloped tributaries mainly in southwestern Vermont and flow into a gently sloped valley that eventually reaches the Village of Salem. The terrain and progress are best illustrated by the topographic map shown at the end of this section. The map outlines the White Creek Watershed in red which defines the region of the water sources that ultimately reach the village center. The steep slopes in the upper reaches of the basin and confined stream channels related to a network of railroad beds (abandoned) and automobile-road grades cause frequent overland flows onto farm fields, extensive stream bank erosion, damage to private property and public infrastructure, and possible contamination of drinking-water wells. Many Salem Village residents and all Town residents draw their water from private wells and an aquifer that uses White Creek as its primary source of recharge. Major threats to the creek include wastewater and runoff from residential and commercial septic systems and animal wastes and pesticides from agricultural practices. A recent study of White Creek conducted by the Battenkill Conservancy in 2001 shows that White Creek carries significant levels of nitrates and contaminant bacteria through the Village.

The magnitude and periodicity of local flood flows from regional modes of runoff responds to locally intense precipitation and the mix of steep and gentle slopes in the valley. These factors produce extensive areas of unstable stream channels throughout much of the basin. Stability is related to the level or degree of change exhibited in stream-channel geomorphology. Over time, the beds and channels of highly stable channels are in equilibrium and they aggrade and degrade at similar rates such that no cumulative changes occur over time, whereas, channel geometry characteristics of unstable channels may change significantly from year to year. White Creek is frequently paralleled, straightened and constrained by an abandoned railroad grade and roads. There is past and ongoing channel alteration. The channel is largely unstable with active channel shifting, active bank erosion, over widening and aggradation. Sediment supply from upstream and local bank erosion is very excessive and contributes to instability. Developing interventions to address the impact of these characteristics on the Village infrastructure must include: infrastructure protection, flood control, bank and stream stabilization while restoring and protecting aquatic ecosystem function and recreational potential.

Marshes and floodplains are also part of the surface water system of the Village of Salem. The only marsh of any significance is found in the north of the central areas of the Village along Beaver Brook north of Stanton Hill Road. As with areas of excessive slopes, development should be restricted in this marsh area. Construction would be overly expensive in this area because of the instability of the soil and the extensive drainage problems. Additionally marshes generally serve as valuable habitats for various types of wildlife.

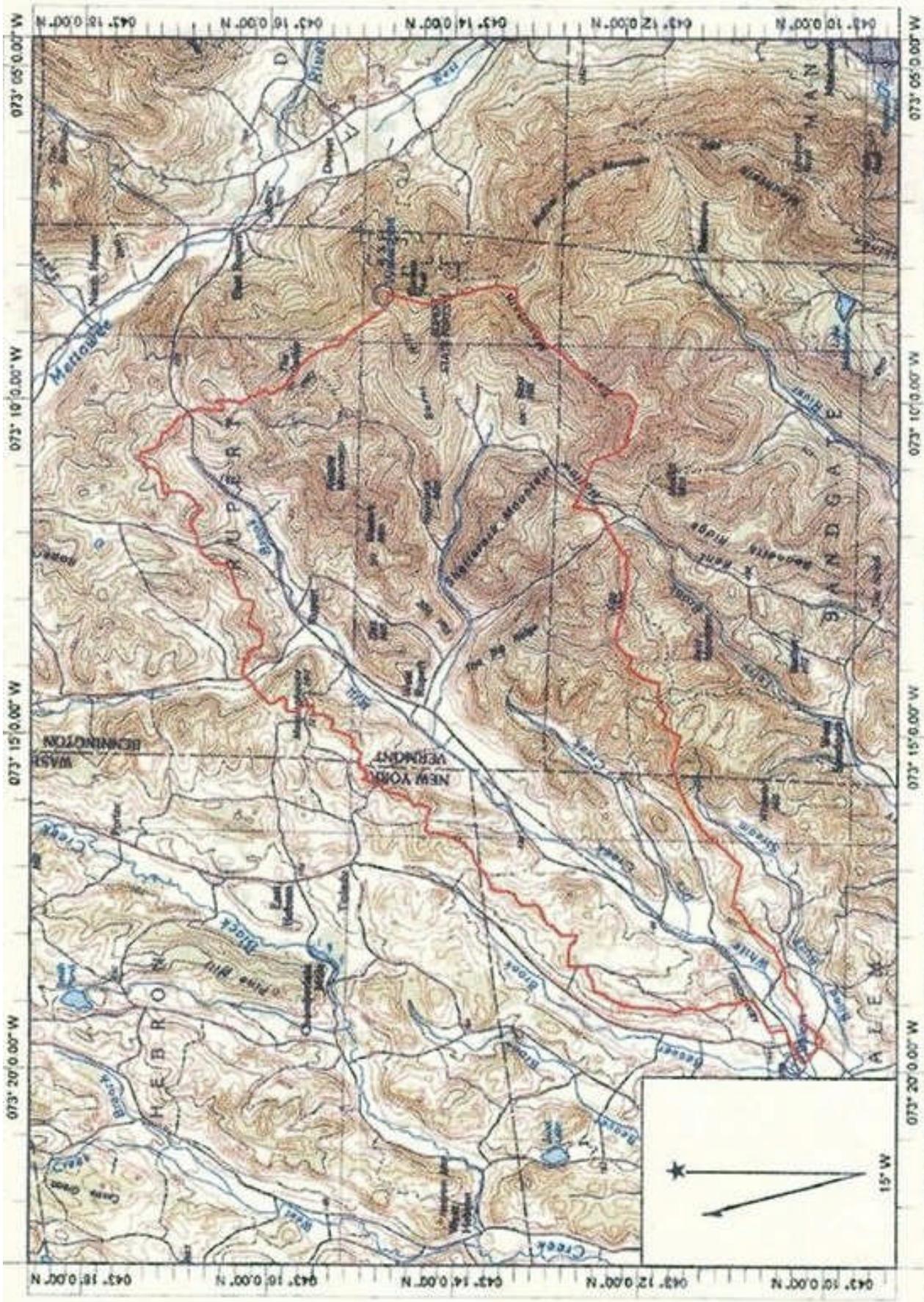
In terms of subsurface water resources, most of the Village is underlain by an extensive aquifer. The depth of the soil to the aquifer is very shallow and can be reached by sinking a well point some ten to fifteen feet in many places. An aerial photo of the Village with an overlay of the Village boundary and main roads shows the boundaries of the aquifer outlined in dark blue. The aerial photo is provided below to illustrate its extent relative to physical features in the Village. A detailed analysis of the aquifer was conducted in 2001 by the New York Rural Water Association in support of the installation of a Municipal Water System in the Village. Detailed data describing the aquifer can be found in the resulting report entitled Groundwater Protection Plan for the Village Of Salem.

In most instances where the water table is shallow and where public sewer and, water facilities are absent, a potential health problem is presented. This is because septic tank effluent is discharged directly into the aquifer in close proximity to the well water supply.

Another source of contaminants pointed out in the New York Rural Water Association report involves chemical and oil spills similar to those that have occurred in the past. Most have been minor and there is no evidence presently of significant traces from those previous spills. However, this should not discount future spills. The more serious immediate concern is the high levels of nitrates that are exhibited as plumes in certain localized areas of the village aquifer. The Rural Water Association report shows the location of several plumes measuring 2-5 ppm and a few greater than 5 ppm. The higher concentrations can not be directly attributed to high concentrations of septic systems. A case can be made for farm field run-off as the more significant contributor to those areas of high nitrate concentration plumes. A series of interconnected drainage ditches and pipes surround a defined area of high nitrate concentration in the northern part of the Village. The ditches and pipes have been in place for a number of years and were apparently put in place to handle the run-off from a farm field in the village that covers an area nearly the size of the central village itself.

An unanticipated health threat source to the drinking water supply due to the shallow aquifer was attributed to a recent flood. E-coli bacteria was detected in the well supplied drinking water of a few business establishments and households in the village following a flood event in the year 2000. Flood waters flowing across farm fields above the Village, contaminated by animal waste, had invaded the water wells at these locations. To address this problem, and future consequences of a similar nature, a Municipal Water System was installed in the village in 2003. The Municipal Water System will be discussed later in this report.

The Village of Salem has been subject to numerous flood events over its historical past. The source of the flood events is stream overflow from White Creek which courses through the center of the village. The Village conducted a study of the character of the flood events experienced in the past in order to develop a plan to mitigate the problem. The study was completed in 2006 and a report prepared entitled “An Identification of the Characteristics and Sources of Flood Events in the Village of Salem, NY” The report recommends a study to identify the specific measures to be taken to address stream stabilization for flood control while also considering the consequent effect on bank and stream erosion, stream scouring and waste transfer from farm fields as well as nitrates, phosphates and pesticide deposits into the stream. The study would then define the specific mitigation measures required with a timetable and prioritized sequence for their employment.



WHITE CREEK WATERSHED



## Village Aquifer

**Legend:**

- Infrared Aerial Photo**
- Aquifer outlined in blue**
- Roads outlined in white**

## Soils

One of the key physical resources which determine an area's suitability for development is the type of soil available. Various soils have different characteristics which limit different kinds of development.

Most of the soils in the Village of Salem were formed by glacial actions. As the glaciers moved southward, hills and ridges were rounded off; rocks and debris were picked up, mixed, and ground down as they were carried. The resulting material, glacial till, was left behind as temperatures became warmer. Some of the glacial till was washed out from the higher elevations and was then deposited in lower areas. Other soils were formed by stream action. As streams flowed they wore down rocks and picked up bits of soil. This matter was ground up and deposited as the stream flowed. Thus three basic types of soil are found in the Village, glacial till, glacial outwash and alluvial.

Soils information for the Village is of the detailed level of classification, as provided by the U.S. Soil Conservation Service.

As shown on the detailed Soil Interpretation map provided at the end of this section, twenty-one soils have been identified in the Village of Salem. Descriptions of each of these soils can be found on Table I entitled "Soil Interpretations", also found at the end of this section.

As the preceding discussion of the Village's subsurface water system indicates, the high water table is of specific concern. Accordingly, the soils data has been interpreted to show the depth to the seasonal high water table. The Soil Interpretations table indicates the various depths for each soil type and shows these depths as they exist throughout the Village. The map shows three classifications: areas with a soil depth of four or more feet before the seasonal high water table is encountered; areas where, the soil depth ranges from 1 1/2 to 4 feet; and areas of less than 1 1/2 feet. These categories roughly indicate locations where no problem exists (4 feet or more areas); where a problem can exist depending on other soil characteristics (1 1/2 to 4 feet areas); and areas where an excessively high seasonal water table problem definitely exists (less than 1 1/2 feet areas). As noted in the subsurface water discussion above, unless public utilities are available development should be restricted in the problem areas.

Closely allied to the problem of seasonal high water table is the ability of the soil resources to function as a septic tank filter field. Septic tank filter field suitability is based on a number of criteria including permeability, slopes, susceptibility to flooding, high water table, and depth to bedrock. The Soils Interpretations table shows the suitability of each soil to function as a septic tank filter field. The Septic Tank Filter Fields Limitations map at the end of this section illustrates these interpretations.

The ratings in the Soil Interpretations table for the soil types shown on the map are classified as slight and severe. By "slight" is meant that the soils have few or no limitations that restrict their use as septic tank filter fields; by "severe" is meant that the soils have unfavorable soils properties that severely restrict their use as septic tank filter fields. A severe rating does not mean that the soil cannot definitely be used for septic tank filter fields, however, the costs involved in remedying the soils' deficiencies in septic tank filter fields are great and in many cases prohibitive.

As the map indicates, the land area of the Village of Salem has a large percentage with a severe rating. While about half of the highly developed portion of the Village has slight restrictions, another half of the developed areas has septic tank restrictions for a variety of reasons. Only one significantly large undeveloped area has a slight restriction; most undeveloped land is rated as severe.

Generally limited development was recommended for those areas listed as severe at the time of this study, however, with the Municipal Water System installed, the septic tank filter field restrictions should be eliminated. While little can be done to remedy the high water table restrictions, extensive engineering and hydrological studies of the White Creek watershed can remedy some of the flood hazards to the Village.

The final series of soil interpretation and mapping shows the suitability of the soil to function as a home site. Basically concerned with the ability of the soil to support large structures, this criterion incorporates similar restrictions as found in the septic tank filter field ratings.

The Homeite Suitability classifications of Slight, Moderate and Severe are shown in the Soils Interpretation table associated with each soil type. As the Soil Interpretation map shows, the developed portions of the Village are found in those areas rated as slight or moderate. In the severely rated area, the principal restriction to continued growth in the central areas are the possibility of flooding and the high water table. Outlying areas are restricted mainly by shallow soils (depth to bedrock) and the presence of excessive slopes.

While the Homesite Suitability restriction strongly parallels the restrictions found in the Septic Tank Filter Field Suitability interpretations, both should be incorporated into the Village's plans for future development.



TABLE 1

SOIL INTERPRETATIONS

Soil Symbol	Soil Series	Soil Type	Depth to Seasonal High Water Table (in feet)	Suitability As Septic Tank Filter Fields	Homesite Suitability
BnB	Bernardston	Gravelly silt loam 3-8% slope	4+	SE(Perm)	SL
BnC	Bernardston	Gravelly silt loam 8-15% slope	4+	SE(Perm)	M(Slope)
BnD	Bernardston	Gravelly silt loam 15-25% slope	4+	SE(Perm&Slope)	SE(Slope)
BrC	Bernardston - Nassau	Shaly silt loam 8-15% slope	4+	SE(Perm)	M(Slope)
BsCK	Bernardston - Nassau	Shaly silt loam rolling and hilly	4+	SE(Perm)	M(Slope)
BUF	Bernardston	Steep and very steep	4+	SE(Slope)	SE(Slope)
FL	Fluvaquens	Alluvial stream deposits	0	SE(Flood)	SE(Flood)
Fr	Fredon	Silt loam	1/2-1 1/2	SE(Water)	SE(Water); without basement: M(water)
Hb	Hamlin	Silt loam	1 1/2+	SE(Flood)	SE(Flood)
HoA	Hoosic	Gravelly sandy loam 0-3% slope	4+	SL	SL
Hob	Hoosic	Gravelly sandy loam 0-8% slope	4+	SL	SL
HSDK	Hoosic	Gravelly sandy loam rolling & hilly	4+	SE(Slope)	SE(Slope)
Lm	Limrick	Silt loam	0-1	SE(Flood)	SE(Flood)
NAC	Nassau	Shaly silt loam undulating, hilly	2+	SE(Bedrock)	SE(Bedrock) without basement: M(Slope)
NBC	Nassau	Rock outcrop undulating, hilly	2+	SE(Bedrock)	SE(bedrock)
NBF	Nassau	Rock outcrop steep & very steep	2+	SE(Slope)	SE(Slope)
Sa	Saco	Silt loam	0-1/2	SE(Flood)	SE(Flood)
ScA	Scriba	Gravelly silt loam 0-3% slope	0-1	SE(Water)	SE(Water) without basement: M(Water)
Su	Sun	Loam	0	SE(Water)	SE(Water)
Te	Teal	Silt loam	1-2	SE(Flood)	SE(Flood)
Wa	Wallington	Sandy substratum	1/2-1 1/2	SE(Perm)	SE(Water) without basement: M(water)

TABLE I (Continued)

INTERPRETATION

Legend

Degree of Limitations

SL	Slight - relatively free of limitations or limitations are easily overcome.
M	Moderate - limitations need to be recognized but they can be overcome with good management and careful design.
SE	Severe - limitations are severe enough to make use questionable. Extreme management and design are required.

Types of Limitations

(Flood)	Soil is subject to flooding.
(Wat)	When rated as moderate: The seasonal high water table is 1 1/2 - 4 ft. below the surface. When rated as severe: The seasonal high water table is at the surface; ponding is usually evident.
(Bedrock)	When rated as moderate: The bedrock is 3 to 5 feet below the surface. When rated as severe: The bedrock is less than 3 feet below the surface.
(Perm)	The soil has a low rate of permeability – has a rate of less than 0.63 inches per hour.



## EXISTING LAND USE

## EXISTING LAND USE

Proper land use planning not only requires an in-depth knowledge of natural features such as soils, slopes, etc., it also necessitates an extensive knowledge of existing land use. The term "existing land use" means the usage that dominates a parcel of land. Data concerning the use of land is one of the basic elements in the planning process. Regardless of what the final plan hopes to achieve, it must be tied to the existing resources at hand. Present land use must be considered as one of the most important resources and is certainly a key element in the formation of any community development plan.

During the summer of 1973 the staff of the Washington County Planning Department completed a survey of existing land uses in Washington County. This survey included all Townships and Villages throughout the County. From this survey, the existing land use data in Table II, and the accompanying map were developed for the Village of Salem. The revision to this report in 2007 utilized the data from the US Census data of 2000 to revise the data in Table II to represent current conditions. The Existing Land Use map created in 1975 was retained unchanged as a reasonable representation of land use in the village in 2007.

### Residential Uses

The category of residential uses is the most numerous classification to be found in the Village. Including the residences found on the farms within the corporate limits, the Village has a total of 363 occupied housing units. This figure includes single and multi-family residences, apartments and mobile homes. Most of the residential uses are single family homes with twelve identified as mobile homes and fourteen structures identified as apartments. For the most part the residences are clustered in the geographic center of the Village surrounding the central business section.

It is estimated that each residential use occupies ½ acre. This makes the total acreage used for residential purposes 182 acres or 9.6% of the total land area.

### Commercial & Industrial Uses

The commercial land use classification includes retail stores, restaurants, gas stations and similar areas. These uses are largely concentrated in the central section of the Village centering around the intersection of Main Street and Broadway.

The commercial facilities found in the Village provide most of the basic services needed by its residences. These facilities also provide service and shopping facilities for residents of the rural area outside the Village. Some of the services found in the Village are two convenience stores, a hardware store, a lumber yard, a pharmacy, two banks, three restaurants, and two auto service stations.

The thirty-eight commercial uses identified were estimated to average 1/4 acre per use. This totals approximately 10 acres or .5% of the total land use.

Industrial uses are identified as those facilities engaged in manufacturing goods. Although six structures were identified as industrial structures, only one, a paper goods manufacturer is active at the present time. The total acreage of the six industrial sites was calculated to be 6 acres or 0.3% of the total.

### Public Uses

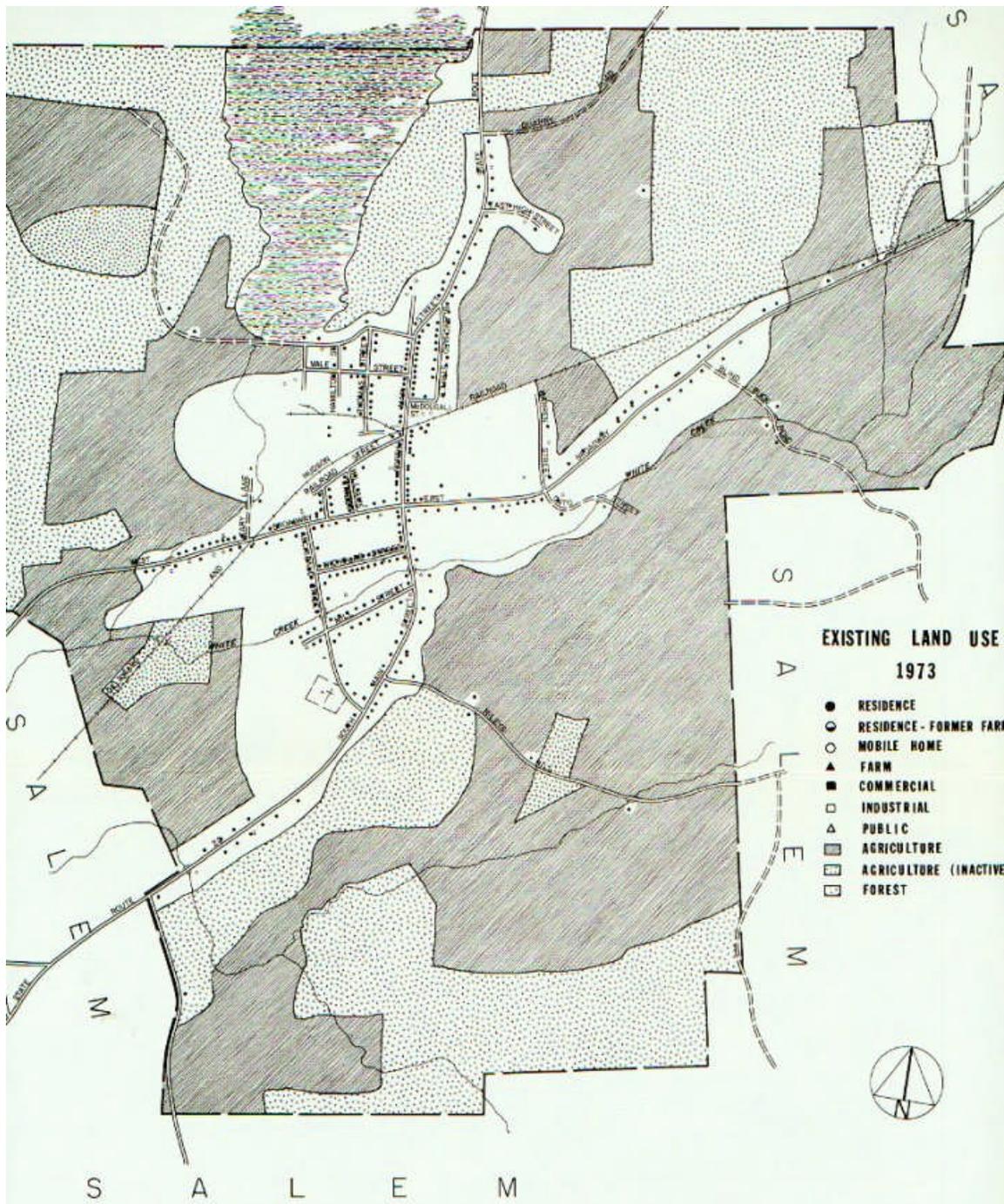
Public uses are considered as those which are either publicly owned or open to public access. They include such uses as schools, churches, post office and public utilities. Seventeen uses were identified as public along with one cemetery. These areas occupy approximately 40 acres or slightly more than 2% of the total land area. The largest of these uses is the central school facility which occupies 25 acres. Other notable public uses are the Washington County Court House, the Salem Family Health Center, the Town Office, the Post Office, two fire stations, a combined Public Library, Village offices and Public Hall and a Rescue Squad.

### Agriculture Use

Salem is unique among the Villages of Washington County in that the great majority of the land within the corporate limits is under intensive agricultural usage. At present, more than half of the 1897 acres within the Village limits is being used by local farmers. Approximately 1067 acres of this agricultural land is within the boundaries of an Agricultural District. Along with zoning, Agricultural Districts are one of the principal means of preserving farm lands. The local landowners who proposed the formation of this district then have expressed their desire to see this area remain in agriculture for the foreseeable future. A brief description of the Agricultural Districting Law follows:

The 1971 Session of the New York State Legislature amended the Agriculture and Markets Law to provide for the establishment of agricultural districts. The purpose of this legislation is to assist in the preservation of viable agricultural lands. The following conditions apply to land that is located in duly established agricultural districts:

- (1) Land will be assessed only for its use for agricultural pursuits - the State Board of Equalization and Assessment will establish the proper "agricultural value";
- (2) Local governments are restricted from enacting local laws which would unreasonably restrict or regulate farm structures or farm practices within the district;
- (3) The exercise of the power of eminent domain by the state or local government is limited;
- (4) No special public service district for sewer, water, lighting or non-farm drainage purposes may impose benefit assessments or ad valorem levies on land used 'or agricultural production when located within an agricultural district;
- (5) A penalty for the conversion of land within the district from agricultural use to any other use is stipulated in the law.



## Village Of Salem

### Existing Land Use



Table II

EXISTING LAND USE

<u>Developed Land</u>	<u>Number</u>	<u>Acres</u>	<u>Percentage</u>
Single – Family Residences @ ½ A.	266	133	7.1
Two – Family Residences @ ½ A.	32	16	.8
Apartments @ 1/2A.	5	3	.2
Mobile Homes @ ½ A.	12	6	.3
Commercial @ ½ A	39	10	.5
Industrial	6	6	.3
Public	17	38	2.0
Cemetery	1	2	.1
Streets & Roads @ 40 Ft.	-	38	2.0
Railroad @ 66 Ft.	-	15	.8
<u>Undeveloped Land *</u>			
Swamps & Streams	-	113	6.0
Open Land	-	1511	79.7
<u>Total Village Surface Area</u>		1897	100.0
Developed		265	13.9
Undeveloped		1632	86.1

\*Although listed as undeveloped, these areas should not be considered developable.

SOURCE: 2000 Washington County Property Parcel Data – Washington County Real Property Office.

# POPULATION STUDY

## POPULATION STUDY

### Population Growth

The preparation of any community development plan should consider the area's existing population as well as reasonable expectations of future population change. The population segment of the Village General Development Plan provides a brief analysis of the existing population structure along with population projections for the entire Town of Salem. The information helps to approximate the future demands that will be placed on the resources available in the Village of Salem.

Over the past half century, the Village has evidenced little change in the size of its population. In 1920, Village population amounted to 1,083 persons while the 1970 figure totaled 1,025. Table III below shows the trend over the past sixty years. As can be seen, no dramatic shifts have been evidenced.

TABLE III  
POPULATION 1940 – 2000

Area	1940	1950	1960	1970	2000
United States	131,699,275	150,697,361	179,323,175	203,184,772	281,421,906
New York State	13,497,142	14,830,192	16,782,304	18,190,740	18,976,457
Washington County	46,726	47,144	48,476	52,725	61,042
Town of Salem	2127	2171	2258	2346	2702
Village of Salem	1,034	1,067	1,076	1,025	964

SOURCE: U.S. Department of Commerce, Bureau of the Census, Census of Population, 1940 - 2000. The most recent census data available is for the year 2000.

From 1940 to 2000, the variation amounts to only 70 persons. Over the period, the population size has actually declined 6.7 percent. This absence of growth is sharply contrasted to the experience felt in the larger surrounding jurisdictions during the same time period. The entire country evidenced an increase of 114 percent, New York State grew by 40.6 percent, Washington County experienced an 30.6 percent growth while the Town of Salem grew by 27 percent.

It is worthwhile to note that the surrounding Town of Salem had moderate growth over the same period - about 27 percent - as did most other communities located along the eastern border of Washington County. Major factors probably accounting for such low growth rates are lack of easy access and limited employment opportunities. The current national trend of moving into rural areas has been felt in Washington County principally in those areas within easy reach of the Northway (Interstate 87).

Age Distribution

In considering the ages of the population, the Village deviates only slightly from the pattern set by the County and State. Table IV shows the Village, County and State population by various age categories.

TABLE IV

Population By Age, 2000

Age Groups	Village of Salem		Washington County		New York State	
	Number	Percent	Number	Percent	Number	Percent
Under 15	206	21.4	12,349	20.2	3,923,707	20.7
15 - 24	123	12.7	7,732	12.7	2,531,853	13.3
25 - 54	395	41.0	26,480	43.4	8,384,558	44.2
55 - 64	95	9.8	5,931	9.7	1,687,987	8.9
65 & Over	145	16.1	8,550	14.0	2,448,352	12.9

SOURCE: U.S. Bureau of the Census, Census of Population, 2000

All three jurisdictions reflect the national trend toward younger populations with about three-quarters of the population 25 years old or younger.. Salem compares with the other jurisdictions in the percentage of its population in the 15 to 24 group. This indicates that there is not a serious out migration of youth who have completed their education and begun to settle where jobs are available, a situation common in many small communities. At the opposite end of the spectrum, the Village has slightly more in the 65 and over age category, another statistic that helps account for the stable growth rate evidenced over the past sixty years.

When the past age figures for the Village are reviewed, the overall trend can be better realized. Table V shows the age group changes over the past several decades.

TABLE V  
Percent of Population By Age

Village of Salem

Age Group	1950 Population	1960 Population	1970 Population	2000 Population	% change 1950 - 2000
Under 15	18.3	25.4	26.0	21.4	+3.1
15 – 24	14.9	9.7	12.3	12.7	-2.2
25 – 54	37.6	34.3	32.9	41.0	+3.4
55 – 64	10.6	11.6	10.6	9.8	-0.8
65 & Over	18.6	19.1	18.1	16.1	-2.5

SOURCE: U.S. Bureau of the Census, Census of Population, 1950-2000

The most dramatic increase in any group was experienced in the under 15 category during the 1950's (Represented by data from 1950 to 1960 in Table V). This increase was 7.1 percent (about 70 people came largely as the continuing post World War II. baby boom). The significant negative changes during the 1950's are found in the 15 to 24 and 25 to 54 groups. This shift is accounted for by the increasing immigration toward urban and suburban areas that was felt particularly after the Korean War. The changes from 1960 to 1970 indicate a tapering in both trends and a population that is gradually becoming increasingly composed of younger people.

Presentations of population trends provides valuable information for community planning as they create a "people" framework which shapes the plan. With accurate indications of the population age distribution in the past, available, plans can be designed to accommodate the residents in the future. Projecting population trends based on historical data is a hazardous preoccupation because the factors that cause population growth are complex, varied and constantly changing. The task becomes even more difficult for local rural communities since the necessary data is often lacking and it is impossible to account for migration from one village to another.

# ECONOMIC ACTIVITY

## ECONOMIC ACTIVITY

In any attempt to plan for a community's future, current economic activity and anticipated trends should be carefully reviewed. A survey of the community economy helps provide insights, among other things, into future land use requirements and what kinds of policies that will achieve community goals. Since very little statistical information is available for the Village of Salem in the past, a presentation of trends was not possible. Select economic statistics from US Census 2000 data is presented to represent a general picture of the economic situation as it exists in the village today.

Generally, the economy of any community is greatly dependent on economic forces exerted by the national, state and regional occurrences. Much of the local area's economy is a reflection of the economic status of the nation since there are very few communities that have the economic muscle to undergo an economic boom while the nation is in the midst of a recession. Thus, to a great extent, Salem's future will be dependent on national trends. Such recent national economic trends include the decline in the number of people engaged in agriculture; the shift of metropolitan growth from urban to suburban areas; and a new emphasis on service industries with a consequent reduction in manufacturing growth. Although these and similar trends will be influential regardless of the policies pursued by local government, it should not be assumed that the local economy is dependent entirely on national, state, or regional trends: many communities have stagnated economically during the nation's high rate of economic growth during the middle and late 1960's. Thus it becomes important for the Village to ascertain its current economic status and to determine the future direction of its economy.

### Family Income

Perhaps the most important indication of a community's economic status is the income of its residents. Table VI compares the Family Incomes - the total income for the entire family - of the Village and of the Town in 2000.

TABLE VI  
FAMILY INCOME\*

	Village of Salem		Town Of Salem	
	Median Income \$44,375 Number Of Families 287		Median Income \$45,668 Number Of Families 745	
	Number	%	Number	%
Under \$10,000	9	3.1	28	3.8
\$10,000-\$14,999	5	1.7	29	3.9
\$15,000-\$24,999	22	7.7	70	9.4
\$25,000-\$34,999	58	20.2	119	16.0
\$35,000-\$49,999	81	28.2	196	26.3
\$50,000-\$74,999	60	20.9	163	21.9
\$75,000-\$99,999	28	9.8	71	9.5
\$100,000-\$149,999	19	6.6	55	7.4
\$150,000-\$199,999	2	0.7	11	1.5
\$200,000 or More	3	1.0	3	0.4

\*groups of two or more persons related by blood, marriage or adoption, living in the same household

SOURCE: U.S. Bureau of the Census, Census of Population 2000

The Median Family income of the village of Salem in 2000 compares favorably with the town as shown in Table VI. It is slightly higher than the \$43,500 figure for Washington County and significantly less than the \$51,691 figure for the state of New York.

## Occupation Groups

Another important component of Salem's economy is its work force: the number of residents employed and the occupations they are engaged in. Table VII below shows the work force for the Town of Salem, Washington County and New York State broken down into the different occupations involved. Data for the Village is not included and no reason was given for its exclusion. The data is shown for the 1960 to 1970 time period. By far, the greatest percent of the work force in those three sectors then was employed as operatives. This blue collar group that included both skilled and semi-skilled workers increased by more than one-third during the decade from 1960 to 1970. On the other hand, decreases were evidenced in the farmers, farm managers, managers, administrators and the sales categories. Apparently, the work force was shifting from farm and white collar occupations into the blue collar trades. This represented a reversal of the national trend that had seen an increase of white collar occupations at the expense of blue collar trades. The decrease in the number of farmers was expected at that time because of the continuing decline in the number of producing farms - a trend that was common then throughout the County, State and Nation. It is presumed that the trends reported for the 1960 – 1970 time period also generally applied to the village. In the revision of this report in 2007 it was not possible to obtain occupation data that was consistent with the content and format of the 1974 census data. Therefore, a new set of comparison data was generated to represent the Occupational groups as they were depicted in the 2000 census data. The data is presented in Table IX for comparison. A general comparison of the two sets of data will reveal the migration of the various work groups over the past several decades.

TABLE VII  
OCCUPATION GROUPS

	Town of Salem		Washington County		New York State	
	1960	1970	1960	1970	1960	1970
No. of Employed	798	856	17205	18344	6599462	7124001
% Employed by Occupation group						
Prof. Technical	6.8	8.6	9.5	11.4	12.5	16.7
Farmers, F. Managers	12.9	4.9	8.0	4.3	0.9	0.6
Mgrs. Admin.	8.0	4.1	6.5	6.0	9.0	8.5
Clerical	6.3	9.8	11.0	13.1	18.1	22.4
Sales	8.8	3.5	5.3	5.0	7.3	7.5
Craftsmen, Foremen	6.2	8.3	12.0	14.0	12.4	12.2
Operatives*	13.1	42.5	26.2	26.6	18.1	15.1
Service Workers:						
Private Households	0.9	1.6	1.1	1.1	2.1	1.1
Other	6.7	7.6	11.6	11.6	9.3	11.9
Laborers	9.0	9.0	6.8	6.8	4.2	4.0

Includes chauffeurs, meat cutters, mine laborers, welders, etc.

NOTE: The 1960 figures include all persons 14 years of age and over who are employed or unemployed (but looking for a job) while the 1970 figures include such persons 16 years of age and over.

SOURCE: U.S. Bureau of the Census, U.S. Census of Population: 1960 & 1970  
25.

## Industry Groups

Table VIII represents another picture of the Town's work force, looking at it in terms of where people are employed, rather than the type of job they perform. The results here generally parallel those found in the Occupation Groups table: manufacturing had increased and was the dominant industry group while agriculture and retail trade (especially retail trade: from 17% to 5.4%) declined.

TABLE VIII  
INDUSTRY GROUPS

	Town of Salem		Washington County		New York State	
	1960	1970	1960	1970	1960	1970
No. of Employed	798	856	17205	18344	6599462	7124001
% Employed by Industry Group						
Manufacturing	31.5	38.2	34.4	36.2	28.6	24.2
Wholesale Trade	6.1	6.2	2.	3.0	4.4	4.4
Retail Trade	17.0	5.4	13.3	12.6	13.9	15.1
Agriculture	16.8	12.3	12.3	7.5	1.8	13
Mining	0	0	0.9	0.6	0.2	0.2
Construction	6.2	8.1	5.7	6.4	4.9	4.8
Business Repair Ser.	1.4	1.9	1.0	2.0	3.2	4.1
Personal Service	4.1	2.9	4.4	3.0	5.4	4.0
Professional Services	8.1	16.2	10.5	15.3	12.8	19.8

NOTE: The 1960 figures include all persons 14 years of age and over who are employed or unemployed (but looking for a job) while the 1970 figures include such persons 16 years of age and over.

SOURCE: U.S. Bureau of the Census, U.S. Census of Population: 1960 & 1970.

These statistics reflect a loss of commercial trade in the Village of Salem during this time period. While consumer preference for surrounding commercial areas cannot be changed overnight, the Village has begun to take steps to make the Village's commercial section a more attractive alternative. This can be seen in the visual improvement of the building facades in 2007. A suggestion, as a consequence of this data, was made that an effort should be undertaken to establish more convenient off street parking in locations within easy access of commercial and public facilities. It was also noted that many of the commercial area's structures are of historic or architectural interest. It was stated that in many instances, these buildings could be adapted to contemporary shopping needs by restoration and renovation. Finally it was recommended that aesthetic improvements could be achieved through the use of such means as effective uniform sign controls, street plantings and building refurbishments to create a more attractive environment to lure people into the commercial area. In the revision to the General Development Plan for 2000 in this report, the above suggestions will be addressed to show that the village has responded to these issues and will note the changes that have taken place.

Table IX  
**EMPLOYMENT DISTRIBUTION COMPARISON**  
**VILLAGE, TOWN AND COUNTY**  
 2000 Census Figures

	<b>Salem Village</b>	<b>Salem Town</b>	<b>Washington County</b>
Total Employed Civilian Population 16 Years And Older	467	1,281	27,357
<b>% EMPLOYED CIVILIAN POPULATION 16 YEARS AND OLDER</b>	%	%	%
<b>OCCUPATION</b>			
Management, professional, and related occupations	28.7	29.5	25.1
Service occupations	19.5	13.7	17.3
Sales and office occupations	18.4	18.7	24.0
Farming, fishing and forestry occupations	3.0	5.2	1.9
Construction, extraction and maintenave occupations	8.4	11.0	10.8
Production, transportation and material moving occupations	22.1	21.9	21.0
<b>INDUSTRY</b>			
Agriculture, forestry, fishing and hunting, and mining	3.4	9.9	5.0
Construction	6.6	7.6	7.5
Manufacturing	15.8	16.2	18.8
Wholesale trade	3.4	2.0	2.8
Retail trade	12.0	11.7	13.2
Transportation and warehousing, and utilities information	2.4	2.5	3.3
Information	2.6	2.0	2.2
Finance, insurance, real estate, and rental and leasing	3.9	3.6	3.4
Professional, scientific, management, administrative, and waste management services	3.2	4.0	5.1
Educational, health and social services	27.8	26.9	20.8
Arts, entertainment, recreation, accommodation and food services	9.2	6.0	6.8
Other services (except public administration)	4.7	3.3	4.0
Public administration	4.9	4.4	7.0
		..	
<b>CLASS OF WORKER</b>			
Private wage and salary workers	65.7	66.3	72.2
Government workers	21.4	19.9	17.9
Self employed workers in own not incorporated business	12.0	12.8	9.4
Unpaid family workers	0.9	1.0	9.5

Data source is US Department of The Census 2000 Data

## EXISTING PUBLIC FACILITIES

## EXISTING PUBLIC FACILITIES

Community facilities are the tangible result of local tax dollars and often reflect a community's cultural and civic spirit. They provide a focal point for community activity, and their physical condition often influences the amount of local enthusiasm for community operations. In addition, the physical condition of community buildings will add to, or detract from, the general community appearance.

Community services, namely fire and police protection and education, are important in providing for the well-being of local residents. The adequacy of fire protection in conjunction with fire hydrant availability is a determinant of the community's fire insurance rating and directly influences the residents' insurance premiums. School systems within a community are often subject to the most stringent scrutiny, usually by prospective residents and by the many universities seeking to admit the youth of the community.

### Community Service Facilities

#### Municipal Water System

The Municipal Water System was installed in 2003 to protect the drinking water for the health and safety of the Village residents. The source of the water for the system is three wells supplying a 300,000 gallon water storage tank, all located on Village owned property on Stanton Hill Road in the Village. Also located on the 13.7 acre property is a water facilities building containing a control room for the water system, a water office and a large storage garage. A detail drawing of this building is located at the end of this section. The water distribution system covers the full extent of the Village and presently provides water to 261 service connections. A total of 394 eligible connections are anticipated in the future.

#### Department Of Public Works

The Village utilizes and maintains a 49' x 47' water facility building on its Municipal Water Department property on 53 Stanton Hill Road in the Village. This building serves both the Water and Public Works Departments with office space, maintenance facilities and storage space. The storage barn section of the building has 2,355 square feet of enclosed floor space that is used to house street maintenance supplies, tractors and vehicles. A 30' x 60' building is also available on village property on Archibald Street for equipment and general storage.

The Village employs two full-time men and some additional part-time help as required, to maintain the Village's streets and sidewalks. A cooperative arrangement with the Highway Departments of the Town of Salem, Town of Cambridge and town of Greenwich allows for additional manpower and equipment to be available for street sweeping, leaf pickup and other street maintenance tasks that require an exceptional support effort for a short period of time. Equipment owned by the Village and used by the Department Of Public Works is as follows:

<u>Quantity</u>	<u>Equipment</u>	<u>Year</u>	<u>Condition</u>
1	Ford F-450 4x4 Dump Truck - 3yd sander – Fisher 9ft plow	2005	Good
1	IH Dump Truck - 5yd sander - 10 ft plow - 10 ft wing plow	1988	Good
1	Holland Backhoe Loader - 4x4 – 80 HP Diesel	1999	Good
1	Kubota 20hp 4x4 - front bucket - 5ft v-plow - 5ft rear deck mower	2000	Good
1.	Ford Crown Victoria car	2004	Good

Street maintenance facilities are adequate at this time, and appear to be so for the near future.

### Time Warner Cable Service

The Village of Salem has a franchise agreement with Time Warner Cable that sets the conditions for the operation and maintenance of its “Cable Television System” in the Village. The “Cable Television System” consists of a network of fiber optic cables, initially installed within the Village limits in 1997, that provides Village residents broadband telecommunications service. This service provides both one-way and two-way transmissions to subscribers of broadband internet service as well as television reception.

### Community Protection Facilities

#### Police Protection

The Village of Salem contracts with the Washington County Sheriff’s Department for police protection. The service is provided under a lease agreement that provides 40 hours of coverage per week. The Department designates one full-time deputy for Village law enforcement and police protection. Other deputies are assigned as required. The Sheriff’s Department provides routine road patrol and answers complaints.

The sheriff’s sub station is located in the Town of Salem approximately 1.5 miles south of the Village center on route 22. The New York State Police also provides routine road patrol and surveillance. Police protection, at present, is adequate, and no additional facilities should be needed in the immediate future.

#### Fire Department

Salem Village is served by the 43 member Salem Volunteer Fire department which is a department of the village. The department serves all of the Town of Salem including the Village, except the Shushan area. Also included in the service area is part of the Town of Jackson. A map displaying the several sectors within the service area is provided at the end of this section. The Department has the following pieces of equipment:

1. 1990 ETA-443 Engine Tanker Truck with 1000 gal. capacity at 1250 gpm.
2. 1996 ETA-442 Engine Tanker Truck with 1000 gal. capacity at 1250 gpm.
3. 2001 Rescue Truck 4x4
4. 2002 Attack Truck, 1-Ton 4x4 with 250 gal. capacity at 1000 gpm.

The trucks along with their fire fighting equipment are housed in two locations in the Village. Two trucks are kept in part of the Proudfit Building and two in a building owned by the the Salem Volunteer Fire Department, Inc., a block away on South Main Street. The Fire Department responds to all types of fires, hazardous materials incidents, automobile accidents and other emergencies as required.

#### Salem Rescue Squad

The Salem Rescue Squad, with approximately 25 members, operates out of a Squad Building on East Broadway in the Village. The Rescue Squad serves the surrounding area including the Town and Village of Salem, the Towns of Hebron, Jackson and E. Greenwich and Rupert and W. Rupert in nearby Vermont. Major pieces of equipment housed at the Squad Building are two Medtec ALS equipped ambulances, both in good condition, and a smaller

Tomahawk ALS equipped ambulance. The building also houses all the necessary medical supplies for the performance of squad duties.

### Emergency Response Plan

In 2007 the Village of Salem created and adopted an Emergency Operations Plan. The purpose of the plan is to define a set of procedures that can be applied to address a hazardous incident, either large or small that primarily affects the Village. The plan is structured to provide village officials and participating agencies the basis for a coordinated approach for the application of resources to the management of a disaster incident. The intent is to minimize the impacts to people, property, public services and economy and that normal community conditions are restored as quickly as possible. The emergency procedures as defined in the plan also comply with the guidelines and structure presented by the National Incident Management System (NIMS) established by the U.S. Department of Homeland Security. The NIMS provides a consistent nationwide approach for federal, state and local governments to work effectively and efficiently together to prepare for, prevent, respond to, and recover from domestic incidents, regardless of cause, size or complexity. The Homeland Security Presidential Directive (HSPD-5), Management of Domestic Incidents, requires all Federal Departments and agencies to adopt the NIMS and use it in their individual domestic incident management programs. The directive also requires adoption of the NIMS by state and local organizations as a condition for Federal preparedness assistance (through grants, contracts, and other activities) beginning in FY 2005. The Village of Salem Emergency Operations Plan has been constructed to be in compliance with all Department of Homeland Security directives. The Village Emergency Operations Plan is also in compliance with the duties and responsibilities of village officials as specified in the Handbook for Village Officials prepared by the New York State Conference of Mayors and Municipal Officials.

### Community Operational Facilities

The Village maintains a public meeting room, a public library and Village office space in the Proudfit Building located in the center of the Village at the intersection of Route 22 and West Broadway. In January of 1976, a structural fire destroyed the upper floors of this building. The village board backed by strong public sentiment agreed to preserve the architecturally and historically significant brick first floor with its large Roman style windows. The building continues to serve the community as the location for a library, village archive retention facility, public meeting rooms and village office space. The first floor of the building now houses the Bancroft Public Library, Proudfit Hall (a public meeting space) and the Village Office and Village Board meeting room.

The Proudfit Hall meeting room also serves as the courtroom for Town and Village Court sessions. This space does not meet current state requirements for privacy and safety for a courtroom facility. An alternative location within the Village that meets those requirements must be found.

The space in Proudfit Hall serves several functions. It serves as an office for the Village Clerk, central office for the Fire Department, office of the Town and Village Court Judge and office for the Village Historian. The village office also serves as the Emergency Operations Center when emergencies arise in the village requiring the application of resources beyond the capability of the village. An historical archives now exists in Bancroft Library and an inactive records room exists in the basement of the Proudfit Building. Historical artifacts are also stored in both places.

Proudfit Hall can accommodate a group of xx people for public meetings and other community functions. The Village Board meets the first Wednesday of the month in the board meeting room adjacent to the village office.

### Community Laws And Regulations

#### Zoning Law

A zoning law restricting the location, construction and use of buildings, structures and the use of land in the Village was enacted by the Village Board in 1975. The purpose of this local law is to promote the health, safety, morals and general welfare of the community. In accordance with the Village General Development Plan, this local law is designed to lessen congestion in the streets, to secure safety from fire, floods and other dangers; to promote health and the general welfare; to provide adequate light and air quality; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements.

#### Local Laws

The Local Laws of the Village of Salem were enacted by Board of Trustee's Resolution and filed with the New York State Secretary of State on July 16, 1979. The laws were revised in August 2003. A further revision in 2005 added a Local Law restricting the construction and operation of outdoor wood-burning furnaces within the Village of Salem. The Local Laws address the following issues:

- Public Nuisance
- Restrictions on Garbage, Debris and Waste
- Restrictions on Abandoned, Discarded, Dismantled, Junked and Unlicensed/Unregistered Vehicles
- Restrictions on the Possession of Open Containers of Alcoholic Beverages in Public Places
- Loitering
- Regulation of Mobile Homes, House Trailers, Mobile Home Parks and House trailer Parks in the Village of Salem
- Local Law Regarding Dogs and Pets
- Trespassing
- Parking
- Speeding and Driving Infractions
- Vending Licenses Within the Village of Salem
- Regulation of Offsite Commercial Signs

#### Structural Safety Law No. 1 – 1980

The purpose of this ordinance is to promote and preserve the safety, health and welfare of the residents of the Village of Salem, by providing a method for the repair or removal of buildings and structures within the Village that have become dangerous or unsafe. The law enables the Village to require those structures declared to be unsafe or a public nuisance to be repaired, removed or secured.

## Community Educational Facilities

### Salem Central School System

Washington Academy, founded in 1780, later becoming Salem Central School System, was among the first secondary schools in New York State. . The original building was constructed in 1939 and additional wings were added in 1955, 1972 and 1998. The district serves students from the towns of Salem, Hebron, Shushan, Jackson, Greenwich and approximately 50 students from the neighboring town of Rupert who are enrolled in the secondary level program as part of a unique relationship with the state of Vermont. The district has a stable enrollment of 900 students, K-12, on one central campus on a 25 acre site on East Broadway. The district employs approximately 125 individuals, including 85 teachers and four administrators. The administration staff is comprised of the superintendent, two building principals, K-6 and 7-12, a business administrator and a Director of Special Education.

The 425 students in the elementary school are served by 22 classroom teachers as well as full-time professional personnel in the areas of art, music, physical education, and library science. The K-6 structure offers both multiage and traditional classes as well as a departmentalized approach in sixth grade. Also programs in Latin (grades 5 & 6), Reading Recovery (grade 1), and mentoring help to illustrate the emphasis placed on preparing students to become successful lifelong learners in a competitive society. Thirty-five teachers serve approximately 450 students in the high school academic, occupational, fine arts, and special education areas. Instruction in a second language (French and Spanish) begins in the seventh grade. Highlighting an excellent agricultural program is an on-site greenhouse in the high school courtyard. Expanded computer lab facilities provide students with the opportunity to develop this important technological skill. In addition, Advanced Placement English, History and Calculus are available to students in their junior and senior years as well as a science research course. Also through a NYS and federal grant, students in grades 7-12 are able to participate in a service learning program. Typically, students have logged in well over 5000 hours while completing service learning activities throughout our school and local community during each of the past five years.

Although the facility is near capacity in enrollment, declining elementary enrollments in recent years indicate that the building facilities will be adequate for some years to come. It is recommended, however, that provisions be made for a new auditorium as the old one is reported inadequate for most of its functions. Other improvements needed are a regulation size running track, athletic field upgrades and driveway and parking lot upgrades.

## Community Recreation Facilities

### Village Park

The Village of Salem purchased a 22,726 square foot (0.52 acres) piece of vacant property in the center of the village in 1992 and converted it into a park. The park was landscaped and fitted with a gazebo as a recreational area by a local citizen committee. The park also contains a public parking area that can accommodate approximately 20 cars. The site is used for public gatherings, outdoor concerts in the summer and the site for a Farmers Market.

### Carnival Grounds

A 3.5 acre piece of property on Archibald Street is owned by the Village and used almost exclusively by the Volunteer Firemen for their annual fund raising carnival every summer. The site has the potential to be used for public gatherings or recreational purposes with proper planning.

### Other Facilities

The school grounds are open to the public. This includes the baseball fields, basketball courts and tennis courts.

The Village has a summer Youth Recreation Program which includes swimming. The swimming program is held at the Hebron Conference Center swimming pool in Hebron.

The Historical Salem Courthouse Preservation Association conducts programs throughout the year at the Courthouse in the Village which addresses the recreational needs of the entire community.

### Community Cultural Facilities

#### Bancroft Public Library

The Village owns and operates the Bancroft Public Library which is housed in the Proudfit Building at 181 South Main Street. The Library is open to the public every day (except Wednesday and Sunday) from 12:30 P.M. to 4:30 P.M. and also on Tuesday and Thursday evenings from 6:30 P.M. to 8 P.M. The library houses a collection of over 18,000 items. The library also sponsors a book club, a chess club, a scrabble club and a pre school story hour.

#### Fort Salem Theatre

In 1972 the historic prebyterian church on East Broadway was converted into Fort Salem Theatre by Judge Whilliam Drohan who produced the first shows there. In 1979, the theater was sold to Quentin C. Beaver, a director and award-winning actor, who had starred in several productions and came to love Salem as a second home. Under his aegis, the reputation of Fort Salem thrived, becoming one of the premier summer stock theatres of the Northeast, known for the professional quality of its family-oriented musicals, comedies and occasional dramas. His daughter, Kathy Beaver, served as artistic director for five seasons, through the very successful thirty-fifth anniversary summer in 2006. In the fall of 2006, Hebron resident Jay Kerr purchased the Fort Salem Theater from the Beavers. Under new direction, Fort Salem Theater operates a Mainstage and a Cabaret, and offers instruction in the three seminal elements of Musical Theater (Acting, Singing and Dancing), including Master Classes with working professionals in each of the disciplines.

The Mainstage and Cabaret serve as examples to students and the community-at-large of quality performances produced and executed in an environment conducive to the free flow of

creative energies and ideas, in which artist and audience alike are nurtured and respected. Professionals are encouraged to workshop new productions. Time and space are accessible at the theater to community groups as needed and available. The educational wing of Fort Salem strives to support the student in his/her strengths, analyze and address technical deficits, and provide training that will result in a series of general skills that can serve him/her in future academic, community, or professional theatrical experiences. Fort Salem embraces the artist – writer, performer, director, designer – who works to reach across the physical abyss between stage and audience, touching souls as observer becomes spiritual participant with performer.

### Salem Art Works

SALEM ART WORKS (SAW) is an independent artist's community situated on a 120 acre tract of former farmland located in the center of the Village. SAW hosts a community of diverse artists, providing residencies, workshops, community programs and lectures. The driving vision of SAW is the belief that community fosters growth in all endeavors, particularly artistic development and expression. The best liberal and fine arts education requires not only classroom instruction, but also interaction with the world outside. SAW's mission is to facilitate individual and group learning across all disciplines among practicing artists and the general public. The idea that all of the arts share common moments of inspiration and expression is central to SAW's philosophy. SAW encourages young or developing artists to take part in its instructor led classes and also encourages the public to visit the grounds to observe artists at work or enjoy the day reflecting in our sculpture park.

### Salem Historic District

The Salem Historic District was designated and entered on the National Register of Historic Places on May 26, 1975. The U.S. federal government designates historic districts through the U.S. Department of Interior under the auspices of the National Park Service. The Register is an official list of districts, sites, buildings, structures and objects worthy of preservation. The present district includes the buildings on the northern end of Main Street from the former railroad crossing adjacent to Thomas Street, all the way south to Park Place. Also included are the buildings from the Courthouse on East Broadway to the railroad crossing on West Broadway.

### Old Revolutionary War Cemetery

The town of Salem owns and maintains the Old Revolutionary War Cemetery on Archibald Street in the Village. In addition to containing the bodies of many of Salem's earliest Settlers, like James Turner, Hamilton McCollister and Joshua Conkey, the cemetery contains documented burials of 101 Revolutionary War soldiers. Consequently, this cemetery probably holds the greatest number of Revolutionary War soldiers in New York State. Overall, 1034 engraved tombstones are found here. Among the stones can be found 32 early American carvings of the rounded angel head style of Zerubbabel Collins of Shaftsbury, Vermont. The cemetery has been mapped and the graves identified and indexed through a student Learn and Serve Grant, sponsored by Salem Washington Academy. A list of those buried there is available from the town historian. The cemetery has been placed on the National Register of Historical Places by the United States Department of the Interior..

### Community Religious Facilities

First United Presbyterian Church – Located on West Broadway was built in 1797 is one of the oldest churches north of Albany. Church was founded by Dr. Thomas Clark, MD from Ballibay, Ireland. Salem was founded by 140 of Dr. Clark's imported congregation.

Methodist Church – Located on West Broadway was the first wood-framed building on this site in 1841. A second, in brick, was completed in 1882 and was destroyed by fire in 1891 then rebuilt 1892.

ST. Paul's Episcopal Church – Located on East Broadway was built in 1860. The church contains a valuable Tracker organ Built in 1855 by E.&G. Hook of Boston. Additional information about the church can be obtained by visiting its web site at [www.orthodoxanglican.org/salem](http://www.orthodoxanglican.org/salem)

Holy Cross Church & Rectory – Located on North Main Street is a Catholic church built in a Gothic style ca. 1889. A wooden building had been built in 1860. The brick church is the centerpiece of the neighborhood known as Irish Town. Irish came here after the potato famine in Ireland ca. 1840. Times of masses can be found at [www.mastimes.org](http://www.mastimes.org)

### Community Health Facilities

#### Salem Health Center

The Salem Family Health Center is affiliated with the Glens Falls Hospital in Glens Falls. In addition to general health services, physical therapy, ophthalmology and obstetrics/gynecology are available. The health center is staffed with two doctors and has limited opening hours only during weekdays. Because of limited resources, it is not equipped or staffed to provide extended services in emergencies.

#### Chiropractic Service

A resident Chiropractor maintains an office on Main Street.

### Community Organizations

#### Salem Area Chamber of Commerce

In 1995 the Salem Area Chamber of Commerce was formed. The Chamber is organized to develop, encourage, and protect the commercial, professional, financial and general business interests of the Salem area. Its purpose is also to promote the general welfare of the community, to extend and promote trade and commerce, and preserve and protect the industrial, agricultural, historical and cultural interests of the Salem area. Although its purpose is to address the Salem area, its focus has been on the Village as the primary source of economic activity in the community.

#### Historic Salem Courthouse Preservation Association

In 2001, a committee of local citizens was formed to investigate the reported closing and disposal of the Washington County Courthouse and Jail in the Village of Salem. In September of 2002, the non-profit Historic Salem Courthouse Preservation Association (HSCPA) was chartered with its purpose to preserve the courthouse for the benefit of the community and to assure that the

complex would be owned and managed by a Salem entity. The final arrangement between Washington County, the Town of Salem and HSCPA was for the Town of Salem to own the property and for the HSCPA to manage the property and oversee its historic preservation and development as a community center. The arrangement is documented in a memorandum signed by the Town, Village, HSCPA and the County in July 2003. The Town received the deed to the Courthouse Complex from the County in 2004 and a 20 year lease and management contract with the Town and HSCPA was signed in 2004.

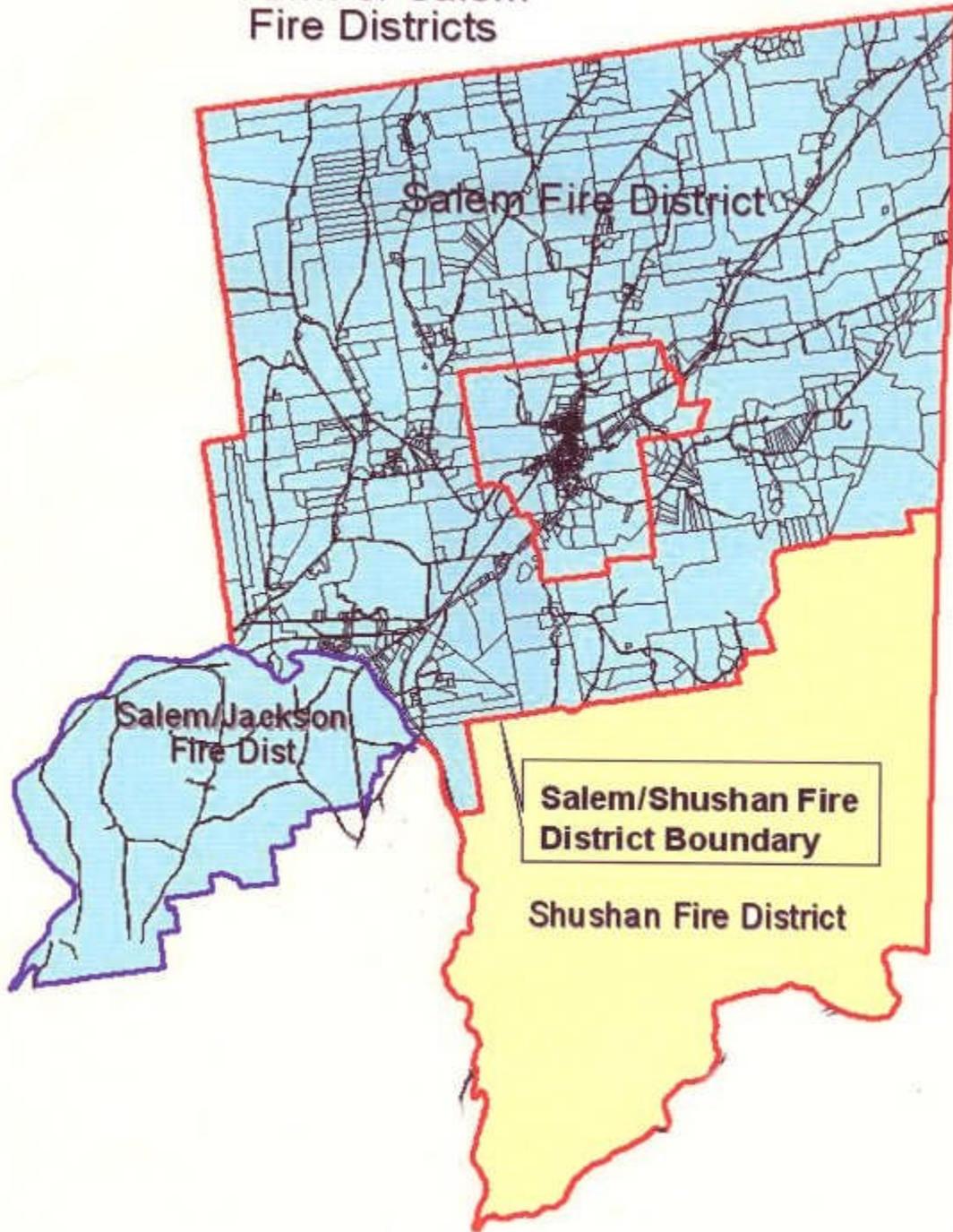
The mission of the HSCPA is to preserve and protect the historic 1869 Washington County Courthouse complex, to facilitate uses of the property for fine and performing arts, crafts, and educational activities for people of all ages. It is also to encourage economic growth and revitalization and to enhance the quality of life in the Salem area.

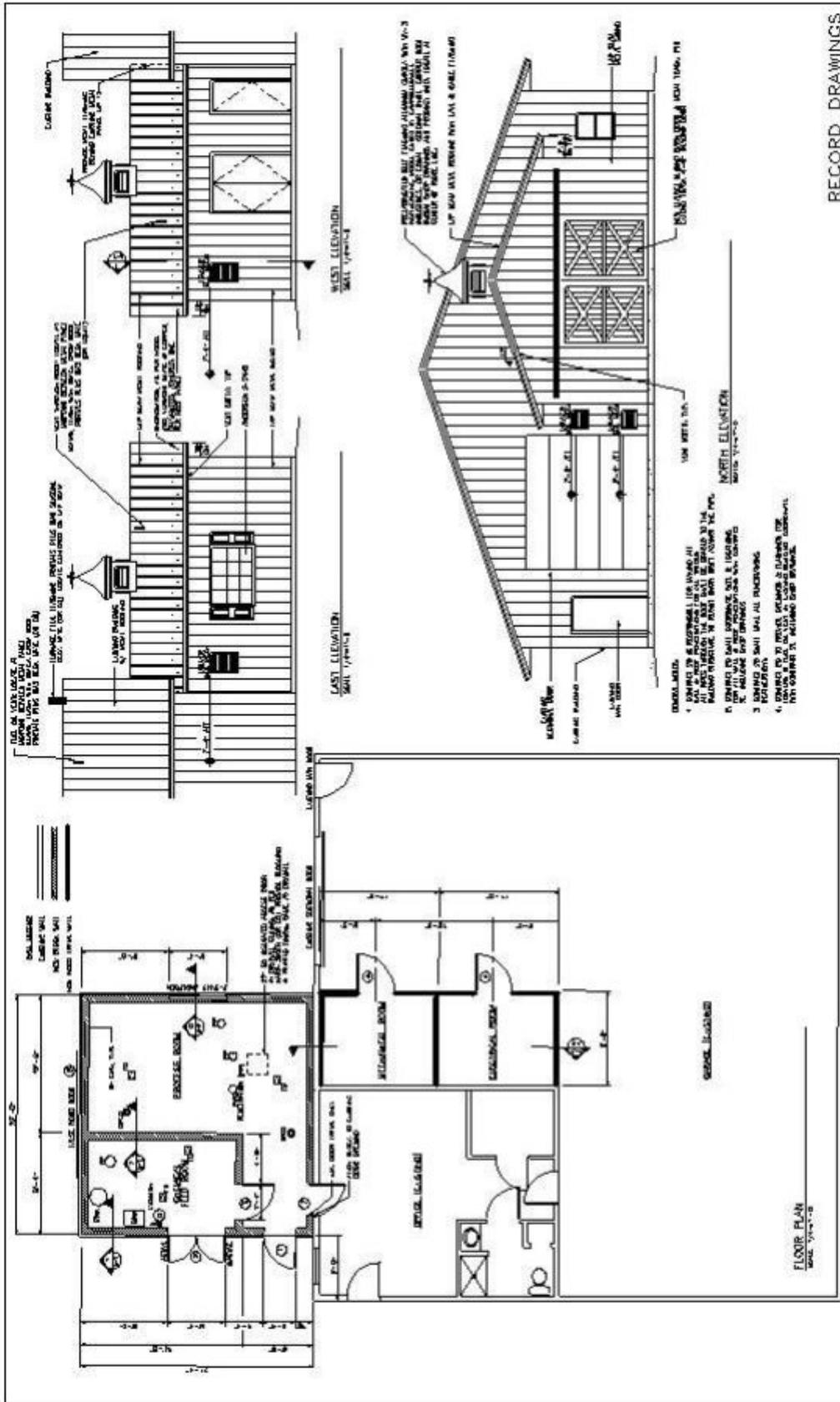
Since 2002, the Courthouse Association has become a large, complex and successful organization. It has raised more than \$300,000 in grants for historic restoration and reuse. Its annual operating budget has increased almost ten-fold to approximately \$100,000 a year, and by buying and hiring locally, has become a significant asset to the local economy.

Since the HSCPA moved into this building in 2004, it has become a thriving community center. Programs have grown to include arts and crafts, theater and music productions, vacation- and summer-camps for hundreds of children, and a prospering thrift shop. The Battenkill Kitchen, located in the Courthouse complex, has been revitalized and currently preparing for full operation. The kitchen which was formerly used to serve prisoners in the closed Washington County Jail is now state qualified and available to the public for commercial use. In addition, the Courthouse hosts more than 1,000 people each year at meetings, workshops and conferences sponsored by other community organizations. The school uses the courthouse as an ancillary building for private tutoring and music and drama rehearsals.

The most remarkable aspect of this growth, however, is the number and diversity of the people who have worked to make it happen. They represent a true cross-section of the community—seniors, adults, youths and children, from all demographics and ways of life in Salem. Community members who might not otherwise even know each other, have transformed the Courthouse into a continuing celebration of what it means to participate in and contribute to a strong and thriving community.

Town of Salem  
Fire Districts





RECORD DRAWINGS

Project No. **A-1**

DATE: 12-15-2023

WATER TREATMENT FACILITY  
AND WATER MAIN CONSTRUCTION  
CONTRACT NO. - GENERAL CONSTRUCTION

VILLAGE OF SALLY  
WASHINGTON COUNTY  
NEW YORK

**CHA** CLOUDHART ASSOCIATES LLP  
ARCHITECTS  
100 W. WASHINGTON ST., SUITE 200  
SALLY, NY 13152  
P.O. BOX 1000  
SALLY, NY 13152

CHA CLOUDHART ASSOCIATES LLP  
100 W. WASHINGTON ST., SUITE 200  
SALLY, NY 13152  
P.O. BOX 1000  
SALLY, NY 13152

NO.	DATE	DESCRIPTION
1	12/15/23	ISSUED FOR PERMIT
2	12/15/23	ISSUED FOR CONSTRUCTION
3	12/15/23	ISSUED FOR RECORD

DATE: 12-15-2023

SCALE: 1/4" = 1'-0"

## PROGRESS REALIZED

## PROGRESS REALIZED TOWARD MEETING 1975 GOALS

In the time period between the initiation of the General Development Plan in 1975 and the present revision in 2007, significant progress has been made in meeting the goals and objectives defined in the 1975 plan. It is important to identify this progress in order to obtain a perspective of the additional work that must be done and to appreciate the benefit of the General Development Plan as a guide in this progress. The plan defines an agenda for growth and development of the Village. One of the indicators of the current relevancy of that agenda is the extent that that plan has been fulfilled or accomplished over the years since its inception. A compilation of progress made in meeting the concerns and objectives expressed in this document is presented for review with recommendations for additional effort where necessary.

### Drinking Water Protection

Between the choice of a sewage system or a water system, the Village chose the water supply option in 2003 as the most economical choice given the funding options available. A modern state of the art municipal water system with controlled monitoring and testing procedures in place will insure a safe drinking water supply for the Village.

### Village Corollary Improvements

As a collateral benefit, from the water system installation, the Village was able to replace several hundred feet of sidewalk in the Village that were torn up to install water mains. Much of that sidewalk was in disrepair. In addition, the installation provided the opportunity and funding to replace and add new trees to enhance the future appearance of the village. The recent revitalization of several business establishments is a positive indication of the installation of the Municipal Water System as a contributing factor to the economic growth experienced in the Village business district.

The water system project also provided sorely needed office and storage space with the addition of the renovated barn on the water system property.

An increase in the protected classification rating by the Information Services Office (ISO) has resulted in a fire insurance premium decrease for homeowners and business establishments in the Village. The premium reduction was due to the increased fire protection provided by the hydrants installed with the Municipal Water System. An associated benefit was the readily available water supply for fire fighting that was previously obtained from fire wells and nearby streams.

### The Flood Prone Area Safeguards

The seriousness of the flooding situation in the Village of Salem has been recognized by County and State agencies such that some of their limited resources have been allocated to attempt to remedy this problem. The most recent project by the New York State Department of Transportation (NYSDOT) has been directed toward the replacement of the two bridges spanning White Creek in the Village. One is located on Archibald Street and the other is on South Main Street. The purpose of both replacements was a mitigation measure to increase the hydraulic opening sizes and prevent the snagging problem of both bridges to minimize their contribution to

flooding in the Village. Past floods have demonstrated that the bridge openings have been inadequate to allow unimpeded stream flow beneath the bridges. Further, the design of the understructure of both bridges was prone to snag trees and debris carried by flood waters, further restricting stream flow. The blocking effect of both bridges has contributed to the overflow of water into the center of the Village in previous floods. In 2005, the Archibald Street Bridge replacement was completed. The Main Street bridge replacement was completed in 2006. Both bridge replacements were designed to address this problem. Opening sizes have been increased and the undercarriage of both has been smoothed to eliminate the snagging tendency exhibited by the previous bridge undercarriage designs.

The report, "An Identification of the Characteristics and Sources of Flood Events in the Village of Salem NY" is a detailed accounting of the extent and causes of flood events in the Village over its past history. The conclusion of the report is a proposal for a hydrological study for a broad mitigation effort that involves the full extent of the watershed extending from the headwaters of White Creek in Vermont down to the Village center.

Village participation in the Washington County All-Hazard Task Force in 2006-2007 resulted in a Washington County All-Hazard Mitigation Plan. The Salem flood report was a major contribution to that plan and was included in its entirety. Washington County received a grant from the New York State Emergency Management Office (SEMO) to develop a natural hazard mitigation plan. The plan is the representation of the jurisdiction's commitment to reducing risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards. The plan will also serve as the basis for the state to provide technical assistance and to prioritize project funding. As a major contributor to the report, Salem should receive special attention for project funding.

### Historic Preservation

The village concerns for preserving and protecting its historical heritage resulted in the establishment of a historical district in May 1975.

The Revolutionary War Cemetery with village support was placed on the National Historic Register as an historic place in 2005.

Restoration of the stone wall around the Revolutionary War Cemetery erected in 1810 is taking place and 200 feet have been restored during the 2006-2007 years. Another 100 feet of repair will take place in 2008. The village has worked with the town highway department in tree removal in the cemetery.

In January 1999, Washington Academy school students as part of their community volunteer requirement and directed by their teacher, mapped and indexed the gravesites. The town historian and volunteers straightened leaning gravestones, put up new cemetery signs, placed burial name indexes in a new mailbox, and printed an information brochure. The town cemetery committee set up by-laws, wrote stone rubbing regulations, and placed flag holders at the graves of all veterans buried in the cemetery.

In 2001 the village, in concert with the town and the Historic Salem Courthouse Preservation Association, Inc., signed a memorandum of agreement to support the courthouse preservation project by donating in-kind-service--mainly snow plowing of the courthouse driveways and parking lot.

As the result of the village preservation philosophy, teachers are able to relate the history and architecture of the village. Easy access to living history permits classes to walk the streets with their history and art teachers to gain first hand knowledge of 19th century architecture and the people who lived here at that time.

The preservation of historical facts and events from 1762 to date is ongoing through historical reenactments, plays, lectures, slide shows, parades, seasonal feasts, and theme events. Village support of these programs is excellent.

The village provided historian's office and archive contains printed information, bulletins and guides from the New York State Parks and Historic Preservation Department, dealing with preservation of structures, artificates and paper goods--all available to the public.

The historian is used as a reference person for researchers, preservationists, home restorers, and commercial building restorers seeking guidance.

Welcoming signs alert the public that Salem is an historic village. Other wooden signs are located at important buildings or sites as well as State cast iron historical signs in the village and town.

The village has, since 1984, supported the historian in preserving its most important documents and records through state records keeping grants. An historical archives now exists in Bancroft Library and an inactive records rooms exists in the basement of the Proudfit Building. Historical artificates are also stored in both places.

# GENERAL DEVELOPMENT PLAN

2000 -2025

## THE GENERAL DEVELOPMENT PLAN – 2000 -2025

### Introduction

This General Development Plan, is a generalized long-range plan that shows the desired future development of the Village of Salem.

The Plan itself represents a combination of three essential factors. First are the community goals for Salem, which were created as a result of data gathered in the public opinion survey. The second major factor was an analysis of the community's resources as presented in the background studies. The third factor was the degree of progress and the changing factors since the goals were first established. The community goals and objectives are restated here for ease of reference:

**1. Goal - To maintain the rural character of Salem.**

Objective - To concentrate future growth in areas where development already exists and retain as much open space as possible.

**2. Goal - To promote and encourage economic development and provide greater employment opportunities.**

Objective - To attract new commercial and light industrial enterprises that would be compatible with the character of the Village.

**3. Goal - To preserve agricultural lands and open space.**

Objective - To compliment the presently established agricultural district with a system of land use controls designed to achieve this goal.

**4. Goal - To reduce water pollution.**

Objective - To develop an efficient program to combat pollution of the Village's streams and the aquifer that provides a recharge source to the village water supply.

**5. Goal - To preserve historic sites and districts.**

Objective - To establish a system of land use controls which accommodate this goal. To encourage the participation in and support of the local historical society.

**6. Goal - To provide adequate recreational facilities.**

Objective - To establish a comprehensive recreation system, serving all age groups, by using all available private, Village, County and State resources.

**7. Goal - To provide orderly development and a reasonable pattern of land use.**

Objective - To establish a system of land use controls that will work to the best advantage for the residents of the Village of Salem.

Of the original set of goals established in 1975, all have remained unaltered in the 2007 revision except Goal number 4, to reduce water pollution. With the installation of the Village Municipal Water System, the initial concerns expressed in the 1974 survey have been addressed and largely satisfied. A threat to the water supply continues to exist, but is now oriented toward pollution of the aquifer by streams that course through the village as well as the discharge from septic systems.

An objective of this Plan is to determine the most desirable and suitable locations for residential, agricultural, commercial, and industrial uses. In addition, the Plan includes specific recommendations for community action in three areas. The time frame of the Plan is 25 years using the year 2000 as the base. This is of course, contingent upon the adoption and vigorous implementation of the Plan.

While the Plan presents the future development pattern for the Village as a static document, it should not be considered a final fixed end point in the Village's planning process. The Plan is based on existing conditions and identifiable trends. As unforeseen developments occur, as they surely will, the Plan should be changed to accommodate them. Thus the Village's planning program will not stop with the development of this Plan. The Village must be continually aware of both local and regional trends and developments. These changing conditions must be analyzed and accounted for, and the Plan must be reviewed, updated and revised accordingly.

#### Major Determinants of the Proposed General Development Plan

The Proposed General Development Plan, as previously indicated, is based upon both the long-range planning goals and the recommendations presented in the background studies. The planning goals and recommendations were reviewed by the Salem Planning Board in 1975, and a series of guiding principles were formulated as a result of that review. Those guiding principles are the major determinants of the Proposed General Development Plan. That is, the major determinants are the factors that have shaped the Proposed General Development Plan. In the 2007 revision of the plan these goals and recommendations were reformulated to account for those measures applied in the interim to meet those goals and to address changing circumstances. These major determinants follow:

##### 1. TO PROVIDE MAJOR SAFEGUARDS IN THE FLOOD PRONE AREAS.

According to the National Flood Insurance Program and the requirements of the New York State Department of Environmental Conservation, communities that contain areas of land which have been designated as flood prone must enact land use regulations designed to reduce danger from flooding. Unless appropriate regulations are enacted, any development in these areas could not qualify for flood insurance, and consequently it would become almost impossible to secure a mortgage on any such property. Flood hazard mitigation measures for these areas is one of the principles of the Village of Salem General Development Plan.

##### 2. TO PRESERVE AGRICULTURAL ACTIVITY.

Agriculture is seen as a two-fold benefit in the Village of Salem. It is an important part of the economy of the Village, and the surrounding area; and it serves to maintain the rural character of the Village.

##### 3. TO CHANNEL DEVELOPMENT INTO AREAS MOST SUITABLE.

The Plan should consider such natural characteristics as soils and slopes as well as accessibility and economic activity to determine where future development should occur.

4. TO ALLOW FOR CONTINUED RESIDENTIAL GROWTH.

The Plan accepts the fact that the Village's future growth will consist of mainly limited residential expansion. Accordingly, a great deal of the Village should be designated for this purpose with various densities proposed, according to soil capabilities, population growth and desirable growth patterns.

5. TO PROVIDE SUFFICIENT AREA FOR COMMERCIAL AND INDUSTRIAL GROWTH.

The Plan should insure that commercial and industrial activity is not allowed to create a nuisance by locating in primarily residential areas. Separate areas should be delineated, but the Plan must be sure to allow sufficient room for commercial and industrial growth and expansion.

6. TO PROMOTE COMMUNITY IMPROVEMENT.

The Plan should support and promote measures to improve the general condition and appearance of the Village.

7. TO DEVELOP COOPERATIVE ARRANGEMENTS WITH THE TOWN

The common interests of the town and village have enabled both bodies to work cooperatively toward achieving the progress and growth that has benefited both communities. Continued cooperation is encouraged with new attention directed toward those services that are performed separately by both that could be more efficiently shared or economically combined into one. Municipal services have grown increasing difficult for local governments as costs have continued to rise. Shared services provide a viable alternative to save local tax dollars, but also improve the quality of services delivered.

The Proposed General Development Plan of 1975 recommended the establishment of eight land use categories. Land use categories following the designations in the 1975 General Development Plan have been established and are recognized in the Village Zoning Laws adopted on September 3, 1975. The 1975 categories are based on the current type of land use as well as suitability for future: land uses. A map designating the locations of the land use categories defined in the 1975 General Development plan is provided at the end of this section. The proposed categories are as follows:

1. URBAN RESIDENTIAL.

Lands included in this category have physical characteristics that are generally amenable to development and are located in the Village's existing high density area or in its contiguous vicinity. Residential structures, including apartments on a special use basis, should be allowed here. The installation of public water system will allow a minimum lot size of one quarter of an acre.

2. MEDIUM DENSITY RESIDENTIAL.

These areas include lands that have poorer soils that are restricted primarily because of an excessively high water table during the spring. Most of these areas are adjacent to the Urban Residential areas and can thus be used to accommodate growth emanating out from these areas. Single and two family dwellings are anticipated here on lots that, because of the soil problems, must be at least one acre in size. As with the Urban Residential category, the installation of a public water system will permit reduced lot sizes.

3. RURAL RESIDENTIAL.

Areas proposed for this category are where poor soils exist, forest lands are the

predominant use and/or very little development is present. These areas are expected to remain as undeveloped lands, A lot size of at least five acres per single family dwelling is recommended.

#### 4. PUBLIC LANDS.

The public lands designation recognizes the existing larger scale public facilities in the Village.

#### 5. COMMERCIAL.

The central area of the Village is designated for commercial types of land use. It is hoped that, by providing only this single commercial area, all commercial uses will be clustered here to provide a more convenient and more prosperous commercial hub. All types of commercial uses are recommended here, on soils that can generally support development on one quarter of an acre.

#### 6. INDUSTRIAL.

The areas designated for industrial uses are the location of existing industrial facilities. Sufficient additional area has been allocated to provide for more industrial growth or the expansion of these facilities.

#### 7 AGRICULTURAL.

Areas proposed for agricultural uses are those lands currently located within the Agricultural District. With the exception of single family dwellings, only development that is incidental to farm activity should be allowed to occur in these areas. As an additional safeguard, the recommended lot size is 10 acres per dwelling.

#### 8. FLOOD PRONE AREAS.

These areas have been designated as flood prone for National Flood Insurance Program purposes by the New York State Department of Environmental Conservation. Restrictions for this area are those required by the National Flood Insurance Program.

### Community Action Proposals

In addition to the above land use categories, the General Development Plan indicates areas where the community should undertake positive improvement action. These proposals follow:

#### 1. RECREATION AREAS.

It is recommended that the community consider the development of additional recreation areas in the Village. The carnival grounds adjacent to the Cemetery on Archibald Street is a potential site. This Village-owned property can easily be utilized through a shared use arrangement for use as a small park.

#### 2. PARKING AREAS.

The lack of sufficient parking space in the center of the Village can present an obstacle to the economic viability of the business area. The addition of parking in the Village park has somewhat alleviated the immediate shortage, but further downtown development may create a more urgent need. Consideration for additional parking areas is recommended for any vacant land that may be available in the central area.

### 3. HISTORIC STRUCTURE PRESERVATION

As noted in the economic activity section of the background studies, much of the Village's central area is dominated by structures of historic or architectural interest. This area is thus designated for community action in terms of preservation, restoration, or renovation of these structures. Other aesthetic improvements, such as uniform sign controls and street plantings also should be continued in this area.

More is needed, however. Although the village General Development Plan promotes preservation, and zoning laws regulate signage, demolition, and building codes, more comprehensive planning is needed to ensure preservation of existing commercial building and homes. Furthermore, the village board needs to develop regulations, now lacking, for new construction in keeping with the architectural style found in the village. The adoption of a Certified Local Government law for the existing village historic district is needed in keeping with the village's tradition of preserving its historical heritage.

### 4. PUBLIC SAFETY

Measures must be considered to enhance the safety of village residents as they conduct their daily activities. Improvements to the sidewalks involving repair and replacement to enable children, adults and those with disabilities to walk to school, the library, downtown businesses and public facilities in safety is a principal concern. Another issue is the level, nature and speed of motor vehicle traffic on Main Street, the principal route through the Village. It is necessary to develop guidelines on the various approaches that can be instituted so that access to the village is safe, convenient and attractive to motorized as well as nonmotorized users alike.



**Village Of Salem  
Land Use Categories**

**Legend:**

<b>LAND USES:</b>	<b>COMMUNITY IMPROVEMENTS:</b>
 Urban Residential	 Recreation Area
 Medium Density Residential	 Parking Areas
 Rural Density Residential	 Historic Structure Preservation
 Public	
 Commercial	
 Industrial	
 Agricultural	
 Flood Hazard	