

TOWN OF SALEM
REGULAR MONTHLY MEETING-SALEM TOWN BOARD
JUNE 08, 2016 MINUTES

Present: Deputy Supervisor/Councilman Harold Gilchrest; Town Council Members: Bruce Ferguson; Howard Law; Marcus Blanck; Town Clerk-Patricia Gilchrist
Others Present: Donna Farringer-Courthouse; Al Cormier-Historian; Maurice Patrick-Planning Board; Travis Keys-Water Dep't. & Highway
Absent: Supervisor-Seth M. Pitts (Sick); Joe Boisclair-Highway Sup't. (just got back from schooling in Ithaca); Wendy Bordwell-Georgi; Bob Graham-Salem Fire Dep't. (Report provided); DCO-Nancy Quell

Public Present: Greg Burch; Florence Rudio; Linda Marlo; Tina Fleming; Garth Kenyon; Rebecca Brown; Mike Buckowski; Herb Perkins; Tauno Wirkki; Cait Johnston-Journal Press; Christine Eldred-The Eagle

6:30 p.m.-Review of Warrants #6 and Abstract #6 for payment.

7:00 p.m.- Public Hearing on Local Law #1-Article VII-Moratorium on Certain Solar Energy

Uses to be added to the Site Plan Law called to order by Deputy Supervisor Harold Gilchrest. Town Clerk Gilchrist read the legal notice that was published in the paper as required. Resident Rebecca Brown asked if panels on residential homes would be allowed and the answer was 'yes'. This Local Law is only for non-residential, commercial or for profit solar farms/solar gardens. The Planning Board will be reviewing information and checking with the Washington County Planning Board on this subject. Members of the Planning Board have already attended a meeting set up by County Planning on this issue. With no further comment from those present, the public hearing on Local Law #1 was closed at 7:10 p.m.

7:15 p.m.-Alton Knapp, the Town of Salem's Flood Plain Manager, was asked by Deputy Supervisor Gilchrest to explain Local Law #2 on Flood Damage Prevention and possibly touch on some points regarding the recent study of White Creek and the flooding issues since there was fifteen minutes until the Public Hearing could be opened. Mr. Knapp explained that Local Law #2 of 2016 on Flood Damage Prevention was a revised Local Law and updates the former 1990 Town of Salem Local Law with the Village of Salem now included in the plan as required by FEMA. The Flood Program began in 1978. There are currently three policies in place in the Town for approximately \$376,000.00 in real estate value at a yearly premium cost of \$1,914.00 paid by the homeowner; there are 16 policies in the former Village for an approximate value of \$3.5 million in real estate value, with a yearly premium paid of \$9,500.00. \$169,000.00 was paid out in claims by the Federal Gov't. for flooding. Mr. Knapp had Village flood maps and certificates of compliance to hand out. He explained that there was a Federal Community Rating System in place to reduce premiums paid but that it was usually too hard and too costly for small communities to get involved. There are mitigation programs available now through FEMA & DEC; one possibility would be to look into funding for a stream gauge for the Salem floodplain, which Mr. Knapp said he would look into. Residents in attendance felt that this was a step in the right direction. Mr. Knapp also recommended the Town wait for the final results of the Fitzgerald Study that was just completed. He feels this is a very good on-going study of White Creek in the Town of Salem. Once the study is completed, there should be a Town meeting and the Town would then be able to move forward with flood plain management and a mitigation plan.

7:30 p.m.-Public Hearing opened on Local Law #2-Flood Damage Prevention-Town Clerk Gilchrist read the legal notice that was published in the newspaper, as required. The Local Law was redone to include the adoption of the former Village flood rate map and to update the plan from 1990 to current. Several residents felt that a major cause of flooding in the former Village was due to the Archibald Street bridge and expresses that it should be removed. Resident Tina Fleming said she was certain she would still see her neighbors and that removing the bridge would not split the former Village--a concern some residents have. She lives right next to the bridge across the creek from Rebecca Brown and said her property has been surrounded by water at least three times in recent

years and that they had to vacate their house for nine days after the hurricane and is very worried about more and/or worse flooding in the future. "How many studies do you have to do before

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something can be done?", she questioned. Councilman Bruce Ferguson responded that he felt cleaning and removing sediment under the bridge would make a significant difference. Former Village Clerk, Rebecca Brown, responded that clean-up and sediment removal cost between \$10,000-\$15,000 and every time there is more flooding, sediment once again accumulates under the bridge. There is money still sitting with the State of New York on the prior grant that was earmarked for removal of the decking only at a cost of approximately \$150,000-\$170,000. Washington County was not in favor of removing the bridge at that time so NYS will have to be petitioned to receive that money and the recommendation from the Fitzgerald Study was to remove the bridge and the abutments--not just the decking. Damage is continually occurring due to the flooding and erosion to both public and privately owned properties. Mr. Knapp felt that more noise needs to be made to get help from local and government politicians and that NRCS needs to get involved. Article 15 is for stream protection (to dig, dredge, etc. in the steam bed) and can only be done at certain times of the year, is allowed at all. "Reducing the frequency of the flooding and to try and reduce potential impact is the goal", Mr. Knapp said. There being no further comments, the Public Hearing on Local Law #2-Flood Damage Prevention was closed at 7:54 p.m.

7:55 p.m.-The regular monthly meeting of the Salem Town Board was called to order by Deputy Supervisor, Harold Gilchrest, followed by Pledge of Allegiance. Review of minutes from May 11, 2016; **motion** made by Councilman Howard Law, seconded by Councilman Bruce Ferguson, to approve the minutes from May 11, 2016, meeting; passed 3-0, in absence of Councilman Harold Gilchrest from the May 11th meeting and in the absence of Supervisor Pitts from the June meeting. After review of Warrants and Highway Abstract, **motion** made by Councilman Howard Law, seconded by Councilman Marcus Blanck, to pay **Warrants #6** and **Highway Abstract #6 of 2016** as presented; passed 4-0 in absence of Supervisor Pitts.

Supervisor's Reports were presented for review and approval; motion made by Councilman Bruce Ferguson, seconded by Deputy Supervisor/Councilman Harold Gilchrest, to sign and approve the Supervisor's Reports as presented; passed 4-0 in absence of Supervisor Pitts. Bank statements were also available for review and were reviewed by Councilman Howard Law, Councilman Bruce Ferguson and Councilman Marcus Blanck.

DEPARTMENT REPORTS:

Salem Fire Department- Chief Graham provided report but was absent at the meeting. Six calls for month of May: 6-Salem (1-forest fire; 1-tree fire; 1-good intent call; 1-tree & power lines burning; 2-EMS lift assist)

Training-Foam training done; gas meter & station maintenance; building construction
Members continue to put in many hours on the new fire station.

Meetings-Monthly fire department meeting; Chiefs & Officers meeting

Fundraisers-Chicken Bar-b-Que; Raffle

Total hours-3,221; report will be filed.

Courthouse-Donna Farringer reported that all paperwork had been submitted over two months ago to NYS for final payment on the grant and she is still waiting for a response.

The garden is coming along and Dottie Schneider will be returning on June 10, 2016, to tend to the garden, and to work with Lunch, Lean n Play. Welcome back, Dottie!

Al Fresco Tickets-are selling well @ a cost of \$60.00/ticket. Al Fresco will be held on Saturday, July 30, 2016 @ 5:00 p.m.

Window Restoration Work-Matt Chenian & David Lawler are doing some additional restoration work on two windows in the Courthouse; the old glass is being used and the wood trim is being restored to its original state at a cost per window of \$2,000.00. The Youth Barn will also be painted to match the Courthouse.

Chamber Music Series-will continue on Sunday, June 12 @ 3 p.m.

Timeline Panels-will be dedicated on Tuesday, June 14, @ 5:00 p.m. from Lakes to Locks. Al Cormier, Kay Tomasi, Bruce Ferguson, and Drew Alberti are on the Committee.

Leslie Peck-Will be exhibiting in the great hall beginning June 23rd.

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Highway- Travis Keys reported that paving was done on Cemetery Rd.; Chambers Rd.; Village end of Blindbuck; Upper Bogtown; intersections of Dunigan & Lower Bogtown. Culvert (18" x 40') on Beattie Hollow driveway; Kobota mower serviced and ready to use; cleaned tubes on Perry Hill, which are going to be replaced; started cutting for tubes on Scott Lake; ditched Scott Lake; graded School House, Foster Lane and Railroad Ave.; mowed park & carnival grounds; did shoulders on Chambers Rd.; graded Pitts Hill & Dillon Hill; cleaned plugged culvert at the end of Chambers Rd. & Pitts Hill. 2005 Ford-F450 tandem truck broken down and at Bain's garage; computer glitch. Report provided will be filed.

Georgi Museum-Councilman Gilchrest reported that the Plant & Tag Sale took in \$292.00, including vendor fees & Steve Trimm as Honeywood event took in \$46.00. **June 18-20 from 11 a.m.-4 p.m. will feature 'Fairies in the Hamlet'**, an outdoor exhibit of fairy houses and various dwellings created by local artists, w/storytelling & workshops. There is a firefly walk at sunset on Monday evening, June 20th, with a luminary launch w/Mettawee Theater Co. & Susi Shoes Dancers.

Help is needed setting up, tearing down and cleaning for various events at the Georgi; mainly weddings.

Security system is installed w/remote monitoring and working well.

Weddings-One on June 11th and June 25th.

Park repair/stumps/fill-On hold until after July 4th.

Artful Vagabond Productions-will be filming a movie re fly fishing at the Georgi.

Week of July 11-Lunch, Learn n Play older group doing programs at the Georgi

July 23, 2016-Lunch, Learn n Play picnic

Mettawee Players, Hubbard Hall group and Café Lena programs will also continue this summer.

Had an issue with a recent wedding and the bride was unhappy with the condition of the grounds, i.e. wood chips all over and it was muddy, etc. Security deposit of \$200 is always returned but she insisted that part of her deposit be refunded. On a motion from Deputy Supervisor/Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, it was decided to refund \$375.00 to Sarah Border; passed 4-0 in absence of Supervisor Pitts.

Planning Board-Chairman Patrick reported they have site plan review applications for a garage and a metal roof over a deck going out on from of home.

Historian-Al Cormier reported that two apartments will be installed in the former office part of the former Dr. Bryer residence on South Main Street. Repairs are being made to the front and parking will be in the rear. Judy Flagg and Al attended NYS Historic program on May 14, 2016. New welcoming signs for East and West ends of town are done so all signs will be the same. Al met with the 4th graders at the Revolutionary War Cemetery; cannon was fired and muskets were fired. He attended the Steve Trimm as St.John Honeywood exhibit at the Georgi. Still looking at budgeting money to write grants for records management storage through the NYS Archives.

DCO Report-Nancy Quell absent; May report provided. Picked up a husky on Archibald Street belonging to owner on South Main Street. \$165.00 paid to Town Clerk for pick-up fee, housing, mileage and licensing fee. Report will be filed.

Water-Travis Keys reported that there are 309 meters in service (1 new turn-on-Fire House). Turned on 3 seasonal meters and did 3 house returns. The monthly water sample required by D.O.H. met the bacteriological requirements for a public water supply. Will be doing 2nd quarter iron and

mineral testing in June; performing regular upkeep and maintenance. Eric attended water school in May to get his hours so his license could be renewed when needed. Eric has been talking to Mark Rogers from Cambridge and DOH about cleaning of the water tank; thinks he has found a local tank cleaning company that could clean out the tank and do a video 'underwater' inspection of

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the tank; has a proposal from Seaway Diving & Salvage Co. from Waterford; DOH pushing to have tank cleaned

Well #3 has been off since June of 2014 as it is high in iron and manganese. Well needs pulling and cleaning and sensors need replacing at a cost of around \$5,000.00. Computer system to read water meters is from the year 2000. Life expectancy is 12-15 years for the sending box; about \$2,000.00 for parts.

Resolution #50-Motion made by Councilman Bruce Ferguson, seconded by Councilman Howard Law authorizing the water department to spend an amount **NOT** to exceed \$3,000.00 for chlorine chemical pump parts; passed 4-0 in absence of Supervisor Pitts.

Lunch, Learn n Play-Herb Perkins spoke to the Board about this year's program. There will be separate programs for the older students and a special program for pre-K students w/Salem teachers. They hire approximately 6-7 counselors at a cost of \$1,350 for high school kids; \$1,800 for college students. The Shoppe off Broadway donated \$10,000.00 to the program; Holy Cross Church donated \$2,500 for the kindergarten program. Approximately \$38,000.00 budgeted for Lunch, Learn n Play. The program runs from July 5-August 12, 2016.

PUBLIC COMMENT

Tina Fleming thinks removing the Archibald Street Bridge would not be a hardship; no more flood studies but something proactive needs to be done as soon as possible!

Linda Marlo responded that a sidewalk district is absolutely ridiculous and is against such a district. She explained that Village residents have paid highway taxes to the Town for road upkeep for years with no benefit to the Village. Town residents use the sidewalks every time they come into the former Village to shop or do banking. Why is the Town spending money to improve their website for an approximate cost of \$650-\$700 but not testing the water for PFOA's?? No money has been voted on as of yet to upgrade/make changes to the website. Zoning is now gone, correct? No-the Town passed a Zoning Law for the former boundaries of the Village.

Rebecca Brown inquired what the Town planned to do about a crossing guard as Freda Fifield was retiring at the end of June when school was closed. Is there going to be one?

COMMUNICATIONS-None

UNFINISHED BUSINESS

Resolution #51-Motion made by Deputy Supervisor/Councilman Harold Gilchrest, seconded by Councilman Howard Law, giving Board permission for Travis Keys to attend water school at SUNY Morrisville from July 5-July 8, 2016, paying out of the water fund for lodging, mileage and meals. **Roll**

Call Vote: Councilman Bruce Ferguson-Yes; Councilman Howard Law-Yes; Councilman Marcus Blanck-Yes; Deputy Supervisor/Councilman Harold Gilchrest-Yes; passed 4-0 in absence of Supervisor Pitts. Travis will call re availability of schooling asap.

Main Street Development Grant-Meeting on 06/21 at the Courthouse. Tom McMorris will set up Skype with the consultants and the committee.

Web Page Update-80% of the cost of \$650-\$700 would be paid for by the grant for the update. Motion made by Councilman Howard Law, seconded by Councilman Bruce Ferguson, to table for next month's meeting; passed 4-0 in absence of Supervisor Pitts. Supervisor Pitts was to get additional information on just how much could be updated by us and what we would get for the \$650-\$700.

NEW BUSINESS

New Equalization Rate-is 57%--the same as last year.

CFA Sewer Feasibility Grant Application-Application is now ready for submission.

Cetification for Historic District-Historian Al Cormier comfortable with the changes that were made; Nicole Allen from Laberge is working on this. Mr. Cormier never received an update after changes were made. Clerk Gilchrist will contact Nicole Allen from Laberge to see where we stand on this. On hold until Nicole is contacted.

Resolution #52-Motion made by Councilman Bruce Ferguson, seconded by Councilman Marcus Blanck, to pass Local Law #1 of 2016, a Local Law to provide for an amendment to the Site Plan Law, such local law to be

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entitled 'Moratorium on Certain Solar Uses'. **Roll Call Vote**: Councilman Marcus Blanck-Yes; Councilman Howard Law-Yes; Councilman Bruce Ferguson-Yes; Deputy Supervisor/Councilman Harold Gilchrest-Yes; passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #53-Motion made by Deputy Supervisor/Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, to pass Local Law #2 of 2016, a Local Law for Flood Damage Prevention. **Roll Call Vote**: Councilman Bruce Ferguson-Yes; Councilman Howard Law-Yes; Councilman Marcus Blanck-Yes; Deputy Supervisor/Councilman Harold Gilchrest-Yes; passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #54-Motion made by Councilman Bruce Ferguson, seconded by Councilman Howard Law, directing Supervisor Pitts to determine what Town can or cannot do regarding removal of the Archibald Street Bridge after consulting with Town Attorney, Alan Wrigley; passed 4-0 in absence of Supervisor Seth Pitts.

2005 former Village Dump Truck-The Village paid a lot for repairs to this vehicle not long ago; truck was towed to Bain's Service Center. Estimate from Bain's was for \$1,543.33 to repair(remove sales tax from estimate; Town does not pay sales tax): 4-nozzle assy @ \$264.29 each = \$1,057.16; Camshaft sensor @ \$65.86; Valve Cover Gasket Set @ \$26.33; 4.5 hours on fuel injector @ labor cost of \$347.63 and .60 hrs. for camshaft position sensor @ \$46.35. Sell the 2006 one-ton plow and sander outright and purchase a new one. **Resolution #55**-Motion made by Councilman Howard Law, seconded by Councilman Bruce Ferguson, instructing Highway Sup't. Joe Boisclair to get estimates on new one-ton w/plow and sander and check with Bain's Service Center on bare minimum cost to get 2005 dump truck running, if possible, without spending total sum of \$1,543.33; passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #56-Motion made by Deputy Supervisor/Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, to authorize Eric Rogers, Water Superintendent, to write up specs needed to go out to bid for cleaning and inspection of the 300,000 gallon water storage tank per the NYS Department of Health and to get to Clerk Gilchrist to put notice in newspaper; passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #57-Motion made by Councilman Bruce Ferguson, seconded by Councilman Howard Law, to pay former Village Clerk Rebecca Brown until June 30, 2016, with the \$1,142.30 left in the Village grant money (for dissolution) to finish out the Village close-out work that is not yet completed; passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #58-Motion made by Councilman Bruce Ferguson, seconded by Deputy Supervisor/Councilman Harold Gilchrest, granting Mr. Burch a variance to sub-divide his seventeen (17) acre parcel into two lots--the trailer lot w/2 acres (300' x 300'), not 3 acres as approved at last month's meeting, leaving remaining 15 +/- vacant acres. The Town of Salem's Mobil Home Ordinance currently specifies 3 acres for a trailer lot and Mr. Burch would like the Town to grant him a Variance as stated above. Passed 4-0 in absence of Supervisor Seth Pitts.

Resolution #59-Motion made by Deputy Supervisor/Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck, authorizing Highway Superintendent Gerald Boisclair to execute the

Contract with Washington County Department of Public Works to mow 5.49 centerline miles of County Route 153 at \$245.00/centerline mile, for a total payment of \$1,345.05. Payment will be made in full following the completion of the second cutting and approved by the County Superintendent of Public Works. Second cutting should be completed no later than September 15, 2016; passed 4-0 in absence of Supervisor Seth M. Pitts.

Motion to Adjourn-Motion made by Councilman Howard Law, seconded by Deputy Supervisor/Councilman Harold Gilchrest, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0 in absence of Supervisor Seth Pitts. Meeting adjourned at 10:09 p.m.

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Next Regular Monthly Meeting-The next regular monthly meeting of the Salem Town Board will take place on July 13 2016; review of Warrants #7 and Abstract #7 to begin at 6:30 p.m., followed by regular monthly meeting of the Salem Town Board at 7:00 p.m.

Respectfully submitted:

Patricia A. Gilchrist-Town Clerk
Town of Salem, NY

