

**TOWN OF SALEM  
REGULAR MONTHLY MEETING-SALEM TOWN BOARD  
APRIL 12, 2017 MINUTES**

**Present:** Town Council Members: Bruce Ferguson; Marcus Blanck; Harold Gilchrest; Laura Dunham; Town Clerk-Patricia Gilchrist

**Others Present:** Joe Boisclair-Highway Dep't.; Eric Rogers-Water Dep't.; Janice Quartararo-Courthouse; Wendy Bordwell-Georgi; Maurice Patrick-Planning Board; Al Cormier-Historian; Kim Erbe-Planning Board Clerk; Bob Graham-Salem Fire Dep't.; Caitlin Johnston-GJ/SP; Christine Eldred-The Eagle Newspaper

**Absent:** Supervisor Seth Pitts; DCO-Nancy Quell (Report provided)

**Public Present:** Five sheets of sign-in names will be attached to these minutes; too many to list.

**6:30 p.m.-**Review of Warrants #4 and Abstract #4 of 2017 for payment.

**7:00 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. The following Minutes were approved:

**02/28/2017-Public Hearing on Creation of Historic Preservation District-Motion made by** Councilman Bruce Ferguson, seconded by Councilwoman Laura Dunham to approve the February 28, 2017 Public Hearing Minutes; passed 4-0 in absence of Supervisor Pitts. **03/08/2017-Regular Monthly Meeting-Motion made by** Councilman Marcus Blanck, seconded by Councilwoman Laura Dunham, to approve the regular monthly meeting minutes from March 08, 2017; passed 4-0 in absence of Supervisor Pitts. **03/30/2017-Special Meeting-Motion made by** Councilman Bruce Ferguson, seconded by Councilwoman Laura Dunham, to approve the brief minutes from the Special Meeting on March 30, 2017, for the purpose of going into Executive Session to discuss matters of employment; passed 4-0 in absence of Supervisor Pitts.

After review of Warrants and Highway Abstract, **motion made by** Councilman Bruce Ferguson, seconded by Councilman Marcus Blanck, to pay **Warrants #4** and **Highway Abstract #4 of 2017** as presented; passed 4-0 in absence of Supervisor Pitts. **Supervisor's Reports** were presented for review and approval; **motion** made by Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to sign and approve the Supervisor's Reports as presented; passed 4-0 in absence of Supervisor Pitts. **Bank statements** were provided and reviewed by the Board.

**DEPARTMENT REPORTS:**

**Salem Fire Department-** Chief Graham reported that there were a total of 8 calls for month of March: 5-Salem (1-smoke condition; 1-grass & brush fire; 1-carbon monoxide; 1-control burn; 1-MVA) Mutual Aid-Total of 3 calls: All in Cambridge (1-grass & brush; 2-stand-bys)

**Training-**Monthly air pack/multi gas meter check; driver training; airbag training; engine company training

**Meetings-**Monthly fire department meeting for March; Town Board meeting; Chief & Officers mtg. in Hartford

**New Members for Approval-**Chief Graham requested that the Town Board approve Rob Vandecar & Felicia Dougherty for membership. **Motion made by** Councilman Marcus Blanck, seconded by Councilwoman Laura Dunham to approve Rob Vandecar & Felicia Dougherty for membership into the Salem Volunteer Fire Dep't.; passed 4-0 in absence of Supervisor Pitts.

**Total Hours for year-**1,923; report will be filed

**Courthouse-**Janice Quartararo reported that a \$2,500 grant has been received from Stewart's for the Lunch, Learn n Play program. The Courthouse is now an official site for Weight Watchers; there is a meeting every Monday and collectively the 20 new members have lost a total of 90.4 pounds. Keep up the good work! Cooking classes are currently being held, as well as after school classes for students. The 3<sup>rd</sup> and 4<sup>th</sup> graders have finished their second mural project; a total of 21 students participated.

**Highway-** Sup't. Boisclair reported that work is currently being done on the grad all; waiting on the hydraulic. Picked up one-ton from Bain's Service Center and put on the sander; worked on '04 brakes/drums; high winds so checked for downed trees; filled pot holes on Brook Lane & Quarry Rd.; filled pot holes in Shushan; cut &

chipped in Eagleville; bad snow storm on 03/14-plowed/sanded; hydraulic hose broke on one-ton (fixed); sow removal in Town after storm; cleaned fire hydrants; cleaned sidewalks; checked roads; snow removal under red light; worked on trucks; rabies clinic @ barn on Saturday, 03/18; took stones to Perry Hill (shoulders washed out); finished '04 brakes; cut & chipped in Eagleville & Shushan; cleaned culverts; picked up parts @ Northern; painted snow plows; put rollers on grad all; put boom back on; sent 3 men for mining training all day; fixed brakes on '02, '98 & '07; filled pot holes; safety classes on pay loader, chipper & lock-out, tag-out; checked on icy spots; worked on trucks; began summer hours on Monday, 04/03; filled pot holes w/gravel; swept Rexleigh, Black Creek, Cemetery, McKinney & Joe Bean Roads; worked on '91 & '92; swept Eagleville & Juniper Swamp; painted plows & wings; took sander off '92; filled pot holes on Beattie, Dunnigan, Blind Buck & Riley Hill; swept Scott Lake, Smith & upper Bogtown; swept in front of school, courthouse & park; swept Chambers & Beattie Hollow Roads; Wash. Co. called @ 6:30 am re tree down on Camden Valley Road; graded Juniper Swamp; fixed bridge railing on Scott Lake; serviced backhoe & generator; power washed tractor; graded Juniper Swamp, Hickory Hill & Binninger grading pot holes; finished putting hoses on grad all; graded pot holes on Blind Buck & Beattie Hollow Rds.; worked in gravel bed. Report will be filed.

**Georgi Museum**-Wendy Bordwell reported that the LARAC Grant had been received. There will be a meet and greet with Elizabeth Cockey on May 6<sup>th</sup> from 4-6 p.m. May 13<sup>th</sup> will be the annual plant sale at 9:00 a.m. and garden donations from the public will also be accepted; \$10.00 for a vendor table. Sunday, 05/21 @ 3:00 pm there will be an open meeting re 'Fairies in the Hamlet' exhibit.

Wendy handed out her Long range strategy for the Georgi, citing things that need to be done and things that need to be upgraded, such as the website. She presented the Board with a revised rental fee schedule to become effective October 6, 2017. **Resolution #32-Motion made by** Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck, to accept the new rate schedule as presented, a copy of which will be attached to these minutes; passed 4-0 in absence of Supervisor Pitts.

**Solvit**-Wendy would like to hire Solvit, LLC to update the website to CMS/WordPress; management & hosting of the site will be included. At the end of the first year, you can continue on a month to month basis with a 30-day notice required for termination through ServicemySite; hosting and ongoing maintenance and security will be \$45.00/month. **Motion made by** Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson to switch to Solvit as the web-site provider. Passed 4-0 in absence of Supervisor Pitts.

**Membership Drive**-is on-going now.

**Trust Money**-Deputy Supervisor Gilchrest informed the board that the money requested from the trust would be forthcoming.

**Planning Board**-Chairman Maurice Patrick reported that there were currently 3 applications for the April meeting.

**Historian- Historic Preservation Law** is progressing; the Town needs to be approved as a CLG first by NYS. Official application has been sent and Al is still waiting to hear on this.

**123<sup>rd</sup> Washington County Regiment**-Regiment in Georgia is raising money for a monument to the 123<sup>rd</sup> to be erected in Georgia; they hoped to dedicate the same this Spring but that won't be accomplished at this time. Some of the Salem committee members would love to travel to Georgi at the time of the monument dedication. The 123<sup>rd</sup> Battle Flag will be encased and hung at the County Building, probably later this summer. Al also did a presentation at the Courthouse on March 16<sup>th</sup> re the Barnum & Bailey Circus that was well attended.

**DCO Report**-Nancy Quell absent; Nothing to report.

**Water**-Eric Rogers reported 309 meters in service, with no new water hook-ups this month. Filed the yearly water withdrawal report with DEC; this report gives them an idea of how the system runs and how much water was used for 2016-2017. Regular upkeep & maintenance was performed; was unable to do a meter read. Updates need to be made to the computer read system that is currently 13-14 years old and needs to unload & load onto the water office computer. E-mails were sent to Badger-Orion & Master Meter to see

what reading systems are available. Used hydrant #20 during a fire; got a call to turn on wells & check tank levels. Had to pump out #20 after to keep from freezing. Eye wash & fire hydrant checks have been done; did monthly water sample required by the Dep't. of Health and it met the bacteriological requirements for a public water supply. Did 1<sup>st</sup> quarter sampling of iron & manganese & tests came back good. All 3 wells are under the state DOH levels. Travis & Eric could not attend the free water school last month due to weather. There is a water school in Saratoga on 04/26 put on by AWWA that they will be attending. Eric checked into the rules about septic lines near water mains. The DOH informed him that NO septic lines can be placed within ten feet (10') of either side of the water mains and MUST have at least 18" separation at all points that cross. This is to maintain a safe distance for the health of the water system's users. Report will be filed.

**UNFINISHED BUSINESS**

**Stipend for Travis Keys**-Tabled from last month for further review. Upon discussion it was decided to pass **Resolution #33-Motion made by** Councilman Harold Gilchrest, seconded by Councilwoman Laura Dunham to authorize a yearly stipend of \$2,500.00 to Travis Keys for obtaining his water license; passed 4-0 in absence of Supervisor Pitts.

**Sewer Study Update**-Supervisor Pitts informed the Board that the Town has been notified that we do have \$20,000.00--\$5,000 from the Economic Opportunity council and \$15,000 from the Lake George-Lake Champlain Regional Development Corp. \$10,000 should be coming from Salem School and \$2,700 from the Salem Area Chamber of Commerce and approximately \$4,500 from the CREG grant (dissolution) money.

**Resolution #34-Motion made by** Councilman Harold Gilchrest, seconded by Councilman Bruce Ferguson, authorizing Supervisor Seth M. Pitts to use the CREG grant (dissolution) money to cover the difference needed for the sewer study and to start the process regarding the sewer study providing the funding available. Passed 4-0 in absence of Supervisor Pitts.

**NEW BUSINESS**

**SAM Grant**-Deputy Supervisor Gilchrest reported to the Board that SAM grant in the amount of \$175,000 would be forthcoming for renovations to the former fire house area of Proudfit Hall for Town Office space.

**RFP for Fire & C/O Detection System for Highway Garage & Water Barn**-No bids received by closing date.

**Lawn Mowing Bids for Cemeteries & Georgi**-Two bids received for the cemetery mowing and two bids for the Georgi mowing were all that were received by the due date.

**Resolution#35-Motion made by** Councilman Bruce Ferguson, seconded by Councilwoman Laura Dunham, to re-advertise for two more weeks in the Salem Press and the Eagle Newspapers and possibly the Free Press for both the RFP for Fire & C/O Detection Systems for the Highway Garage & the Water Barn and for the mowing of the Moravian/Camden Valley Cemetery and the Eagleville Cemetery and also for the Georgi Museum. Bids will be opened at the May 10<sup>th</sup>, 2017, regular monthly meeting of the Salem Town Board. Passed 4-0 in absence of Supervisor Pitts.

**Binninger Bridge Issue**-The County engineer checks the bridge every year; it is currently posted for three tons. The Town truck usually turns around and doesn't go over the bridge at all; the big trucks are not going over the bridge at all. Some felt that an engineering firm should be hired, put out RFP re cost to do a study to determine the safety of the bridge; nothing is in the budget currently to do this.

**Standing on Carnival Grounds & Fire Dep't.**-The Fire Dep't. does not want to put any money into fixing up or putting up new buildings on the grounds if they are not going to eventually own the same. There is a current 99-year lease between the Town and the Fire Dep't. re use of the Carnival Grounds. No one on the Board seemed to know the outcome of the talks regarding the sale of the property to the Salem Fire Dep't. that occurred between Town Attorney Wrigley and the State of NY. It was decided to table the matter until next month when Supervisor Pitts would be back.

**Tour of the Battenkill Professional Invitational June 3, 2017**-A letter was received from Dieter Drake, Event Director for Tour of the Battenkill, re the use of Town Roads on June 3, 2017, for this Professional Invitational.

This will be in addition to the Saturday, May 20, 2017, Tour of the Battenkill Pro/Am even, beginning at the Washington County Fairgrounds. Dieter needs a Municipal Letter of Acknowledgement/No Objection for the use of the Town Roads that will be utilized for this June 3<sup>rd</sup> racing event. **Resolution #35-Motion made by Councilman Harold Gilchrest**, seconded by Councilman Bruce Ferguson, granting the use of Town roads for the Tour of the Battenkill Professional Invitational on June 3, 2017, and to send the Letter of No Objection to Mr. Drake; passed 3-1, with Councilman Marcus Blanck voting no and Supervisor Pitts being absent.

**Youth Sports Insurance**-A voucher in the amount of \$831 for the Youth Sports Insurance was not signed at this meeting due to some confusion as to what the Town had or had not agreed to pay, if anything, on this bill for this year's Salem Youth Sports Insurance coverage from May 1, 2017-May 1, 2018. It was decided by the Town Board last year that we would split the cost of the insurance with Salem Youth Sports, which was done. But the Board instructed Supervisor Pitts that Salem Youth Sports would have to pay the total cost for the 2017-2018 coverage year. The Town would still carry the policy that the former Village had but payment would have to come from Salem Youth Sports. Apparently, Salem Youth Sports was told the Town would pay \$300.00 and they would cover the rest. The matter was tabled after much discussion for the May meeting until Supervisor Pitts returns to find out the status of the billing.

**Town Web Page**-Laura Dunham needs to be added as a Board member; all updates are supposed to be done by the May meeting.

**Presentation by Dollar General**-Rob Neill, Jr. from Primax Properties & Caryn Miodzianowski of Bohler Engineering were present representing the interests of Dollar General. Caryn discussed the design site, which Bohler proposes could support a retail store in the Town of Salem. Nothing has been presented to either the Zoning Board of Appeals or the Planning Board as Dollar General does not currently own the property and was aware that the area from the new firehouse down to the Route 22-County Route 64 junction on South Main Street might be re-zoned to a mixed usage. The matter of re-zoning to a mixed use in this area had been tabled for sixty (60) days at the March meeting by a motion from Councilwoman Dunham and seconded by Councilman Gilchrest, passing by a vote of 3-2.

### **PUBLIC COMMENT**

**Al Cormier-Historian**-asked how many stores Dollar General had, how many people are usually employed and questioned the type of architecture used in considering their store for Salem. Mr. Neill replied that they have approximately 13,000 stores that have general merchandise (groceries, no meats) and that they generally employ 8-12 people, some full-time and some part-time. The stores are usually 70' x 130' but that could be open to change as well as the type of architecture used. Mr. Cormier felt that for this area the store should be along the lines of a Greek revival type of architecture and not what is being proposed.

**Joe Wever**-asked Deputy Supervisor Gilchrest if he (Gilchrest) knew if the ZBA would be in favor of granting a variance at this time. "Did you get the feeling that a variance would not be granted?" Mr. Wever asked. The Deputy Supervisor responded that spot zoning had not been recommended by the attorneys or the engineers. It would not matter if the ZBA members were in favor of Dollar General or not in favor; there are strict guidelines that must be adhered to in the granting of a variance. Mr. Wever also felt that the sidewalk was not an issue.

**Jay Bellanca**-read a prepared statement, citing that Dollar General was just another corporate America store and in it for the investment; they don't care about development or Salem. He also objects to the role he believes Supervisor Pitts has played in trying to re-zone the area and that this is a definite conflict of interest.

**Kathy McKeighan**-stated that she has shopped 'corporate America' most of her life and most generally any of these stores do not open up to lose money! She believes that Salem could benefit from a Dollar General store and felt that most people in attendance at the meeting would shop at one.

**Stacy Loya**-responded that she felt a Dollar General would employ local people and certainly be added to the tax base in Salem. She would be glad to transport anyone who needed transportation to the new store at any

time. She also made it a point to say that whether you are in favor of the store or not, please respect each other's opinions; we are a small, tight-knit community and should be getting along--not become divided or bitter because your opinion doesn't agree with mine. Respect each other's right to disagree. Competition is good for the area and Salem needs something else besides Stewart's to shop for groceries at a reasonable cost. She presented a Petition to the board in favor of the Dollar General with approximately 300 signatures and responded that she hoped the board will carefully consider all options regarding the Dollar General.

**Rob Southerland**-responded that he deals with planning all the time and that this particular corridor is really important to Salem and does not need a box store. The Town Board, he feels, has no experience in these matters (zoning/planning) and should take a good six months to review the issue. He personally is not against more commerce but feels the current board has no experience with these issues.

**Fanny Glover**-reported that she had lived in Salem for over twenty years and had been doing some on-line research about Dollar General and found that in areas where there were stores that traffic increased significantly, noise levels increased; there was more police presence and closing of local businesses happened. She said that she loves Salem and hopes that the board will do their due diligence before approving anything on South Main Street.

**Tony Messina**-Feels that people in Salem need access to stores other than Stewarts, that we need a variety. He is not dissing Stewarts; they do a lot for our community. Salem just needs some place else to pick up groceries at a reasonable price.

**Natalie Kennedy**-who lives in the former Pete Hartney house and right next door practically to where Dollar General is looking said she was opposed at first. But after careful consideration, it's about community, not the individuals. If this would be good for the community as a whole, then let them come in and help the tax base. She is in favor of Dollar General.

**Ginny Bentley**-responded that she has lived here for over seventy years and that the store could only be an improvement!

**Janice Quartararo**-What comes back to the community? Sales tax money comes back to the Town. Dollar General supports the local school district, sponsoring reading programs for example.

**Margery Robitellio**-Did Dollar General look at any other locations in Salem? Rob Neill responded that the Market Planning Dep't. and the Real Estate committee selected this particular site after looking at many others. He did not specifically know what other sites had been looked at but knew this was by far the better one of the ones considered.

**David Higby**-Also asked if Dollar General did their due diligence; why this site and what else was considered?

**Sue Clary**-Said there is a water table issue in Salem; would the property even perk? Caryn responded that they had already had the perk test done; why would they even consider building in that area or buying the property if the land didn't perk? It did. Sue still feels the store should and could be on Main Street; several responded, "Where on Main Street?"

**Kim Harrington**-Asked where the board was looking to put the septic system and where would the study be done on Main Street? If you don't know where you are looking to put in a system, how can it be studied??

**Karen Tourge**-responded that Salem needs a store for grocery shopping! No small, family-owned market will be coming to Salem!

**Willie Linendoll**-Asked why the whole Route 22 corridor was not being re-zoned; it is currently all mixed use anyway with businesses, rentals upstairs and residences. Why not do it correctly while it's being looked at?

**Herb Perkins**-Is there a possibility of getting a grocery store? Rob Neill of Primax Properties responded that Dollar General has a Dollar General Market but they have not done a market with the 75 stores that have been erected. They are approximately 20,000-30,000 square feet and would not fit in the location being looked at or anywhere else that was considered. Price Chopper, Market 32, Hannaford would not consider Salem as the area would not support a store of that size and where would they go?

Since it was getting late, Deputy Supervisor Gilchrest thanked everyone for coming, expressing their opinions, and asking questions and also thanked Mr. Neill of Primax Properties and Caryn Miodzianowski of Bohler Engineering for attending the meeting and answering questions.

**Next Regular Monthly Meeting**-The next regular monthly meeting of the Salem Town Board will be held on Wednesday, May 10, 2017, again at Proudfit Hall; review of Warrants #5 & Abstract #5 to begin at 6:30 p.m., regular meeting to begin at 7:00 p.m.

**Motion to Adjourn**-Motion made by Councilman Bruce Ferguson, seconded by Councilwoman Laura Dunham, to adjourn the regular monthly meeting of the Salem Town Board; passed 4-0 in absence of Supervisor Pitts. Meeting adjourned at 9:20p.m.

Respectfully submitted:

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