

TOWN OF SALEM
REGULAR MONTHLY MEETING-SALEM TOWN BOARD
MAY 10, 2017 MINUTES

Present: Town Council Members: Supervisor Seth Pitts; 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; Caryn Mlodzianowski-Bohler Engineering; Caitlin Johnston-GJ/SP; Nicole Cartin-The Eagle Newspaper

Absent: Salem Fire Chief-Bob Graham (Report provided); DCO-Nancy Quell (Report provided)

Public Present: Fifty (50) names on sign-in sheet; will be attached to these minutes; too many to list.

6:30 p.m.-Review of Warrants #5 and Abstract #5 of 2017 for payment.

7:00 p.m.-The regular monthly meeting of the Salem Town Board was called to order by Supervisor Seth Pitts, followed by Pledge of Allegiance. The following Minutes were approved:

05/10/2017-Regular Monthly Meeting-Motion made by Councilman Marcus Blanck, seconded by Councilman Harold Gilchrest, to approve the regular monthly meeting minutes from May 10, 2017; passed unanimously 5-0. After review of Warrants and Highway Abstract, **motion made by** Councilman Bruce Ferguson, seconded by Councilman Marcus Blanck, to pay **Warrants #5** and **Highway Abstract #5 of 2017** as presented; passed unanimously 5-0. **Supervisor's Reports** were presented for review and approval; **motion** made by Councilman Harold Gilchrest, seconded by Councilman Marcus Blanck, to sign and approve the Supervisor's Reports as presented; passed unanimously 5-0. **Bank statements** were provided and reviewed by the Board.

DEPARTMENT REPORTS:

Salem Fire Department- Chief Graham absent; report stated there were a total of 8 calls for month of April: 6-Salem (2-grass & brush fire; 1-tire pile; 1-propane leak; 1-alarm activation; 1-possible priority one echo); 1-Jackson (alarm activation)

Mutual Aid-1-Cambridge (structure fire)

Training-Monthly air pack/multi gas meter check; driver training; rescue jack training; drug class w/DEA agent

Meetings-Monthly fire department meeting for April; Fire Advisory Board mtg.

Total Hours for year-2,558; report will be filed

Don't forget the Fire Department's Open House at their new fire house on Saturday, 6/10, from 2:30 p.m. on!

Courthouse-Janice Quartararo reported there will be a Memorial day bar-b-que at the Courthouse from 11 a.m-2 p.m. Donations are currently being sought for the Lunch, Learn n Play summer program at the Courthouse & volunteers are always needed and welcomed. Grants for the program have been received from Stewart's, Troy Savings Bank, LARAC, Gap & Gargill. The 'Susi Shoes Dancers' & the Salem Courthouse will present a variety show "For the Love of Kids" on Saturday, June 10th @ 7:30 p.m. & again on Sunday, June 11th, @ 1:00 p.m. The proceeds from both days will benefit the Lunch, Learn n Play summer program and also the free after-school programs for children at the Courthouse Community Center. The third concert in the Chamber Music Series will be held on Sunday, June 11th, featuring Maxine Neuman, cellist & three-time Grammy award winner; program begins @ 3:00 p.m. Al Fresco tickets are now available for the Fundraising Dinner to be held on July 29th from 5-9 p.m. Chef Bill Richter will be back again this year; prices for the tickets will go up after July 1st so purchase yours early!

Highway- Sup't. Boisclair reported the crew has been paving Perry Hill Rd. & Thomas Street and that Scott Lake Rd. would be done next week. New boxes will be put on the trucks by highway crew. Joe also mentioned that the fuel tank must come out of the ground; possibility of an addition to the garage to house the tank. Other work being done: flushing hydrants; installed 15" x 30" culvert on Priest Rd; graded Riley Hill; Quarry, Dunigan, Lower Bogtown, Hickory Hill, Gillis Hill, Binninger & Rich Rds., Chunks Brook, Roberson, Steele Rds. & Dillon Hill. Filled pot holes on Blindbuck & Beattie Hollow; hauled gravel on Priest Rd./graded; culvert work on

Rich Rd. Used County gradall & one man to clean ditches on Juniper Swamp & Dillon Hill; Black Creek & Upper Bogtown; cut/chipped Old County Lane, fixing a new turn-around. County called on Sunday, 4/23, tree down on Scott Lake Rd. (Joe took care of). Started on Monday breaking up blacktop on Quarry Rd., cleaned ditches/cut & chipped. Wed.-4/26-Two men to water school all day; two men to CPR training for half day in Hebron; took plow frames/spinners off trucks. 4/27-Cleaned culver on Thomas St. & Old County Lane; head gasket leaking on grader (temporary fix w/stop leak). 5/01-cut/chipped on Fleming (downed tree); took '02 to Zwack for measuring new box. 5/02-picked up sand blaster & compressor from Schaghticoke; took boxes off '02 & '04; cut downed trees on Chunks Brook & Camden Valley from wind storm. 5/03-Worked on '02 & '04 frames; mowed in Town; picked up sand for sand blaster. 5/04-Sand blasted '02; mowed in Town. 5/05-Wind storm-trees down on Smith Rd., Perry Hill, Camden Valley, Hickory Hill & Quarry Rd. Joe & Travis cut to open up roads. 5-06 (Sat.)-Power Co. called-remove tree from Smith Rd. (Joe took care of). 5/08-Cut/chipped downed trees from storm; got '02 set up for priming the frame. 5/09-Blacktop Perry Hill. 5/10-Swept Thomas to get ready to pave; worked on '02; mowed; put in 18" x 40' culvert on Quarry Rd.; putting more primer on '02 and sand blasting '04; report will be filed.

Georgi Museum-Wendy Bordwell reported May 13th 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. New web site should be up and running in a month or so. Wendy asked if the Town of Salem could set up a new account through Glens Falls Nat'l. Bank for on-line payments. Supervisor Pitts told her to check with the Comptroller's Office in Glens Falls. A new position needs to be created for the Georgi for a Building Maintenance Helper @ \$12.00/hour. **Resolution #36-Motion made by** Councilman Gilchrest, seconded by Councilman Blanck, to create the position of 'Building Maintenance Helper' at the Georgi @ \$12.00/hour with the understanding that the cost will go on a Voucher up to \$600.00, then that person will go on the payroll; passed unanimously 5-0.

Planning Board-Chairman Maurice Patrick reported that there were currently 2 applications for the May meeting--site plan for new house construction and one sub-division application. There will also be a public hearing for garage construction on West Broadway.

DCO Report-Nancy submitted a Voucher for mileage only; took care to six complaints for April.

Historian-Supervisor Pitts has received notification from NYS Parks, Recreation & Historic Preservation that they have approved and signed the Certified Local Government Agreement between NYS Historic Preservation Office and the Town of Salem, the Town having already signed the Agreement. The State Historic Preservation Office has now forwarded the Town of Salem's application to the CLG program to the National Park Service with a positive recommendation. The Town can expect to hear from the Park Service in approximately one month, so early June. Al Cormier informed the Board that the records management item is still an issue and what would be the next step in developing the room in the Courthouse. The Off-Site Storage Agreement with Bancroft Library has been signed and the old Village records will remain in that building until a new room is ready in the courthouse. Need to put the Courthouse storage room renovation out to bid and how will the renovation be paid for; we can apply for a record's grant application. If funded by grant money, the work would be held off until 2018-109 expenditure cycle and not a sure thing to be approved. We still need to hire a private records management application consultant.

Al reported that the flag for the 123rd Washington County Regiment is almost done being encased to be hung on the 2nd floor of the Washington County Building in Fort Edward. There will be a dedication ceremony when hung. A monument is being built in Georgia to the 123rd Regiment and the dedication will take place next Spring. The book about the 123rd has already been printed and the author is from Georgia.

Mr. Cormier will be doing a program re the 100th Anniversary of World War 1 on Salem's hometown resident, Louis LaTulippe, on Tuesday, June 13th @ the Courthouse @ 7:00 p.m. Mr. LaTulippe chronicled his experience in a journal, which Mr. Cormier has a copy of. The program is sponsored by the Salem Rotary Club.

Water-Eric Rogers reported 310 meters in service, with no new water hook-ups this month. Regular upkeep & maintenance was performed; finished lead & copper monitoring plan and Eric has an appointment in the middle of the month to double check it and get it approved. Fire hydrant flushing completed; 3 hydrants with issues: 1 w/flow issue; 2 were hard to operate. All issues addressed and fixed. Eye wash/fire hydrant checks have been done; monthly water sample required by DOH met the bacteriological requirements for a public water supply as set forth in 5-1.5 of the State Sanitary Code under Public Health Law 225. Eric & Travis went to water school in Saratoga and felt it was very informational. Will be setting up a meeting w/Badger Meter to see what they have to offer and what options there are for meter reading. Wants to begin doing valve cleaning/operation; will set up time w/Rural Water to see if they can do leak detection to check status of the system. Will have another well pulled for cleaning and monitor installed like they did with well #3; report will be filed.

Communications

Letter rec'd. from NYS re CRG approval; see above under Historian.

UNFINISHED BUSINESS

Open Bids for Heat/Fire/C/O Detection-Only one bid rec'd. from William P. Linendoll Electric LLC: Cost to install system @ Water Barn-\$9,214.62 & cost to install system @ Highway Garage-\$8,993.40

Both areas include fire alarm package; wire, boxes, conn; install & set up (labor); lift rental

Put on hold for now; prices seem high

Web Page Update-Things need to be added to water page; should be able to put items on ourselves now

Sewer Study Kick-off & Update-Conference call at Courthouse on sewer study with Laberge, NYS & Town Officials. Two options: Look at whole former Village or just Main Street and what kind of system would be required for each. Study will tell which is most feasible and of course grants and cost is always an issue.

NEW BUSINESS

Work Place Violence In-Service-Violence in the Workplace training workshop will take place on Tuesday, 06/27, with Phil Spezio conducting the workshop. All town employees are required to attend.

MOU w/Lake Champlain-Lake George Planning-Supervisor Pitts advised the Board that an MOU was needed to accept the funds re the sewer study. **Resolution #37-Motion made by** Councilman Harold Gilcrest, seconded by Councilman Bruce Ferguson, instructing the Supervisor to prepare/sign the MOU between the Lake Champlain-Lake George Planning & the Town of Salem in order to accept the grant money for the sewer study; passed unanimously 5-0.

MOU w/Salem Central School & Town for Summer Swim Program-Supervisor advised the Board that a MOU would be required between Salem Central School and the town since the school buses the children to Lake Lauderdale and back to the Courthouse for the summer swim program. **Resolution #38-Motion made by** Councilman Marcus Blanck, seconded by Councilman Harold Gilcrest, instructing the Supervisor to prepare/sign the MOU needed between Salem Central School & the Town of Salem for the summer swim program; passed unanimously 5-0.

Bancroft Library Refurbishing-Have Bancroft Library put together an estimate on cost of painting, repairs, etc. to submit to the Board. Should the fees be increased for the rental of Proudfit Hall? Salem FFA students have always had their chicken bar-b-que at this location for many years; possibility they will have to look into moving to another location.

Salem Youth Sports & Accident Insurance Policy-Supervisor Pitts met with Jason McAuliffe, head of Salem Youth Sports, and advised if the students were covered under the Town's liability insurance policy, Salem Youth Sports did not need the accident coverage. The Adirondack Trust Insurance policy will be cancelled.

Letter for Salem Volunteer Fire Dep't., Inc.-A letter of support is needed from the Salem Town Board so the firemen can apply for their FCC radio licenses for the radios at the new firehouse. Letter already prepared by Clerk Gilchrist per Joseph Wever, Salem Volunteer Fire Dep't., for the Board's signature. **Motion made by** Councilman Marcus Blanck, seconded by Councilman Harold Gilcrest, agreeing to sign the prepared letter in

support of the Salem Volunteer Fire Department, Inc. FCC application for radio licenses for radios at the new firehouse; passed unanimously 5-0.

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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?

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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

