



# Town of Glenville

Summer  
2013  
Newsletter

From the Desk of the Town Supervisor...

*Chris Koetzle*

Dear Resident,

As we move toward the second half of summer I hope this e-newsletter finds you enjoying the season. This year, we are sending one of two newsletters in an electronic format as a way to reduce our paper consumption and costs, yet still continue delivering important town updates. This year is a test, which will allow us to re-evaluate its effectiveness for 2014 to determine if we feel it makes sense to continue this format or if we need to return to the traditional delivery methods.

In this newsletter you will find important updates related to the many economic development projects going on around the town. It's an exciting time in Glenville and we continue to benefit from much interest from developers related to our empty properties in the commercial corridors. I am also aware that some properties have recently become available and we are actively marketing those as well.

Another issue that had become more noticeable during the nicer months is the property maintenance complaints that we are receiving at Town Hall. I assure you that our code enforcement officer is following up on the complaints and the Town Board recently empowered the Highway Superintendent with the authority to take action on many of these properties and bill the owners for work performed. This will allow us to more quickly deal with some of the most common property code violations. We also successfully ran the bulk pick-up program this past summer after the Town Board enacted the anti-scavenger law designed to make the program run smoother. The Board was concerned about safety in the neighborhoods and enacted this law to limit our costs to run the program.

Soon budget time will be on us and we recently received some good news from the State Comptroller's Office. Glenville received the lowest fiscal stress percentage of any municipality in Schenectady County – which means that every other municipality in the county was deemed to be under more fiscal stress than Glenville. Although we are pleased to receive this good fiscal news, challenges continue to face us (as they do for all municipalities). Our health insurance, retirement costs and other mandated spending from the state continue to climb out of sight and beyond the state's-imposed tax cap. My budget proposal will stay within the cap and offer a balanced approach to limited spending while still delivering core services.

Finally, I wanted to update you on the on-going Town Center Beautification efforts. As you'll read in this edition we



*Town Supervisor Chris Koetzle (r.) welcomes Panera Bread manager Dave Falzo at the recent ribbon cutting.*

### **Panera Bread Ribbon Cutting**

On July 17<sup>th</sup> a formal ribbon cutting ceremony was held at the new Panera Bread on Glenridge Road. Having been open a couple of months, the Glenville Panera is exceeding revenue projections; a good sign for the resurgent Town Center area of Glenville.

continue to welcome new businesses into what was previously empty space: most notably, our ribbon cutting at Panera in Town Center. Many of you know that I have long advocated for the beautification of our Town Center, which is important to attract more businesses and shoppers into the corridor. We recently applied for a grant from the state that we believe can be the catalyst for finally getting this project done. We are proposing new lighting, sidewalks, landscaping, and other upgrades to the corridor. We should have news on this grant shortly, so stay tuned.

[www.townofglenville.org](http://www.townofglenville.org)

*Around and About the Town...*

## **Economic Development Updates**

### **Patriot Square apartments under construction**

Construction has begun on the 156-unit Patriot Square apartment project, located to the east/southeast of Hampton Run Apartments, and to the rear of the Glenville Municipal Center. Comprised of 13 two-story, 12-unit buildings, Patriot Square will take on a similar appearance to Hampton Run. Access to Patriot Square will be via the extension of Rudy Chase Drive to the north. Subsequent commercial phases of the Patriot Square project will result in Rudy Chase Drive eventually being extended all the way to Glenridge Road, just west of the Glenville Municipal Center.

### **Old Dominion to open a new terminal within the Glenville Business and Technology Park**

On July 8<sup>th</sup>, Old Dominion Freight received final site plan approval to build a 31,760 sq. ft. trucking terminal and 5,280 sq. ft. office on 7<sup>th</sup> Street in the Glenville Business and Technology Park. A well-regarded freight hauling company, Old Dominion began operation in 1934. Easy access to I-890 and the NYS Thruway factored into Old Dominion's decision to build in Glenville.

### **Glenwyck Manor project receives final planning approval**

Glenwyck Manor is a two-phase senior housing project, to be located on the north side of Dutch Meadows Lane, and west of Walmart. The first phase of the project includes a 110-unit independent living facility. A 92-unit assisted living facility will follow. Construction could begin in the fall of 2013, although a spring, 2014 ground-breaking date is also a possibility.

### **Two Stewart's Shops to undergo renovation/expansion**

Earlier this summer, Stewart's received approval to alter two of their existing stores in Glenville. The Stewart's Shop on the corner of Freemans Bridge Road and Maple Avenue will be rebuilt as a larger store, set back farther from the intersection, with elimination of the driveway on Maple Avenue closest to Freemans Bridge Road. Stewart's purchased the property immediately north of their property on Freemans Bridge Road in order to accommodate their new building.

Also, the Stewart's Shop on 411 Ballston Road will be expanding their operation via the addition of gasoline service.

### **The Montessori School to occupy Lewis Place**

The Montessori School, currently located in Burnt Hills, will be relocating to the Lewis Place office building at 375 Saratoga Road. The Montessori School is a day care center/nursery school that will fill the remaining vacant space in Lewis Place. Montessori hopes to begin operations in early September.

### **McDonald's to add another drive-thru lane**

Recognizing the trend of increasing drive-thru business, the McDonald's restaurant at 237 Saratoga Road is seeking approval to add a 2<sup>nd</sup> drive-thru lane and reduce the number of existing parking spaces. McDonald's received preliminary site plan approval from the Town's Planning & Zoning Commission on July 8<sup>th</sup>, and will seek final approval at the Commission's August 12<sup>th</sup> meeting, with construction to begin shortly thereafter.

### **Target Sports opens its doors at 122 Saratoga Rd.**

Target Sports recently opened business at 122 Saratoga Road, across from Socha Plaza. The Town of Glenville and Schenectady Chamber of Commerce welcomed Glenville's newest business in a ribbon cutting ceremony held on July 18th.

*Town Supervisor Chris Koetzle joins Target Sports owner Steve Borst at the July 18<sup>th</sup> ribbon cutting*



## **Town Financial News**

### **Living within our means**

The Comptroller's Office continues to follow the recommendation of the town Budget & Finance Advisory Committee to "pay as you go", i.e., pay cash for equipment and larger projects whenever possible. Adhering to this policy enables us to avoid saddling Town residents with future debt payments. In a nutshell, we in Town government are doing our best to live within our means – within *your* means – just as every household and business tries to do.

Putting this practice into action, we earlier this year paid cash for the Brookwood drainage improvement project (area west of and providing drainage for Town Center) and for a new police car. We also paid cash for a new front end loader after first negotiating a \$63,000 trade-in value on our old loader.

### **Refinancing debt – two year total of over 1.2 million saved**

In April 2013, the Town completed the refinancing of nearly \$7 million in bonded debt from 2005. The Town was able to secure a new

interest rate. The new lower rate will result in savings of more than \$625,000 for Town taxpayers over the next 14 years.

This is the second consecutive year in which refinancing of bonded debt has resulted in significant savings for taxpayers. In 2012, we refinanced over \$3.3 million which was originally borrowed in 2002. That refinancing saved taxpayers a total of \$611,000 over the next 16 years.

### **NYS Comptroller: Glenville has lowest fiscal stress in Schenectady County**

In June 2013, the NYS Comptroller released the first results of his new Fiscal Stress Monitoring System which examined financial and demographic data reported by 898 cities, towns, villages, and counties across the state. The Comptroller's Office reviewed the data and assigned stress points based on the municipality's financial condition. These points were then calculated into a stress percentage. The higher the percentage, the higher the fiscal stress. The lower the percentage, the lower the fiscal stress. In this case, lower is absolutely better.

The Town of Glenville received the lowest fiscal stress percentage of any municipality in Schenectady County. Based on financial items such as fund balance, cash position, debt trend, and fixed costs, the NYS Comptroller assigned us a fiscal stress percentage of only 3.3%. Every other town and city in the county was deemed to be under more fiscal stress than Glenville. Statewide, only 130 of 898 municipal governments achieved a more favorable score than we did.

The Comptroller also assigned a second stress ranking based on environmental factors such as property values, poverty rates, and change in population. These demographic data points can be helpful in identifying non-financial trends that might point to future fiscal stress. On these factors Glenville was one of only 19 municipal governments among the 898 measured statewide to achieve a perfect 0.0% score.

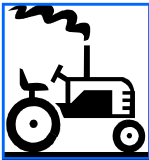
We are pleased to have received good ratings in this new system.

## **Glenridge Road Improvement Project - NYSDOT Update of 7/30/13**

### **NOTE - All work schedules are subject to change.**

- Glenridge Rd over the Alplaus Kill is still a few days ahead of schedule. The floor beams will be set on 7-31-13. From that point, work includes pouring the deck and riding surface, constructing approaches, installing the bridge rail, and paving the road up to and away from the bridge.
- Stage 2 of the D&H RR bridge work has begun and it is expected that all the concrete will be poured by Aug. 12th.
- The B&M RR has moved its rail onto the new bridge and expects to have train traffic on it by the end of this week.
- The old B&M bridge will be coming down in the next 2 weeks.
- The round-a-bout will be paved with base and binder starting Monday, Aug. 5th. The top course will be done at a later date.
- A minimum level of signs and striping will be done around the round-a-bout to finish construction of the western most splitter islands, curbing and sidewalks.

**Project completion is getting close but there is still a lot of work to be done. The public has been helpful in avoiding the area - traffic volumes are way down.**



### **HIGHWAY HIGHLIGHTS FROM TOM COPPOLA, SUPERINTENDENT**

After a very wet spring which delayed drainage and paving projects, work is back on schedule. The Highway Department will concentrate on drainage improvements throughout the town in 2013. Paving prior to correcting underlying drainage issues will result in early failure of the asphalt surface.

### **BULK ITEM PICK UP COMPLETED**

The Town bulk item pick up program went smoothly this past June. Immediately prior to the pick up the town enacted "No Scavenging" legislation. Although some scavenging did occur, the town will now be able to publicize and enforce this ordinance to a greater degree in future years. This ordinance is intended to reduce program costs by not allowing valuable metals to be taken from the contractor who won the town bid for this work, to prevent the scattering and breaking of the items left out for collection, and to provide for safer travel conditions by not having vehicles stop in the street to scavenge. This ordinance does not prevent an individual from giving unwanted items to someone who wants them. It merely prevents broad-based scavenging of items that were intended for pick up by a town authorized contractor (County Waste in 2013).



## Glenville Senior Center



The Glenville Senior Center offers many activities including classes, guest speakers, social events, sports leagues, card playing, trips, daily lunch program and more. We invite anyone aged 55 and over to become a member of our Center. Town of Glenville residents can join for just \$15 a year, non-residents \$25. As a member, you will receive our quarterly newsletter, *Senior Moments*, where you will find information on upcoming activities, trips, and programs available to members.

The success of our Senior Center is made possible by the efforts of our many volunteers. Our volunteers enjoy meeting new friends, developing new programs, and working together to make the organization the best it can be. Volunteer opportunities include front desk volunteer, van dispatcher, van driver, computer tutor and serving on various committees.

*"Volunteering at the Center keeps me busy a couple of afternoons a month and, best of all, I have met a lot of very nice people."*

- A longtime volunteer

The Center provides services, community education, local transportation and health and fitness classes for the greater Glenville area and beyond. For more information, please call us at 374-0734.

## *Parks News*

The Town recently completed a new parking area and entrance road to the Girls Softball fields at Indian Meadows Park. This project provided badly needed parking for the softball league, especially with the installation of a new field adding new parking demands. Katz Construction performed the work for the town and did a great job in spite of the spring rains which delayed much of the work. Town of Glenville Highway Department employees also assisted with this newest enhancement to Indian Meadows.

[www.townofglenville.org](http://www.townofglenville.org)

**Town of Glenville Offices, 18 Glenridge Road**

**Scotia Village Offices, 4 No. Ten Broeck Street**

OFFICE	NAME	PHONE
Supervisor	Christopher A. Koetzle	688-1202
Council	Alan J. Boulant	688-1200
	Sid N. Ramotar	688-1200
	Gina M. Wierzbowski	688-1200
	John Pytlovany	688-1200
Acting Assessor	Carol J. Corbett, Ext. 403	688-1200
Attorney	Michael Cuevas	688-1200
Comptroller	Jason Cuthbert	688-1206
Building Inspector	Paul Borisenko, Ext. 405	688-1200
Code Enforcement	Teresa Petricca, Ext. 405	688-1200
Police Chief	Michael Ranalli	384-0123
Town Clerk	Linda C. Neals, Ext. 402	688-1200
Dog Control Officer	Richard Trzeciak	384-0137
Engineering Tech II	Dana Gilgore, Ext. 406	688-1200
Comm. Public Works	Thomas Coppola	382-1406
Historian	Joan Szablewski	399-5349
Operations/Parks	James MacFarland	688-1221
Justice	Brian Mercy, Ext. 409	688-1200
	Paul Davenport, Ext. 409	688-1200
Econ. Dev/Planning	Kevin Corcoran, Ext. 407	688-1200
Police Department	Emergency	911
	Non-Emergency	384-3444
Receiver of Taxes	Patrick Aragosa, Ext. 404	688-1200
Glenville Sr. Ctr.	Vicki Hillis	374-0734
Water/Sewer Dept.	Cathy Visco, Ext. 317	688-1200
Town Web/Fax	<a href="http://www.townofglenville.org">www.townofglenville.org</a>	384-0140

OFFICE	NAME	PHONE
Mayor	Kris Kastberg	374-3195
Trustees	Thomas Gifford	374-1071
	Rory Fluman	374-1071
	John N. Lockwood	374-1071
	Joseph Rizzo	374-1071
Village Clerk/Treasurer	Maria Schmitz	374-1071
Acting Assessor**	Carol J. Corbett, Ext. 403	688-1200
Attorney	Lydia R. Marola	374-1071
Building & Plumbing Inspector	Luis Aguero	377-8741
Chief of Police	Peter Frisoni	374-3848
Fire Chief	Charles Keller	381-6114
Dog Control Officer**	Richard Trzeciak	384-0137
Supt. of Public Works	Andrew Kohout	393-2159
Parks & Recreation	James Marx	374-8611
Justice	Jason A. Frament	374-2099
Police Department	Emergency	911
	Non-Emergency	384-2244
	Administration	374-3110
Fire Department	Emergency	911
	Non-Emergency	381-6115
Glenville Senior Center**	Vicki Hillis	374-0734
	James MacFarland	688-1221
Village Fax		374-0542

\*\*Town of Glenville provides these services for the Village of Scotia

**Glenville Local Development Corporation (GLDC)  
now accepting loan applications**

The GLDC is also seeking input from Glenville residents on the types of businesses and development they would like to see in Glenville. Residents can go to the town's website at [www.townofglenville.org](http://www.townofglenville.org) and fill out a survey. Paper copies and collection boxes are also available at the following locations:

- Glenville branch of the Schenectady County Library, 20 Glenridge Rd
- Glenville Town Hall, 18 Glenridge Rd.
- Glenville Senior Center, 32 Worden Rd.
- The Glenville branch of the Capital District YMCA, 127 Droms Rd.
- First National Bank of Scotia, 240 Saratoga Rd.
- Mail n More, 690 Saratoga Rd.

Applications and guidelines for businesses seeking loans are available from the Town Clerk at the Town Hall, 18 Glenridge Road, Glenville. The initial balance of the fund is approximately \$565,000. Loan applicants can also access the applications and guidelines on the town's website under town links, Local Development Corporation.

The mission of the GLDC is to stimulate economic development within the Town of Glenville, to serve as a resource to retain and increase job opportunities, to encourage the expansion and growth of existing businesses, and to attract new businesses to the town.

**[www.townofglenville.org](http://www.townofglenville.org)**