



# Town of Glenville

Incorporated 1821 • State of New York

FALL 2014  
Newsletter

## From the Desk of the Town Supervisor...

*Christopher Koetzle, Town Supervisor*



Greetings and Happy Fall! This is one of my favorite times of year but with the cooler weather comes budget time for the Town. This year, we're working on a \$17 million spending plan that has a few challenges as is discussed in the budget column of this newsletter. Aside from a drop in revenues in our mortgage tax line and increasing health insurance costs, the Town is also facing a number of possible retirements in 2015 that requires us to budget the appropriate amount of "pay-out" as per the union contract. This

required the Board to make some difficult, yet fiscally sound, decisions to help keep the levy below the mandated Tax Cap. We, as a Board are committed to stay under the cap so that you will receive the levy increase back in a form of a check from the state - effectively making the levy increase 0%. We are also committed to not introducing new fees as a way to evade the spirit of the cap.

Many of you may have noticed the economic development projects happening around town. Some of the projects are very noticeable, like the Glenwyck Manor project on Dutch Meadows and the Applebee's project in Town Center; others are more hidden like the CTDI and Old Dominion projects in the Glenville Business Technology Park that have added hundreds of jobs here in Glenville and have helped revitalize that important commercial park. We'll continue our work with Metroplex and the federal government to revitalize the GSA properties within the park and welcome even more development there in the months and years ahead.

Also, we are moving forward on the Town Beautification project this spring by working with the DOT to install sidewalks within the Town Center for better walk-ability and will also finalize our plans for new lighting that will help improve night-time visibility and aesthetically improve the Town Center.

Finally, some of you may have been following the operational changes that we started with late-last year with the Supervisor's Office and continued throughout this year with the 7 retirements that we experienced in 2014. Some of these changes led to positions being moved, part-time/full-time status changes, and the utilization of private contractors to perform some duties. All of these decisions were made with the knowledge that we needed to make government more efficient and less costly to the taxpayer. As a result, we have saved about \$200,000 this year to offset increased benefit costs. Some of these decisions have meant change - an change can be difficult - but all of these decisions have resulted in the protection of services while lowering cost.

As always, anytime that I can be of assistance, please call me at Town Hall at 688-1202 or email me at [ckoetzle@townofglenville.org](mailto:ckoetzle@townofglenville.org). Enjoy the season!

*Christopher A. Koetzle*

**Town of Glenville**  
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## From the Highway Department...

*Tom Coppola, Highway Superintendent*

### Fixing Drainage

The Highway Department has determined it is necessary to improve the drainage throughout the town prior to any blacktop work to ensure the town acquires the best life expectancy from blacktopping monies spent. To date, the left side of Route 50, starting on Brookwood Dr. through the Hadel Road area has been completed. The Alplaus area, including Bruce Dr. is on the schedule to be done soon. Next year we will begin working on the right side of Route 50 in the area of Via Maria Drive.

### Leaf Season

Leaf season will be upon us shortly. The warm weather could keep the leaves on the trees a little longer this year. Please refrain from placing leaf piles in the roadway as this could cause dangerous road conditions. We ask that leaf piles be no wider than 5 ft. We will be completing one pass through town; areas scheduled will be posted on our highway web site page. Bags will not be collected by the town. For disposal of your leaf bags and other yardwaste, please contact your waste hauler.

### Ready for Winter

After leaves, comes the snow. Please make sure your garbage cans are off the road pavement and in your driveway. We cannot complete our task of clearing the roadways with them in the way. Basketball hoops should not be in the roadway or the town's right-of-way as they hinder the process as well. Basketball hoops that are left in the town's right-of-way are code violations, which will be enforced. Sump and foundation lines should not discharge to the roadway; this causes icing and dangerous situations. Property drainage must be 10 ft. off the edge of pavement to prevent icing issues.

When the colder temperatures come, make sure you drain all necessary pipes and drains so they do not freeze creating a greater issue for you.

If you have any questions, please do not hesitate to call our office at 382-1406.

## Old Dominion



*Glenville officials welcome Old Dominion to Glenville. The company officially cut the ribbon on their new facility in the Glenville Business and Technology Park on September 18, 2014. The new building represents a \$8 million investment in the community and has brought over 50 new jobs with the promise of more to come.*

## Applebee's... Coming to Town



*Teresa's is razed to make room for Applebee's*

On the morning of September 8th, a trackhoe made quick work of the vacant Teresa's Restaurant on Route 50, next door to Dunkin' Donuts and Midas. The demolition of the 64 year-old structure was complete by 11:00 a.m., signaling the beginning of a new era for the property; specifically, an Applebee's restaurant.

Applebee's new restaurant will consist of 208 seats and a full service bar, which is consistent with most of their properties. Applebee's should nicely complement the year-old Panera Bread Restaurant just 1,000 feet away. Applebee's is a casual sit-down restaurant that serves alcohol, and it has especially strong appeal to baby boomers and families. Panera falls in the "fast casual food" class of restaurants, along with other chains such as Chipotle and Boston Market.

The building that Teresa's Restaurant occupied was erected in 1950. For its first 30+ years of existence it was a gas/service station, having got its start as Patneau's Mayfair Gulf Station, along a stretch of Route 50 in the Town Center that was dubbed "Gasoline Alley" by many local residents. In the 1st half of the 1980s the building was retrofitted and converted for deli/restaurant use. Lucias, a popular sit-down Italian eatery, opened its doors in the building in 1985. Home Style Pizza followed for a brief period in the 2000s, with Teresa's Restaurant most recently occupying the building from early 2011 until late 2012.

While the Town doesn't have an anticipated opening date for Applebee's as of this writing, a reasonable expectation is early summer 2015.

### Supervisor Koetzle Delivers Annual Budget Forum

On September 10, 2014 at the Glenville Municipal Center, Supervisor Chris Koetzle and the Town Board hosted the first of their two annual budget forums for residents of the town. The Supervisor's presentation focused on budget issues currently facing the town such as the town's financial trends, fund balance analysis, and the mandated tax cap. The forum was then opened up for a question and answer period in order to engage residents in the process. The second budget forum is scheduled for the Senior Center on October 9th at 3pm.

Highlights of the presentation include:

- The Town Board's overall budget objective is to live within our means while protecting current services.
- As has been the trend over the past five years, the Board continues to streamline operations while avoiding the need to institute new fees to cover continued cost increases.
- The Town Board wishes to continue the progress of reducing our reliance on the fund balance (the Town's "rainy day" fund) for operational expenses by reducing this year's allocation by another 5% or \$30,000 to under \$580,000 from about \$1.4 million in 2010.
- The Town ended 2013 with surpluses in the Town General (01), Town Outside Village (02) and the Sewer funds, but due to a large drop in mortgage tax revenue in 2014, will not end '14 with a surplus in the Town General (01) fund.
- The Town has reduced its outstanding debt by \$4 million since 2010.

• The Town has held the line on personnel costs since 2008 when wages totaled \$5.2 million until 2014 when they were still at \$5.2 million. This was achieved by gaining efficiency due to attrition over the years. The Town employed over 100 people in 2008. Today we have 83; 13 of them part time.

• Challenges for 2015 include: the need to settle all three labor contracts, healthcare costs rising faster than the tax cap (changes need to be negotiated with unions), NYS retirement contribution rates are still near 30-year highs, and the continued need to make capital investments in our roads, parks, buildings and equipment.

• Further challenges for this budget include: 25% of the Town's workforce will be eligible for retirement by the end of 2015 and large payouts for accumulated time accruals accompany that - we'll need to budget a minimum of \$225,000 in cash payouts to cover retirements in 2015 alone.

• Revenue is stagnant: our county sales tax revenue does not grow with economic development in Glenville as the County Legislature has effectively locked us into a 0% growth for the next 7 years. Furthermore, mortgage tax revenue has fallen by about \$150,000 this year and is not expected to rise in 2015.

• The tax cap for this year maxes out at 2.87% due to carry over for staying under the cap in past years. This represents about \$245,000 in allowable increased spending to offset the \$150,000 in lost mortgage tax revenue, the increased cost of health insurance (\$125,000) and the increase in the election expense that the County charges the town (\$25,000). These three items alone amount to about \$300,000 in new levy increase, which is \$55,000 beyond the increase allowed by the cap.

*(continued on next page)*



(Budget continued)

• If the Board stays within the tax cap by adopting a 2.87% levy increase the average town real property tax increase would be about \$17.96 per year to a town homeowner and about \$11.96 per year to a village homeowner and taxpayers will receive rebate checks from the state to reimburse this town tax increase.

• The Board must adopt the final 2015 Town Budget by November 20, 2014. The \$17 million spending plan will be the subject of a public hearing on November 5, 2014 at 7:00 PM at the Glenville Municipal Center.

## Understanding Your Tax Bills

By the time this is published, you would have received and (most likely) paid your School Tax bill. In January you will receive your County and Town Property Tax bill.

Your school tax bill is a result of the School Board's Budget that they pass and place before the voters in May for approval. The respective School Districts have sole authority over their budgets. The town acts as the collection agent for the Scotia-Glenville School District and the town portion of the Niskayuna School District, but is not responsible for the tax rate set for the District. Burnt Hills-Ballston Lake tax bills are paid to a different collecting agent.

The Town Board sets the town tax rate for your town portion of the tax bill while the County Legislature is responsible for the county portion of the tax bill. Your respective Fire Districts, through their Boards and resident vote set those budgets, which are "rolled" into the town-wide budget. The Village Board sets the tax rate for the Village property taxes.

The town acts as the collection agent for the various taxing entities. This of course does not mean that the entire tax is the town's. In fact, on your entire annual tax liability, the town's portion, including the Highway Budget, is about 10¢ on every dollar you pay. (See graphic).

**2014 Real Property Tax Dollar  
Distribution for Residents of the Town Outside the Village**



\* No special districts or village taxes included

School  
66.8%  
(2014-15)

Schenectady  
County  
22.7%

Town  
8.1%

Highway  
2.4%

Need a copy of your tax bill? Visit [egov.basny.com/glenville](http://egov.basny.com/glenville). Taxes are collected twice a year by the Town of Glenville. The town and county tax bill is mailed out the first week in January and the school tax bill is mailed the first week in September. In addition, the Village of Scotia mails out property tax bills to village property owners in June and they mail special district water and sewer bills in February and October each year.

## Police Department Report

*Michael Ranalli, Chief of Police*

**Changes to the Police Department:** The Glenville Police Department would like to remind residents that our dispatchers are now part of the Schenectady County Dispatch center in Rotterdam. As a result, the services that we can provide at our station have been affected. If you are a town resident and/or work in the town and wish to report a crime or see an officer on a police

related matter, please call (518)630-0911 from your home or business and an officer will respond to you. If you wish to come to our station to see an officer, there is a phone in our entrance vestibule you may use to contact the county communications center and they will advise an officer you are there.

Motor vehicle accident reports can be obtained one of two ways. The first is a link to our police department website, which can be accessed through the town website at [www.townofglenville.org](http://www.townofglenville.org) and selecting Town Departments and then Police. There is a \$10.00 fee for this service that can be paid on-line. The second way is to use the E-Desk computer Kiosk in the entrance vestibule. Select the "Accident Report" button on the touch screen, complete the requested information, and the report will be mailed or emailed to you within a few business days. This method of obtaining an accident report is free but must be completed at the Kiosk and can be done 24 hours a day, 7 days a week.

In addition to requesting accident reports, the Kiosk interface provides several other functions. People using the Kiosk will be able to send email messages to officers, file complaints or commendations, request a copy of a report under the Freedom of Information Law (FOIL), file an anonymous crime tip, and register your home in our house check program while away on vacation. We have also enhanced our website to allow many of these same functions to be done from your own home and computer.

If you have an emergency, however, please remember to call 911 from wherever you are. For non-emergency complaints, please dial (518) 630-0911 for the Schenectady County Communications Center. For administrative and records matters, (518) 384-0123 (Monday-Friday, 8am - 4pm only).

## Assessor's Office

It is time to think about filing or renewing your property tax exemptions. All exemption applications are due no later than March 1st, 2015. Each year our office receives and processes well over 6,000 exemption applications. Renewal notices for the Senior Citizen and the Enhanced STAR exemption, will be sent from our office within the next 30-60 days. It's a good idea to complete these applications and return them to the assessor's office before the end of the year, as a precaution. We will not be able to honor exemption applications received after March 1st, 2015. Exemption applications can be picked up from our office in Town Hall or can also be downloaded from the assessor's page on the town of Glenville's website at [www.townofglenville.org](http://www.townofglenville.org).

## Economic Development

### Town Embarks on the Completion of a New Comprehensive Plan

A Comprehensive Plan is a written document outlining goals, policies, and guidelines for the Town's development and land use. It serves as a guiding document that impacts residents' everyday interactions with public as well as private space. Covering a wide variety of topics, the Comprehensive Plan addresses transportation, environmental resources, agriculture, recreation, industry, housing, history, and the location and intensity of each of these uses. Where residents do their shopping, the availability of recreational opportunities, and the location and style of housing, are all impacted by the Comprehensive Plan.

The Town's current Comprehensive Plan was adopted in 1990. Since that time, the town has increased in population, the business community has changed, significant new roads have been built, and regional factors have shifted in nearby Schenectady, as well as the greater Capital District. In order to address these changes, the new Comprehensive Plan will incorporate demographic information, and input obtained from public meetings to reflect the Town's current

input obtained from public meetings to reflect the Town's current conditions and identify priority areas for future development and preservation.

Opportunities for residents to provide input will be available at public meetings occurring this fall. Several public meetings will be held in a variety of locations across Town. These public meetings will offer an opportunity for residents to address conditions in their neighborhoods, and shape future land use goals and development. Additional opportunities for resident involvement will be available through a community survey which will be posted to the Town's website ([www.townofglenville.org](http://www.townofglenville.org)) by the first week of October. Keep an eye on the Town's website for updates on the status of the new Plan.

## Town Court

The Glenville Town Court is in session every Tuesday and Thursday evenings commencing at 5:30pm. We currently have 2 Town Justices: the Honorable Richard H. Moran Sr. and the Honorable Paul E. Davenport. Court is open to the public and we encourage you to come to see how the judicial system works.

The Court has been using an online payment system called nCourt. There is no cost to the Court/Town and defendants using this online payment system pay a convenience fee. This seems to be helpful for defendants who are not local and wish to pay without coming here to the office during our business hours.

The Court applies every year for a Justice Court Assistance Program (JCAP) Grant. In the past, this grant has helped us improve the Courtroom by giving it a new "facelift" and brought us well into the 21st century. It has also helped with security, i.e.: magnetometer and hand-held wands, so the Court staff as well as anyone in the Courtroom feels safe during court hours.

The court office hours are 9-5pm for any questions regarding traffic tickets, criminal matters and small claims.

## Parks

**Maalwyck Park** - Development has proceeded to the point of "mitigation" of the archaeological impacts of development. As the Maalwyck Park area is archaeologically significant, the town must mitigate the impacts of development of fields, roads, water, sewer and a pavilion versus the artifacts that may be present in the areas to be developed. This mitigation effort will come at some expense, but is a required step in Maalwyck's development.

**Dog Park (Andersen Park)** - The dog park slated for Van Buren and Swaggertown Road is progressing. The draft plan was reviewed in a public meeting and based on resident/dog owner input a revised plan had been developed. A new estimate for development of this dog park is \$55,000 - \$60,000. Plans are to continue to refine the plan through this winter and construct the park in Spring 2015. Development of the park will utilize "subdivision recreation fees," such fees having been paid by developers to offset the loss of green space in residential development. The dog park is contemplated to have parking, two, large fenced areas (small dog/large dog), landscaping, traditional park amenities, and a permit system for use.

**Indian Meadows** - The girls softball fields now have dugouts! Thanks to the BH-BL Girls Softball League and the Glenville Rotary, four dugouts have been installed on two fields. Many thanks to all involved with this project that greatly improves the overall quality of the fields and the needed amenities for the girl's softball players.

## Glenville Senior Center

Plans continue to progress for a 1,000± sq. ft. addition to the center. Synthesis has been retained to provide architectural services and planning and design will occur this fall. The addition will provide volunteer committee space, "flex space" and recreation space as it is currently envisioned. Spring 2015 construction is planned.

## Greens Corners

### One Room Schoolhouse Rehabilitation

In 1919 there were about 190,000 one-room school houses in the US. Today there are less than 400. We in the Town of Glenville have a one-room schoolhouse at Greens Corners and Potter Roads. The school was built in 1823 and used until 1946. In the mid '70's, Glenville citizens led by the Scotia Rotary, worked hard to restore it to a schoolhouse museum, used until 2012. Now needing major repairs, monies left over from the '70s restoration have been rededicated by the Scotia Rotary to address major structural (brick) deterioration. Scotia Rotary and Glenville Rotary, with Bellamy Construction and Glenville friends, are working on the restoration. We need more help working on the project, ideas for the museum, supplies, and funding. We are close to having a 501c3 Foundation in place. If you want to help in any way please contact Bruce McConnelee at [Barrelbackbuilder@gmail.com](mailto:Barrelbackbuilder@gmail.com) or Greg Bellamy at [Greg@bellamys.com](mailto:Greg@bellamys.com).



*Copy of photo taken by C. Vanderveer 1910 - Greens Corners School*

## Planning

### Zoning and Land Use in the Town

With the 140-home Amedore subdivision proposal currently under review by the Town of Glenville Planning & Zoning Commission (PZC), many residents have inquired as to the Town's review process and the role and authority of the PZC. This is a timely opportunity to briefly touch on the purpose of subdivision review and what the Town can and cannot do in response to subdivision applications.

The regulation of the use of land in Glenville and in most communities in New York is done by adoption of zoning laws. These laws place land in zones that permit only those uses that are deemed compatible with the character of the land and the surrounding uses. In Glenville, we have 12 different types of zoning districts. Currently, the Town has a proposed land use for a Single Family Development by the Glen Oaks neighborhood, which is zoned Suburban Residential. This is our most restrictive as it allows by right only single-family homes, home occupations and cemeteries. What is being proposed by Amedore Home Builders is a subdivision of single-family homes, so that use is permitted by right.

While the single-family home is permitted by right, the Town Code provides standards and means of review of compliance with those standards through its Subdivision law (Town Code chapter 242). The subdivision review process is controlled by the Town's Planning and Zoning Commission who are town residents, appointed to their positions, who serve on a volunteer basis. The members are chosen for their interest in our Town and the knowledge of the issues they deal with. Members are required to take annual training to keep up with developments in the law and land use issues.

The Planning and Zoning Commission carefully considers all issues regarding all projects and with the assistance of Town staff, apply the law to the facts in making a determination.

## From the Comptroller

### Return of Budget Season

Fall means many things to many people. For some it's apple picking, for others leaf peeping. Maybe for you it's the World Series or sending the kids back to school. Or perhaps it's the return of municipal budget season. Ok, probably not that last one...but budget season is here nonetheless. My office has been working closely with the Supervisor and Town Board to create a responsible, prudent town budget for 2015 which keeps town taxes low while preserving the excellent services provided by our town workforce. The Supervisor's tentative 2015 budget stays within the New York State tax cap with an overall proposed tax levy increase of 2.87%. For the average Glenville homeowner outside the village this equates to a town tax increase of \$17.96 in 2015, including highway, water, sewer and all other special district taxes. Town taxes for the average village homeowner will rise \$11 for the year.

Every budget presents its own challenges and the 2015 budget was no exception. Along with all municipalities, our town mortgage revenues fell precipitously in 2014 due to the drying up of home refinancings. In fact, our 2014 mortgage revenues were the lowest in over 10 years. When coupled with 2015 increases in health insurance and county election charges of \$125,000 and \$25,000, respectively, plus likely employee retirements which will cost at least \$225,000 in sick leave payouts, it was not the easiest year to stay within the tax cap. However, the Supervisor's budget does just that and does it without instituting any new fees or deferring any payments to the NYS retirement system, options which other local municipalities have relied upon in recent years.

### Tax Cap & Tax Freeze

The state tax cap has been in effect since 2012. The tax cap aims to keep the overall tax levy increase to the lesser of 2% or the rise in inflation. In Glenville, the overall tax levy is comprised of the property taxes which are part of the three main funds (town general, town outside the village, highway), the water fund, the sewer fund, fire district #4 (where Scotia Fire Department operates within the town), all the lighting, parks, and drainage districts, and the mandated county election charges. For the 2015 budget, the inflation rate was only 1.56% so this is the base number we must use, not the 2% figure commonly referred to as the tax cap. To this base, the state does allow some adjustments for items such as growth in the town tax base and carryover of allowable tax levy not used in prior years. For us, our town's tax base growth and levy carryover will increase our 2015 tax cap maximum from the widely quoted 1.56% figure up to 2.87%.

There's also a new state program called the Property Tax Freeze Credit which takes effect this year. If a taxing entity - such as the town, village, school district, county, fire district, etc - stays within the tax cap the tax freeze credit will "fully reimburse eligible homeowners for increases to their taxes imposed by all jurisdictions that comply with the eligibility requirements." In other words, since Glenville stayed within the tax cap the state is promising to reimburse taxpayers for the amount of your town tax increase. So this means that while an average Glenville homeowner will be paying \$17.96 more in 2015 that homeowner will also receive a rebate check from the state for that \$17.96 in fall 2015. More information is available at the NYS Tax & Finance website: [http://www.tax.ny.gov/pit/property/property\\_tax\\_freeze.htm](http://www.tax.ny.gov/pit/property/property_tax_freeze.htm)

## DEC To Fund Public Water Lines

The DEC has determined that they will fund a public water line extension for our residents on Sunnyside Road and in Sunnyside Gardens. The extension will be funded by the State's Superfund and will cover the installation cost for all 112 homes impacted by the contamination that originated on Freemans Bridge Road. This will save our taxpayers over \$1.2 million while bringing safe, clean, reliable municipal water to these homes.

## 5th Annual Glenville Oktoberfest Welcomes Record Crowd



*Dave Hennel, Committee Co-Chair, and Supervisor Chris Koetzle open the Glenville Oktoberfest.*

After months of planning and a venue change to Maalwyck Park, the town welcomed an estimated 15,000 people to its 5th Annual Oktoberfest on September 27th. The Town is excited that this has grown over the years to become Glenville's and the County's premier community event for our residents and visitors to come out and enjoy good food, great activities, and each other's company.

So many volunteers who worked so hard for most of the year to be sure that we all enjoy this event. Of course there are too many names to list here, but well over 70 sponsors and/or vendors have joined together to make this possible. Many thanks to our community partners, the Glenville Business and Professional Association and event co-chairs, Heather Peterson, and Dave Hennel, and our Deputy Supervisor, Jamie MacFarland for all of their hard work. Over the past five months they led a core group of individuals that logged more than 850 hours of volunteer work. Additionally, more than 100 volunteers will donate about 250 hours of their time over the weekend. This is truly a community event from start to finish.

We also want to thank The Gazette, our media sponsor, as well as Adirondack Pest Control, Dairy Circus and Frank & Sons, for their sponsorship of the newly added fireworks show. Without their help and support this event would not be possible. Of course we thank our title sponsor, NYREER NY Renewable Energy, Engineering, and Recycling Group for their generous financial support which helps ensure that Oktoberfest remains a free event, with free parking and no cost to the town. Please be sure to support the sponsors who support this event!

In our new and beautiful setting, Maalwyck Park, this proved to be our best Oktoberfest yet. Our residents and many from around the region enjoyed the traditional German food which was served in the main tent as well as selections from our local "American" food vendors. They also enjoy authentic German music on the main stage throughout the day. The children's events added plenty of family fun, and of course the "Cruise-in" and aviation activities made our event unique. We also proud to offer Glenville's locally brewed beer from Wolf Hollow Brewery in West Glenville - which sold out quickly - and of course, the newly added fireworks over the Mohawk River capped off a perfect day.

We hope you all enjoyed the event. Mark your calendars now: the 6th Annual Oktoberfest will return next year (as always) on the last Saturday of September.

## For News and Updates... Stay Connected!

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Go to our website: [townofglenville.org](http://townofglenville.org) and click on "Stay Connected" at the bottom of our homepage, sign up and start getting the latest news.

## Get Involved...Stay Active!