



# Town of Glenville

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SPRING 2014  
Newsletter

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

*Christopher Koetzle, Town Supervisor*



Greetings, neighbors. 2014 is off to a busy year. Since realigning the Supervisor's office, the transition to full-time has been complete and I am pleased to report that the new structure that has provided us with a part-time Deputy Supervisor is starting to yield efficiencies and savings. This year also brings significant organizational change as our dispatchers are set to leave for the county-wide dispatch center in May. We will miss their presence, here at town hall, and I thank them for their wonderful service to our town.

Additionally, at the time of this publication, our Assessor and Senior Center Maintenance Staffer have announced their retirement. We wish them well and thank them for their many years of service to the town.

As usual, I like to provide the residents with a quick overview in two important areas, economic development and budget and finance.

### **ECONOMIC DEVELOPMENT:**

As many of you have noted the economic development news continues to be positive and I, the Board, and our economic development team are busy trying to attract new businesses and jobs, here, to Glenville. The news of Applebee's locating in our Town Center has many excited as we continue to enhance this important commercial corridor. The new businesses that have located to our Technology and Business park not only help to expand our tax base and help to redevelop that park, but they are adding 200 jobs to our local economy. Couple that with the recent announcement that DHA will build a state-of-the-art production facility at the county airport and we have added over 350 NEW JOBS IN GLENVILLE IN 3 MONTHS! Additionally, our staff has been working on various new housing projects in the town with Amedore Homes proposing 140 new single family homes, Glenwyck Manor Senior Living starting on Dutch Meadows and the long-awaited Patriot Square starting in Town Center. As they say in the development world: "We're moving a lot of dirt" this spring!

### **BUDGET AND FINANCE:**

Some of you may have read my recent budget report to the Board that indicates that we had a good 2013. We ended with surpluses in both our "general funds" and in the sewer fund. We, again, reduced our expenses and headed into the new year in a strong fiscal position. We do have challenges in 2014, however. Our revenues for this year are down: our mortgage tax revenue line is projected to be down by \$200,000 and our Metroplex sales tax revenue is down by 13%. This presents us with significant operational challenges for 2014, but the town will continue its fiscal conservatism that helped get us into a strong cash position to help weather these unexpected shortfalls.

In this issue you'll read more about some of the points I touched on briefly in this column, but if you would like more information about anything at all, or would like to comment on a particular issue, please email me at [cckoetzle@townofglenville.org](mailto:cckoetzle@townofglenville.org) or call me at 688-1202.

Enjoy the good weather. As I say, "It's Always Sunny in Glenville!"

*Christopher A. Koetzle*

## From the Highway Department...

*Tom Coppola, Highway Superintendent*

The **Annual Bulk Item Program** will be held June 9, 2014 through June 20, 2014. As in past years, only one pass will be made. Once the truck has passed by your property, disposal will be your responsibility. Eligible items are to be placed on the edge of your lawn no earlier than June 7, 2014 and no later than June 8, 2014.

Visit the town's website for the list of eligible & ineligible items. Please remember, if it fits in your garbage can, put it in your garbage can. The intent of this program is to dispose of large items.

Reminder: the Town's Anti-Scavenger Law prohibits any unlicensed carrier from picking through the trash that is left on private property. The penalty for scavenging within the Town is a misdemeanor, punishable by a fine not to exceed \$1,000 or imprisonment not to exceed six months, or by both such fine and imprisonment.

New York State Highway Law §319 reads "no obstruction should be placed in the roadway and/or right of way". This includes basketball hoops, sprinkler heads and dog fences to name a few. The average right of way is 10ft. from edge of blacktop. For the specific right of way of your road, please call the highway department.

Spring and Summer yard waste including leaves, brush, grass clippings is the responsibility of the homeowner. The town only conducts a fall loose leaf program. Most garbage haulers include yard waste in their services. Please contact your garbage company for their specifics. Another option for Glenville residents is being able to bring yard waste to the Schenectady County Conservation District on Hetcheltown Rd. For details you may contact them at 399-6980.

As always if you ever have concerns or questions, please do not hesitate to contact us at the highway department.

## From the Building Department...

*Paul Borisenko*

With nice weather soon approaching, we would like to remind Town residents of the following:

Unregistered/Junk vehicles are not permitted to be kept in yards. Unregistered vehicles may be kept within a wholly enclosed garage.

A permit is required for all swimming pools, including portable, inflatable, plastic and similar types often purchased at department stores. Swimming pools must be maintained in a clean and sanitary condition.

Garage sales are permitted once within a six-month period and for no more than three (3) consecutive days.

Open burning and the burning of brush, trees, etc. in the Town of Glenville is not permitted. However, small campfires containing clean, dry, untreated or unpainted wood less than 3 feet in height and 4 feet in length, width or diameter are allowed. These small campfires cannot not be left unattended and must be fully extinguished. These regulations are in accordance with New York State Dept. of Environmental Conservation. To report environmental law violations call 1-800-847-7332.

If you are planning any type of building/construction, please allow ample time in your project schedule for us to review your plans. Please refer to the Building Departments webpage for permit forms and information.

## Socha Plaza Mixed Use Building Nearing Completion



*Socha's Mixed Use Building as of Early April*

Anyone who has traveled Route 50 in Glenville over the last several months could not help but notice the three-story, mixed glass and brick facade building going up at Socha Plaza. This 60,000 sq. ft. structure will house multiple uses, including retail and restaurant uses on the 1st floor, professional and medical offices on the 2nd floor, and luxury/corporate apartments on the third floor.

On the 1st floor, it was recently announced that Mio Vino Wine Bar & Bistro will occupy approximately 5,000 square feet of floor space while offering 200 seats in their restaurant. Mio Vino presently operates a smaller restaurant on Main Street (NYS Route 146) in the Village of Altamont.

In terms of 2nd floor tenants, Ellis Medicine is looking to open a primary care facility, while Albany Medical Center is proposing to open an emergency care facility. Sunnyview Rehabilitation is another planned tenant for the 2nd floor.

Visually, the new Socha building will present something rather unique to Glenville with its three story configuration and modern architectural treatments. A summer, 2014 opening is anticipated.

## CTDI Under Construction in the Business & Technology Park



*CTDI rises along Route 5 in the Glenville Business & Technology Park*

Communications Test Design, Inc. (CTDI) is quickly advancing construction on their new \$11.4 million, 130,000 sq. ft. warehouse/distribution center/office building in the Glenville Business and Technology Park. The building is going up on the westernmost parcel within the Park, on the site where an abandoned tank farm lingered for many years. CTDI got its start in 1975 and has evolved into a full-service, global engineering, repair and logistics company providing support services and products to the communications industry. CTDI's customers include cable service providers and telecommunications companies, as well as major original equipment manufacturers from around the world. CTDI is headquartered in West Chester, Pennsylvania and employs more than 6,800 people in 66 facilities worldwide. Locating in Glenville allows CTDI to more efficiently support Time Warner Cable and its customers in the Capital District. CTDI indicated that it would employ approximately 150 people at its new Glenville location. As a very image-conscious corporation, CTDI's new building in Glenville will serve as a major turnaround for what has been a decades-long deteriorating portion of the Town's most prominent business/industrial park.



Supervisor Koetzle shares a light moment with Comptroller DiNapoli during the Comptroller's visit to Glenville's Technology Park. Photo Courtesy of the Office of the Comptroller.

## State Comptroller Thomas DiNapoli Visits Glenville's "Let's Talk Business" Expo

State Comptroller Thomas DiNapoli joined Supervisor Chris Koetzle, Metroplex Chairman, Ray Gillen and a representative from the Galesi Group to tour Glenville's Business and Technology Park before delivering remarks at the town's 3rd annual business expo. While in Glenville the Comptroller noted the recent successes in Glenville's economic development efforts and touted that Glenville is "an example for other communities across the state on how to do it right." Koetzle touted two recent projects in the Business and Technology Park as an example of working together with Metroplex to bring jobs into town: Old Dominion and CTDI. The Comptroller also toured Dimension Fabricators while in town.

## Glenville Development

A month into spring and you may already notice several construction sites up and running. Here's a quick rundown of the activity occurring in town:



### Applebee's Restaurant

268 Saratoga Road, 6,400 square foot restaurant with 208 seats. Estimated construction value: \$800,000. Status: Site plan review.



### Patriot Square, Phase I Apartments

Rudy Chase Drive Ext, 156 apartments in 13 buildings. Estimated construction value: \$9.36 Million. Status: Under construction.



### Glenwyck Manor Senior Apartments

Dutch Meadows Lane, 104-unit, senior market rate apartments and future 92-unit assisted living facility. Estimated construction value: \$13 Million. Status: Under construction.



### CTDI's Research, Office, Distribution, Warehouse, Glenville Business & Technology Park

Construction of a 151,000 square foot facility for a new testing, repair and logistics operation center. Estimated construction value: \$11.4 Million. Status: Under construction



### Baptist Health's Phase II-Cottage Care Living Facility

Swaggertown Road, Construction of 4 one-story nursing home buildings containing 48 nursing care beds per building. Estimated construction value: \$26 Million. Status: Under construction.

**Maddalone's Park Ridge Estates Subdivision**, End of Woodruff Drive, 8 single-family home building lots on an 850 (approx.) foot long cul-de-sac. Estimated construction value: \$2.5 Million. Status: Under construction.

**Auto Solutions Garage Expansion**, 78 Freemans Bridge Road, 11,070 square foot addition to the existing automotive repair facility. Estimated construction value: \$175,000. Status: Under construction.

## Glenville Parks Updates

**Maalwyck Park** - NYS and Native American Tribes are actively engaged in the review of the park's archaeological report and development plan. The town expects the review and mitigation plan to be completed this summer, with park improvements to follow closely thereafter.

**Indian Meadows** - A fantastic winter of cross country skiing was enjoyed by the many visitors to the park, in no small measure due to the staunch efforts of volunteer Greg Stevens who diligently groomed the trails after each snowfall. Thank you Greg!

**Sanders Preserve** - Eagle Scout candidate James Denney is working to improve the main trail out of the parking area to allow for grooming of the trail in winter, similar to Indian Meadows. The trail will be a bit wider and free of large rocks. Please bear with the disturbance while the work is occurring.

**Dog Park (Andersen Park)** - The Park Planning Commission has refined plans for development of the dog park at the corner of Van Buren and Swaggertown Roads. The layout and rules for the park will be presented to the public in May (date TBD) and undergo further refinement based on the public's input. Development will occur immediately thereafter.

## Greens Corners One Room Schoolhouse Rehabilitation

Behind the scenes work has steadily progressed on the town's one room schoolhouse, dated 1824. The Scotia Rotary which rehabbed the school during the bicentennial years is again taking the lead in the latest rehab, with support from the Glenville Rotary, Bellamy Construction, volunteer Francis Murphy and others. Thanks to all for their support. Also, the town just received word that the NYS Office of Historic Preservation has recommended that the school be placed on the National Register of Historic Places. Thanks to Adrienne Karis for pursuing this designation, which will help preserve and protect the school.

## Efficiency in Government Committee (EIG) Makes Great Progress

The EIG, after a year-long series of meetings with staff, consultants, and service providers is nearing completion on two items of importance to town operations. One, a recommendation to replace all of the town's water meters with modern remote-read meters which will more accurately register water usage as well as eliminate the cumbersome meter reading process, and two, to recommend a new software system for the town's financial management and other department services. EIG volunteers have spent significant time on these initiatives and the town very much appreciates their assistance and expertise. A new initiative in 2014 will be the EIG conducting focus groups that look at public interaction with town services to gauge effectiveness and efficiency with the goal of improving service delivery.

## Glenville Senior Center Expansion

The board of Scotia-Glenville Senior Citizens, Inc. is in the process of planning an expansion of the Glenville Senior Center. Board member Jim Bishop, with the assistance of coordinator Vicki Hillis and administrator Jamie MacFarland, has been chairing a committee of center members which has been working to determine the need for and the appropriate size of an addition. Both the school and town boards are supportive of our expansion concept, which would add approximately 1,000 square feet on the west side of the building. After evaluating comments and suggestions from the center membership, a tentative version of the plan was drawn up to include a volunteer office, a recreation room and an additional meeting/class room. The next steps will be to issue a request for proposals from architecture firms and determine feasibility of the proposed space. The goal of the project is to provide a space that would allow us to offer a wider variety of programs and activities to our membership which is over 1,000 seniors strong.

## Police Department Report

*Michael Ranalli, Chief of Police*

The Glenville Police Department will soon undergo significant changes in the manner in which services are provided at our station on Glenridge Road. The County Unified Communications Center (UCC) is nearing completion in Rotterdam, and our dispatchers are currently scheduled to move there, as county employees, on May 19, 2014. All dispatching and 911 services for the entire county will be provided by this new county operation. This move is projected to provide savings to town property taxpayers, but there will be a resulting change in the services provided at our police department.

Our front desk window is currently staffed by our dispatchers. Upon their departure we will lose the ability to continue to provide that personal service. We have undertaken several initiatives to try to replace the functions provided at the window. One significant reason for walk-in customers was to obtain motor vehicle accident reports. In March, the department switched to an on-line service to provide convenient access to accident reports from your own computer. The link to enable access to the reports can be found on the 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. Effective immediately, copies of police accident reports can be accessed from this site and reports will not be given out at the police department by department employees.

Another step we are undertaking is in the purchase of an E-Desk computer kiosk that will be located in the police and justice court entrance vestibule. This kiosk will have a touch screen through which many of the same functions that could have previously been handled at our front window can be accomplished. Through the kiosk interface, people 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, begin the process of filing a police report for minor incidents, register your home

in our house check program while a resident may be on vacation, and there will be a link to the on-line accident report service. The kiosk will have the ability to print accident reports once accessed by the website. There will also be a phone located within the vestibule that will connect with the new UCC for those persons who need to see an officer to report a crime. We will also be working to enhance our current website to allow many of these same functions to be done from your own home and computer.

At this point, we do not know if the kiosk will be installed and operational prior to the dispatchers leaving. In any event, we ask that all residents understand that, after May 19, 2014, they should not expect to come to our department for any administrative matter and expect someone to personally assist them. We will no longer have that capability. If you are a town resident and wish to report a crime or see an officer on a police related matter, please call from your home and an officer will respond. You may also use the phone in the vestibule for the same purpose. If you have an emergency, however, please remember to call 911 from wherever you are. For non-emergency complaints, please dial (518)384-3444 and for administrative and records matters (518)384-0123 (Mon-Fri, 8-4only).

## Comptroller's Report

### 2014 CHALLENGES

Each year brings new financial challenges for municipalities and 2014 is no different. While the Town of Glenville ended 2013 in solid health financially we are not immune to broader economic pressures being felt regionally and nationally. This year is a perfect example. Over the past few years historically low mortgage rates have helped spur both new home sales and a large increase in refinancings by current homeowners. For both new sales and refinancings, typical closing costs include a mortgage tax that is shared among the local municipality, the county, and CDTA (yes, the bus company CDTA). What we've seen since autumn 2013 is a fairly steady market for sales but a large drop in refinancings. It appears that everyone who could re-fi has already done so. As a result mortgage tax revenues for 2014 are lagging across Schenectady County, including here in Glenville. We expect mortgage revenues for 2014 to end below our 2013 total.

Another challenge we're facing in 2014 is a drop in sales tax revenue. Sales tax is the second largest revenue source for the town, trailing only property taxes. Glenville receives a flat amount of sales tax from Schenectady County, about \$1.8 million per year, which is not based on actual sales and has not changed in over 10 years. The town also receives a portion of the sales tax collected by Metroplex. The Metroplex amount is based on the actual sales tax collected throughout the county and has averaged \$810,000-\$850,000 per year recently. Unfortunately, our first quarter 2014 sales tax check from Metroplex was down 13% from 2013. In fact, it was the smallest quarterly check we've received in 3 1/2 years. We're hopeful that this is an anomaly, perhaps owing to the very long and cold winter this year, because a 13% drop over the course of the entire year would cost the town over \$100,000.

### 2015 TAX CAP

While it seems 2014 just started, we're already well into planning for the 2015 town budget. A key component of the budget is the state imposed tax cap. The tax cap limits the increase in the overall tax levy to the lesser of 2% or a calculation which is based largely on the change in the consumer price index (CPI). For 2015, we expect the tax cap to fall short of the 2% maximum for the second year in a row. As of April 2014, the CPI is running about 1.4%. However, we are allowed to make some adjustments due to Glenville's strong economic growth and the fact that we didn't use all of our allowable levy in previous years. We expect these adjustments to increase our 2015 tax cap maximum from the anticipated CPI base of 1.4% up to approximately 2.5%. The final tax cap calculations won't be known until autumn 2014.

## 2013 RECAP

All told, 2013 was a good year for Town of Glenville finances. We ended the year with surpluses in our town general, town outside the village, and sewer funds. We ran a very slight deficit in the highway fund due wholly to our decision to pay cash for a new front-end loader instead of borrowing to pay for it. This decision by the Supervisor and Town Board will save taxpayers a few thousand dollars in interest payments and fees over the next five years. Our water fund ended with a deficit, though we expect it to end 2014 with a surplus due to the restoration of water service to Clifton Park. A highlight of 2013 was the refinancing of a long-term debt issue which will provide taxpayer savings of more than \$550,000 over the next 14 years. This follows on a similar refinancing in 2012 of a different long-term debt issue which saved taxpayers an additional \$500,000.

## Assessor's Office

Grievance Day this year is set for Tuesday, May 27th (always the 4th Tuesday in May). The Board of Assessment Review will be at the Municipal Center to hear grievances by appointment from 9am-12pm, 1pm-5pm and 6pm - 8pm. Alternatively, you could drop off your grievance and information for them to review at the office. It is not necessary to go before the Board to have your complaint considered. Notices for grievance decisions will be sent in writing no later than July 1st. For more information, visit our website ([www.townofglenville.org](http://www.townofglenville.org)) and click on the Assessor's page. Our page has links for the grievance application, the tentative roll, and a link to the Schenectady County Assessment Records where all of Glenville's property inventory and assessment data can be viewed.

We are proud to announce that we have some new faces in Assessor's office. William Purtell will become the new Town Assessor in June and Kevin Winchell is the new Real Property Appraisal Technician. Both are Glenville residents and both have extensive real estate experience. Carol Corbett is retiring after 29 years of dedicated service to the town and we wish her well. For any questions or concerns, please feel free to call our office at any time Monday -Friday between the hours of 9-5.



## SAVE THE DATE FOR GLENVILLE'S ANNUAL OKTOBERFEST SATURDAY, SEPTEMBER 27TH

Authentic German Beer and Food  
Music - Kids Fun Activities  
And of Course, The Dunk Tank!



## What's a Verf Kill?

The Town of Glenville is home to a number of colorful place names. Whether it's the name of a hamlet, stream, or street, there's no shortage of place names that makes one wonder about the origin of that name. Glenville is awash in Dutch place names, which is not that unusual given the Town's heritage. Although it was a Scotsman, Alexander Lindsey - eventually Alexander Lindsey Glen - who gets credit for both "Scotia" and "Glenville."

There's also no shortage of Native American place and street names in Glenville. This is not surprising given the occupation and visitation of our area by the Mohawk Tribe of the Iroquois Nation prior to - and for some time after - arrival of European settlers. Before the Mohawks, Algonkian Indians traveled through and perhaps made their homes, seasonal or otherwise, in the area that would eventually become Glenville. There were Native peoples here even well before the Algonkians, dating back nearly 10,000 years, when the most recent glaciers retreated north after reshaping our region.

Without further ado, here is a brief list and explanation of some of Glenville's place names:

**Scotia** - The name given to the area along the north side of the Mohawk River where Alexander Lindsey made his home in the late 1600s and early 1700s. He named the area "Scotia" in honor of his native Scotland.

**Glenville** - Alexander Lindsey's name eventually morphed into Alexander Lindsey Glen, with "Glen" being added by others, in recognition that the area in Scotland where Lindsey originated was known as "the Glen." Thus the origin of "Glenville."

**Alplaus** - The name "Alplaus" has been assigned both to the quaint hamlet in eastern Glenville and the largest tributary of the Mohawk River in Glenville. "Alplaus" evolved from "Aalplaats," a Dutch name, meaning "place for eels."

**Verf Kill** - The Verf Kill is another tributary of the Mohawk River, running from north to south between Waters Road and Johnson Road. The Mohawk Indians called this stream the "Tequatsera," or "place of the wooden spoon." The Dutch later assigned the name "Druyberg Kill," and later mapped it as the "Verf Kill," which translates to "Color Creek," for a yellowish mineral deposit along its banks, purportedly used by the Mohawks for paint.

**Chaugtanoonda Creek** - The Chaugtanoonda, sometimes spelled "Chuctanunda," is the little stream that flows south through Wolf Hollow. "Chaugtanoonda" is a Native American name, of unknown origin, but perhaps from the Iroquois. The name translates to "stony places" or "stony houses."

**Vley Road** - "Vley" is from the Dutch "Vlaie," meaning swampy or wet. Much of the land abutting and around Vley Road used to be prone to flooding. The "Vlaie" moniker apparently took hold during Colonial times.

**Maalwyck Park** - Unmistakably of Dutch origin, "Maalwyck" means "whirlback," which describes the twisting and contorting of the Mohawk along this stretch of the River. Just a mile west of Maalwyck Park the Mohawk flows through a classic oxbow formation, which likely inspired the Dutch to apply the name "Maalwyck."

**Beukendaal** - This name is given to the volunteer fire department and general area surrounding the intersection of Sacandaga Road and Spring Road. Also Dutch in origin (the "aa" gives it away), Beukendaal means "Beechdale," or a broad valley where beech trees grow.

*Certain references and definitions gleaned from "The Van Epps Papers," by Percy M. Van Epps, Glenville's first Town Historian, who held this position from 1926 to his death in 1951.*

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