

AGENDA
TOWN BOARD MEETING
TOWN OF GLENVILLE
18 GLENRIDGE ROAD
AUGUST 15, 2012
7:30 P.M.
www.townofglenville.org

Supervisor:
Christopher A. Koetzle
Council Members:
Deputy Supervisor
Alan Boulant
John C. Pytlovany
Sid Ramotar
Gina M. Wierzbowski

1. Invocation
2. Pledge of Allegiance to the Flag.
3. Roll Call
4. Town Council Reports
5. Recognizing the success of the BH/BL Junior Baseball State Championship team
6. Public hearing regarding proposed Local Law # 4 – 2012, regulating the use of The Return Park and Drainage District property.
7. Privilege of the Floor
8. Supervisor's Comments to the Board
9. Resolution issuing a "*Negative Declaration*" relative to the State Environmental Quality Review Act (SEQRA), for a proposed zoning map amendment by the Animal Protective Foundation that would change the zoning of the APF's property at 53 Maple Avenue from *Research/Development/Technology* to *General Business* in order to allow the APF to construct a spaying and neutering clinic.

Sponsored by: Alan Boulant, Town Councilman
Submitted by: Kevin Corcoran, Town Planner

RESOLUTION NO. 9

Moved by:
Seconded by:

WHEREAS, a zoning map amendment application has been submitted by the Animal Protective Foundation to change the zoning of their property at 53 Maple Avenue (tax map # 30.-1-4) from *Research/Development/Technology* to *General Business*; and

WHEREAS, the purpose of the zoning map amendment is to allow the Animal Protective Foundation to pursue construction of a 2,214 sq. ft. addition to establish an on-site spay and neuter clinic, which is a use not permitted within the *Research/Development/Technology* zoning district, but it is a permitted use within the *General Business* zoning district; and

WHEREAS, this zoning amendment constitutes an "Unlisted

Action" in accordance with 6 NYCRR Part 617 (State Environmental Quality Review Act {SEQRA}); and

Whereas, the Town Board of the Town of Glenville has assumed SEQRA Lead Agency in this instance; and

WHEREAS, the Glenville Environmental Conservation Commission recommended that the Town Board find no significant adverse environmental impacts associated with the zoning map amendment application by the Animal Protective Foundation;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby issues a SEQRA "Negative Declaration" (attached) for this zoning map amendment proposal, based on the following findings:

- This action involves a zoning map amendment, but authorizes no construction or physical alteration of land. Any subsequent development of the parcel, including the proposed 2,214 sq. ft. addition for a spay/neuter clinic, will necessitate site plan review/approval, in addition to an individual SEQRA determination.
- This zoning map amendment is viewed as a "down-zoning," whereby the new zoning designation (General Business) is a less intensive zoning district than the existing zoning district (Research/Development/Technology). Accordingly, potential environmental impacts associated with any subsequent development of this parcel should be no greater than the potential impacts under the current zoning designation. Further, the Animal

Protective Foundation's current plans for a 2,214 sq. ft. addition for a spay/neuter clinic complements the current use of the Animal Protective Foundation's property.

- The proposed action will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, or solid waste production. Rather, the action constitutes the down-zoning of a 2.4-acre parcel, setting the stage for a minor building addition for a long-standing use that will be rendered conforming by this zoning map amendment.
- This action will not result in a substantial change in use, or intensity of use, of the land. This action will ultimately result in the construction of a 2,214 sq. ft. addition that complements the existing Animal Protective Foundation's operation on its 2.4-acre parcel.

Ayes:

Noes:

Absents:

Abstentions:

Motion Carried/Defeated

Town Board Decision on August 15, 2012

10. Resolution acting upon a proposed zoning map amendment by the Animal Protection Foundation

that would change the zoning of the APF's property at 53 Maple Avenue from *Research/Development/Technology* to *General Business* in order to allow the APF to construct a 2,214 sq. ft. spaying and neutering clinic.

Sponsored by: Alan Boulant, Town Councilman
Submitted by: Kevin Corcoran, Town Planner

RESOLUTION NO. 10

Moved by:
Seconded by:

WHEREAS, a zoning map amendment application has been submitted by the Animal Protective Foundation to change the zoning of their property at 53 Maple Avenue (tax map # 30.-1-4) from *Research/Development/Technology* to *General Business*; and

WHEREAS, the purpose of the zoning map amendment is to allow the Animal Protective Foundation to pursue construction of a 2,214 sq. ft. addition to establish an on-site spay and neuter clinic, which is a use not permitted within the *Research/Development/Technology* zoning district, but it is a permitted use within the *General Business* zoning district; and

WHEREAS, the Town Board of the Town of Glenville, pursuant to 6 NYCRR Part 617 (State Environmental Quality Review Act {SEQRA}), and as SEQRA Lead Agency, has issued a "Negative Declaration," concluding that there will be no significant adverse environmental impacts associated with this zoning map amendment; and

WHEREAS, pursuant to New York State Town Law and the Code of the Town of Glenville, a public hearing regarding this zoning map amendment proposal was held by the Town Board on July 18, 2012; and

WHEREAS, the Town of Glenville Planning and Zoning Commission has recommended that the Town Board approve this zoning map amendment; and

WHEREAS, the Schenectady County Department of Economic Development & Planning, pursuant to Sections 239-l, 239-m, and 239-n of General Municipal Law, has reviewed the proposed zoning map amendment and "defers to local consideration;"

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville approves the zoning map amendment application by the Animal Protective Foundation, to change the zoning of their 2.4-acre property at 53 Maple Avenue from *Research/Development/Technology* to *General Business*; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Glenville bases its approval on the following findings:

- The proposed zoning map amendment is reasonably consistent with the Town of Glenville Comprehensive Plan, and in particular, the General Development Plan of the Comprehensive Plan, which targets the property in question and surrounding area for "commercial/industrial"-type development.

- *The proposed addition to the existing Animal Protective Foundation property will not negatively impact nearby land values, especially in consideration of the relatively unpopulated setting of the property, and the fact that the building addition is relatively small, at 2,214 sq. ft.*
- *The proposed zoning amendment, and building addition to follow, will not alter the character of the neighborhood. The zoning amendment represents a down-zoning, whereby the zoning district being sought for the property (General Business) is less intensive than the existing zoning district (Research/Development/Technology). Further, a small addition to a long-standing use of land will have a negligible, if even noticeable, impact on the character of the area.*
- *The proposed zoning map amendment is compatible with the purposes of the Town of Glenville Zoning Ordinance, as articulated in Section 270-1 of the Code of the Town of Glenville. In particular, this zoning amendment is consistent with Section 270-1C (Intent) of the Zoning Ordinance, in that the proposed expansion of the Animal Protective Foundation's operation does provide for "certain types of development in areas where the land is well suited for such development, and/or where such development has already occurred." The Animal Protective Foundation's operation at 53 Maple Avenue is longstanding, and the pending small building addition complements the Foundation's current activities on the property.*

Ayes:

Noes:

Absents:

Abstentions:

Motion Carried/Defeated

Town Board Decision on August 15, 2012

11. Resolution approving the formation of an Extension to Sewer District #9 to serve real property described by section, block and lot number as identified on the Schenectady County Real Property Tax Service Agency Tax Map as 22.15-3-28, 22-1-8.1 and 22-1-24 (Patriot Square).
12. Resolution authorizing the sponsorship of Oktoberfest.

Sponsored by: Sid Ramotar, Town Councilman

Submitted by: James MacFarland, Director of Operations

RESOLUTION NO. 12

Moved by:

Seconded by:

WHEREAS, the Town of Glenville in its 2012 Strategic Plan identified hosting an Oktoberfest as an ongoing goal, and

WHEREAS, the town's Small Business and Economic Development Committee along with a team of committed volunteers have successfully conducted two

Oktoberfest-themed events in 2010 and 2011, and

WHEREAS, *in order to utilize Schenectady County-owned property, a license agreement between the town and county is required,*

NOW, THEREFORE, BE IT RESOLVED *that the Supervisor of the Town of Glenville is hereby authorized to enter into a license agreement with the County of Schenectady to conduct an Oktoberfest on the grounds of the Schenectady County Airport on September 29th, 2012, and additionally utilize adjacent county-owned property, such authorization subject to final approval from the town's legal counsel and obtaining the required insurance for the event.*

Ayes:

Noes:

Absent:

Abstentions:

Motion Carried/Defeated

Town Board decision on August 15, 2012

13. Resolution authorizing the Public Works Department to take actions pertaining to a clean-up of a residence.
14. Resolution authorizing entering into an agreement with First National Bank of Scotia for services relating to school tax collection.

Sponsored by: Sid Ramotar, Town Councilman

Submitted by: James MacFarland, Director of Operations

RESOLUTION NO. 14

Moved by:

Seconded by:

WHEREAS, *the Town of Glenville is committed to providing the best possible services in the most cost effective manner to its residents, and*

WHEREAS, *collection of school tax payments is a service that the Town of Glenville traditionally provides through the Receiver of Taxes Office, and*

WHEREAS, *the Glenville Town Board believes that the town's school tax payment customers might benefit from additional payment conveniences and services that can be provided by a full service bank, such as Saturday collection, multiple locations, drive-through payment and more, and*

WHEREAS, *the Town of Glenville believes that First National Bank of Scotia is uniquely qualified to provide additional school tax payment services due to its having branches in both the Village of Scotia and the "Town Center" in Glenville,*

NOW, THEREFORE, BE IT RESOLVED, *that the Supervisor of the Town*

of Glenville is hereby authorized to enter into agreement with First National Bank of Scotia, 201 Mohawk Avenue, Scotia, NY, 12302, for services relating to the collection of school tax payments for the 2012 billing cycle, including, but not limited to acceptance of payments at their various branches, processing of mailed payments, electronic file feeds of payment records, etc., and,

Be it Further Resolved, that the Town of Glenville will compensate First National Bank of Scotia a sum of \$3,750 for these services.

Ayes:

Noes:

Absent:

Abstention:

Motion Carried/Defeated

Town Board decision on August 15, 2012

15. Resolution approving the Monthly Departmental Reports for July 2012.

Sponsored by: Sid Ramotar, Town Councilman

Submitted by: Linda C. Neals, Town Clerk

RESOLUTION NO. 15

Moved by:

Seconded by:

BE IT RESOLVED that the ***Monthly Departmental Reports*** for July, 2012
as received from the following:

Assessor's Department

Dog Control

Economic Development & Planning Department

Highway Department

Justice Department

Receiver of Taxes

Town Clerk's Office

be, and they hereby are accepted, approved for payment and ordered placed on file.

Ayes:

Noes: None

Absent:

Abstentions: None

Motion Carried/Defeated

Town Board decision on August 15, 2012

16. Resolution approving the Town Board minutes of the regular meeting held on July 18, 2012

Sponsored by: Sid Ramotar, Town Councilman

Submitted by: Linda C. Neals, Town Clerk

RESOLUTION NO. 16

Moved by:

Seconded by:

BE IT RESOLVED, that the minutes of the regular meeting held on July 18, 2012 are hereby approved and accepted as entered.

Ayes:

Noes: None

Absent:

Abstentions: None

Motion Carried/Defeated

Town Board decision on August 15, 2012

17. New Business