

REGULAR MEETING OF THE TOWN BOARD
TOWN OF GLENVILLE
JULY 17, 2013
AT THE GLENVILLE MUNICIPAL CENTER
18 GLENRIDGE ROAD, GLENVILLE, NEW YORK

Supervisor Koetzle called the meeting to order at 7:30 PM;

Supervisor Koetzle asked the Town Clerk, Linda C. Neals, to call the roll.

Present: Supervisor Christopher A. Koetzle, Councilmen Alan Boulant, Sid Ramotar and Councilwoman Gina M. Wierzbowski

Absent: Councilman John C. Pytlovany

Also present were Attorney Michael Cuevas; Jamie MacFarland, Director of Operations; Jason Cuthbert, Comptroller and Kevin Corcoran, Planner.

Supervisor Koetzle – “Item #4 on the agenda is a public hearing regarding a proposed local law that would amend Chapter 270 (Zoning) of the Code of the Town of Glenville by creating a new zoning district “Highway Commercial.

We are looking to rezone a stretch of properties on Route 5 that are currently zoned Professional/Residential or General Business to something called Highway Commercial. I would like to invite Kevin Corcoran, our planner, to give us a quick overview so everyone has the same understanding.”

Kevin Corcoran – “What are being considered are a zoning text and a zoning map amendment that would involve a creation of a brand new zoning district, something known as “Highway Commercial”. The impetus for this was the Town Board was approached a few months ago by a Glenville resident who is interested in doing a contractor yard out on Route 5. Our zoning currently doesn’t allow contractor yards on Route 5, it limits really to just the Industrial Parks of the Town, areas that are zoned RDT which stands for Research, Development and Technology. There is no RDT zoning along Route 5 or in the area where this individual would like to open up the contractor’s yard so this request prompted the Board to consider the development pattern in the existing zoning within the Route 5 corridor essentially looking at the area along Route 5 from Rector Road to the town line. The Board recognizes that despite good traffic volumes in this area it really hasn’t experienced a meaningful growth in years if not decades. The Board believes that quality growth could occur in this area with better suited zoning for that particular highway or a rural four lane highway.

The new district would be placed over seventy one different properties along three different segments of Route 5. Everybody who’s property that would be directly affected was mailed a one page overview and identified those properties that are involved.

Now the idea of the Highway Commercial is to bridge the gap between the General Business zoning district and the Research Development Technology district. The end result will be a variety of land uses that would be allowed in this new district including uses that are already allowed in the General Business district as well as some lighter industrial uses that are allowed in the existing Research Development and Technology district.

Now there are some restrictions and safeguards that go with any new development that would occur within this new zoning district, as with any commercial and industrial zoning district in the town, for example any new development within the Highway Commercial district except for some single family residential and duplexes, that sort of thing, would have to go under either a site plan review, from our Planning and Zoning Commission, or a conditional use permit, from our Zoning Board of Appeals, so nobody has the right to just open up one of these businesses. They have to under go review complete with public hearings. State Environmental Quality Review Act as well comes into play. Contractor Yard, in particular, will be subject to additional regulations specific to

them with restrictions on some of the types of materials that can be stored on the property, how it can be stored, certain setbacks, additional landscaping requirements and so forth. The Contractor Yard and all uses within the new district will be subject to the town's noise regulations."

Supervisor Koetzle – "The Board has been given several written comments that were received regarding this subject:

Dear Sir,

I wish to offer the following concern regarding the proposed creation of a new zoning district (Highway Commercial) along certain stretches of Route 5 where property is currently zoned either Professional/Residential or General Business. There is also a property like mine zoned Riverfront Recreation/Commercial.

As you know, the area recently suffered devastations from hurricanes Irene and Lee which resulted in several properties being sold at auction. Currently the area has recovered and is looking pretty good. It is a rural area transverse by a very busy highway which is a major gateway to the town.

The proposed zoning change, affecting 71 properties to highway commercial would allow a contractor office/yard. I am sure you know that if not properly monitored, a contractor yard can quickly become a storage yard for materials, equipment and debris.

In effect a "dump" that would not be a suitable addition to the neighborhood and it certainly does not contribute to a beneficial utilization of our natural river environment.

Thank you for your consideration of these concerns.

Patrick Montenaro

Be advised that I, Frank G. Herba, am in complete favor of expanding the potential uses for the section of Rt. 5 in the Town of Glenville. The new zoning is to be Highway Commercial. The General Business use was very limiting for an area with greater potential; this new zone will create more interest and can be done very nicely and environmentally pleasing. I do own lot no. 12.2.2.18. This would open new avenues for sound, competent development.

I have been a real estate broker in the Town of Glenville for over forty years and have sold many commercial and residential properties in this town. It is my opinion that the zoning amendment for the Rte 5, Amsterdam Road corridor should be approved.

Businesses such as Bennett Trailers and Bellamy construction are two examples of positive influences and Riverside Concrete Raising will be another upgrade to this area.

Paul Shannon

Supervisor Koetzle opened the public hearing at 7:39 pm.

Don Hennel, Rector Road – "Some of my concerns are:

As you drive up the Thruway there is a big construction site in Fultonville with lots of equipment sitting there and grass growing around it, that's what we are worried about there that you are allowing to come in here. If you are looking at something like Bellamy's they are a first class operation and I have no problem with what they have there.

I did not receive a notice regarding the hearing because you only notified

people 500' from Amsterdam Road. We are up the hill, we have a great view of the river valley and so it should pertain to us as much as the people right on Rte 5.

The town and the county are trying to promote a waterfront revitalization plan so we have got to be concerned of what it looks like out there if you really want to develop that into a nice waterfront. We have Maalywck Park and hopefully Lock 9 will be rebuilt again.

We already have a major eyesore in the town in this area and I don't think the town can do anything to control it and that is the Cranesville Cement Plant on Vley Road. It's a poor entryway, filthy and they have got many trucks sitting there that are out of service, unregistered, sitting there. We as residents can't have an unregistered car in our yard but they have the trucks.

We have a lot of expensive homes being built up in the hills on Gower Road and Rector Road and we all have a view of the area. We are not looking to have you build something like they have in Fultonville, so we worry about that. We don't want to be looking down at something like that, so that is a concern that I want you to consider in the zoning change.

I agree with your efforts to increase the tax base and I can't disagree with the zoning, Rte 5 for commercial and light industry that is all contained indoors, however I don't see how storing construction equipment on the outside is going to do anything for our tax base."

John Waldron, Rector Road – "I am a contractor, I was a project manager for years for a large contractor that had nothing but problems with this contractor's yard which was outside of Troy, a very similar situation to this. It was on Rte 7, it was our yard, but we were in a valley and as it went up the valley the sound traveled and we started early. We were on the job 6:00 am so we were loading our truck with the equipment at 4:30 am. We had nothing but problems and being the project manager I dealt with them so I know.

There are residents near this site and they will hear it. I don't know what they plan on doing but in our yard we did site welding which was run by gas generator driving welding machines. It makes a lot of dust and noise. We stored fuel on site and all of our material was stock piled there. These are my concerns.

I have a list of uses permitted by site plan review according to the current zoning. Are these conclusive or are these just examples. What about a sawmill, what about a wood processing plant?

Kevin Corcoran – "That list is the full extent of the uses that would be allowed. It is broken into three different categories, uses allowed by right. These are brand new, they are allowed in some other zoning districts and now they will be grouped together as allowed in the new highway commercial district. There are also uses allowed by site plan review and uses allowed by conditional use permits."

Mr. Waldron – "Now a contractor office, shops and yards, that is broad, so they can have an office. He can do an attractive building there that has value but there is no value in a just a contractor's yard.

The sound travels up the valley in the morning. If you start up a 300 hp track excavator at 4:30 am to put it on a trailer you are going to wake everybody up."

Mr. Simmons, Stone Arabia Road – "I just don't understand what is going on here. What is commercial highway? The way I look at it here is you are opening up a can-of-worms for a truck stop or a gas station and I'd like to know what is going on here. I call this spot zoning and I am very concerned about it. Right across from me I had the Pedone dump, Daniel's trucking (they dump at night). Let's take care of these things before the town changes this zoning to highway commercial. If you open this up to the trucking companies and nothing else, you are not going to have anything on Amsterdam

Road to look at.”

Resident, Amsterdam Road – “I am closely located to this property. I understand the residents concerns about the eyesore. I believe there will be restrictions as to what they can and cannot do and being a business on Route 5, I already know that the town is quite particular about imposing on residential properties. I have gone to great lengths to make sure I do not impose on residential properties. I also spend a lot of time there and I know a lot of the residents and they have major concerns. As far as the noise going up the valley that is a NYS four lane highway with heavy, heavy semi traffic. That noise has to travel up that valley so a contractor yard is probably going to contribute or may contribute to that but we are already hearing that. We also have the trains and they create a lot of noise. I am completely 100% in favor of the zoning change. I think it opens up a lot of nice possibilities. I do know and I am speaking from experience that the site plan review, the conditional use permit and any variance is a pretty strict and stringent process and a lot of questions are asked and demanded of small businesses.”

Richard Lewis, Stone Arabia Road – “If you drive along Rte 5 west from Rectors Road out you will find horses grazing, crops planted, baseball fields. That is why we live out there. If we wanted to live on a business corridor, which is what you seem to want to make this, we would live on Rte 50 or Freemans Bridge Road. We live west of Scotia because it is a beautiful place to live. I think this really opens up a can of worms. The last time people started messing with zoning somebody wanted to build a hotel/marina in the 100 year flood plan, which is becoming the 5 year flood plan. I would be very cautious opening this up to the highbred zone just because one guy wants a yard out there. I don’t see any reason, especially south of Rte 5 from Rectors west, its beautiful pastureland. We really don’t need to turn West Glenville into Latham.”

Cheri Kalinowski, Mariaville Fence proprietor – “We purchased the Elks club next door. The main reason I purchased this property is because I live next to the mess that has been there for many years. We want to develop both properties for what they were made for, recreation. When we purchased the property it was general business when we were in Florida they changed all of the zoning to professional/agriculture. In front of my office we can not talk because of the traffic and the train. We want to be here, we like it here so I am really for it. I have to do something with the property in order to pay the taxes. I think it is developable land, I don’t think it is residential. The trains that go by are high-speed.”

Stanley Lee, 130 Johnson Road – “Yes there is noise but we don’t want to make it worse. We have two things here, we have a contractors yard, we have a new zoning thing, I assume. Where are we going to put the new zoning? (Mr. Corcoran, planner showed Mr. Lee the area on the map)

This is a can of worms that we don’t want to open. I don’t think we have a full explanation of what we are doing here. People say, yes we have site plan reviews, but once you are there do we have a zoning enforcement officer? They said you can’t have an unlicensed car on your property, my neighbor has four or six for the last three years, nobody says anything. Do we have a zoning enforcement officer?

Supervisor Koetzle – “Yes we do, a code enforcement officer.”

Mr. Lee – “I urge you to not do this and at least if you feel you have to do it let’s explain it a little bit more so everybody knows what it is.”

Kelly Casler, 6946 Amsterdam Road – “My house is right across the street and I am concerned because the traffic is way too much out there right now since the road was repaved, the noise level is ridiculous, I can not be in my house and just have piece and quite, I have to have my TV on loud just to drown out the road noise. What happens in 10 or 20 years when I want to sell my house and now I have another eyesore. That’s not going to be very good for the residents that are out there already who are trying to fix up their homes and then you are going to have a contractor yard. It is bad enough that we had an eyesore there for years and it just got cleaned up last year. I don’t think it should be there.”

Jim Denny, 1292 Gower Road – “I represent Concrete Raising of Upstate NY; we are the company that is proposing to purchase the property. I grew up in Scotia, I live in the Glenville Hills so I can certainly understand the concerns that people are bringing up. My presentation with the Town Board in the spring, which I think was very comprehensive and it reflected some of the concerns that people would reasonably have about noise and dust and that sort of thing. I am pretty well aware of those issues from my background in elective office; I have been on the Zoning Board of Appeals here at the town, I was one of the people who pushed very hard to get the business improvement district in Scotia set up so that businesses would improve their storefronts and make it a very walkable community so I am very supportive of business but having it co-exist with the residential area and the Glenville hills is a beautiful rural residential area but there is a general business corridor now. If Target wanted to they could put up a Target there, it is zoned properly, a Panera, a Taco Bell all kinds of things that bring traffic and lights. Every business as with every residence there are upsides and downsides, like how somebody paints their house, you don't like how somebody maintains their property, you don't like how many unregistered cars they have on their property and that's the role of government and frankly proper zoning. I've know Kevin for a number of years and I received the draft of the zoning amendment it very well reflected some of the concerns that I would have as a resident and that any reasonable person would have. Yes there are limitations to site plan review primarily based on how good of a job do those folks do and I think the folks in Glenville that serve on the various commissions that are involved in economic development do a very good job and have for a number of years.

The reality is this is a failed business corridor, it's failed, it's failing, there are less businesses there now then there was ten years ago when I moved onto Gower Road, there are less businesses there now then when I road my bike from the Village of Scotia to Amsterdam when I was my sons age, forty years ago. It's a failed business corridor, something has to change, but it can be changed in a responsible way. My personal view point is that this proposal enables that to happen. It's going to take follow up, folks coming to meetings when there are site plan review applications but overall it's a well thought out proposal, I think it will be beneficial for not only the business people in that corridor, I don't think it has to be a negative to the folks that live out there but I would encourage people to be open to the property that we are proposing to buy. It's been a disaster since I rode my bike out there in the 1970's. What do you want there? People talk about contractor yards in a negative light because it sounds kind of negative but you have Bellamy Construction and they are not the exception, their the rule because you go further down and you have a fence company, that's a contractor yard and then you go further down the road and that's a stair builder, that's a contractor yard, there is a roofer, that's a contractor yard. They are already on Rte 5, preexisting uses, those are responsible business people. That can be a positive addition to the community but I agree about things like light and dust and noise and traffic and you want to control that as best as can and I can tell you that what we are proposing for that property is not only to maintain our equipment there and house our people there we want to have a showroom there both interior and exterior, we want to do a tremendous amount of landscaping. We will be storing materials but we will be doing it in a responsible way just like the Bellamy's do across the street. We will have our offices there and our sales people will be working out of there. We cover an area from Rochester to Poughkeepsie.

I can move to Duanesburg, I already told the Town Board that, I have a location there. I don't want to go there, I grew up in this community and I want to grow my business here. As far as the person who made a comment about “based on one person” Kevin has probably talked to hundreds of people in the years he has been here. Contractors that want to locate in Glenville and they can't because the town says you are not wanted here, you have to go in the Industrial Park and Galesi will charge you a fortune to go there. So you want contractors in your house and in your business to work on your place or build your place but you are basically saying “now go away, go somewhere else”. That doesn't make sense, we are a 50 square mile town, and we should be able to grow our business here. We will do it responsibly; the law needs to be done in a way that forces any business that proposes to locate in that area, to do it responsibly and I would support that 100%.”

Supervisor Koetzle – “How many jobs are you proposing?”

Mr. Denny – “Right now we have seven people. Our goal, if we get to where we want to be over the course of the next five to ten years there’s no reason why we couldn’t employ twenty to thirty people covering that area pretty effectively. We would probably locate in Syracuse or Poughkeepsie once we grow, for satellite offices, but as I mentioned to the Town Board a few months ago, if you could get twenty to thirty businesses that employ twenty or thirty people that’s a lot of jobs and those are folks that will buy homes in Glenville and support Glenville businesses. There are all kinds of support businesses that can support the rural residential housing as well as the businesses that can locate there. That could be a very vibrant successful corridor and I think the zoning enables that.”

Councilman Boulant – “I would like to say that this is something that we didn’t take lightly. We’ve had many conversations, the ZBA has been involved, the Planning and Zoning Board has been involved and the Town Board. We’ve had arguments, we’ve had disagreements but the common thread is that the way that corridor is right now it’s not working. There’s a lot of blight there and one of the gentleman talked about Freemans Bridge Road which I have a business on and we have been concentrating on that road for many, many years and we still have blight on that road. So, I think maybe you folks think that if we do the zoning change then all of a sudden everything is going to start popping up. That’s not going to be the case. What’s going to happen is the properties that are the eyesores are going to be taken care of. There are water issues and traffic issues getting in and out so it’s not going to be an area that is going to blossom like the town center areas. One thing we all agreed upon was that we were all going to be very difficult to the business owner that went there as far as fencing and shrubbery and landscaping so it does look like a Bellamy type project. We are sensitive to the people who live out there. We understand your concerns and I can tell you that we take note of these and it is not something we take lightly.

I would like to read a letter we received regarding this proposal:

Town Council Members:

We are unable to make it to the public hearing on Wednesday, July 17, regarding the rezoning to Highway Commercial on Rte 5. We would like to inform you that we are in favor of this change and fully support it for the following reasons:

We have owned and resided at 6585 Amsterdam Road since the late 80’s. We reside directly next to one of the pieces of property in question. This property has been an “eye sore” for decades.

We believe that a change in zoning would definitely help clean up, promote and help sell the numerous pieces of property that are underutilized and unmaintained.

A zoning change is necessary because commercial retail and general business’ struggle. Since we have owned our property we have seen a number of pieces of property go out of business, for example Mr. B’s Restaurant (still vacant), Mohawk Valley Airport (Sky Diving) (still vacant), Hen House Restaurant (still vacant), a hair salon and day spa (made into apartments), Sunrise Electric (still vacant) and a sign company (tore building down and land is vacant).

With proper safe guards in place we feel this change would help create an attractive, positive environment to promote new business and help clean up and maintain vacant, run down pieces of property. Examples of these types of businesses would be Bellamy and Sons, Mariaville Fence and Edgar Roofing.

Al and Robin Bennett

Councilman Boulant – “A business owner and a resident down there feel the same way that we do. We are not taking it lightly, we understand the concerns. When one of these properties comes up...this is unusual, we have been here for four years so

we don't have answers. So when something like this comes in front of the board we would like your input so please come."

Supervisor Koetzle closed the public hearing at 8:13 pm.

Supervisor Koetzle – "The process from here on out will be fairly straight forward. The council will not take any action tonight on this. We want to digest everything that has been talked about here tonight. We have some letters and emails to look at. We will probably have it on for a work session in August just to have a good summary of the input tonight and see where the council members are on this and then either move it forward for consideration, not necessarily passage but move it forward for consideration for the August 21st meeting which would be the first opportunity for board official action. The options could be brought up there or if it needs further study it could go into September. The next work session is August 14th and we will have it on the agenda for discussion for the council at that meeting."

Town Council Reports:

Councilman Ramotar – "Burnt Hills Junior Baseball, the 11 and 12 year olds have made it all the way to the championship and I just wanted to give a "shout-out" to them."

Councilwoman Wierzbowski – "Our paving is back on schedule. Delays were caused by the rain. We hope to complete them prior to the snow coming."

Councilman Boulant – "Tomorrow at 11:00 am, Target Sports will have a ribbon cutting. They are located on Rte. 50 across from Socha Plaza right next to Casual Living Pools."

No one wished to exercise the privilege of the floor.

Supervisor's Comments:

Supervisor Koetzle shared the following information:

Panera Bread had their grand opening this morning. They have exceeded their expectations within the first week.

We welcome Target Sports to the Town as well. Grand opening will be tomorrow at 11:00 am as mentioned by Councilman Boulant.

We are still waiting for a formal confirmation on the Richmor ground breaking that should be done sometime within the next 30 days or so.

The Glenville Local Development Corporation (LDC) is officially up and running. The Town transferred the \$562,000 to LDC and the loan guidelines and applications are posted to the LDC page on the Town of Glenville's website.

Initially the LDC has developed a business survey, which is also on our website.

The sidewalk and lighting grant application which we call the TEP (Transportation Enhancement Program) process is moving along. The lighting plan has been finalized and will be merged with the sidewalk and streetscape plan to produce a final comprehensive plan. The committee and elected officials engaged in obtaining matching funds for the grant which has a minimum of a 20% match for the 80% give. The submission is August 12th and we will have our application by that time. We are busy now trying to secure our sources for the matching grant.

It is a fairly large project and we have some options opened to us that we will be discussing at our next work session.

Budget preparation, it's that time of year again. The memo was sent to the department heads on July 12th laying out what I am asking for to get ready for my budget submission on September 30th. The major points of the memo really talk about the challenges that we are facing in the Town. The point of the matter is we are doing very, very well and we will be talking about our projections through July of 2013. There are still some challenges that I am asking the department heads to remember. First and foremost is the rising State Retirement expense, we have been told by the State Comptroller's Office that we will once again see an increase in our mandated NYS Retirement expense this year. It will likely result in our 2014 retirement bill approaching 1.5 million dollars this year. Our town retirement expense in 2010 total just \$743,000. That is one challenge that our department heads must understand moving forward as they put the budget together. They can't be looking at all the good things; they have got to be looking at all of the challenges. Rising health insurance expense, we have been advised by our health insurance broker to expect the health insurance increase this year to be 15% higher than last year. That's the highest one yet in many, many years. The increase, the extra 5 to 6% increase over our normal increase is contributed to something people call Obama Care. What they thought was going to be the saving grace for everybody has actually turned out to be a cost increase to the health insurance. An increase of this magnitude would increase the town's health expense by up to \$250,000 in 2014. As with the State Retirement this town has virtually no control over these large increases and employee benefits.

Also I wanted to point out to the department heads that our sales tax revenues have been fairly flat. In late 2012 the County and the City negotiated a sales tax agreement which locked the town into receiving the same amount of sales tax that they received for the last eight years. So, think about how our health and retirement costs are increasing but our revenue in sales tax stays flat for eight years.

We are in pretty good shape as far as our budget is concerned. The general fund, we are projecting at this point with six months left in the year, to have a surplus in the general fund. The highlights in the general fund is our mortgage tax, revenues should end at least \$125,000 above budget which is very good news. PILOT payments should end about \$20,000 above budget and our court fines and fees are projected to end about \$8,000 under budget. Expense highlights in the town general fund, the Supervisor and the Comptroller's office both have projected surpluses of \$15,000 to \$20,000 respectively. Employee benefits are tracking about \$85,000 under budget and both dispatch and dog control are actually tracking a little bit above budget. The town outside fund is projected to break even and the revenue highlights there is the Metroplex sales tax is on pace to be about \$20,000 over budget and there is really no other variance in the revenue from there. The police department projected to be about \$70,000 over budget; this does include \$35,000 for a cash purchase for a second police car in 2013. The remaining \$36,000 over budget is the overtime lines. We are hoping that that will reverse now that we have the officers out in full force. It is important to note that in the police line their overtime is tracking below 2010, 2011 & 2012 numbers so they are lower than the last four years and that is good news. The benefits in this line are about \$105,000 under budget. The highway budget, we have a little bit of concern. We are projecting a deficit there to be covered through use of additional fund balance appropriation. Revenue highlights in that fund are Metroplex Sales Tax increases on pace for an increase of about \$20,000, fuel sales outside the town is tracking \$10,000 over budget. We do have some expense issues in highway that we do need to start addressing, one is the overtime line is about nearly \$50,000 over budget. Much of that is due to retirement payout, it wasn't planned. Fuel costs are tracking over budget largely due to an increase in snowplowing. Employee benefits are tracking about \$50,000 under budget. We did use fund balance appropriation of \$105,000 to buy a new front end loader. We should be prepared to use an additional \$200,000 of fund balance in the highway fund to close the deficit. Sewer has projected a surplus, water has projected a deficit and we know why, we are working on getting new revenue sources for the towns that have left over the years.

So that is a summary in where we are over the last six months. All in all it is in pretty good shape but we do have some challenges going forward."

Mitchell Associates – presented a brief overview of the proposed project to renovate and build an addition to the Beukendaal Fire Station.

RESOLUTION NO. 132-2013

Moved by: Councilman Ramotar

Seconded by: Councilwoman Wierzbowski

WHEREAS, the State of New York requires each municipality to establish a standard work day for the purposes of reporting time worked for the members of the New York State and Local Retirement System; and

WHEREAS, State Law requires that the standard work day for elected and appointed officials be fixed at not less than six (6) hours per day; and

WHEREAS, the Town Board by Resolution No. 328-93 fixed the standard work day for elected and appointed officials for retirement system purposes at six (6) hours; and

WHEREAS, the Office of the New York State Comptroller has updated its requirements for reporting standard work days of elected and appointed officials to the New York State and Local Retirement System;

NOW, THEREFORE, BE IT RESOLVED, that the Glenville Town Board, through the attached forms from the Office of the New York State Comptroller, said forms being RS 2417-A Standard Work Day and Reporting Resolution, and RS 2417-B Standard Work Day and Reporting Resolution Continuation Form, hereby establishes the standard work days for the elected and appointed officials identified therein.

Ayes: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

RESOLUTION NO. 133-2013

Moved by: Councilman Ramotar

Seconded by: Councilwoman Wierzbowski

WHEREAS, the current Town Assessor is out on leave, unable to perform the duties of her office and may not return before her term of office expires on September 30, 2013; and

WHEREAS, the day-to-day operations of the Assessor's office require that a person with knowledge of the Real Property Tax Law and practices of the office be appointed to act as Assessor in the absence of the current Assessor; and

WHEREAS, Carol Corbett has been employed by the Town as a Real Property Appraisal Technician for many years and is generally familiar with the Real Property Tax Law and the policies and procedures of the Assessor's Office; and

WHEREAS, Carol Corbett is willing to assist the Town by taking on the duties as Acting Assessor; and

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby approves the appointment of Carol Corbett as the Town of Glenville Acting Assessor, effective immediately, at a rate of pay of \$32.30 per hour, with no change in health insurance or other benefits that she currently receives.

Ayes: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 134-2013

Moved by: Councilman Ramotar
Seconded by: Councilwoman Wierzbowski

WHEREAS, the current Town Assessor is out on leave, unable to perform the duties of her office and may not return before her term of office expires on September 30, 2013; and

WHEREAS, the day-to-day operations of the Assessor's office required that the Town Board appoint the Real Property Appraisal Technician as Acting Assessor; and

WHEREAS, the Town and the Acting Assessor would benefit from having experienced help with the responsibilities of the Assessor's office; and

WHEREAS, Rosalie Fahey, a town resident and former Town Assessor, is willing to assist the Town by taking on the duties as a Clerk in the Office of the Assessor on a part-time, temporary basis;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby approves the appointment of Rosalie Fahey as Clerk in the office of the Town of Glenville Assessor, effective immediately, at a rate of pay of \$16.89 per hour, with no benefits.

Ayes: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 135-2013

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Ramotar

WHEREAS, The Town of Glenville has received and accepted a report from its Wellhead Protection Committee which recommended certain improvements to protect the Town's Water Plant and System; and

WHEREAS, the Town has the opportunity to apply for grants that could fund up to 75% of the of the cost of certain of those recommended improvements; and

WHEREAS, the engineering firm of Mark L. Kestner, P.E. proposes to prepare feasibility studies to support the aforementioned grant applications and to assess the cost, benefits and construction issues associated with the improvements for the following, not to exceed costs:

Wellhead Raising	\$ 2,763.00
Offsite Well	\$12,622.00
Water Plant Upgrades	\$ 5,239.00
Emergency Action Plan Update	\$ 6,200.00; and

WHEREAS, the cost of such feasibility studies can be funded through the Water Fund upgrades reserve (Fund 65),

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby accepts the proposal of Mark L. Kestner, P.E. to prepare the aforementioned feasibility studies at the not to exceed costs outlined above.

Ayes: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 136-2013

Moved by: Councilman Ramotar
Seconded by: Councilwoman Wierzbowski

BE IT RESOLVED that the **Monthly Departmental Reports** for June, 2013 as received from the following:

Assessor – April, May & June
Dog Control
Economic Development & Planning 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: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstentions: None

Motion Carried

RESOLUTION NO. 137-2013

Moved by: Councilman Ramotar
Seconded by: Councilwoman Wierzbowski

BE IT RESOLVED, that the minutes of the regular meeting held on May 15, and special meeting held on June 12, 2013 are hereby approved and accepted as entered.

Ayes: Councilmen Boulant, Ramotar, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstentions: None

Motion Carried

New Business

Councilman Ramotar – “The Great Glenville YMCA is having their 5k run as part of the Capital District Community Healthy Living Series at 8:30 am in Collins Park on

Saturday, July 20th.”

Supervisor Koetzle asked for a motion to adjourn; motion to adjourn;
Moved by Councilman Boulant; Seconded by Councilwoman Wierzbowski, everyone
being in favor the meeting was adjourned at 9:10 PM.

ATTEST:

Linda C. Neals
Town Clerk