

SPECIAL MEETING OF THE TOWN BOARD
TOWN OF GLENVILLE
MARCH 29, 2017
AT THE GLENVILLE MUNICIPAL CENTER
18 GLENRIDGE ROAD, GLENVILLE, NEW YORK

Supervisor Koetzle called the meeting to order at 7:00 PM;

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

Present: Supervisor Christopher A. Koetzle, Councilman James M. Martin, Councilman David A. Hennel and Councilwoman Gina M. Wierzbowski

Absent: Councilman John C. Pytlovany

Also present – Michael Cuevas, Attorney and Jason Cuthbert, Comptroller

Supervisor Koetzle – “We had an opportunity to get into the Yates Mansion on multiply occasions so we have some internal photos of the mansion. We just want to frame what exactly the town is looking to do with the purchase of this building.

The building is about 300 years old. It is one of the County’s most significant structures, I think, with one of the most significant families living in it for quite some time.

Supervisor Koetzle presented a slide show with the following information:

- Under the Town’s upcoming Comprehensive Plan, the Town wishes to limit multi-family and has determined that the Town needs to better connect its history through more responsible preservation. The home was recently rezoned to single-family.
- As a multi-family, the home fell into disrepair and lost many of its historic elements, leaving little of the original home in place. Recently, it has sat vacant and will require significant resources to restore.
- Over the nearly 3 years on the market, there has been little interest from buyers in the home except from a few multi-family proposals that have materialized in recent months.
- There has also been two private venture proposals floated to the Town while the Town was in negotiations to purchase the home: one to make it into a wine/cigar bar and the other to make it into a B & B.
- The house was originally listed for \$174,000 and is believed to have had a couple offers in the \$140-150K range for multi-family use.
- The house requires significant resources to secure and restore, yet the foundation and roof – or “bones” – are very strong.
- The house is currently assessed for \$396K: but remember if it sold for \$140K most likely the owner would grieve the taxes down so the numbers I am showing you would probably be cut in half
 - School Tax: \$7,000
 - County Tax: \$3,000
 - Town Tax \$1,300
 - Alplaus FD \$ 750
- Taxes have not been paid for 3 years
- The home is believed to have asbestos, lead, and black and brown mold
 - We received our report today and all of these have been confirmed but it is better than we anticipated. The brown and black mold are fairly common, the asbestos is only on the piping in the basement and the lead paint was mostly found on the outside.
- The Town’s Plan:
 - We believe that it is critical to save this important historic structure.
 - The Town will use \$100,000 from its Capital Reserve Fund – a fund set up to pay for capital needs of the Town.
 - The Town will embark on a multi-year fundraising campaign to help pay the restoration costs.

This going forward, we know, is an aggressive move for the Town. We know it is going to be expensive, probably \$500,000 to \$750,000 for a full restoration. For further resources we will be seeking a grant. The good news is the Town has time on our side, meaning that we don't have to open this up in a year. If we don't get grants we might have to delay. If a private investor bought it and they had a mortgage that they were caring and property taxes they were paying they would be under the gun to get things done very quickly.

- The Town has a need for additional meeting and storage space.

The Town's long-term plan:

- Stabilize and beautify immediately.
- Continue the fund-raising effort seeking grant opportunities – the Town has already started this process. This will be a community effort.
- Our goal is to open the home to the public by 2020 – our bicentennial.
- Use it for multi-purpose: including a history/interpretive center, a community meeting space and additional storage.
- Restoration costs may run about \$500K.
- The Town has a need for new facilities to house its historical documents. The current building is nearly full.
- The Town has a daily need to maintain and preserve new documents. These include PZC site plans, permits, police and court documents, water and sewer documents: all of which continue to grow daily.
- It will provide the Town with much needed space for historical presentations, community events, and meeting space for civic groups.
- The purchase is well below potential market price and after restoration will prove to be a "good buy".
- It will beautify a blighted property and allow for a use that is compatible with the neighborhood and accepted by the community.
- This home, our town, and our residents are worthy of the effort to save, restore, and preserve our history for generations to come.

If this goes through you will see a sign in front of the mansion saying "Future Home of The Town of Glenville's History and Community Center at The Historic Yates Mansion".

Kuddos to our friend Sara Foss, The Daily Gazette because I think she said it perfectly – "Saving this valuable piece of history and opening it up to visitors is an investment that will enrich the community." I think that is true and I think it is a responsibility that this Board has to the community.

The following people exercised the privilege of the floor:

Mike Murtagh, 38 St. Jude Lane – Would the restoration create what it was when it was originally build?

Supervisor Koetzle – I think first we have to determine what that is exactly.

Mr. Murtagh – The neighbor, Mr. Burns who lives just behind the house has the original floor plan. I will get that from him and the town can make a copy of the plans.

Supervisor Koetzle – Our plan is to get it on the historic registry and that will determine what we can and cannot do, what stays and what doesn't stay. But I think in terms of if we are looking to have enough space to do some of the things we want to do we might need to keep the additions we would make those historically accurate.

Mr. Murtagh – Thank you for doing this.

Marilyn Sassi, 121 Front Street, Stockade, Schenectady - Most of my adult life I have been involved in studying history. My knowledge was much more increased when I became curator at the Schenectady County Society and then worked at two other museums in the area and then started presenting all of these projects to two colleges here. The Yates Family stands as one of the outstanding families in the area. All of the

outstanding men, that were members of the family the houses remain. We have the Governor's Home, we have his father's home, Christopher Yates and a dollhouse at the Schenectady Historical Society which was made per order of Governor Yates for his granddaughter Susan in 1834. There is another house that is very much off the beaten path and the only reason I know about it is because I live very close by. Up above in the hills, up above the Beechnut Plant in Canajoharie and the hill straddles Fort Plain as well is a beautiful house with an historical plaque in front specifying that this was the birth place of Christopher Yates, well known patriot in the revolution, chairman of our areas Committee of Safety. Certainly this house has to be saved.

Dick Usas, 1 Miracle Lane – What about the State Historic Preservation Office (SHPO)? SHPO is driven by tax credits more than anything else but they do have a lot of standards and guidelines and things like that. I participated in a project outside of Niagara Falls that made this look like a Rockefeller Mansion. Their comments and critiques were pretty helpful along the way.

Supervisor Koetzle – I have actually already spoken with them during the process, so yes they are involved. The Board created the History and Culture Events Committee and they will help us connect with SHPO.

Councilman Martin – “They will have to be involved, if we have grant money involved then they infinitely have to be involved and we have to meet their standards for restoration.

Gloria Kishton, Chairperson, Schenectady Heritage Foundation, – I am so glad that the Town is undertaking this project. Glenville is certainly an interesting place because a lot of people think about it as Target and all of that certain thing. A successful and thriving town really needs a diversity of housing options even businesses and all sorts of things to make everybody who lives there feel like they own part of the town. We don't have that many examples of this type of historic resources left in this country. Just going back to 1956 is when the Historic Preservation Act was passed on a national level and we as a nation felt the need to preserve our historic resources and this is really an excellent example of something that meets all of the criteria of that national act. You have a real opportunity to follow through and preserve this and really make it a part of the living history of Glenville. We are completely supportive of it and our Board of Directors has discussed this project and we would like to get a tour.

Bob Winchester, 51 Hill Street – I have lived in the area since 1963. I am very pleased that the Board is forward thinking. It is often times easier, more expedient to destroy historic structures than to save them. Glenville has gone through waves of building but there haven't been waves of restoring things and I really appreciate the foresight of this project is something that I really admire. I also suggest that perhaps having the Historic Committee consider blocking this, in working with the town, into sections so that there are pieces that can be funded. There are small pieces that the residents can get together and have a campaign for and there are major pieces that we can look at foundations for but if we could develop a structure that is piece meal and orderly so that we start at one part and we get funding so we can move along. Thank you each and every one of you for the work and time you have put into this. When people say what about my taxes tell them there are people that say what about my history and our legacy to people.

Marianne Blanchard, 676 Sacandaga Road – Representing the Schenectady County Historical Society – Congratulations on doing this. I am excited to see your intended uses. We have learned that if you take an old house and you restore it to what it has been and you show it as a house that people had lived in there is not as much interest in that any longer. So I was excited to see that you are thinking about having community groups come in.

Mike McHale, 10 Hill Street – President Alplaus Residents Association, Alplaus – I would like to thank you for rezoning this property to single family. I think the reality of the condition of the building would be very difficult for any private business to make a go of it and do any kind of reasonable renovations. I don't believe that every

single historical building in the town should be preserved but if there is one in Glenville, this is it. I think it is a good use of taxpayer funds. I appreciate the work that the board has done thus far and doing your homework and finding out what it will take to renovate the building. I would be happy to help with anything that I can with this renovation.

Cherie Haughney, 328 Alplaus Avenue – I have just recently discovered my passion for historic buildings. I am proud to live in a town that respects and preserves its heritage instead of taking the easy way out and ripping it down. I think our historic buildings give us a shared sense of pride, ownership and history. It is nice to see that history will be preserved for future generations. Thank you very much.

Jessica Evans, 31 Mohawk Ave, Alplaus – I am glad that you are all doing this because roads are important, houses are important, stores are important but our common culture is really the most important thing and that symbolizes it so thank you very much.

Kathy Boyle, 336 Alplaus Ave – Thank you, I think this is a wonderful idea. Are you thinking in the future that this might be something similar to barns where there would be tours and events?

Supervisor Koetzle – It's possible, I think it's early to eliminate any possibilities.

Jessica Polmateer, 13 First St. – (mic did not pick up comments, did not come to podium)

Chester Watson, 695 Sacandaga Rd. – For some period of time after I retired from the Department of Energy I worked as a project manager for Mohawk Valleys Heritage Corridor Commission. As project manager for restoration of historic structures one of the jobs we did was the restoration of the exterior of the Gillette House in Schenectady. I am a retired navy guy and I have traveled to various parts of the world and in most of the European Countries historic structures are maintained and revered. I grew up in Texas and most of the historic structures were from probably the 1850's or 1860's so I am continually in awe of the history that exists in the Mohawk Valley and the Hudson Valley so I am very much in favor in the restoration and keeping historic structures in place and having them as a part of our collective pasts. I commend you on your efforts.

Supervisor Koetzle moved ahead with the agenda items

Discussion...

Councilman Hennel – “As I spend time working with different projects where we try to highlight some of the features of different communities. If you think about Scotia, you think about the library, Rotterdam, the Maybee Farm. I've struggled sometimes to figure that iconic image for Glenville and what we have. We have a lot of great parks but I think with some work this could be potentially one of those iconic images that we could use to help identify Glenville.”

Councilwoman Wierzbowski – “I would just like to thank the Supervisor and the staff that assisted you in negotiating with the bank and moving this project forward. It's a big step for the town. I can understand there is concern about taking the property off the tax rolls but if ever there was a property in my opinion that needs to be restored and give us some hometown pride it would be this property. I don't want Glenville to be just noted for commercial development I think it is important for Glenville to be noted for other things that are just as important to our town. I would like to thank all of the residents that came out whether you spoke or not your support and you being her for this meeting is very important to me to hear what you have to say and to know your thoughts on a project. I personally think a community garden or a farmers market would be a perfect fit down the line.”

Councilman Martin – “I'm solidly behind this project. This has excited me since the first day we started talking about it. I actually went through it myself I was

entertaining the idea of purchasing it as a home. It is a little bit beyond our means. I think this is a wonderful idea. I read the comments, Supervisor Koetzle shared from Facebook, about prudent use of public money and believe me there is no better Board that I'm aware of that is more cognizant of the fact that we are stewards of taxpayer's money. We are very, very careful of how we use those funds and this is a project that rises to that standard. I absolutely love this idea, I'm excited about how we can get started on this, how we can execute it. I'd like to see us operate under three tenants, use grant money whenever we can, use volunteers whenever we can and use donated services and materials whenever we can. If there is a volunteer effort I will certainly pitch right in. This is very, very exciting. If we take that kind of approach the community will be invested in this property that much more and it will weave itself in the fabric of the community that much more."

Supervisor Koetzle – "I agree with all of the comments. I think this board has gotten either credited or criticized depending who you are with the pro-economic development stance we have taken over the last eight years. We have done a lot to grow the town. I think this represents a balance approach for us to actually step back, I think the whole comprehensive plan has allowed us to do that and to really uncover the fact that the residents are looking for more historic preservation. This is just one example, Greens Corners School that Rotary has helped us with for a couple of years now. We will be opening in May after being restored. I am proud that the Board has taken this balanced approach, it isn't all about economic development it is about preserving those things in our town. Thank you all for that support."

Councilwoman Wierzbowski – "I would offer that the fiscal conservativeness that we have demonstrated over the last seven years has allowed something like this to happen. Seven years ago we would have never been able to contemplate a project like this it would have been not necessarily financially impossible but it would have been extremely unwise for us to think about it. We needed to get our financial house in order and it just seems like with the comprehensive plan and the way we have restructured our spending and our debt and managed our finances and got our house in order is almost like a perfect storm, like this is where we were culminating."

RESOLUTION NO. 97-2017

Moved by: Councilman Martin

Seconded by: Councilwoman Wierzbowski

WHEREAS, the Yates Mansion at 133 Maple Avenue in the Town of Glenville was built around 1737 as the summer home for the prominent Joseph Yates family of Schenectady; and

WHEREAS, Joseph C. Yates, Joseph Yates's grandson, who became Schenectady's first Mayor in 1798 and the only Schenectady County resident ever elected Governor of the State of New York in 1822, frequently visited the home as a youth and later occupied it as an adult as his summer residence; and

WHEREAS, the Yates Mansion has been "remuddled" over the last few decades to accommodate different uses, most recently a multi-family dwelling, but has been vacant and deteriorating for the last several years; and

WHEREAS, the Town Board of the Town of Glenville believes that the Yates Mansion is a significant historic landmark for the Town of Glenville, County of Schenectady and State of New York worthy of preservation and restoration; and

WHEREAS, the Town is in need of dedicated space for its History Center, historic archives and community and exhibit space and the Yates Mansion can provide over 5,000 square feet of such space with sufficient parking space on its two acres; and

WHEREAS, the Town has the opportunity to acquire the Yates Mansion

from “Fannie Mae” (the Federal Home Mortgage Loan Association), and

WHEREAS, Fannie Mae conditions of sale required the Supervisor to act swiftly to sign a purchase agreement, to takes steps to prepare for the purchase and to close on the sale,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby ratifies the Supervisor’s actions in signing a purchase agreement with Fannie Mae for the purchase of the Yates Mansion for the sum of \$100,000.00 and authorizes Supervisor to execute such documents as may be necessary to complete the purchase of this property.

BE IT FURTHER RESOLVED that the purchase of said property shall be accomplished through the use of surplus funds (fund balance) and no bonds or other form of borrowing for the purchase shall be utilized.

Ayes: Councilmen Martin, Hennel, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 98-2017

Moved by: Councilman Martin
Seconded by: Councilman Hennel

WHEREAS, the Town has the opportunity to acquire the Yates Mansion, 133 Maple Avenue, Glenville from “Fannie Mae” (the Federal Home Mortgage Loan Association), and

WHEREAS, Fannie Mae’s conditions of sale required the Supervisor to act swiftly to sign a purchase agreement and to take steps to prepare for the purchase, including a 40 year title search and title insurance on such property; and

WHEREAS, Legacy Title Services, LLC was willing and able to conduct such a title search and title policy on short notice,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby ratifies the Supervisor’s actions in entering into an agreement with Legacy Title Services, LLC for title search and a title policy (face value \$100,000.00) for amount not to exceed One Thousand Two Hundred (\$1,200.00) Dollars.

Ayes: Councilmen Martin, Hennel, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 99-2017

Moved by: Councilman Martin
Seconded by: Councilwoman Wierzbowski

WHEREAS, the Town has the opportunity to acquire the Yates Mansion, 133 Maple Avenue, Glenville from “Fannie Mae” (the Federal Home Mortgage Loan Association), and

WHEREAS, Fannie Mae’s conditions of sale required the Supervisor to act swiftly to sign a purchase agreement and to take steps to prepare for the purchase, including any environmental assessment of the property; and

WHEREAS, Adirondack Environmental Services, Inc. was willing and able to conduct such environmental assessment on short notice,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby ratifies the Supervisor’s actions in entering into an agreement with Adirondack Environmental Services, Inc. for an inspection and sample analysis of any lead, mold, asbestos, petroleum or air quality issues as may found at the building in an amount not to exceed Two Thousand (\$2,000.00) Dollars.

Ayes: Councilmen Martin, Hennel, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

Discussion...

Supervisor Koetzle – “This resolution will allow us to present Senator Farley at a dinner that is incurring in his honor next week an appreciation for all of his service to the Town of Glenville. Senator Farley has been a tremendous friend and advocate for the Town of Glenville. He has provided us with much support. I remember when I was just a young Councilman, back ten years ago and the board at that time just got rid of the leaf program in the town. It was appalling to many of the residents and I went to the Senator and said Senator I need your help can, you help me and he gave us the money that year to run the leaf program. He then called me Mr. Leaf every time I saw him. More recently he has come up almost a half a million dollars for our water plant upgrades, Senior Center expansion so this resolution will allow us to present to him a proclamation showing our appreciation and naming April 5, 2017 Senator Hugh Farley Day.”

RESOLUTION NO. 100-2017

Moved by: Councilman Martin
Seconded by: Councilwoman Wierzbowski

WHEREAS, on December 31, 2006, Hugh T. Farley retired from the New York State Senate after serving our Senate District for forty (40) years; the second longest service of any N.Y.S. Senator; and

WHEREAS, Hugh T. Farley was the fifth of six brothers born to Edward and Laura Farley in Watertown, New York; and

WHEREAS, as a young man growing up in Indian Lake, NY, Hugh Farley enjoyed competing in boxing, baseball, basketball and tennis, when he wasn’t working as a paper boy, farmhand, mechanic or railroad lineman; and

WHEREAS, Hugh Farley earned an Associate’s Degree from Mohawk Valley Community College, a Bachelor of Science degree from University at Albany after serving in the U.S. Army during the Korean War and a Juris Doctor degree from

American University School of Law; and

WHEREAS, while Hugh Farley began his career in education as a high school teacher, he went on to teach business law as a professor at the University at Albany for 35 years and to have bestowed upon him the title of Professor Emeritus upon his retirement from the university; and

WHEREAS, like the members of this body, Hugh Farley began his career in government as a town board member; in his case as a member of the Niskayuna Town Board; and

WHEREAS, while Hugh Farley was first elected to the NYS Senate in 1976, he quickly distinguished himself when, as the first Chairman of the Senate Standing Committee on Aging in 1977, he authored laws creating New York's hospice care system and a law prohibiting mandatory medical intervention and treatment for terminally ill patients; and

WHEREAS, in 1985, as Chairman of the Senate Environmental Conservation committee he championed the Environmental Quality Bond Act that provided \$1.45 billion to clean up hazardous waste sites and was named Legislator of the Year by the NYS Conservation Council; and

WHEREAS, as Chairman of the Committee on Banks, he got legislation passed to permanently deregulate interest rates and legislation to give NYS chartered banks the same authority as federally chartered banks; and

WHEREAS, while Senator Farley has been recognized as a national leader and advocate for libraries and literacy due to his long tenure as Chair of the Senate Select Committee on Libraries, locally he is probably best known as the lead sponsor of the legislation creating the Zone 5 Law Enforcement Training Center on Erie Boulevard which bears his name and as author of the Metroplex Development Authority legislation created the vehicle for the restoration of downtown Schenectady; and

WHEREAS, Senator Farley has assisted the Town of Glenville in its dealings with the State of New York in many and varied projects, including but not limited to, the construction of Maritime Drive, the donation to the Town of 11.6 acres of land on Vley Road Extension; the expansion of the Scotia-Glenville Senior Citizens Center and improvements to the Town's Water Pump Station and wellfields; and

WHEREAS, Hugh Farley has been blessed to be married to Sharon, his wife of 57 years and to have three adult children Susan, Robert and Margaret; and

WHEREAS, on Wednesday, April 5, 2017 at Key Hall in downtown Schenectady, friends, family and colleagues will present a "Salute to Senator Hugh T. Farley"; it is fitting and proper that this body pause in its deliberations to acknowledge the life's work and accomplishments of this dedicated public servant;

NOW, THEREFORE, BE IT RESOLVED that the Supervisor and Town Board of the Town of Glenville congratulate Senator Hugh T. Farley on his forty years of service in the NYS Senate and wish Senator Farley and his wife Sharon a well-deserved, happy and healthy retirement; and

BE IT FURTHER RESOLVED that the Supervisor and Town Board hereby declare Wednesday, April 5, 2017 as Senator Hugh T. Farley day in the Town of Glenville.

Ayes: Councilmen Martin, Hennel, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

New Business

Councilman Martin – “I will continue to contact the property owner that has the floor plan and as soon as I get it I will pass it on to you.”

Supervisor Koetzle asked for a motion to adjourn; motion to adjourn; Moved by Councilman Hennel; Seconded by Councilwoman Wierzbowski, everyone being in favor the meeting was adjourned at 8:08 PM.

ATTEST:

Linda C. Neals
Town Clerk