

REGULAR MEETING OF THE TOWN BOARD
TOWN OF GLENVILLE
MARCH 19, 2014
AT THE GLENVILLE MUNICIPAL CENTER
18 GLENRIDGE ROAD, GLENVILLE, NEW YORK

Supervisor Koetzle called the meeting to order at 7:45 PM;

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

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

Absent: Councilmen John C. Pytlovany and Sid Ramotar

Also present Mike Cuevas, Attorney for the Town, Jason Cuthbert, Comptroller and Kevin Corcoran, Town Planner.

Supervisor Koetzle – “Item No. 5 on the agenda is a public hearing to hear all persons with respect to the request of Amedore Construction Co., Inc. for a waiver of the street width standards of town code with respect to its proposed 142 unit single family residential development.”

Supervisor Koetzle opened the public hearing at 7:50 pm.

No one wished to speak; Supervisor Koetzle closed the public hearing at 7:51 pm.

Supervisor Koetzle – “Item No. 6 on the agenda is a public hearing with respect to the abandonment and conveyance of Avenue Y to the Schenectady County I.D.A.”

Supervisor Koetzle opened the public hearing at 7:52 pm.

No one wished to speak; Supervisor Koetzle closed the public hearing at 7:53 pm.

The following people exercised the privilege of the floor.

David Willig, 1004 Cheyenne Road spoke regarding the Amedore development and the impact it will have on Indian Hills. The neighborhood is quite, no outside traffic only local traffic. Kids play in streets and that would no longer be possible if the outside traffic is allowed through the development. Amedore has the right to develop their property within the confines of the zoning laws but this does not mean they have the right to infringe on the Indian Hills neighborhood. The development should have its own entrance and access roads and that construction traffic should not go through the neighborhood. Concerned about flooding with the lack of green space and new roadways.

Bob Tashjian, 36 Baldwin Road spoke regarding the Amedore development and the impact on Indian Hills. The wider the road the better for multiple reasons. There are an enormous amount of houses in a very small area. As a volunteer fireman I know when you try to get a fire truck through an area with cars on both sides of the road you are limited. The road needs to be wider for easier access to protect the people. Traffic parked on both sides of the road would not be possible if the road is narrow. The wider road the safer it is for the residents and the people in the community.

Mike Cremo, 1042 Tomahawk Trail also spoke regarding the Amedore project. It's a bad idea overall, for many of the reasons that people stated already. It's a nice quite neighborhood that is why we bought our house. My son plays basketball out in the road day after day. Other little kids see him and come out and play. Now this will be a main thoroughfare. Narrower roads, I think it is cheaper for the developer not the town. I am really against it. It is a terrible decision on your part to go through with this. The

volume of traffic going through there is going to be terrible.

Rita Kelly Riggs, 1012 Arapaho Path agrees with everything that has been said. It is a disgrace with no thought put into it. The biggest problem is the water table. We already experience problems with water. This project will destroy the whole neighborhood.

Supervisor's Comments

Supervisor Koetzle shared the following information

Alplaus Neighborhood Association meeting is tomorrow. We will discuss some construction projects going on that impact that neighborhood. The reconstruction of Alplaus Avenue and Maple Avenue intersection. Callahan started some work on this last fall and they are going to restart it in April. Utility work will be done first, the road alignment will be done to reduce the curve around the corner. The traffic light will be reinstalled in May. Drainage work will be on going and the project should be completed by June so it will not impact their July 4th parade. There will be some weekends where there will be road closures and they will be announced.

The second project is the Alplaus Avenue Bridge over the Alplaus Kill. It is slated for rehabilitation and that design work will occur in late spring/early summer of 2014. They are going to rehabilitate the decking rails and cosmetic improvements. The bridge itself is not in need of replacement. Project will be completed in 2015.

Update on the oak wilt disease in Glen Oaks. DEC discovered another outbreak of oak wilt, as you know it was in this neighborhood in 2008. DEC is managing the project and they will remove 17 or so trees, they have been identified and are in a quarantined area. The project will occur as soon as possible. Trees will be cut down, they will be chipped on site and shipped to a landfill out of the area. DEC is considering signs at entrances to effected neighborhoods asking that the wood not be transported out of the neighborhood.

Jim Martin and I met with Kevin to begin discussion on the comprehensive plan overview a few weeks ago. We identified some short and long term range goals that we want to achieve. Some zoning changes may be done before the comprehensive plan is complete. Kevin, Jim and I will be bringing those recommendations to the board at future work sessions. There are certain areas in the town that the zoning map is out of compliance with the master plan or that we really need to look at redoing some of it just to update what we would like to do, particularly on Freemans Bridge Road area.

I met with a staff member of the Greater Finance Officers Association about doing an annual financial report for residents. Jason and I will be bringing forward a format at a work session. They do the printing free we would have to do the distribution.

I also met with our energy consultant John Hamor regarding expanding our demand response program. We in the town get revenue for going off the grid during peak times in the summer. Last summer we made fairly good revenue, over \$30,000 or so. We are going to try to expand it and find new ways of finding revenue.

The meeting with DHA has gone well. DHA, the town and Metroplex have had discussions to help bring their business here. About 140 new jobs here in Glenville. They are going through the process now with Metroplex and we hope to have good news on moving into to phase 2 where they will be purchasing the property down by the ice rink and starting to build this summer.

We had an opportunity to meet with the Efficiency in Government Committee (EIG) and Andrew Kohout, Village Superintendent of Public Works where he explained the process of turning over to automatic meter reads. Right now we have a very cumbersome process, we send cards out, people write down their meter readings, they send them back, we input it, we send the bills out, they bring the bill back in. The Village and Niskayuna both went to automatic read and it is amazing the efficiency that they found in that. EIG is

exploring that possibility. We will have some information for the board to consider shortly.

I had contact with a neighbor in the Glen Oaks neighborhood. They are going to be organizing a meeting on Thursday, March 27th, 7:30 pm at the Senior Center. This is an opportunity for questions, comments and discussions regarding the Amedore project, which is before the Planning and Zoning Commission. The Town Board does not have a lot to do with this particular project other than the street scape proposal before us right now. It is important for us as representatives to listen and to comment back to the Planning and Zoning Board what we are hearing and try to facilitate the conversation and understanding of this project.

On May 24th the Chamber Good News Lunch will be held. Two businesses here in Glenville getting the Chamber award, Mohawk Honda and Buhrmaster Energy.

On April 23rd, is the Woodhaven Neighborhood Association meeting here at 7:00 pm.

Let's Talk Business Seminar will be held on the 24th of April. It has been confirmed that the State Comptroller will be the guest speaker, talking about economic development and what local municipalities need to do to foster it.

I just want to point out that Bill Purtell is here this evening along with his wife. We went through a very long process in search for a new assessor. Bill, after we consider the resolution tonight, will be joining us as real property technician and eventually will become the assessor when the acting assessor retires. I want to thank Councilman Ramotar, Carol Corbett, Jamie MacFarland and Mike Cuevas for going through a long interview process. Bill, I want to welcome you and thank the staff for all of their work in this search.

Tomorrow I expect to vote on the Unified Communication Center (UCC) budget. We will discuss this later this evening.

Mortgage tax revenues for February 2014 were only \$28,000. That's our worst month in the past thirty-eight (38) months and that is as far back as the records go. Five months into our 2014 mortgage tax year we have netted only \$184,000, that's our worst year in the last eleven (11) years. We will not hit our budget, how far off we are from that budget remains to be seen but we are looking at six (6) figures. I think at this particular juncture it is prudent to start thinking about what we need to do to either curtail some spending even though it was budgeted or to look at where we could get some savings. It's a red flag even though it is early it is a red flag.

We had a particular resident here hammering us about our budget and saying we had so much in our budget and this is the reason why. These things can happen, revenue can come in short and when that happens you better figure out how you are going to adjust to meet that.

The other cause of concern is the Consumer Price Index (CPI) figures are low and as you know the tax cap is superset or CPI. CPI is below 2% and it appears it is going to be now that we are eight (8) months into the tax cap year which runs from July to June. The 2015 tax cap right now would be 1.38% so that's a significant difference from 2%. I wanted to mention these calls of alarm for you to think about as we get into the budget season."

Supervisor Koetzle moved ahead with the agenda items.

RESOLUTION NO. 78-2014

Moved by: Councilman Martin

Seconded by: Councilwoman Wierzbowski

WHEREAS, the Town of Glenville Town Board set aside appropriations in 2011, 2012, and 2013 from the REDI (Revitalization Economic Development

Investment) Fund in order to offer a Sign Replacement Grant Program for Town business owners; and

WHEREAS, given that it appears that there is a modest level of leftover demand for funding for additional business signs, the Town Board wishes to set aside \$5,000 in funding in 2014 in order to offer a scaled-back version of the REDI Sign Grant Program; and

WHEREAS, the purpose of the Sign Replacement Grant Program is to assist local businesses in funding an important element of business operation that is often overlooked or delayed by business owners due to budget prioritization. Further, it is the Town's intent to promote uniformity in signage so as to improve the overall appearance of the Town's business community, to meet the objectives of the Town's various master plans, and to generate business and thus improve the economy of the Town; and

WHEREAS, the Sign Replacement Grant Program will provide a 50% funding match (\$2,500 maximum grant) for businesses who are seeking to replace one on-site business sign, with the proviso that if there is greater demand for funding via eligible grant applications than there is total funding available, the amount of money to be awarded to individual grant recipients may be smaller than the amount requested by applicants; and

WHEREAS, the Town's Economic Development and Planning Department has developed parameters for the business sign replacement program, as well as a grant application form that is ready for distribution to would-be grant applicants;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the Town of Glenville Business Sign Replacement Grant Program for 2014, including the program parameters identified in the grant program description, as well as the grant application form; and

BE IT FURTHER RESOLVED, that \$5,000 in funding for the Business Sign Replacement Grant Program is to be appropriated from the 2014 REDI fund; and

BE IT FURTHER RESOLVED, that applications for funding will be accepted until Friday, April 18, 2014 at 5:00 p.m.; and

BE IT FURTHER RESOLVED, that the Town of Glenville Economic Development and Planning Department is hereby charged with administering the Sign Replacement Grant Program for 2014.

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

Motion Carried

Supervisor Koetzle – "It is important to note that this will be extended to the Scotia businesses this year for the first time."

Discussion...

Supervisor Koetzle – "Bill has been very active in our town, coaching the Burnt Hills baseball team for years. He is a great community guy and is going to be a great addition to our staff. We are looking forward to working with you."

RESOLUTION NO. 79-2014

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Martin

WHEREAS, a Town committee has interviewed several candidates for the position of Real Property Appraisal Technician and has determined that William Purtell of 2 Kendall Place, Glenville is the best qualified and recommends his provisional appointment; and

WHEREAS, the title of Real Property Appraisal Technician is in the competitive class, with the effect that an appointment can only be made provisionally, pending a Civil Service examination for the title; and

WHEREAS, William Purtell has been advised of the Civil Service examination requirements and the nature of a provisional appointment and is willing to accept appointment;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby provisionally appoints William Purtell of 2 Kendall Place, Glenville to the position of Real Property Appraisal Technician, effective March 24, 2014, at starting rate for such title of \$42,972.00 and benefits determined by the CSEA agreement with the Town.

Ayes: Councilman Martin, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilmen Pytlovany and Ramotar

Abstention: None

Motion Carried

RESOLUTION NO. 80-2014

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Martin

WHEREAS, in 2012 the Town of Glenville issued a request for proposals from certified public accounting firms to complete Audits of the Town's Financial Statements, and

WHEREAS, Bonadio & Co., LLP was awarded the contract for preparation of the 2012 financial statements, with contract including a Town option to award the same firm the contract for 2013 and 2014 at prices included in the firm's 2012 bid proposal; and

WHEREAS, the Town desires to exercise its option to award the 2013 auditing contract to Bonadio & Co., LLP; and

WHEREAS, the 2014 budget for appropriations line 01.00.1320.4500 (Auditor - Fees for Services) contains \$24,000 for the financial statement, single, court fund, town clerk, and tax collector audits; and

WHEREAS, any audit of the court fund, town clerk, or tax collector will be undertaken solely at the Town's discretion;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby authorizes the Supervisor to enter into an agreement with Bonadio & Co., LLP, 6 Wembley Court, Albany, New York, 12205, to provide the audit of the Town's general purpose financial statements and, if required, the single audit for the year ended December 31, 2013, and, if so desired, a court fund, town clerk, or tax collector audit; and

BE IT STILL FURTHER RESOLVED that the fees for this service shall be Eighteen Thousand Five Hundred Dollars (\$18,500) for the financial statement audit,

Two Thousand One Hundred Dollars (\$2,100) for the single audit or court fund audit, and One Thousand Three Hundred Dollars (\$1,300) for a town clerk or tax collector audit, with all fees charged to account 01.00.1320.4500 (Auditor - Fees for Services).

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

Motion Carried

RESOLUTION NO. 81-2014

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Martin

BE IT RESOLVED, that the minutes of the Organizational meeting held on January 8, 2014 and the regular meeting held on January 22, 2014 are hereby approved and accepted as entered.

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

Motion Carried

RESOLUTION NO. 82-2014

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Martin

BE IT RESOLVED that the **Monthly Departmental Reports** for March, 2014 as received from the following:

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

Motion Carried

RESOLUTION NO. 83-2014

Moved by: Councilman Martin
Seconded by: Councilwoman Wierzbowski

WHEREAS, the Town Board of the Town of Glenville has established a premium only cafeteria plan under Internal Revenue Code section 125 which allows Town officers and employees to have their health insurance premiums contributions withheld from their paychecks on a pre-tax basis; and

WHEREAS, the Town Board desires to continue such plan for calendar year

2014, managed by the Town's health insurance broker, Jaeger & Flynn Associates, Inc.;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby adopts and approves the Premium Only Cafeteria Plan under IRC section 125 for calendar year 2014 in the form attached hereto; and

BE IT FURTHER RESOLVED that the Town Board authorizes and directs the Supervisor to execute the Plan on behalf of the Town; and

BE IT STILL FURTHER RESOLVED, that the Town Board hereby authorizes the Supervisor to take any and all actions and execute and deliver such documents as he may deem necessary and appropriate to effect the Plan including, without limitation, causing to be prepared and filed such reports, documents or other information as may be required under applicable law.

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

Motion Carried

RESOLUTION NO. 84-2014

Moved by: Councilman Martin
Seconded by: Councilwoman Wierzbowski

A RESOLUTION AUTHORIZING THE TRANSFER OF THE TOWN'S RIGHT, TITLE AND INTEREST IN THE TOWN ROAD KNOWN AS AVE Y, SUBJECT TO PERMISSIVE REFERENDUM

WHEREAS, The Schenectady County Industrial Development Agency("I.D.A.") has requested that the Town Board ("Town Board") of the Town of Glenville ("Town"), abandon and convey all the Town's right, title and interest in that certain parcel and piece of land known as Avenue Y, more particularly described as follows:

All that certain tract, parcel or piece of land situate, lying and being in the Town of Glenville, Schenectady County being designated as Avenue Y as shown in its entirety on a map entitled "Highway Dedication Map Portion of Lands of Scotia Industrial Park, Inc." dated December 16, 1985, made by C.T. Male Associates, P.C. and filed in the Schenectady County Clerk's Office and being more particularly bounded and described as follows:

BEGINNING at a point on the Northeasterly margin of Seventh Street at its intersection with the Northeasterly margin of Avenue Y as shown on the above described map and runs thence from said point of beginning along the Northwesterly margin of Avenue Y, North 26 deg. 21 min. 20 sec. East, a distance of 667.44 feet to its intersection with the Southwesterly margin of First Street; thence along the Southwesterly margin of First Street, South 50 deg. 44 min. 20 sec. East, a distance of 51.30 feet to its intersection with the Southeasterly margin of Avenue Y; thence along the Southeasterly margin of Avenue Y, South 26 deg. 21 min. 20 sec. West, a distance of 692.62 feet to its intersection with the above first mentioned Northeasterly margin of Seventh Street, North 27 deg. 25 min. 00 sec West, a distance of 61.98 feet to the point or place of beginning.

WHEREAS, that same piece or parcel of land had been acquired by the Town by quit claim deed from the IDA, dated June 20, 1986 for the sum of \$1.00; and

WHEREAS, the said parcel of land has been a road within the Scotia-Glenville Industrial Park, is less than 1000' in length; is not a connector road between

two public highways and the landowners on both sides of said roadway have requested that the Town of Glenville Superintendent abandon same by petition duly filed; and

WHEREAS, the Town of Glenville Highway Superintendent has determined that said road/highway is unnecessary for highway purposes and has directed by an order filed with the Town Clerk's office that said highway be discontinued and abandoned for public purposes; and

WHEREAS, the I.D.A. is a not for profit entity established to promote economic development in Schenectady County and the said piece or parcel of land known as Avenue Y will be used for such purpose to the benefit of the County and the Town; and

WHEREAS, by conveying such piece or parcel of land to the I.D.A. the Town will avoid the future cost and liability for maintenance, repair and the removal of snow and ice; and

WHEREAS, the Town Board caused a Notice of Public Hearing to be published which set March 19, 2014 as the date and 7:30 PM as the time and the Glenville Municipal Center as the place at which all members of the public wishing to be heard on the issue of the abandonment and/or conveyance of Avenue Y to the I.D.A.; and

WHEREAS, the aforementioned public hearing was held at the date, time and place advertised and all persons wishing to be heard were given the opportunity to do, and the Town Board having considered all such public comment and all of the above and having given same due consideration and deliberation;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville, in regular session duly convened, does hereby by find that the piece or parcel of land known as Avenue Y was previously conveyed to the Town by the IDA for the nominal consideration of \$1.00; that the said Avenue Y is an interior roadway within the Scotia-Glenville Industrial Park and is not necessary for public purposes as found by the Highway Superintendent; that the abandonment and conveyance of said Avenue Y will save the Town considerable expense for maintenance, repair and the removal of snow and ice such that its abandonment is appropriate and its reconveyance to the IDA for like nominal consideration is just and proper; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Glenville hereby discontinues and abandons from public use the town highway known as Avenue Y and authorizes and directs the Supervisor to execute and deliver to the Schenectady County I.D.A. a quit claim deed for that piece of parcel of land, described herein, known as Avenue Y, together with such other documents necessary to effectuate such transfer, with the costs of filing to be borne by the I.D.A.

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

Motion Carried

Supervisor Koetzle – “Typically we have work sessions where we talk about issues before they come to the Town Board. Because of the weather last Wednesday we had to cancel it so we moved some of those issues onto tonight's agenda. We will be discussing the following issues this evening; Proposed zoning amendment to *Rural Residential and Agricultural* for a 47-acre property located at 586 Sacandaga Road and the Unified Communication Center budget.

The complete meeting including discussion on the two items mentioned can be found on the town's website at www.townofglenville.org

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

ATTEST:

Linda C. Neals
Town Clerk