

## INTRODUCTION

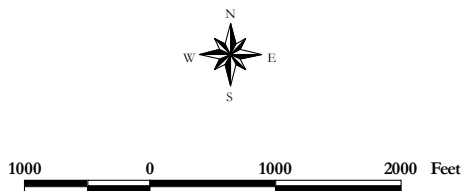
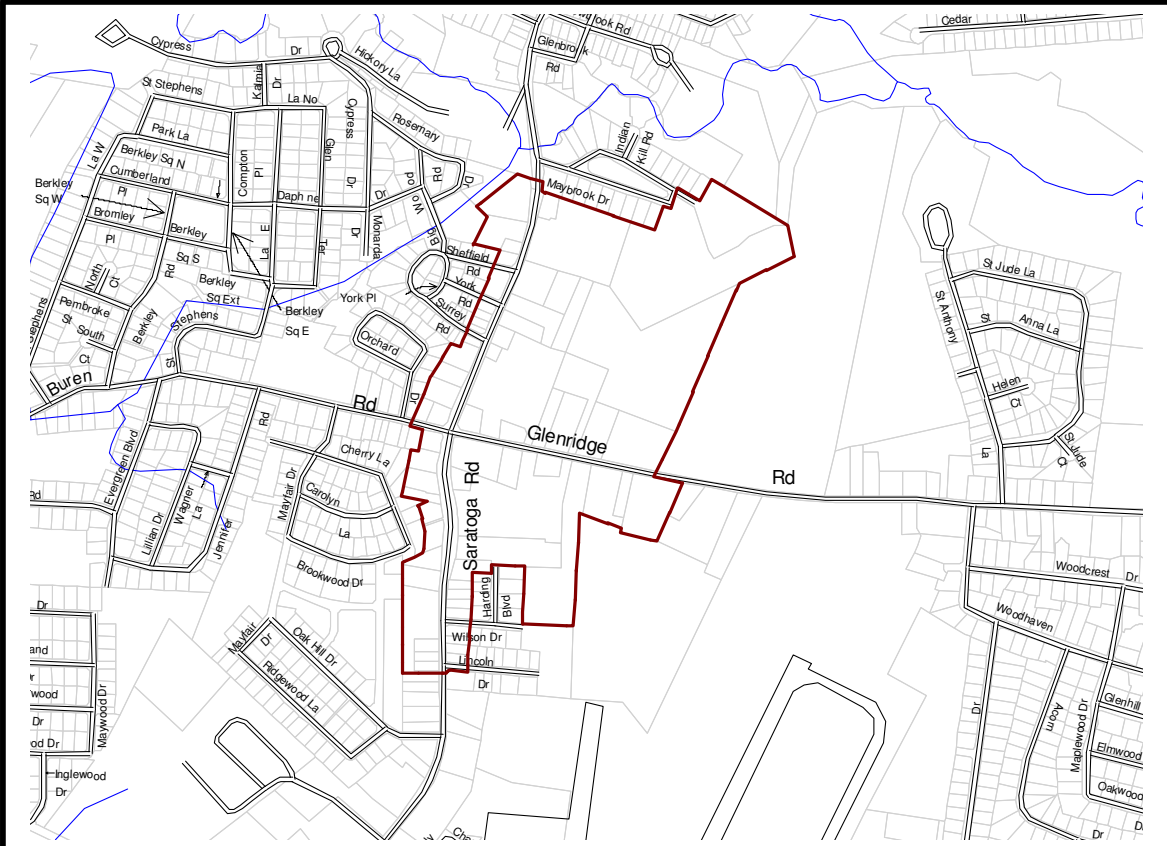
The Town of Glenville, like many mature suburban communities in the United States, rose to significance during the 25-year period following World War II, due in large part to the success of General Electric in the City of Schenectady. Located on the western fringes of the Capital Region of New York State, Glenville today benefits from a comfortable driving distance from the City of Albany and the large number of state jobs available in the capital city. The community consists largely of quiet, well-maintained residential neighborhoods served by three high-quality school systems.

To serve the needs of a mobile population, Glenville has developed into an auto-friendly destination for goods and services. The Town Center, which surrounds the intersection of Saratoga Road (NYS Route 50) and Glenridge Road (NYS Route 914V), is dominated by gas stations, fast-food restaurants, large grocery shopping plazas, and strip malls. As the trend toward “big box” retail increased during the late 1980s and 1990s, so did the size of parking lots and the number of curb cuts in the Town Center. Convenience was favored over aesthetics, and opportunities for the pedestrian or cyclist went undeveloped.

The Town of Glenville is now faced with important issues. The aging buildings in the existing Town Center exhibit signs of physical deterioration. The Town's zoning standards that were in place in the 1970s, 1980s, and 1990s brought about the development of vast parking lots with too many available spaces. The population is aging and residents have expressed a desire for alternative housing options that offer convenient pedestrian access to goods and services. Finally, residents of the Town of Glenville are demanding a unique, aesthetically attractive Town Center that represents a destination rather than simply a travel corridor between home and work.

The Master Plan prepared for the Glenville Town Center attempts to satisfy these community-based goals while at the same time respecting the role of the automobile as the primary mode of transportation. The Glenville Town Center Master plan works creatively with existing conditions and community goals to create a design solution for the future.

## Glenville Town Center Study Area



- Legend**
- Town Center Boundary
  - Roads
  - Airport
  - Streams
  - Tax Parcel

Prepared by: Town of Glenville Planning Department - June 2002