



Town of GLENVILLE

FALL 2016
Newsletter

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From the Desk of the Town Supervisor



Greetings. This newsletter comes as we release the 2017 Tentative Budget. Again this year, we were able to stay under the state imposed tax cap – as we have every year – and continue to build on the solid fiscal foundation that we have created here in Glenville over the past seven years. Our recent successes have truly been a team effort and I thank everyone for their contributions and

hard work.

You can read more about the budget in the article provided in this newsletter, but some highlights include the reduction of fund balance (savings account) allocation for operational use down to just \$465,000 from \$1.4 million in just eight years. Additionally, this budget reduces our debt by another \$1.2 million. We have been able to reduce our debt by \$9 million since 2010 – saving the taxpayers thousands of dollars. I am proud to announce that the town is in very good fiscal shape thanks to a series of efficiency changes made by the Town Board.

On the economic development front, we remain busy. We are completing our Town Center beautification project with installation of the new lights and clock in the commercial corridor. This, along with the recently completed new sidewalks, will make our important commercial corridor more attractive, safer and walkable. Stay tuned for more plans on expanding the Town's walking trails into the neighborhoods in 2017.

Regarding Freemans Bridge Road, I am proud to announce that we secured two grants to further study the re-development of this growing retail corridor that also serves as the Town's gateway to the south. We recently accepted an application for a Verizon retail store on Freemans Bridge Road that will be located at the former Schenectady Seed site.

As you'll read later in this newsletter the Town continues with investments in our parks by opening the new (and popular) dog park on Van Buren at the new Andersen Park. We also opened a new entrance to Maalwyck Park in the prelude to its redevelopment scheduled to begin in 2017 with pre-site work. This new entrance helped the town host the seventh annual Oktoberfest, which was held on September 24th. This year we had a very successful event where turn out topped 15,000 people. This important town event is quickly becoming the premier family festival in the county and across the region. Mark your calendars now for next year: it's always the last Saturday in September.

Overall it has been a very busy year. Enjoy the great fall weather and have a happy and safe winter season. As always, you can contact me at my office at 688-1201 or email at ckoetzle@townofglenville.org.

All the best,

Christopher A Koetzle
Supervisor

Building Department

The Building Department would like to take this opportunity to thank Paul Borisenko for his many years of service as Building Inspector and wish him a long and healthy retirement. We would like to introduce and welcome Arnold Briscoe as our new Building Inspector.

One of the many questions we are asked is why must you obtain a building permit. There are many reasons for this. However, most importantly is that building projects, alterations, renovations, and more must meet all required NYS Codes. Each municipality is charged by NYS with the administration and enforcement of these codes for compliance. The Building Department reviews submitted plans as well as conducts periodic inspections during the project. This ensures that projects are completed safely, properly, and as the specified design calls for, thus protecting the homeowner and the general public.

Another question that arises is what are the complaint procedures regarding property maintenance and code violations. All such complaints should be submitted in writing with as much information as possible. After investigation and as soon as possible after confirmation of the violation, the Building Department will issue a written "Notice of Violation" to the property owner via certified return receipt mail. Violations normally require corrections within two weeks with follow up inspections on all violations to confirm the correction. If a property owner fails to remedy the violation or does not respond to the violation and all other avenues of compromise are exhausted, the property owner could receive a Court summons with applicable fines and/or imprisonment. As simple as this sounds, still many factors or parameters could affect the timeliness of these procedures and sometimes may involve many different parties or enforcement measures which can cause a very detailed process.

Finally, we would like to remind builders, contractors, and homeowners alike that NYS has adopted the International Building Codes which start on October 3, 2016. The Town of Glenville Building Department uses the NYS Codes as well as the Town of Glenville Codes for plan reviews and approvals for related projects. Some areas of the NYS codes have changed significantly from the current 2010 codes while other areas of the code do not change much at all. It is important to do your research on the new codes before submitting plans and applications for review to avoid delays in approval.

Thank you and don't forget to check your smoke and carbon monoxide detectors to make sure they are functioning for the upcoming winter season.

Verizon Eyes Freemans Bridge Road Site

Verizon has submitted a proposal to the Town to build and open a new retail store at 122 Freemans Bridge Road. The 2,500 sq. ft. store is to be located on the east side of Freemans Bridge Road, directly across from the eastern terminus of Dutch Meadows Lane, on property that was formerly occupied by Schenectady Seed. Verizon received preliminary site plan approval from the Town's Planning & Zoning Commission in August, and will likely be back before the Commission in October or November for final review.

The property on which Verizon is seeking to build consists of over 19 acres, meaning that a considerable amount of land would still be available for development following Verizon's construction. The property owner, Brandywine Partners, LLC, is currently marketing the remainder of the property to other retail interests.

From the Police Department

The Police Department has experienced some new additions, new promotions and recent retirements over the last several months. With the retirement of Michael Ranalli, who served as Glenville Police Chief for the past ten years, it was necessary to hire a new police chief. Stephen V. Janik, a 19 year veteran of the department and a 26 year law enforcement veteran was selected by the Glenville Town Board. Chief Janik served as a patrol officer from 1997-2001 when he was promoted to Detective, where he served in that role until 2006. He was promoted to the rank of Sergeant, where he served in that role until 2010. He was promoted to Lieutenant serving until his promotion to Chief of Police this past June. With a Lieutenant position now vacant, Chief Janik chose Sergeant Michael Petroski as his Lieutenant. Lieutenant Petroski is a 15 year veteran of the department. He previously held the rank of Sergeant and Detective. Officer Charles Lavery was promoted to fill the Sergeant vacancy. Sergeant Lavery is a 9 year veteran of the department. Detective Michael Lamb retired in June of 2015, leaving a vacancy in the Detective office. Chief Janik has chosen Officer Timothy Mell to fill that role, officially, in March of 2017. Officer Mell is a 12 year veteran of the department. Four new officers have been hired since the beginning of 2016. In January of this year, Officer Benjamin Ferretti and Officer Adam VanZandt were hired and successfully completed the six month Zone Five Law Enforcement Academy. They are completing their field training and will be part of the patrol division shortly. Nathan Geary and Nicholas Sweet were hired in July. They are currently attending the academy and will graduate in December. The promotions and additions to the department is revitalizing to the members and a significant

boost to morale.

The Police Department would like to remind Glenville residents that the winter parking restrictions for ALL TOWN ROADS begins on November 15, 2016 and lasts until April 1, 2017. Please keep vehicles off town roads from 3:00 am until 6:00 am. This ordinance was created to allow the Glenville Highway Department to have unobstructed access to town roads in the event of a winter event. Glenville Police will be patrolling town roads to ensure the guidelines are followed. Warnings will be issued initially followed by parking tickets.

The Police Department would also like to remind visitors of the new dog park that you are required to register with the Town Clerk's office to receive your admittance pass. The pass is FREE for residents as long as your dog is licensed and up to date on its vaccinations. The hours of operation are 8:00 to dusk seven days a week. The Glenville Dog Control officer and Glenville Police will be monitoring the park for violations.

The Police Department has received numerous complaints from residents concerning speeding vehicles and a high volume of traffic on many roads in the Town. The proper procedure to report an incident of speeding vehicles is: Call 630-0911, tell the Schenectady County Dispatcher that you would like to speak to an officer about your complaint, meet with the officer to provide them with the most accurate information possible. This will allow the officer to create a special attention for the road. It will allow us to advise the Traffic Safety Engineer for the possible placement of our speed monitoring trailer. Once the data is collected, the police will have a better idea of time and direction of travel to address the issue.

From the Commissioner of Public Works

Leaf season will be upon us shortly. The warm weather could keep the leaves in the trees a little longer this year. Here are some reminders for loose leaf collection:

- Please refrain from placing your loose leaf piles in the roadway as this causes dangerous road conditions.
- We ask that leaf piles be no wider than 5 ft. so the hose will reach.
- Branches and other debris must not be mixed in with loose leaf piles.

We will be completing one pass through Town; areas picked will be posted on our highway web site. Bags are not collected by the town. For disposal of your leaf bags and other yardwaste, please contact your waste hauler.

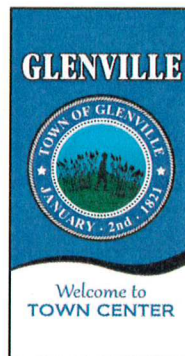
Winter season is only a few months away. Here are some reminders for the winter season:

- Garbage cans - please make sure cans are not in the roadway during plowing season, they slow down our important task of clearing the roadways.
- Snow/Ice - placing snow in the town's roadways (by shovel, snow blower or snow plow) is strictly prohibited.
- Basketball Hoops - hoops should not be in the roadway or the town's right of way as they hinder the process as well.
- Roadside parking - parking of vehicles is prohibited on town roadways between the hours of 3 am and 6 am commencing November 15th through April 1st.
- Property Drainage - sump and foundation lines should not discharge to the roadway, this causes icing and dangerous situations. Property drainage must be 10 ft. off of edge of pavement to not cause icing issues.

When the colder temperatures come, make sure you drain all necessary pipes and clear drains so they do not become frozen creating a greater issue for you.

If you have any questions, please do not hesitate to call our office at 382-1406. Thomas R. Coppola, Superintendent of Highways/Commissioner of Public Works

Town Center Upgrades Continue



With the completion of the sidewalks in Town Center, we now shift our focus to lighting upgrades. As you may recall, the Town has committed resources to the beautification of this important commercial corridor which includes a new town clock in Town Center and the replacement of the old lighting poles and fixtures with new ones. This

project should be finished by Thanksgiving and will enhance pedestrian safety, overall corridor appearance, and help to better promote this retail center. Once the new poles are installed, the Town has purchased new banners that

will welcome visitors to the Town Center. We are excited about how the Town Center is coming along and look forward to these important upgrades as we continue to invest in our community.



Economic Development & Infrastructure Grant Funding

In our last newsletter we reported that we would receive funding for several initiatives. Here's an update:

Freemans Bridge Gateway Improvement Project. Funded by a Local Waterfront Revitalization Program grant from the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund, this project will investigate the feasibility of improving the safety, aesthetics and adjacent land uses and zoning along the lower section of Freemans Bridge Road, a pivotal gateway into Glenville. Officials have been discussing the work plan and anticipate releasing a Request for Qualifications shortly. The analysis will be completed over the upcoming fall and winter months.

Capital District Transportation Committee (CDTC) - 2016-2017 Linkage Program. Glenville's "Complete Streets" feasibility analysis of the Freemans Bridge Road corridor will be completed over the upcoming fall and winter months. Officials have been completing the project work program and preparing to release a Request for Qualifications shortly. It is envisioned that this analysis will be conducted simultaneously with the Gateway Improvement Project mentioned above.

Thomas Corners Roundabout. In January, a proposal was submitted to the Capital District Transportation Committee (CDTC) requesting an estimated \$3 million dollars to alleviate congestion at this pivotal intersection via the design and construction of a round-about to eliminate the existing signalized intersection. This proposal is still being reviewed by CDTC's Planning Committee, along with an additional 122 other proposals from municipalities throughout the greater Capital District Region.

Over the summer, the following additional funding applications were submitted by the Town of Glenville:

Scotia-Glenville Canalway Bike-Hike Trail Rehabilitation Project. A \$400,000 project to upgrade the existing bike-hike trail linking Schonawee Avenue in Scotia with Freemans Bridge Road in Glenville. The project will include; drainage improvements, parking, new signage, amenities, landscaping, as well as grading and wider pavement to bring the trail into compliance with the Americans with Disabilities Act.

Schenectady County Water Quality Coordinating Committee - Comprehensive Stormwater System Mapping Program. A request for \$82,500 to implement stormwater system mapping within 7 participating Schenectady County Municipal Separate Storm Sewer System (MS4) communities as required by the Environmental Protection Agency.

Glenville Business and Technology Park Planning Grant Application. A \$50,000 project to undertake a development and marketing plan for the 310 acre Scotia-Glenville Business and Technology Park.

BRIDGE NY. A \$450,000 project to replace the existing 1900 era structure carrying Dawson Road over a tributary of the Crabb Kill.

From the Water Department

Leaks can be costly!! If your faucet leaks at a rate of one drop per second, you're wasting 2,700 gallons per year. That's about the amount of water the average American uses in a month according to a recent survey (101 gallons per day per person). Research indicates that 5 percent of all residential water use is wasted through leaky toilets. You can check your toilet by putting food coloring in the toilet tank. If color appears in the bowl without flushing, there's a leak. That leak is costing you money, and could ruin your septic system.

Winter can be a time for enjoying the great indoors with friends and family. Help keep your home safe from winter fire hazards by ensuring your fire hydrants are clear and readily accessible in an emergency. In addition to removing snow and debris covering the hydrant itself, please maintain a shoveled path from the street or driveway to the fire hydrant so it is visible from the road. We often have only small crews available for

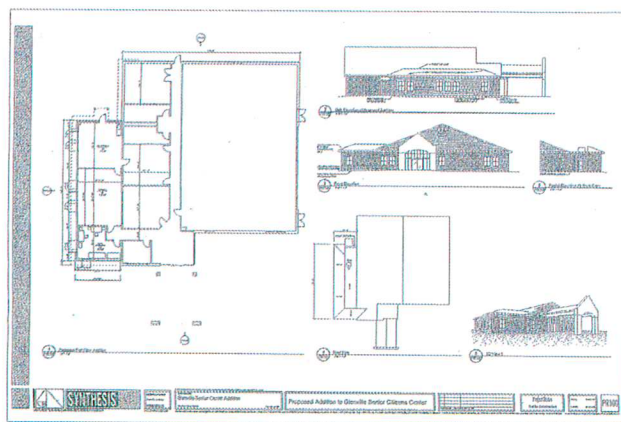
clearing snow from fire hydrants, your continued help with snow removal is greatly appreciated!!

The latest Annual Water Quality Report can be found by visiting our website at, www.townofglenville.org click on Town Departments, scroll down and click on Water & Sewer, then click on the link, "2015 Annual Water Quality Report". Printed copies of that report are available at the Glenville Town Hall. Please call our office at, (518) 688-1217 if you have questions.

Glenville Senior Center Expansion

Thanks to the efforts of Senator Hugh Farley, Town Supervisor Chris Koetzle, and the Town Board, the town will be receiving a \$200,000 state grant toward our long awaited Senior Citizens building expansion project. The proposed 1,300 square foot addition is planned to house increased recreational and educational space as well as a new volunteer office, allowing the center to offer more programs and expanded services to area seniors. The Center currently has over 1,100 members. The expansion committee has worked with Deputy Supervisor Jamie MacFarland and Synthesis Architects to finalize the plans and will be ready to request bids on the project in the near future.

The project entails expansion of the left (western) side of the building, and will be entirely consistent with the current architecture of the center.



From the Assessor

Exemption Information

The implementation of the recent legislation regarding the STAR program, which only impacts NEW HOMEOWNERS, has been very smooth. As of this writing, all of the school tax bills have been mailed out. If you are a new homeowner, and have not yet registered with NYS, please visit:

- <https://www.tax.ny.gov/star>, or call
- (518) 457-2036.

Over the course of the next 30-60 days, our office will begin mailing out exemption renewal forms, primarily for enhanced star & low income senior citizens. Did you know that the enhanced STAR program offers an automatic renewal program? It's called the Income Verification Program (IVP). Call our office or stop in for more information.

Market Data

The current real estate market doing very well in Glenville. The number of valid sales in the town of Glenville Year-to-date thru 8/31 went from 149 in 2015 to 167 in 2016. That's a 12% increase in the number of sales, year over year. The average sale price for all valid sales within the town of Glenville year-to-date through 8/31 went from \$202,863 in 2015 to \$217,817 in 2016. That's a 7% increase year over year. This mirrors the statewide trend where median sales prices are up 8%.

Oktoberfest: Another Successful Year



In its seventh year, the Glenville Oktoberfest has become a community tradition and this year proved to be yet another crowd pleaser. As an annual event held on

the last Saturday in September, this year we welcomed nearly 15,000 people – a record crowd! The community event offered authentic German food, music, games, activities, and was all topped off with fireworks.

Congratulations and much thanks to the dozens of sponsors and vendors (over 80 of them), hundreds of volunteers, and all the residents who make this such a premiere community event for the Town of Glenville and Schenectady County. Special thanks to our title sponsor, Rivers Casino & Resort Schenectady; our media sponsors The Daily Gazette and Albany Broadcasting; our fireworks sponsors Adirondack Pest Control, Dairy Circus and Frank & Sons; and our platinum sponsor Marshall & Sterling Insurance. We would also like to thank the many other businesses for their generous support which helps ensure that Oktoberfest remains a free event. Please be sure to support the sponsors who support this event!

It should be noted that we especially thank our community partners, the Glenville Business and Professional Association and event co-chairs, Heather Peterson and David Hennel, and our Deputy Supervisor, Jamie MacFarland for all of their hard work. Over the past five months, they led a core group of individuals that logged more than 800 hours on planning. Additionally, more than 150 volunteers will donate about 300 hours of their time over the weekend. This is truly a community event from start to finish.



Fall Bulk Pick Up Program Completed

The Town has remained committed to the “Bulk Pick Up” program that our vendor, County Waste runs annually. This program allows our residents to dispose of large “bulk” items each year, saving the resident the time and expense of arranging for their own pick up. There are items that are not eligible for the program, which include: refrigerators, tubs, TVs, motor oil, tires, chemicals, and demolition materials. These are just a few example, please see the Town website for more information. If you placed any of these items to the curb for pick up, please remove them immediately to avoid a potential violation notice.

This year, we ran the program in the fall for the first time due to scheduling conflicts with the vendor. Look for the program to resume in the spring next year.

Glenville Parks Update



Andersen Dog Park – To date, over 600 permits have been issued to use the dog park. This addition to the town's park system has been well received by both resident and non-resident dog owners. Planned improvements for 2017 include benches inside the fenced area, additional landscaping and shade structures. A special thank you to the Town Clerk's office for efficiently issuing all of these additional dog park permits, a necessary process to ensure the safety of all park users.

Maalwyck Park – The planned western entrance to Maalwyck Park has been completed in time for Glenville Oktoberfest 2016. This western entrance (located between Bonded Building Materials and Park Side Apartments) will allow for better traffic flow during large events as well as providing a secondary entrance/exit during an emergency. Pictured - the view from Rt. 5/Amsterdam Rd.

Indian Meadows – A new practice football field has been developed adjacent to the existing field through the efforts of the BH Spartan Youth Football organization.

Also, continuing improvements have been made to the BH-BL Girls Softball League fields, with infield replacement, drainage work and parking area most notable.

Congratulations and thanks to these organizations and the Town of Glenville Highway Department for their work to improve the parks!

Public Hearings Scheduled on Draft Town Comprehensive Plan

The Town continues to make progress on its draft Comprehensive Plan. The Town's current Comprehensive Plan was adopted in 1990, and is long overdue for a re-write.

In late 2014 the Town kicked off its effort to rewrite the Comprehensive Plan. This included three public information meetings in November and December of 2014. Since that time Economic Development and Planning staff, with feedback and assistance from the Town's Residential Advisory Committee (RAC) and Comprehensive Plan Committee, has been working to prepare the new draft for public review and comment. As the draft Plan nears completion, the Town has scheduled five public hearings in different locations throughout Glenville and Scotia to gather input from Town and Village residents, business owners, and landowners. The five public hearings are as follows:

Thursday, October 6 Mekeel Christian School
 Tuesday, October 11 Alplaus Fire Department
 Tuesday, October 18 West Glenville Fire Department
 Wednesday, October 26 Glenville Municipal Center
 Thursday, October 27 Glenville Senior Center
 (All meetings will begin at 7:00 p.m.)

The first draft of the Comprehensive Plan can be found on the Town of Glenville website (www.townofglenville.org). Also on the website is a one-page comment form which residents and landowners can use to offer their feedback on the draft Plan. Comments will be due in November, exact date to be determined.

If you have any questions on the Town's Comprehensive Plan project, please contact the Economic Development & Planning Department at (518) 688-1200, ext. 407, or via e-mail at kcrcoran@townofglenville.org

Proposed 2017 Budget Memo From Supervisor Chris Koetzle

I am pleased to submit my tentative 2017 budget to the Town Board. This is a conservative spending plan which once again stays within the state imposed real property tax cap limit. **The Town of Glenville has stayed under the tax cap every year since it was implemented.** As we have done every year, we have managed to achieve tax cap compliance without relying on gimmicks such as new fees on residents or the deferral of required payments to the state retirement system.

The overall proposed 2017 tax levy increase is 1.24%, which is below our New York State tax cap.

A typical Glenville homeowner outside the village will see a total 2017 Town tax bill increase of \$3.42 which covers all town items on your January tax bill: Town general, Town outside, highway, water, sewer, and all special districts. A typical village homeowner will see a 2017

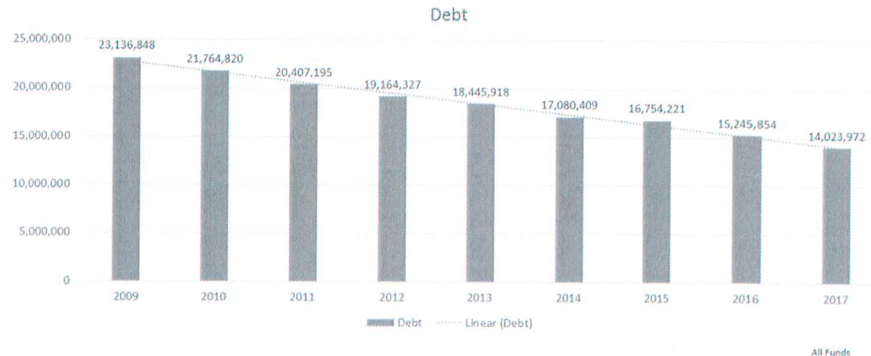
Town general increase of \$2.00. Our tax cap compliance, when coupled with the Government Efficiency Plan we filed with the state in May 2015, ensures that all Town and Village residents will once again qualify for a Property Tax Freeze Credit rebate check this fall from New York State.

The 2017 budget also once again reduces our reliance on using fund balance. This will be the seventh consecutive budget in which we have reduced total fund balance appropriation in the town general, town outside, and highway funds. In 2017, we will utilize a total of \$465,000 in fund balance appropriation across these three main funds. When this Board was first elected in 2010, we inherited a budget that used almost \$1,400,000 in fund balance appropriation for these funds. This is akin to using your savings account to cover day-to-day expenses. It may work in the short-term but is unsustainable in the long-term. I am proud to report that this Town Board has now cut our reliance on fund balance appropriations by nearly two-thirds over the past 7 years. We fully expect to continue reducing our fund balance appropriation in the 2018 budget as we strive to fully eliminate the use of fund balance appropriations.

We will also continue to avoid unnecessary borrowing, in keeping with the philosophy which has seen us reduce the overall Town debt load from \$23.1 million to \$15.2 million – a reduction of nearly \$8 million – since taking office in 2010. The 2017 budget will result in a further net debt

Cutting The Debt Load

The Town Cut Debt by Over \$9 Million Or About 40%



reduction of over \$1.2 million. As with fund balance appropriation, this Town Board anticipates a further reduction in the Town's overall debt load in the 2018 budget.

I am proud that we will once again stay under the tax cap, reduce our use of fund balance, and pay off a significant amount of debt while still fulfilling our day-to-day responsibilities to the people of Glenville.

In addition to further solidifying our financial foundation, I would also like to mention a few other noteworthy aspects of the 2017 budget:

- We will pay cash for two new police cars
- We increased funding for Highway paving; by the end of 2017 will have performed nearly \$1 million worth of paving in three years
- We increased funding for Highway equipment and tree trimming
- We continue to invest in improving our technology infrastructure with 2017 goals of implementing automatic water meter reading for all 6,100 Town water customers and adding an online credit card payment option for water bills
- We will work with the Scotia-Glenville Senior Citizens to complete the expansion of the Glenville Senior Center utilizing grant funding secured by the Town in 2016
- We will continue the development of the walking path from Woodhaven to Town Center



Real Property Tax Dollar:

Distribution for Resident of the Town Outside the Village



This tentative 2017 budget is fiscally sound, operationally effective, and fair to all. We have stayed within the tax cap and ensured that our residents will qualify for a tax rebate check for any minimal tax increase.

The Town Board will have until October 19th to make any amendments, the public hearing will be held on November 2nd at Town Hall at 7 PM, and the final budget will be enacted on November 16th. In addition, the Town Board and I held a Budget Forum for residents to have input in the budget on September 21st and September 29th.

In closing, I offer my thanks to the Town Board, the Deputy Supervisor, the Town Comptroller, the department heads, our employee unions, and the entire staff for their hard work on this budget and for helping this Town Board create and maintain a fiscally strong foundation for the people of Glenville.