

The public can "attend" virtually by registering on our website at www.townofglenville.org

AGENDA
TOWN BOARD MEETING
TOWN OF GLENVILLE
18 GLENRIDGE ROAD
MAY 5, 2021
7:00 P.M.
www.townofglenville.org

Supervisor:

Christopher A. Koetzle

Council Members

Gina M. Wierzbowski,

Deputy Supervisor

Michael Aragosa

Michael R. Godlewski

James M. Martin

1. Invocation
2. Pledge of Allegiance to the Flag.
3. Roll Call
4. Town Council Reports
5. Public hearing at 7:00 PM or as soon thereafter as possible to hear all persons interested in the proposed amendments of Article V, "Uses Permitted and Dimensional Regulations by District", Chapter 270-19.1, 270-20, 270-23 and 270-24 of the Code of the Town of Glenville.
6. Privilege of the Floor
7. Supervisor's Comments
8. Resolution scheduling a public hearing for Wednesday, May 19, 2021 at 7:00 PM or as soon thereafter as possible at the Glenville Municipal Center, 18 Glenridge Road, Glenville, NY at which time it will hear all persons interested in the proposed Planned Development District (PDD) at 66 Freemans Bridge Road, SBL #30.-1-3 for addition to the Code of the Town of Glenville.
9. Resolution scheduling a public hearing for Wednesday, May 19, 2021 at 7:00 PM or as soon thereafter as possible at the Glenville Municipal Center, 18 Glenridge Road, Glenville, NY to hear all persons interested in the proposed zoning change for addition to the zoning map of the Code of the Town of Glenville.
10. Resolution stating that the records of the Town Justice Court for the Town of Glenville for the year January 1, 2020 through December 31, 2020 have been audited by the Town of Glenville pursuant to Section 2019-a of the Uniform Justice Court Act.
11. Resolution authorizing the purchase of a PowerMaster slide gate operator unit for the Water Treatment Plant.
12. Resolution adopting Local Law No. 10 of 2021 amending Article V, "Uses Permitted and Dimensional Regulations by District", Chapter 270-19.1, 270-20, 270-23 and 270-24 of the Code of the Town of Glenville.
13. Resolution authorizing the Town Supervisor to execute the State Agreement for the Freemans

Bridge Road multi-use path project under the State Transportation Improvement Program.

14. Resolution approving 2021 budget amendments.
15. Resolution approving the minutes of the Regular Town Board meeting held on April 21, 2021
16. New Business

Sponsored by: James M Martin, Town Councilman
Submitted by: Melissa Cherubino, Community Development Director

RESOLUTION NO. 8

Moved by:
Seconded by:

WHEREAS, an applicant proposes a Commercial Planned Development District at 66 Freemans Bridge Road, SBL #30.-1-3, formerly the location of Sarnowski's Greenhouses; and

WHEREAS, the proposed commercial planned development district will include both a solar farm in the back of the parcel as well as a commercial retail site facing Freemans Bridge Road; and

WHEREAS, consideration of the PDD constituted a Type I Action under the State Environmental Quality Review Act (SEQRA) which required a coordinated review; and

WHEREAS, lead agency letters were sent to NYS Department of Environmental Conservation, Schenectady County Planning, National Air Guard, the various boards reviewing the proposal for the Town of Glenville, Army Corps of Engineers and US Department of Energy and none of the interested or involved agencies commented except to support the Town Board taking lead agency; and

WHEREAS, the Glenville Environmental Conservation Commission (GECC) reviewed the submitted application materials which included site plans, a draft PDD, full environmental assessment form part 1, a glare analysis and the associated applications, based on which the GECC recommends a negative declaration for SEQR purposes; and

WHEREAS, the Planning Zoning Commission (PZC) reviewed the submitted materials and will make a recommendation to the Town Board after its May 10th meeting; and

WHEREAS, a duly scheduled public hearing must be held in order to amend the existing code and create the PDD by Local Law;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville will meet at the Glenville Municipal Center, 18 Glenridge Road, Glenville, New York on Wednesday, May 19, 2021 at 7:00 P.M., or as soon thereafter as possible, at which time it will hear all persons interested in the proposed PDD for addition to the Code of the Town of Glenville; and

BE IT FURTHER RESOLVED that the Town Clerk be, and she hereby is directed to prepare the proper notice of said hearing in accordance with law and to publish same at least ten days prior to the date of the public hearing and to provide same to the Village of Scotia and the City of Schenectady; and

Ayes

Noes:

Absent:

Abstentions:

Motion Carried/Defeated

Town Board Decision on May 5, 2021

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

TOWN OF GLENVILLE LOCAL LAW NO. __ OF 2021

**A LOCAL LAW AMENDING THE TOWN OF GLENVILLE ZONING LAW TO
ESTABLISH 66 FREEMANS BRIDGE ROAD COMMERCIAL
PLANNED DEVELOPMENT DISTRICT**

Section 1. Title of the proposed Planned Development District.

This local law (No. __ of 2021) shall be known as “A Local Law Amending the Town of Glenville Zoning Law to Establish 66 Freemans Bridge Road Commercial Planned Development District.”

Section 2. Intent.

The Zoning Law of the Town of Glenville, as adopted April 4, 2001 and subsequently amended from time to time, and the Zoning Map of the Town of Glenville set forth therein and made a part thereof, are hereby amended to change a portion of the existing Freemans Bridge Road Corridor (FBRC) zoning district, and create a Planned Development District (PDD) within the boundaries of a certain parcel constituting approximately 42.14 ± acres (entirety of Tax Parcel 30.-1-3), to be known and described as “66 Freemans Bridge Road Commercial Planned Development District”.

Section 3. 66 Freemans Bridge Road Commercial Planned Development District.

A. Establishment of District.

Local Law No. __ of 2021, entitled “A Local Law Amending the Town of Glenville Zoning Law to Establish 66 Freemans Bridge Road Commercial Planned Development District” amends the Town of Glenville Zoning Law by creating a PDD within a portion of the FBRC zoning district. The PDD area is more specifically described as a certain parcel of land constituting approximately 42.14 ± acres (entirety of Tax Parcel 30.-1-3) on the northeasterly side of Freemans Bridge Road (“Site), as depicted in Exhibit A¹, attached hereto and made a part hereof, designating and creating the boundaries of such newly described “66 Freemans Bridge Road Commercial Planned Development District.”

B. Boundaries.

The area of said 66 Freemans Bridge Road Commercial Planned Development District consists of approximately 42.14 ± acres (entirety of Tax Parcel 30.-1-3), bounded to the northeast by wooded rural residential land of Schmidt, to the north-northwest by railroad tracks owned by Pam Am Southern LLC, to the west-southwest by an automotive salvage yard and auto repair shop known as Auto Solutions, to the southwest by three (3) residential parcels and Freemans Bridge Road, to the east-southeast by a railroad right-of-way owned by Pan Am Southern LLC and electrical transmission lines owned by National Grid, the boundaries of which are set forth in the attached Exhibit A.

¹ Editor’s Note: Exhibit A, a copy of Existing Conditions - Overall Plan (Sheet 2 of 7 C101), is on file in the Town Clerk’s office.

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

C. Development.

1. The PDD created herein, 66 Freemans Bridge Road Commercial Planned Development District, has been presented and is described according to a change of zoning application submitted by U.S. Light Energy o/b/o NY USLE Glenville Freemans Bridge LLC (“Applicant”) and Broad & Thomas Partners LLC (“Landowner”), as well as a narrative, a PDD Concept Plan (Sheet 1 PLN01), a Site Vicinity Map (Sheet 1 PLN02), and preliminary site plans (Sheets 1-7) prepared by C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology DPC (“C.T. Male”), dated February 26, 2021 (collectively, these materials constitute the “PDD Application”), filed with the Town of Glenville Economic Development and Planning Department.
2. The PDD created herein may be changed, altered, or amended upon application to and approval by the Glenville Town Board, except that minor revisions that have inconsequential changes in location, siting, and height of buildings and structures may be authorized by the Planning and Zoning Commission in accordance with Section 270-34 of the Town Zoning Code.
3. The 66 Freemans Bridge Road Commercial Planned Development District will consist of the following, all as generally shown on Exhibit B²:
 - a. Solar Development Areas: 26.27± acres of Solar Development Areas. The Solar Development Areas will be divided into three (3) photovoltaic (PV) solar arrays: 9.90± acres in the north-northwest area of the Site; 9.90± acres in the east-southeast area of the Site; and 6.47± acres in the south-central area of the Site. The Solar Development Areas will be surrounded by a 7-foot-high chain-link perimeter fence, as required by the National Electric Code. The acreages referenced herein include the areas within the perimeter fence, inclusive of panel row spacing and setbacks between the fence and the solar panels. The solar arrays will consist of ground-mounted solar panels in a fixed position. Two (2) concrete pads will be located within the solar arrays that will support solar-related electrical equipment including inverters and transformers. The electrical lines within the solar arrays will be underground or suspended behind the racking support system. The point of electrical interconnection will be an existing utility pole located southeast of the Site, at which the PV solar arrays will be connected to the electrical grid by an overhead line. The Solar Development Areas shall be substantially screened from view from Freemans Bridge Road and Maple Avenue using native plantings and existing vegetative screening. The proposed planted vegetative screening is depicted on the preliminary and final site plans (Sheet 5 of 7). The setback, height, lot coverage, and other dimensions of the Solar Development Areas and other pertinent solar development features shall be as shown on the preliminary and final site plans that must be reviewed and approved by the Town of Glenville Planning and Zoning Commission.
 - b. Solar Development Access: Access to the Solar Development Areas from Freemans Bridge Road will be provided by an access easement over an existing access drive that extends

² Editor’s Note: Exhibit B, a copy of the PDD Concept Plan (Sheet 1 of 1 PLN01), is on file in the Town Clerk’s office.

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

through adjacent commercial properties to the west of the Site. A 12-foot wide permeable gravel access road will be constructed beginning at or near the Site boundary at the northern terminus of the existing off-site, access drive and will extend into the Solar Development Areas and to the concrete equipment pads. The access road will be constructed to support emergency vehicles up to 75,000 lbs. A vehicle turn-around is provided at each concrete equipment pad. Access into the Solar Development Areas will be restricted by locking swing gates where the gravel access road intersects the perimeter fencing. In addition, a 20-foot wide permeable gravel access driveway will be constructed at the southeast corner of the Site, which will provide access to the interconnection utility poles proposed at this location from Freemans Bridge Road. This access driveway is required by National Grid for utility pole maintenance purposes and is in the vicinity of the point of electrical interconnection.

- c. Future Development Area: 4.43± acres are designated as a Future Development Area. The Future Development Area includes the portion of the Site that contains frontage on Freemans Bridge Road. This area is generally divided into a shovel-ready development pad site along Freemans Bridge Road, which encompasses 3.22± acres, and undeveloped Common Property to the rear of the development pad site, which encompasses 1.21± acres. In an effort to prepare the Future Development Area for redevelopment, the area shall be cleared of all brush and vegetation and the existing buildings and the smokestack shall be demolished and removed from the Future Development Area, following approval of the 66 Freemans Bridge Road Planned Development District by the Glenville Town Board, and after the appropriate demolition permits and approvals from the Town of Glenville Building Department and the New York State Office of Parks, Recreation, and Historic Preservation are acquired. Disturbed areas shall be cleared and backfilled to grade, seeded, and allowed to revegetate in the interim period between building demolition and the redevelopment of the Future Development Area. The Future Development Area (4.43± acres), including the roadway frontage, shall be developed in accordance with the existing underlying FBRC zoning district and in accordance with other relevant provisions of the Town of Glenville Zoning Law. Access to the Future Development Area will be along its existing frontage on Freemans Bridge Road.

The following is a list of potential uses that may be developed in the Future Development Area, all of which are permitted by site plan review and/or conditional use permit in the existing FBRC zoning district:

- Office and professional office
- Bed-and-breakfast establishment
- Hotel or motel
- Microbrewery, microwinery, and microdistillery
- Roadside produce stand
- Restaurant, food service, tavern, and nightclub
- Restaurant, fast-food
- Retail business
- Medical office
- Personal wireless service facility
- Personal and general service
- Indoor, outdoor, and not-for-profit recreation facility

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

- Shopping center
- Attached dwellings
- Veterinary clinic, animal training facility, and animal hospital with completely enclosed pen or kennel
- Research and development facility
- Craft production

The bulk, area, and dimensional standards of any development proposed in the Future Development Area will meet the regulations for the FBRC zoning district, as stated in Attachment 1 and other relevant provisions of the Town of Glenville Zoning Law. The 1.21± acres of Common Property identified within the Future Development Area to the rear of the development pad site along Freemans Bridge Road shall count toward the minimum green space requirement applied to any development within the Future Development Area.

- d. **Common Property:** 12.65± acres are designated as Planned Development District Common Property and shall serve as green space. 11.44± acres of the Common Property are associated with the Solar Development Areas, and will provide vegetated separation between the northern and southern solar arrays. 1.21± acres of the Common Property are associated with the Future Development Area, and will provide a vegetated buffer between the development pad site along Freemans Bridge Road and the southern solar array. The Common Property associated with the Future Development Area (1.21± acres) shall count toward the minimum green space requirement applied to any development within the Future Development Area. The Common Property areas will be left in their natural vegetative state, unmaintained, and are intended to provide natural green space that separates the uses proposed on the Site and interpose the development areas on the Site. Common Property accounts for approximately 30% of the Site.
4. **Public Benefit Fee:** In accordance with Local Law 4 of 2021 and the Glenville Town Code Zoning Law, the Applicant commits to paying a parkland public benefit fee of \$166,740.00 for the construction of the solar arrays and appurtenant features as a contingency of the issuance of the building permit. It is understood that the amount of the parkland public benefit fee has been determined by the Glenville Town Board and agreed to by the Applicant.
 5. **Performance Guaranty.**
 - a. The Landowner shall post with the Town Board a performance bond, a letter of credit, or cash (collectively "security") specific to the redevelopment of the Future Development Area. The amount of the security to be posted with the Town shall be in the amount of \$7,200 as determined by the Town and agreed to by the Landowner.
 - b. Improvements guaranteed by the security shall be completed within three (3) years after the approval of the PDD.
 - c. In conjunction with the posting of security, the Landowner shall enter into a security agreement with the Town. The security agreement shall address the following matters:

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

- i. The partial release of security upon proof by the Landowner of a corresponding partial completion of improvements.
 - ii. The mechanism by which the Landowner may seek to renew or extend the security and proof to the Town of such renewal will be mutually agreed upon by both parties prior to the expiration of the time in which the improvements are completed.
- d. In the event that any improvements have not been installed as required within the term of such security, the Town may declare the Landowner to be in default on completion of required improvements and seek to collect the security.
 - e. The Town shall release the security upon its determination that the required improvements have been satisfactorily completed.

D. Construction Regulations.

All future development and improvements shall be designed and constructed pursuant to plans and specifications approved by a duly licensed New York State architect and/or engineer and in compliance with the New York State Uniform Fire Prevention and Building Code. When completed, these improvements shall be certified as having been constructed in compliance with the New York State Uniform Fire Prevention and Building Code. The engineer and/or architect performing the work shall be employed by at the sole expense of the Applicant or Landowner. All construction shall be subject to inspection and approval by the Town of Glenville Building Department.

E. Submission of Plans

Prior to commencement of construction within the 66 Freemans Bridge Road Commercial Planned Development District, the final site plans shall be submitted to the Glenville Planning and Zoning Commission Chairperson's for signing and stamping in accordance with this local law and the applicable provisions of the Glenville Town Code that are not superseded by this Local Law.

F. Zoning Map

The Town of Glenville Zoning Law and Zoning Map, adopted April 4, 2001, as has been subsequently amended from time to time, is now hereby amended to include "66 Freemans Bridge Road Commercial Planned Development District" on the Town Zoning Map.

G. Revocation

Except as otherwise provided in this section, this local law establishing 66 Freemans Bridge Road Commercial Planned Development District shall be automatically revoked and void, and the previous statutory regulations shall apply, under the following circumstances:

1. The construction of the Solar Development Areas has not commenced within twelve (12) months after the date that all approvals and issuance of all required permits, including all

APPLICANT-PREPARED DRAFT (APRIL 19, 2021)

regulatory permits and approvals, have been obtained and are no longer subject to challenge or appeal. Notwithstanding the foregoing, the Applicant may request an extension for additional time to commence construction, subject to the Planning and Zoning Commission's approval of such extension.

2. In the event that revocation of this local law is triggered, the PDD shall remain in full force and effect for lands upon which a portion of the project has been constructed or is under construction and any such construction shall be deemed to comply with the applicable requirements of the Town of Glenville Zoning Law.

Section 4. Effective Date.

This local law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

Sponsored by: James M. Martin, Town Councilman
Submitted by: Melissa Cherubino, Community Development Director

RESOLUTION NO. 9

Moved by:
Seconded by:

WHEREAS, an applicant proposes a Solar Overlay District at 81 Freemans Bridge Road, formerly the location of Piotrowski's Farm; and

WHEREAS, the proposed solar overlay district will include a solar farm in the north west section of the parcel within the 500-year flood zone; and

WHEREAS, consideration of the solar overlay constituted a Type I Action under the State Environmental Quality Review Act (SEQRA) which required a coordinated review; and

WHEREAS, lead agency letters were sent to NYS Department of Environmental Conservation, Schenectady County Planning, National Air Guard, the various boards reviewing the proposal for the Town of Glenville, Army Corps of Engineers and US Department of Energy and none of the interested or involved agencies commented except to support the Town Board taking lead agency; and

WHEREAS, the Glenville Environmental Conservation Commission (GECC) reviewed the submitted application materials which included site plans, a draft PDD, full environmental assessment form part 1, a glare analysis and the associated applications, based on which the GECC recommends a negative declaration for SEQR purposes; and

WHEREAS, the Planning Zoning Commission (PZC) reviewed the submitted materials and will make a recommendation to the Town Board after its May 10th meeting; and

WHEREAS, a duly scheduled public hearing must be held in order to amend the existing code and create the solar overlay district by Local Law;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville will meet at the Glenville Municipal Center, 18 Glenridge Road, Glenville, New York on Wednesday, May 19, 2021 at 7:00 P.M., or as soon thereafter as possible, at which time it will hear all persons interested in the proposed zoning change for addition to the zoning map of the Town of Glenville; and

BE IT FURTHER RESOLVED that the Town Clerk be, and she hereby is directed to prepare the proper notice of said hearing in accordance with law and to

publish same at least ten days prior to the date of the public hearing and to provide same to the Village of Scotia and the City of Schenectady; and

Ayes:

Noes:

Absent:

Abstentions:

Motion Carried/Defeated

Town Board Decision on May 5, 2021

Sponsored by: Christopher Koetzle, Town Supervisor
Submitted by: Jason Cuthbert, Town Comptroller

RESOLUTION NO. 10

Moved by:
Seconded by:

WHEREAS, pursuant to Section 2019-a of the Uniform Justice Act, the Town Board of the Town of Glenville is required to examine the records and docket of the Town Justice Court, or cause same to be examined and a report thereon submitted to the Board, and to enter in the minutes of its proceeding the fact that they have been duly examined and that the fines therein collected have been turned over to the proper officials of the Town; and

WHEREAS, the records of the Town Justice Court for the Town of Glenville for the year January 1, 2020 through December 31, 2020 have been audited pursuant to Section 2019-a of the Uniform Justice Court Act;

NOW, THEREFORE, BE IT RESOLVED, that upon review of the aforesaid audit, the Town Board of the Town of Glenville hereby accepts said audit report and finds and determines that the fines collected by the Town Justice Court during calendar year 2020 have been turned over to the proper officials of the Town, as required by law; and

BE IT FURTHER RESOLVED, that said audit report, together with a copy of this Resolution, shall be filed with the New York State Office of Court Administration.

Ayes:
Noes:
Absent:
Abstentions:

Motion Carried/Defeated

Town Board decision on May 5, 2021.

Sponsored by: Gina Wierzbowski, Deputy Supervisor
Submitted by: Thomas Coppola, Commissioner of Public Works

RESOLUTION NO. 11

Moved by:
Seconded by:

WHEREAS, the Commissioner of Public Works has informed the Town Board that the commercial slide gate at the Town of Glenville Water Treatment Plant is in need of replacement; and

WHEREAS, the slide gate is necessary to maintain the Water Treatment Plant as a secure facility; and

WHEREAS, the Commissioner of Public Works has solicited for written quotes from three vendors for the procurement of a PowerMaster slide gate operator unit which meets the specifications required by the Town; and

WHEREAS, Precision Gate & Fence, LLC of Clifton Park, New York, is the lowest responsible bidder with a quote of \$6,540; and

WHEREAS, funding for this purchase is available within the 2021 Adopted Budget;

NOW, THEREFORE, BE IT RESOLVED, that the Commissioner of Public Works is hereby authorized to purchase one PowerMaster SG-2020 3/4HP 115V 1PH gate operator unit from Precision Gate & Fence, LLC of Clifton Park, New York at a total cost of six thousand five hundred forty dollars (\$6,540) with said expense charged to account SW-011-8330-2000 as included in the 2021 Adopted Budget.

Ayes:
Noes:
Absent:
Abstentions:

Motion Carried/Defeated

Town Board decision on May 5, 2021.

Sponsored by: Christopher A. Koetzle, Town Supervisor
Submitted by: Earl T. Redding, Attorney for the Town

RESOLUTION NO. 12

Moved by:
Seconded by:

WHEREAS, the Town of Glenville is proposing a Local Law (a copy of which is attached) that amends Article V, "Uses Permitted and Dimensional Regulations by District", Chapter 270-19.1, 270-20, 270-23 and 270-24 for the Code of the Town of Glenville; and

WHEREAS, the intent of this section is to clarify the required approval process for large scale solar applications within eligible zoning districts in the Town of Glenville; and

WHEREAS, the Glenville Town Board has determined that this code amendment constitutes a "Type II Action" in accordance with 6 NYCRR Part 617.4(b)(2) of the State Environmental Quality Review Act in that it involves a clarification of an existing section of the zoning code; and

WHEREAS, New York State Town Law and the Code of the Town of Glenville, require that the Town Board hold a public hearing before a code amendment or a local law may be adopted; and

WHEREAS, the Town Board of the Town of Glenville held a public hearing with respect to the zoning code amendment and adoption of said Local Law on Wednesday, May 5, 2021 at 7:00 PM, at which time and place were heard all persons interested in the amendment of Article V, "Uses Permitted and Dimensional Regulations by District", Chapter 270-19.1, 270-20, 270-23 and 270-24 for the Code of the Town of Glenville,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville does hereby adopt Local Law No. 10 of 2021 amending Article V, "Uses Permitted and Dimensional Regulations by District", Chapter 270-19.1, 270-20, 270-23 and 270-24 of the Code of the Town of Glenville; and

BE IT FURTHER RESOLVED, that Local Law No. 10 of 2021 shall take effect twenty (20) days after filing with the Secretary of State of the State of New York.

Ayes:
Noes:
Absents:
Abstentions:

Motion Carried/Defeated

Town Board Decision on May 5, 2021

§ 270-19.1. HC Highway Commercial District.

The following apply to the HC Highway Commercial District:

- A. Purpose: to establish a hybrid commercial/light industrial zoning district along the western Route 5 corridor of Glenville in an effort to attract a variety of land uses, including those that are best suited for rural highway corridors.
- B. Uses permitted by right.
 - (1) Single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Accessory apartments.
 - (4) Home occupations.
 - (5) Agricultural activities/farms.
 - (6) Cemeteries.
 - (7) Bed-and-breakfast establishments.
 - (8) Professional offices.
 - (9) Instructional services.
- C. Uses permitted by site plan review.
 - (1) Retail businesses.
 - (2) Offices.
 - (3) Restaurants, food services, taverns and nightclubs.
 - (4) Personal and general services.
 - (5) Public and private clubs, fraternities and lodges.
 - (6) Museums.
 - (7) Boarding stables and riding academies.
 - (8) Indoor, outdoor, and not-for-profit recreation facilities.
 - (9) Campgrounds.
 - (10) RV parks.
 - (11) Hotels and motels.
 - (12) Microbreweries, microwineries and microdistilleries.

§ 270-19.1

§ 270-20

- (13) Contractors' offices, shops and yards.
- (14) Personal wireless service facilities.
- (15) Printing and publishing offices and shops.
- (16) Research and development facilities.

D. Uses permitted by conditional use permit.

- (1) Churches, synagogues, rectories and other religious uses and institutions.
- (2) Veterinary clinics, animal training facilities, kennels, and animal hospitals with completely enclosed pens or kennels.
- (3) Auction businesses and inventory facilities/yards.
- (4) Vehicle and equipment rental agencies.
- (5) Enclosed warehousing and distribution facilities.
- (5)(6) Large-Scale Solar Farm (see §270-166)

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§ 270-20. RDT Research, Development, and Technology District.

The following apply to the RDT Research, Development and Technology District:

- A. Purpose: to accommodate emerging technology firms, manufacturing, assembly, warehousing and similar uses in areas where industrial and warehousing uses have historically located, and where infrastructure is already in place to serve such uses. Additionally, this zoning district is designed to accommodate certain commercial uses that complement research, development, and technology-related uses.
- B. Uses permitted by site plan review.
 - (1) Light assembly.
 - (2) Retail outlets associated with warehousing or light assembly.
 - (3) Offices.
 - (4) Enclosed warehousing and distribution facilities.
 - (5) Enclosed manufacturing.
 - (6) Vehicle and equipment rental agencies.
 - (7) Automobile dealerships.

§ 270-20

§ 270-23

- (8) Automobile repair shops.
 - (9) Gasoline service stations.
 - (10) Car washes.
 - (11) Food and beverage processing and distribution facilities.
 - (12) Printing and publishing offices and shops.
 - (13) Indoor, outdoor, and not-for-profit facilities.
 - (14) Personal wireless service facilities.
 - (15) Microbreweries, microwineries and microdistilleries.
- C. Uses permitted by conditional use permit which also require site plan review.
- (1) Research and development facilities.
 - (2) Chip-fab plants and research facilities.
 - (3) Medical research facilities and institutions.
 - (4) Contractors' offices, shops and yards.
 - (5) Heavy machinery and transportation equipment sales, repair or storage.
 - (6) Freight/trucking terminals.
 - (~~6~~)(7) Large-Scale Solar Farm (see §270-166)
- D. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

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§ 270-23. RRC Riverfront Recreation/Commercial District.

The following apply in the RRC Riverfront Recreation/Commercial District:

- A. Purpose: to provide for public and privately sponsored water-dependent or water-enhanced development which promotes and supports recreational opportunities and commerce on the Mohawk River/Barge Canal and its adjacent shoreline, while at the same time preserving the riverfront environment as much as possible.
- B. Uses permitted by right.
 - (1) Agricultural activities/farms.

§ 270-23

§ 270-24

(2) Roadside produce stands (not exceeding a building footprint of 600 square feet).

(3) Bike paths.

C. Uses permitted by site plan review.

(1) Marinas.

(2) Lodging facilities.

(3) Swimming facilities.

(4) Outdoor and not-for-profit recreation facilities.

(5) Campgrounds.

(6) RV parks.

(7) Restaurants, excluding fast-food restaurants.

D. Uses permitted by conditional use permit which also require site plan review:

(1) RV parks.

~~(1)~~(2) Large-Scale Solar Farm (see §270-166).

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E. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

§ 270-24. AZ Airport Zoning District.

The following apply to the AZ Airport Zoning District:

A. Purpose: to provide for continued private and public use of the Schenectady airport and for potential expansion within the current boundaries of the airport. Further, the airport district has been established to encourage certain types of ancillary development, which is often associated with publicly owned airports.

B. Uses permitted by right.

(1) Fixed-base operator facilities.

(2) Passenger terminals and associated parking lots.

(3) Aircraft fueling operations and facilities.

(4) Control towers, weather-monitoring stations and similar airport structures and uses.

(5) Offices in association with aviation activities.

§ 270-24

§ 270-24

- (6) Charter operations.
- (7) Aircraft hangars.
- C. Uses permitted by site plan review.
 - (1) Aviation- and space-related museums.
 - (2) Automobile rental operations.
 - (3) Cargo/freight movement operations.

D. Uses permitted by conditional use permit

- (1) Large-Scale Solar Farm (see §270-166)

D-E. Dimensional regulations. The Table of Dimensional Regulations is included at the end of this chapter.

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Sponsored by: James M. Martin, Town Councilman
Submitted by: Melissa Cherubino, Community Development Director

RESOLUTION NO 13

Moved by:
Seconded by:

WHEREAS, a Project Freemans Bridge Road Multi-Use Path, Town of Glenville, Schenectady County, PIN 1761.59, (the Project") is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 80 % Federal funds and 20% non-federal funds.

WHEREAS, the Town of Glenville desires to advance the Project by making a commitment of 100% of the non-federal share of the costs of Design and ROW Incidentals.

NOW, THEREFORE, the Glenville Town Board duly convened does hereby

RESOLVE, that the Glenville Town Board hereby approves the above-subject project; and it is hereby further

RESOLVED, that the Glenville Town Board hereby authorizes the to pay in the first instance 100% of the federal and non-federal share of the cost of Design and ROW Incidentals work for the Project or portions thereof; and it is further

RESOLVED, that the sum of \$284,000.00 hereby appropriated from capital project account HH-046 Freemans Bridge Road Multi-Use Path and made available to cover the cost of participation in the above phases of the Project; and it is further

RESOLVED, that in the event the full federal and non-federal share costs of the project exceeds the amount appropriated above, Glenville Town Board shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof, and it is further

RESOLVED, that the Glenville Town Supervisor be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests for Federal Aid and/or Marchiselli Aid on behalf of the Town of Glenville with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first instance funding of project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible, and it is further

RESOLVED, that a certified copy of this resolution be filed with the New York

State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project and it is further

RESOLVED, this Resolution shall take effect immediately

Ayes:
Noes:
Absent:
Abstentions:

Motion Carried/Defeated

Town Board Decision on May 5, 2021

STATE OF NEW YORK }
 } ss.:
COUNTY OF Schenectady }

I, the undersigned,

DO HEREBY CERTIFY that I have compared the above copy of a resolution adopted _____, 2021 with the original record in this office and that the same is a correct transcript thereof and of the whole of said original record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said _____

This _____ day of _____, 2021.

Clerk

Sponsored by: Christopher Koetzle, Town Supervisor
Submitted by: Jason Cuthbert, Town Comptroller

RESOLUTION NO. 14

Moved by:
Seconded by:

WHEREAS, there are accounts as described and funded in the 2021 Adopted Budget which are anticipated to exceed budgeted appropriations; and

WHEREAS, there are sufficient funds within the 2021 Adopted Budget to fund these accounts without appropriation of additional fund balance; and

WHEREAS, the Town Board of the Town of Glenville has previously approved capital projects which now require funding from the appropriate capital reserve accounts; and

WHEREAS, the Town of Glenville Fund Balance Policy requires that unassigned and unappropriated fund balance amounts in excess of certain limits shall be transferred to dedicated reserve accounts for future use;

NOW, THEREFORE, BE IT RESOLVED, that the Glenville Town Board hereby authorizes the following 2021 budget amendments and interfund transfers:

TOWN GENERAL FUND

Increase Appropriation Codes

AA-000-7110-1000 – Parks-Wages, Full-Time, by \$20,506
AA-000-9030-8938 – Employee Benefits-Social Security, by \$1,600
AA-000-9040-8948 – Employee Benefits-Workers' Compensation, by \$1,687
AA-000-9060-8968 – Employee Benefits-Health, Dental, Vision, by \$11,500
Total Increases to AA Appropriation Codes = \$35,293

Increase Revenue Code

AA-000-2750 – AIM-Related Payments, by \$35,293

TOWN OUTSIDE THE VILLAGE FUND

Increase Appropriation Codes

BB-000-3120-1012 – Police-Accrued Time Cash Out, by \$188,000
BB-000-3650-4500 – Building Demolition-Fees for Services, by \$26,800
Total Increases to BB Appropriation Codes = \$214,800

Decrease Appropriation Code

BB-000-1990-4600 – Contingent Account-Miscellaneous, by \$188,000

Increase Revenue Code

BB-000-1570 – Demolition Fees, by \$26,800

HIGHWAY FUND

Increase Appropriation Codes

DB-000-5112-2200 – Permanent Improvements-CHIPS, by \$86,375

DB-000-5112-2201 – Permanent Improvements-Extreme Winter Recovery, by \$28,105

DB-000-5112-2202 – Permanent Improvements-PAVE NY, by \$32,981

Total Increases to DB Appropriation Codes = \$147,461

Increase Revenue Codes

DB-000-3501 – CHIPS, by \$86,375

DB-000-3597 – Extreme Winter Recovery, by \$28,105

DB-000-3598 – PAVE NY, by \$32,981

Total Increases to DB Revenue Codes = \$147,461

INTERFUND TRANSFERS

From AA917 Unassigned Fund Balance to AA884 Debt Reserve \$200,000

From AA917 Unassigned Fund Balance to AA878 Capital Reserve \$370,000

From AA878 Capital Reserve to Capital Projects-H32 Yates Mansion \$110,000

From AA878 Capital Reserve to Capital Projects-H36 Maalwyck Park \$80,000

From BB915 Unappropriated Fund Balance to BB878 Capital Reserve \$65,000

From BB915 Unappropriated Fund Balance to DB878 Capital Reserve \$630,000

From BB915 Unappropriated Fund Balance to DB884 Debt Reserve \$100,000

From DB915 Unappropriated Fund Balance to DB878 Capital Reserve \$110,000

From DB878 Capital Reserve to Capital Projects-H45 Safe Routes to School \$310,000

From DB878 Capital Reserve to Capital Projects-H46 Freemans Bridge Road Multi-Use Path \$300,000

Ayes:

Noes:

Absent:

Abstentions:

Motion Carried/Defeated

Town Board decision on May 5, 2021.

Sponsored by: Michael R. Godlewski, Town Councilman
Submitted by: Linda C. Neals, Town Clerk

RESOLUTION NO. 15

Moved by:
Seconded by:

BE IT RESOLVED, that the minutes of regular Town Board meeting held on April 1, 2021 are hereby approved and accepted as entered.

Ayes:
Noes:
Absent:
Abstentions:

Motion Carried/Defeated

Town Board decision on May 5, 2021