

MEETING OF THE TOWN BOARD
TOWN OF GLENVILLE
AUGUST 21, 2019
AT THE GLENVILLE MUNICIPAL CENTER
18 GLENRIDGE ROAD, GLENVILLE, NEW YORK

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

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

Present: Supervisor Christopher A. Koetzle, Councilmen Michael Aragosa, Michael R. Godlewski and Councilwoman Gina M. Wierzbowski

Absent: Councilman John C. Pytlovany

Also present were Michael Cuevas, Attorney for the Town, Jason Cuthbert, Comptroller, Vicki Hillis, Director of Human Services and Melissa Cherubino, Director of Community Development

Supervisor Koetzle – “We do have some changes to the agenda. I just want to note that Item #6, which is a public hearing for the Freemans Bridge Road Overlay District, we will be having a second public hearing on September 4th and that will include the architect standards that were not included in this particular mailing and notice to the public. So we will allow a second public hearing. You are free to speak tonight if you came here to speak but you will also have an opportunity on the 4th to speak as well and at that point we will have more information on the architectural standards to be able to speak on that.

Item No. 7, the Dutch Meadows proposed local law is being pulled at the request of the applicant. We will be rescheduling that public hearing for September 4th.

Item No. 13, purchasing the hydrants from F.W. Webb Company is being pulled.

We also have a few add on resolutions. Accepting the bid of MR2 Construction Services, Inc. for the construction of the addition to the Senior Center, scheduling a public hearing for September 4th with respect to the proposed local law to add a new Chapter, “Graffiti” to the Town Code, scheduling a public hearing for September 4th a proposed extension to Water District 11, Extension 1 located on Lolik Lane, and scheduling a public hearing for September 4th for a proposed local law to add the new section “Storage Overlay Districts” to Chapter 270.”

Town Council Reports:

Councilman Godlewski – “Just a reminder that Thursdays in the Park series continues tomorrow night and it is “Date Night” we will be showing the Elvis Presley movie “Viva Las Vegas”. The movie starts at 7:00 PM but get there early for the barbeque. We have two more events after this week.”

Councilwoman Wierzbowski – “With the terrible storms we have been having I just wanted to mention that our fire departments, our police department and our highway department have been working very hard to try and clear downed trees, downed limbs, and help mitigate property damage. I know the fire departments have been extremely busy on downed wire calls which doesn’t sound like much but generally when a storm rolls through that’s quite violent they end up staying for a long time because of requests for service. Thank you for all your hard work and dedication to keeping the roads open and the residents safe.”

Councilman Aragosa – “As we all know Oktoberfest is coming up very soon and somehow I volunteered to be the parking czar. Anyone looking to volunteer please get ahold of us and we will find a job for you.

I attended the Rotary Golf Tournament last month. It was a great event for the Rotary and their charities.

I met a couple of times over the last month with Tom and Mike at the highway to talk about some things that are happening there. Their summer scheduling issues and how that is going for them. They're happy but they are not happy. It is hard during the summer because there are so many vacations. They are trying to work through all of that.

I had a visitor at the hardware store, Bob Leonard, who is the vice president of Trustco. A little concerned that they are not hearing back from the town. They asked questions about the development. They are concerned because they made calls and didn't get anything back."

Supervisor Koetzle – "Well just to correct that, they are hearing back from the town. They were on the phone today. There is a process and he is asking for information and we have explained how to get that information if he chooses to afford himself that then he will get the information. It is being addressed."

Supervisor Koetzle – "Item No. 5 is a public hearing with respect to the abandonment of E. Street in the Glenville Business and Technology Park."

Supervisor Koetzle opened the public hearing at 7:10 PM

Luigi Palleschi, ABD Engineers – "I am here tonight for a project in the Glenville Business and Technology Park off of Route 5. We are here tonight for an expansion of 502 & 602 Potential Parkway. The business owner is SQP Packaging and what they do is prepare the packaging for to-go food containers similar to food trays, french fry containers, and hot dog containers. They are certainly growing in business. They would like to stay in this park. They are proposing a connector building between 502 & 602. They are currently using 502 & 602, there is an existing roadway that goes in between the buildings which is a dead end known as E Street. By allowing this expansion and connector building we are here tonight requesting from the town that that portion of E Street be abandoned. The connector building is proposed at 25,770 +/- sq. ft. Again it is to connect the buildings so they can get the forklifts from one building to the other rather than traversing outside especially in the winter time it makes it difficult allowing them to continue their business in an indoor facility.

There are utilities within the E Street and we have engineered the utilities, there are storm, sewer and water utilities that traverse through there. We worked with the engineering staff here at the town and we have produced an engineering report. We feel comfortable with the engineering that has brought forth to allow for this expansion to happen if the abandonment of E. Street were to happen.

SQP has invested a long time here at this park. They need to grow, they need this expansion. By allowing this expansion it would not only allow good tax dollars for this expansion but it also removes a town owned street that they would normally have to own and maintain. SQP would like to stay in this park and step one would be to allow the abandonment of that portion of E. Street and next to the Planning Board for site plan approval."

Supervisor Koetzle – "I know we have discussed this at work sessions and we have been on this topic for a while so I don't know if anybody has any questions so we will continue with the public hearing."

No one else wished to speak; Supervisor Koetzle closed the public hearing at 7:15 PM.

Supervisor Koetzle – "Item No. 6 is a public hearing with respect to the Freemans Bridge Overlay District. As I mentioned earlier we will be calling for a second public hearing on this matter and that is to ensure that everyone has had ample time to read the new standards and guidelines that are referenced in this new overlay district that

have been written but unfortunately not included in the package. We wanted to hear from folks tonight since you came out but you also have an opportunity to come out on September 4th and be heard on this matter.

This is a proposal to create the Freemans Bridge Road Corridor District. Many of you here have received the packet in the mail so I am not going to go through the seven (7) pages here but it would eliminate some uses, add some usages, change some dimensional requirements, and require additional permits for conditional use permits potentially on some uses, addresses on street and off street parking, it addresses pedestrian and bicycle accommodation and street scape amenities and also it includes green infrastructure and best management practices. So that's the general jest of the Freemans Bridge Road Corridor District that is being proposed out of the Codes Review Committee and just as a reminder before we open the public hearing this Codes Committee is reviewing it from the comprehensive plan. The comprehensive plan was adopted by the Town of Glenville two and one-half years ago after a three year process and this is trying to bring the comprehensive plan in line with the codes of the Town of Glenville."

Supervisor Koetzle opened the public hearing at 7:16 PM

Stephen Weekes, Rain Dancer Car Wash – "My son and daughter, who also work for the company, are here with me tonight. Good evening Mr. Supervisor, Town Board members, attorney and staff. First we would like to thank you for your service to the town. Glenville is truly a great place to live and tremendous to do business in. We own several commercial properties in the town and have been part of the business community since 1992.

We are here tonight to give our input regarding our property at 172 Freemans Bridge Road, commonly known as the Rain Dancer Car Wash. I must disclose if I had listened to my wife and kids and started our redevelopment project at the site last year like they told me I wouldn't be here tonight and certainly not receiving a lot of "I told you so dad". I'd like to read a letter I prepared.

Upon reviewing the proposed "Freemans Bridge Road Corridor District", the Town is considering adopting, we offer the following comments:

As a property owner, the new proposed district, which will remove a dozen or so uses, will adversely affect the value of our property in terms of a Future Sale or Lease opportunity.

We understand that the Town wants to create a Synergistic feel along the Corridor and we think the effects would be very beneficial.

Our specific concern is with the removal of the "Laundromat" use, which is currently allowed today. We purchased the "Rain Dancer Car Wash" property about 5 years ago. Since then we have been working hard to create a nice wash experience for the customers using the facility.

We don't plan on selling or leasing our property. We have been saving our pennies to refurbish the site with, new wash equipment, pleasing exterior building renovations and enhanced landscaping, along with town required amenities. Also, as part of the renovations we have been planning on making would like to use of part of the existing building and installing a Laundromat "Coin Laundry", which we will run ourselves.

The car wash business has been declining somewhat the last years as the weather patterns have changed. A nice, clean, functioning laundromat facility would benefit a lot of the residents in the town, as well as help round out or business revenue.

We respectfully ask the town to "add" back in to the zoning proposal the use of "Laundromat" – or at least please, temporarily (enact sunset date) so that we can, within the timeframe, continue our dream and have time to submit a plan, updating our facility to include the laundromat.

I would like to thank everyone for the opportunity to speak tonight.”

No one else wished to speak; Supervisor Koetzle closed the public hearing at 7:21 PM.

No one wished to exercise the privilege of the floor.

Supervisor's Comments

Supervisor Koetzle shared the following information:

As Councilman Godlewski mentioned we have two (2) more Thursdays In the Park. One is “Date Night” and the other is “Family Night”. Our police department will be there to hand out free bike helmets, some of our fire departments will be there to teach fire safety and we have a movie later that night sponsored by Police Benevolent Association and the Fire Chiefs Association. It's been a great season and we are building every year. We increased our attendance, we had a great turn out again last week. People are just coming in and discovering the park and all of the great features of the park.

We have a special event coming up called “Gin and Jazz” if anyone is interested, it is a fund raiser for the Yates Mansion restoration project. It will be held at Riverstone Manor on September 19th at 5:30 PM. There will be a jazz band there as well.

Just an update on the sidewalk progress outside here to Woodhaven. We are moving fairly quickly through that. We anticipate a finish date of end of September.

Five Guys has an opening date of August 30th.

As board members I just want to report to you that Vicki Hillis and Mike Cuevas have been working very hard on the new NYS Department of Labor Regulation that requires all employees must receive their annual sexual harassment prevention training. We are set up to comply. We have four (4) dates setup and one (1) is in the evening.

In a few minutes we will be taking up a resolution and I just want to take a moment to welcome one of our newest employees who is here with us tonight. Melissa Cherubino. She comes to us highly qualified. Her latest job was with Community Builders, where she was the project manager but previously she held the title of Director of Building and Planning for the City of Cohoes where she worked for eleven (11) years. She has earned a law degree from Albany Law, has her master's degree in public administration, a policy from Rockefeller College and a bachelor of arts in communication from Trinity College. Her time in Cohoes she oversaw and managed the code enforcement office, engineering, coordinated the MS4 Program and was the Stormwater Management Coordinator. Melissa will be supervising our departmental staffs in planning, zoning, and code enforcement and building inspection. In addition she will be named the town zoning officer and she will work with me and you and developing departmental goals and working with our departments on long term and short term planning. We are very delighted to have Melissa here.

Lastly I just want to talk about the budget. We are getting into the budget season and there is lots going on. You all received the budget memo from myself. I just want to walk through it in this setting. I think it is important for residents to hear the process from the start and be engaged as much as possible. We have a tough year and I know that is the way we start every year. Before we talk a little bit about what we are facing I just want to look back a little bit so people can a sense of how we got to where we are. Over the past 10 years, as you know, we have cut our debt over 10 million dollars. That is significant, and it is important as we talk about how we are going to address this challenge going forward. We saved our taxpayers over 4 million dollars and avoided finance charges for that 10 years. I think that has been something that has allowed us to be able to deal with these challenges and is something that I am going to continue to do and look forward continuing to cut our debt and reduce our finance charge and use that into operational expense instead of finance charges. We protected our fund balance by

cutting our annual allocation by over 1 million dollars thereby allowing us to create a capital indebt reserve funds. That is going to be critically important to talk about some of our capital needs coming up V this year. We have invested in the past in new employees by increasing our staff levels, police, highway, parks and building department. So we have increased staff level over the past couple of years in four key departments. We have made critical investments in equipment, including 2 million dollars in highway equipment line, over the last five years we have accelerated the replacement schedule for our police vehicles. We just about completed the gun range for our police department, we have spent 2 million dollars to upgrade our town water meters and a million dollars to improve and expand our town parks. These are significant investments in a challenging environment.

So we go into 2020 with a tax cap of 2%. That means we have an allowable new tax levy of \$260,000 in an 18 million dollar budget. We are faced with at least a \$400,000 increase in contractual wages and new contract benefit expense so we are already behind with \$400,000 in new expenses but we only have a \$260,000 tax cap. Labor costs have increased in 2020 we will absorb for the first time our full year of increased staff expense in police, highway and parks department. We will also absorb the cost of settling up all three labor union contracts and in 2020 the increases will make up about \$300,000 over 2019 levels. We have an increase in health insurance costs by about \$110,000 which we anticipate this year. So all told in 2020, for the first time, the Glenville tax payer will spend over 4 million dollars on benefits in a 18 million dollar budget and an 8 million dollar levy. That's health, dental, vision, and retirement, not wages that is a tremendous amount of resources. We have flat revenues this year, we continue to track the sales tax agreement that was negotiated by the county and city and leaves virtually zero sales tax growth for the Town of Glenville. From 2004 to 2020 we will not see any growth essentially in the sales tax line. Sales tax is our second largest revenue source trailing only property tax. In zero growth in that line limits are opportunities substantially and it's not what other communities have to deal with.

There is much confusion on Aid and Incentives to Municipalities (AIM). This is where the state gives aid to the towns. We get about \$180,000 a year on that. The Governor had said that the towns, they took AIM away let's be clear about that, and said the comptroller is to be directed to take the increase in internet sales tax that come from forced compliance and give that to the towns and make them whole in their AIM. The State Comptroller is now saying there is no increase compliance, there is no increase sales tax from the internet therefore there's zero money and that means there will be zero money given to the towns. The second problem with the Governor's plan is that nobody gave any authorized legislation that would allow the comptroller to take the county's money and give it to the towns. That's a kin to us collecting for Scotia Glenville School District, taking their money and giving it to Niskayuna. So we are being warned by the Association of Towns that you should not plan on your AIM money for 2019 and don't plan on it for 2020. There is a growing amount of supervisor's across the state that I have talked to that are taking it out of their budget to be safe. That means we would have to absorb almost \$200,000 loss in revenues this year on top of what I just talked about.

So it is a challenging, challenging year. We are going to have to talk about, I know we have a lot of capital needs, we are talking about a lot of capital projects and we have our capital reserves built up for that, we have some opportunities with some grants to talk about some projects but we are going to have to make some tough decisions too. As we go through this I just want to point out that department heads will be submitting their budgets to me by this Friday, two community forums, which I do every single year. The first one will be here on September 18th during a board meeting and the next one will be Tuesday, September 24th at the Senior Center at 7:00 PM. My budget will be submitted to the clerk by Friday the 27th of September and then it goes through the process and final enactment of the budget will be Wednesday, November 20th.

Related to the budget and I think important just to talk about it is our paving budget because there seems to be a lot of confusion about paving. I want to point out first that paving is something that my administration has been committed to since I became Supervisor. That wasn't always the case in the Town of Glenville and if you look back historically we haven't always paved through the different administrations. Over the past

four (4) years alone we have put 1.6 million dollars into paving. That is a significant investment in paving in the Town of Glenville. If you drive around town you see the neighborhoods where paving has taken place. Previously in 2010 – 2014 the town only invested \$600,000 in paving. Over 1 million dollars between the first four years we talked about and the latter four years. Each year we get money from the State of New York, it's called CHIPS and this is the money we use to pave. CHIPS money has not gone up in the ten years that I have been Supervisor and twelve years on the board. The cost of paving continues to go up every year. So you can't absorb a 20, 25, 30% increase in your cost of paving and have our revenues flat and not see a diminishment of what you are able to accomplish on the roads. We have one hundred miles of town roads so you are going to see a diminishment of that if the state keeps that level the same and we continue to see cost increases. In fact that is why this board in 2017 decided to put in an additional \$50,000 a year into the paving budget. The town never invested before. We made substantial investments in paving in the town.

I want to talk about the other side of the equation because it is just as important. Previously the town would do something they use to call politicians paving. Politicians paving is when you come through with very cheap nova-chip, it's like to polish up something you want to look good for a little while. You come around in September and you put this really nice nova-chip down, which lasts about five (5) years but you made a short term investment on the roads but it looked really good for that November. We don't do that, we don't make these cheap little gimmicks in the Town of Glenville. We now do something that lasts twenty to twenty-five years, we do a chip seal, and we put pavement over top of it, we seal that. That is a lot more expensive than it used to be. Now if you want to keep going ahead and getting five (5) years out of these roads that's something we could do, go to nova-chip and do that, pave it and we will be back in 5-6 years or we can do investment which lasts 20 – 25 years and not have to address it again for quite some time.

The second thing that we are doing which we didn't do previously, is address drainage first. The Town of Glenville has a significant drainage problem in many of the neighborhoods. They were built at a time when storm water wasn't even a word. We used to go and pave it and say it looks good now but we didn't address the underlying issues. You are putting money on top of problems that weren't being addressed. Tom Coppola, this board, Councilwoman Wierzbowski remembers in the early days we stopped all of that. We said we were going to fix drainage first. A lot of our CHIPS money goes into drainage. So that we are insuring that we are not going to have problems again in a couple of years. That includes things that we never did before like piping, catch basins, risers, water valve replacements and any infrastructure to help keep water away from getting under the pavement.

So, I just want to point all that out because I don't think that is something that is out there. People don't really think about when it is paving season. We are doing Woodhaven right now. We are doing as much of Woodhaven as we can. We cannot complete Woodhaven, we have to understand that. We will try to do the rest of Woodhaven next year and then move to Scotchbush after that. That is the plan. The things that can mess that plan up are – 1. The State not giving out the CHIPS money at the level they have. 2. We don't know what the bids are until they come in so we budget now for 2020 but we are not going to know how far that dollar goes until the 2020 bids come in.

I wanted to make sure everybody was on the same page on paving. You are probable hearing somethings on it that you can talk about where we are in this program and why we are where we are.

Supervisor Koetzle moved ahead with the agenda items.

Sponsored by: Michael Godlewski, Town Councilman
Submitted by: Michael R. Cuevas, Attorney for the Town

RESOLUTION NO. 136-2019

Moved by: Councilman Godlewski
Seconded by: Councilwoman Wierzbowski

WHEREAS, the Town of Glenville operates a Section 8 Housing Choice Voucher Program funded by the U.S. Department of Housing and Urban Development (H.U.D.); and

WHEREAS, the Town is required by the U.S. Department of Housing and Urban Development to prepare and adopt a written PHA Plan that establishes local policies for administration of the Section 8 Housing Choice Voucher Program in accordance with the regulations of H.U.D.; and

WHEREAS, the Town has is proposing to adopt such a written PHA Plan and must schedule a public hearing to receive comments from the public on such proposed plan;

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, October 16, 2019 at 7:00 P.M., or as soon thereafter as possible, at which time it will receive comments and hear all persons interested in the proposed Town of Glenville PHA Plan for 2020 for the Section 8 Housing Choice Voucher Plan. Copies of the proposed PHA Plan and all supporting documentation are available for public review at the Office of the Town Clerk, Town of Glenville, 18 Glenridge Road, Glenville, New York 12302; and

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

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

Discussion...

Supervisor Koetzle – “This has been a long time coming. We do contract with the Village on emergency services for what is called Fire District No. 4. This resolution, this agreement will allow us to extend it for three (3) years commencing on January 1, 2020 and ending December 31, 2022. This was a tough negotiation. I think as we said at the public hearing the costs are listed in the resolution. This was a difficult negotiation for a lot of reasons obviously budget constraints but it’s an important contract that we get for our residents. We are very happy with the service we get from the Village, the Chief is here tonight. I want to thank the Chief for his role in helping with the negotiations between the Mayor and myself and the boards. As I said it was difficult. One of the things I heard the other day that I took a little exception to, someone said “this is what the agreement was in the beginning”, we just went back to where we were in the beginning. That is really not true, we have to understand that this is not what was originally proposed. What was originally proposed was a five (5) year but the problem with that always the uncertainty of what was in the out years. When we got to a point where we were confident that 2020 was a 2% we only had we only had 2 out years to worry about. It seemed reasonable, at that point, to take that risk. But the Village willing to drop those last two (2) years off made a big difference in making sure that we were covered against uncertainty. So everybody gave a little something to get here, the Village gave up two (2) years, we went to the 2’s, we didn’t want to be lower than that. So we didn’t end

where we began, we ended where we needed to end to get a good agreement for everybody. I just want to thank Chief Almy, Mayor Gifford, Trustee Solotruck and everyone else for all of their work in this and this board in being patient and getting it done. I think it is a good arrangement for all and I am glad we were able to get there.”

Councilwoman Wierzbowski – “As the liaison to emergency services within the town I would also like to thank Chief Almy and Mayor Gifford, Supervisor Koetzle, Trustee Solotruck. We were involved in the conversation as well. I think that the Scotia Fire Department provides a fine service for those residents at the highest level with pre-hospital care for them that they will receive. I’ve known them for many years and I always support this resolution to provide these services in Fire District No. 4.”

Councilman Godlewski – “My thanks as well to everyone involved, Chief Almy, Supervisor Koetzle, Mayor Gifford, Village Trustees and members of the Board. This resolution has my full support. I do think it was, to kind of echo the Supervisor’s sentiments just coming back to the numbers, 2% wasn’t that simple. There was an involved negotiation on both sides. That is the way it should be and at the end of the day I think both sides are getting a good deal, the Town of Glenville is getting a good service here in District No. 4 and it also shows collaboration between the Village and the Town. My thanks to everybody that was involved.”

RESOLUTION NO. 137-2019

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Aragosa

WHEREAS, the Village of Scotia and the Town of Glenville have been parties to a one-year agreement to provide fire protection and emergency medical services to the Town of Glenville Fire District No. 4 pursuant to Town Law and Opinions of the State Comptroller permitting; and

WHEREAS, the most recent agreement between the Village and the Town was for a term from January 1, 2019 through December 31, 2019; and

WHEREAS, the Town and Village Boards believe it is in the best interests of the Village and the Town to continue to have the Village provide such services to Town Fire District No. 4 for a three-year term, commencing January 1, 2020 and ending December 31, 2022 by extending the existing agreement with a new agreement; and

WHEREAS, the Town and Village Boards understand the constraints of managing municipal budgets under the state tax cap restraints and wish to recognize those restraints in their new agreement, and

WHEREAS, the Town Board conducted a public hearing on July 17, 2019, pursuant to a notice duly published, at which all members of the public had an opportunity to be heard on the issue of the proposed fire protection and emergency medical services agreement between the Village of Scotia and the Town of Glenville Fire District No. 4; and

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville in its capacity as the Board of Fire Commissioners for Fire District No. 4, hereby authorizes the Supervisor to enter into an agreement with the Village of Scotia to provide fire protection and emergency medical services to Town Fire District No. 4, on the terms and conditions contained in the proposed agreement, a copy of which is on file in the office of the Town Clerk, for a term commencing January 1, 2020 and providing that the Village be paid the sum of \$471,220.26 for contract year 2020, \$480,644.67 for contract year 2021 and \$490,257.56 for contract year 2022.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstention: None

Motion Carried

RESOLUTION NO. 138-2019

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Godlewski

WHEREAS, there currently exists a vacancy in the position of Director of Community Development; and

WHEREAS, this management position will supervise the Economic Development & Planning Department and the Building Department, and also serve as Stormwater Management Officer and Zoning Administrator for the Town of Glenville; and

WHEREAS, advertisements for the position yielded numerous applicants with five candidates being chosen for interviews; and

WHEREAS, the Town Supervisor, Town Comptroller, and Attorney for the Town served as an interview committee for selected candidates; and

WHEREAS, the interview committee determined that Melissa Cherubino, by way of her eleven years of experience in similar public sector roles with the City of Cohoes, her master's degree in public administration, and her law degree, possesses the necessary experience, education, demeanor, and tact to best fill the vacant position;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby provisionally appoints Melissa Cherubino, 12 Havenbrook Court, Cohoes, New York to the position of Director of Community Development, effective August 19, 2019, at a salary of \$80,000 and management benefits as determined by the Town of Glenville Employee Personnel Manual.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstention: None

Motion Carried

RESOLUTION NO. 139-2019

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Godlewski

WHEREAS, Article 17-A of the General Municipal Law (GML) of the State of New York provides a process and procedure for the consolidation of units of local government, one of which involves the initiative of the units to be consolidated by proposing a Joint Consolidation Agreement pursuant to GML §752; and

WHEREAS, Sewer District No. 6 in the Town of Glenville is current comprised of 247 parcels of real property and is adjacent and contiguous to Sewer District No. 9 which is currently comprised of 549 parcels of real property; and

WHEREAS, the members of the Town Board of the Town of Glenville served as the Commissioners of both sewer districts and in such capacity are proposing a Joint Consolidation Agreement to consolidate Sewer District No. 6 into Sewer District No. 9 under the terms and conditions outlined in said Joint Consolidation Agreement, a copy of which is annexed hereto; and

WHEREAS, GML §753 requires that within five (5) business days of the date of the Joint Consolidation Plan, the Town make such plan available in certain public places; post such Joint Consolidation Plan and a summary thereof on the Town's website and publish such summary once per week for four (4) consecutive weeks in the town's official newspaper and hold a public hearing on said Joint Consolidation Plan no sooner than 35 days nor later than 90 days hereafter; and

WHEREAS, the Town Board wishes to comply with the notice requirements of GML §753 and wishes to hold a public hearing with respect to the proposed Joint Consolidation Plan for Town Sewer Districts Nos. 6 and 9;

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held by the Town Board of the Town of Glenville, as Commissioners of Town Sewer Districts Nos. 6 and 9, at 7:00 PM on October 16, 2019, at the Glenville Municipal Center, 18 Glenridge Road, Glenville, New York to hear all persons wishing to be heard with respect to the proposed Joint Consolidation Agreement for Town Sewer Districts Nos. 6 and 9, and it is further

RESOLVED that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as required by the General Municipal Law as stated above and to make the Joint Consolidation Plan available for public inspection at the office of the Town Clerk and at the Schenectady County Public Library, Town of Glenville branch and on the Town's website, together with a summary of the plan.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

RESOLUTION NO. 140-2019

Moved by: Councilman Godlewski

Seconded by: Councilman Aragosa

WHEREAS, Glenville Town Code Chapter 195-14 B (5) prohibits various activities pertaining to alcohol use or consumption in town parks, and

WHEREAS, Glenville Town Code Chapter 195-16 allows for concessions in the parks only in the event of permission from the Town Board, and

WHEREAS, as part of the Town's "Thursday in the Park" series, the Town has requested that Wolf Hollow Brewing and food vendors apply for permits to sell beer and food at the August 22, 2019 event in order to attract greater attendance; and

WHEREAS, the Schenectady County GOP has applied for a Park Use Permit to conduct a Family Fun Day on September 15, 2019 at Indian Meadows Park which includes sale of food (under the requirements of a Schenectady County Environmental Health permit) and sale of beer/ale by Wolf Hollow Brewing Company, and

WHEREAS, the Town of Glenville and the Glenville Business and Professional Association will co-host the Annual Glenville Oktoberfest in Maalwyck Park on September 28, 2019 which includes sale of food (under the requirements of a Schenectady County Environmental Health permit) and sale of beer/ale by outside vendors, and

WHEREAS, the Town has permitted alcohol use and consumption and the

sale of food in town parks for special events, and

WHEREAS, Wolf Hollow Brewing and the food vendors will comply with the permit and insurance requirements set in the Town Code; the GPBA and the Oktoberfest vendors have otherwise satisfied the permit and insurance requirements for the Oktoberfest event and the Schenectady County GOP has otherwise satisfied all necessary provisions of the park permit process including fees and insurance requirements,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby waives Town Code Chapters 195-14 B 5 and 195-16 for the sale of food and alcoholic beverages proposed for Thursday in the Park on August 22, 2019, the Schenectady County GOP's Family Fun Day at Indian Meadows Park on September 15th, 2019 and for the Oktoberfest to be held in Maalwyck Park on September 28, 2019 and approves the permits for the aforementioned events.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 141-2019

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Aragosa

WHEREAS, the Town of Glenville is proposing a zoning map amendment and Local Law (a copy of which is attached) that would change the zoning of approximately 24 acres of a vacant parcel (Tax Map ID#: 30.-1-24.411) located at Dutch Meadows Lane, presently owned by Raymond Piotrowski and under contract for sale to Richbell Capital, from "General Business" and "Professional Residential" to "Residential Planned Development" and would approve the creation of the Dutch Meadows Lane Residential Planned Development District; and

WHEREAS, the zoning map amendment for the land on the southerly side of Dutch Meadows Lane is to be rezoned Residential Planned Development in order to allow creative development of the entire property as the Dutch Meadows Lane Residential Planned Development District and to make the zoning compatible with the adjoining parcels to the north, recognizing that that nearby property has a similar type of use to that being proposed on the southerly side of the road; and

WHEREAS, the portion of the property to be rezoned that fronts on Dutch Meadows Lane would appear to best conform to the Town's Comprehensive Plan if utilized for townhome and multi-family residential use; and

WHEREAS, the portion of the property to be rezoned would appear to be best be developed as multi-family housing given its proximity to the Freeman's Bridge commercial corridor and to adjacent multi-family housing; and

WHEREAS, the Planning & Zoning Commission (PZC) has reviewed the preliminary development plan and recommended consideration of the zoning map amendment and Residential Planned Development to the Town Board; and

WHEREAS, the change of zoning and creation of the Residential Planned Development are essentially one action as the Town Board would not do one without the other; and

WHEREAS, Article VI – Planned Development Districts of Chapter 270 – Zoning authorizes the Town Board to create a Residential Planned Development District

by Local Law and the Local Law would amend said chapter to provide for the Dutch Meadows Lane Residential Planned Development District; and

WHEREAS, this Board will determine by separate resolution whether the zoning map amendment and Planned Development District creation would result in any significant adverse environmental impact for purposes of the State Environmental Quality Review Act (SEQR) and whether to accept the recommendation of the PZC, on that issue; and

WHEREAS, New York State Town Law and the Code of the Town of Glenville require a public hearing before the Town Board before an amendment to a zoning map or a local law creating a planned development district may be adopted;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Glenville hereby schedules a public hearing for Wednesday, September 4, 2019 at 7:00 p.m., or as soon thereafter as the matter can be reached, at the Town of Glenville Municipal Center, at which time and place it will hear all persons interested in a proposed zoning map amendment involving the property at the southerly side of Dutch Meadows Lane changing the zoning of same from General Business and Professional Residential to Residential Planned Development and the Local Law creating a Residential Planned Development District on such parcel of real property in the Town of Glenville in accord with a revised application dated June 6, 2019; 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 all property owners with 500 feet of the proposed Residential Planned Development; and

BE IT STILL FURTHER RESOLVED that the Town Clerk be, and she hereby is directed to provide the County of Schenectady Department of Economic Development and Planning with a referral pursuant to General Municipal Law §239-m..

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

RESOLUTION NO. 142-2019

Moved by: Councilman Godlewski

Seconded by: Councilman Aragosa

BE IT RESOLVED that the **Monthly Departmental Reports** for July, 2019 as received from the following:

Assessors Department
Economic Development & Planning Department
Justice Department
Police Department
Receiver of Taxes
Town Clerk's Office

be, and they hereby are accepted, approved for payment and ordered placed on file.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

RESOLUTION NO. 143-2019

Moved by: Councilman Godlewski

Seconded by: Councilman Aragosa

BE IT RESOLVED, that the minutes of the Regular meetings held on July 19, 2019 are hereby approved and accepted as entered.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

RESOLUTION NO. 144-2019

Moved by: Councilwoman Wierzbowski

Seconded by: Councilman Godlewski

WHEREAS, the Town of Glenville owns a building commonly known as Glenville Senior Citizens Center, 32 Worden Road, Glenville, NY, which is a single story, office and recreational structure located on lands of the Scotia-Glenville School District; and

WHEREAS, the structure is not large enough to accommodate all of the programs and needs offered by the Scotia-Glenville Seniors, Inc. and the organization and the Town wish to expand the structure; and

WHEREAS, the Town of Glenville has solicited sealed competitive bids for the addition to the senior center building, said bids being returnable to the Town Clerk's Office by 2:00 PM on August 5, 2019 to be publicly opened and read at that time and date; and

WHEREAS, MR2 Construction Services, Inc. of 939 Rte. 146, Clifton Park, New York submitted the low bid at \$410,000.00, meeting the bid specifications; and

WHEREAS, the request for bids included an optional, alternate bid to include the furnishing and installing of new doors and MR2 Construction Services, Inc. bid such work in the amount of \$4,500.00; and

WHEREAS, the Town Supervisor and the Scotia-Glenville Seniors, Inc. recommend that the Town Board accept the bid of MR2 Construction Services, Inc. and the optional, alternate bid,

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby accepts the bid of MR2 Construction Services, Inc. as the lowest qualified bid and authorizes the Town Supervisor to enter into an agreement with the MR2 Construction Services, Inc. for the construction of an addition to the Glenville Senior Center located at 32 Worden Road in the Town in the sum of \$410,000.00 and the alternate bid for new doors in the amount of \$4,500.00 with said cost to be paid through a NYS grant of \$200,000, \$100,000 from the Scotia-Glenville Seniors, Inc. and \$114,500 from the Town of Glenville.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and

Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 145-2019

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Aragosa

WHEREAS, a Member of the Town Board of the Town of Glenville is introducing a Local Law to add a new Chapter 105, "Graffiti" to the Code of the Town of Glenville; and

WHEREAS, a duly scheduled public hearing must be held in order to amend the existing code 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, September 4, 2019 at 7:00 P.M., or as soon thereafter as possible, at which time it will hear all persons interested in the proposed local law to add a new Chapter, "Graffiti" to the Code of the Town of Glenville; and

BE IT FURTHER RESOLVED that the Town Clerk be and she is hereby authorized and directed to prepare the proper public notice of said hearing in accordance with law, with respect to the attached proposed Local Law.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstentions: None

Motion Carried

RESOLUTION NO. 146-2019

Moved by: Councilwoman Wierzbowski
Seconded by: Councilman Aragosa

WHEREAS, a written petition has been presented to and filed with the Town Clerk of the Town of Glenville requesting an amendment to the map and roll of Water District No.11, Extension 1 of the Town of Glenville be established to include real property described by section, block and lot number 14.-4-23 and consisting of one parcel of vacant land located on Lolik Lane in the Town of Glenville; and

WHEREAS, there are no current plans for an addition of a service lateral, the request is to include the parcel in the existing Water District and to reserve sufficient water capacity for the same;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Glenville hereby adopts the following order:

ORDER

1. A petition to amend the map of Water District No. 11, Extension 1 to include the parcel identified as S/B/L 14.-4-23, a vacant parcel on Lolik Lane has been filed with the Town Clerk on or about July 9, 2019.
2. The real property to be included in the extension is described by section, block

and lot number as identified on the Schenectady County Real Property Tax Service Agency Tax Map as: 14.-4-23.

3. There are no current improvements proposed.
4. There is no amount proposed to be expended for inclusion in the extension. Any future connection cost is to be borne entirely by the developer.
5. No portion of the cost this extension will be attributable to Water District No.11.
6. The estimated annual cost to the typical property is:
 - a. District: \$10.85
 - b. O & M: \$00.00
7. The requirement for a map, plan and report describing the extension has been met by the filing of the report initially establishing Extension 1 to Water District 11 which is adjacent to the subject property.
8. The proposed financing method to be employed in the construction of a future connection in this Water district extension must be private financing by the developer.

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Glenville will hold a public hearing on the petition to add the subject parcel to extension 1 of Water District No. 11 on September 4, 2019 at 7:00 PM or as soon thereafter as the matter can be reached, at the Glenville Municipal Center at 18 Glenridge Road, Glenville, New York to hear all persons interested in the establishment of this extension to the Water district; and

BE IT FURTHER RESOLVED that a copy of this order certified by the Town Clerk shall be published at least once in the official newspaper of the Town and that said publication be not less than ten nor more than twenty days before the September 4, 2019 public hearing date.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle
Noes: None
Absent: Councilman Pytlovany
Abstention: None

Motion Carried

RESOLUTION NO. 147-2019

Moved by: Councilman Godlewski
Seconded by: Councilman Aragosa

WHEREAS, a Member of the Town Board of the Town of Glenville is introducing a Local Law to add a new Section 270-24.1, "Storage Overlay Zoning Districts" to the Zoning Code of the Town of Glenville (a copy of which is attached hereto); and

WHEREAS, this proposed new Code section is the product of much study and discussion by the Town of Glenville Code Revision Commission; and

WHEREAS, the proposed new Code section is being referred simultaneously herewith to the Planning & Zoning Commission for review and a recommendation, both as to the text and as to whether the Local Law could result in any significant environmental impacts under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, a duly scheduled public hearing must be held in order to amend the existing code by Local Law and/or to effect a change to the zoning map;

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, September 4, 2019 at 7:00 P.M., or as soon

thereafter as possible, at which time it will hear all persons interested in the proposed local law to add the new Section 270-24.1, "Storage Overlay Districts" to Chapter of 270, Zoning, of 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, the City of Schenectady and all property owners with 500 feet of General Business and Highway Commercial; and

BE IT STILL FURTHER RESOLVED that the Town Clerk be, and she hereby is directed to provide the County of Schenectady Department of Economic Development and Planning with a referral pursuant to General Municipal Law §239-m.

Ayes: Councilmen Aragosa, Godlewski, Councilwoman Wierzbowski and Supervisor Koetzle

Noes: None

Absent: Councilman Pytlovany

Abstentions: None

Motion Carried

Supervisor Koetzle asked for a motion to adjourn; motion to adjourn; Moved by Councilwoman Wierzbowski, Seconded by Councilman Godlewski, everyone being in favor the meeting was adjourned at 7:55 PM.

ATTEST:

Linda C. Neals
Town Clerk