

## APPENDIX II – Visioning Session Summary

### Participants

Anne Benware, CDTC  
Dick Bauman, Glenville Planning and Zoning Commission  
Greg Blick, Town of Glenville Planning Department  
Kevin Corcoran, Town of Glenville Planning Department  
Jim Denney, Town of Glenville Resident, former Mayor of Scotia  
Sue Lombardi, Town of Glenville Economic Development Commission  
Kate Maynard, Town of Glenville Planning Department  
Clarence W. Mosher, Town of Glenville Supervisor  
Peter V. Russo, Glenville Town Councilman  
Mark Storti, Schenectady County Planning Department  
Representatives from the Consulting Firm of Peter J. Smith & Co.

*What role does Glenville play within the Capital Region? What are some of the retail, office, and/or residential potentials the Town Center can achieve?*

### **Role within the Region/Assets of Community**

- “Bedroom Community” to Capital Region
- Good Schools
- Real estate values are higher than Schenectady County as a whole
- People like “small town” feel
- No large shopping malls
- Airport is asset, though it has noise problems
- Thruway interchange has created changes which have not been fully realized
- Has varied identity by districts
- Glenville has rural residential areas with shopping nearby
- Lack of sewer has been a problem
- Glenville is an “escape” community
- People move to Glenville to avoid crime, poor infrastructure, interstate traffic
- Compare Glenville to southern Saratoga/Clifton Park area
- Taxes are lower in adjacent towns and counties – people willing to pay for service
- Good park system
- Airport is an asset, has potential to accept large aircraft and volume
- Smaller, community schools are an asset
- Road access is good
- Transportation changes will impact Town
- Rural character

### **Potentials**

- Would like specialty shops tailored to local need
- Want a quality restaurant as an anchor
- A medical center would be helpful
- Airport could function as future military center
- Senior population is growing – must address senior housing needs
- Don’t need large malls; already two large malls around Glenville
- Prefer traditional downtown retail, not suburban
- Not enough places to work in Glenville

## TOWN CENTER MASTER PLAN

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- Opportunity for mid-rise, clustered office development
- Multi-unit residential in town center
- Pursue County/State housing agencies
- Need office parks, technology parks, and mid rise office units
- Medical building providing services for Seniors
- Attract more businesses like Mayfair Jewelers
- Do not want large scale development

If you could draw a mental picture of the Town Center of the future, what would it look like? What are some of the most important elements it would contain?

- Give people a reason to spend time here
- Bike paths
- Make it less car-focused
- Make trees/canopy, make it pedestrian friendly
- Get landowners and developers on board to make physical improvements
- Town Master Plan needs to be very specific to get people to buy in
- Need visual continuity
- Mixed-use development needed between bank and Mobil
- Infill opportunities exist between Fleet Bank and Diner
- Traditional downtown streetscape
- Boulevard treatment
- Pedestrian crossings
- Add professional offices
- Traffic calming
- Freemans Bridge Road to Glenridge Road – reconstruct to Route 50
- Access management – islands, medians, etc.
- No more auto related uses
- No self-storage units
- Potential to link residential to downtown
- Trails, walkways, green spaces
- Viewing area for airport
- Need a place to have major community events (for a “Glenville Day”)
- Avoid creeping commercialism
- Create public space (centerpieces)
- Want upscale rather than larger “big box” development
- Development has been sometimes “schlocky” – need to have stricter standards
- Regulate the look of buildings
- Develop high density housing in Town Center
- Cut number of curb cuts
- Provide service road off of the main street
- Speed limit does not slow cars down by itself
- Mohawk Hudson Bikeway is in Glenville along river
- Route 50 is designated bike route though not used
- No connection from CBD
- Connect to other recreation areas (Indian Kill Nature Preserve and Indian Meadows Park connection)

What are the specific issues or potential limitations that must be addressed to enable the Glenville Town Center to achieve its potential?

- Residents reluctant to grow
- Community awareness
- Will business community buy-in?
- Environmental issues/constraints
- How to attract night business?
- Willingness to contribute – landowners/developers
- Public support should be positive
- Do not compromise quality
- Big box uses okay if they are designed properly
- More Marshall Sterling type of buildings
- Too much retail now
- Keep time frame reasonable
- Will residents and property owners “get it”?
- Environmentally unfriendly sites (abandoned gas stations)
- Too many parking spaces that must be reclaimed
- Will Wal-Mart reduce interest in the Town Center?
- Good business practices will snowball
- Retail will follow good development
- Smaller retail can be very desirable and attractive
- Office and residential may lead to retail

**Business Owner Survey Results**

The Glenville Town Center has a number of businesses that form an employment base for the local economy and provide Town residents with goods and services. Personal interviews were conducted with these business owners and managers to obtain up-to-date information on the business climate in the Town Center. The table below provides a brief overview of these major employers, the type of work they perform, and a current total of employees. Brief summaries are also included to provide further insight into the businesses that operate within the Town Center and the issues that they face. All of the interviews were conducted during February and March, 2001.

**Table-1 Existing Businesses**

Glenville Town Center

Business	Location	Type	Employees
Buhrmaster Farms	180 Saratoga Road	Produce Market	25
Dunkin’ Donuts	266 Saratoga Road	Donut Shop	18
First National Bank	242 Saratoga Road	Bank	13-15
Friendly’s Restaurant	247 Saratoga Road	Restaurant	30
Glenville Funeral Home	9 Glenridge Road	Funeral Home	5
Glenville Queen Restaurant	210 Saratoga Road	Restaurant	30
Glenville Tile	287 Saratoga Road	Retail Floor Covering	1
Hannaford Plaza	262 Saratoga Road	Retail Plaza and Grocery Store	U/A
Hess	246 Saratoga Road	Gas Station/Convenience Store	9
Homestyle Pizza	268 Saratoga Road	Pizza Restaurant	14

TOWN CENTER MASTER PLAN

<b>Business</b>	<b>Location</b>	<b>Type</b>	<b>Employees</b>
K-Mart	210 Saratoga Road	Department Store	120
Mayfair Jewelers	7 Glenridge Road	Jewelry Store	25
McDonald's	241 Saratoga Road	Fast Food Restaurant	48
Mobil	245 Saratoga Road	Gas Station/Convenience Store	7
Pay Prep Accounting	235 Saratoga Road	Accounting Services	5
Price Chopper Supermarket	300 Saratoga Road	Grocery Store	329
Socha Plaza	123 Saratoga Road	Retail Plaza	U/A
Sunmark Credit Union	251 Saratoga Road	Credit Union	15
Towne Center Plaza	19 Glenridge Road	Retail Plaza	U/A
Trust Co Bank	286 Saratoga Road	Bank	10-14

Buhrmaster Farms

Buhrmaster Farms is a fruit and vegetable market that has been in business for approximately 100 years. Their Glenville location, at 180 Saratoga Road, is one of two owned and operated by the Buhrmaster family. Employment at Buhrmaster Farms is seasonal with up to 25 employees during the growing season. The owner of Buhrmaster Farms has found that entry-level labor positions, as well as positions running the market stores, have been difficult to fill.

Buhrmaster Farms has seen an increase in their business over the last five years and would like to expand in the future. However, they believe that their location negatively affects the business. Due to the high level of traffic on Route 50, they find that it is difficult for customers to access the store. The increased number of traffic lights has also caused traffic to back up on Route 50, creating additional congestion that may be responsible for steering customers away from their produce stand. Despite the obstacles that they currently face, Buhrmaster Farms intends to stay in Glenville for the near future.

Friendly's Restaurant

Friendly's Restaurant is a national chain that has been in business in Glenville for over 15 years. Located at 247 Saratoga Road, they have experienced a growth in their business over the last five years and expect business to continue improving in the future.

Friendly's has experienced little difficulty in filling job vacancies and currently employs 30 part-time and full-time staff. In the past, they have advertised existing job openings through the newspaper and by word-of-mouth. They do not believe competition is a serious problem because only a small number of other restaurants operate in the Town Center.

Glenville Funeral Home

Family-owned and operated since 1986, Glenville Funeral Home is located at 9 Glenridge Road. They presently employ five people: two directors, two secretaries, and one part-time sub-contractor to assist with funerals. Business at the Glenville Funeral Home has been steadily growing but there are currently no plans for any expansion projects. Due to the complexity of the industry, they cannot predict future business growth. At this time, Glenville Funeral Home has no plans to relocate.

Glenville Queen Restaurant

The Glenville Queen Restaurant has been in business for approximately 20 years under local ownership. Located at 210 Saratoga Road, the restaurant currently employs approximately 30 people. The owners of the restaurant have found that filling available employment positions has become increasingly more difficult. They have typically advertised vacancies through both the local newspaper and by word-of-mouth.

Although business has grown in the past five years, and is expected to continue to grow, there are no plans for the physical expansion of the restaurant. The Glenville Queen Restaurant will remain in Glenville for the near future.

Glenville Tile

Glenville Tile is an independently owned and operated retail ceramic floor-covering store. The company has been open since 1986 and is located at 287 Saratoga Road. Business at Glenville Tile has remained consistent over the past five years and is expected to grow in the next five, provided no major shifts occur in the national or local economy. Glenville Tile intends to remain at its current location for the near future.

Hannaford Plaza

Hannaford Plaza has been under its current ownership since the mid-1980s. The plaza contains a wide variety of different retail outlets ranging from locally owned, independent stores to corporate chains. Businesses currently located in Hannaford Plaza include Hallmark Card Store, Hannaford Grocery Store, Aubuchon Hardware store, Hudson River Bank, Peter Harris Clothes, Pizza Time, Radio Shack, Subway, and Valvoline. Although the tenants in the plaza have changed many times in the last decade, the owners have had no difficulty in filling vacant retail spaces.

Hess

Hess is a convenience store and gas station located at 246 Saratoga Road, which has been in business for over 30 years. The convenience store, as part of a corporate chain, is not locally owned. Hess currently has nine employees and has found it difficult to keep its cashier positions adequately staffed. New employees are generally found through word-of-mouth. Hess intends to stay in Glenville for the near future and does not believe that their current location negatively or positively impacts the business.

Homestyle Pizza

Located at 286 Saratoga Road, Homestyle Pizza is the newest addition to the Glenville Town Center, having opened in August 2000. Homestyle Pizza is locally owned and currently has 14 employees. This business did not have any problem in filling positions for the restaurant and has a waiting list of potential employees. Homestyle Pizza believes that locating in Glenville has had positive benefits on their business and they intend to stay in Glenville for a long time.

K-Mart

At present, K-Mart is the only large national department store in the Town Center. Owned as part of a corporate chain, K-Mart has been open in Glenville since 1971. K-Mart employs 120 people in the Town and has experienced business growth over the last five years.

K-Mart typically hires new employees through the local newspaper or through an application table at the store. They often find it difficult to hire an adequate number of qualified workers for seasonal employment, including Christmas and the gardening season. They anticipate remaining in Glenville for the near future, as they see their location as providing positive benefits.

K-Mart believes that further growth could be possible if vacant buildings on adjacent properties were developed. The future of the store is uncertain due to K-Mart's recent financial hardships on a national level and competition from a new Wal-Mart store recently opened in Glenville.

Mayfair Jewelers

Mayfair Jewelers has been in business in Glenville for 49 years and has a second location in Latham. The jewelry store is located at 7 Glenridge Road and is locally owned. Mayfair Jewelers currently has 25 employees at their Glenville store and they have not had trouble filling any job vacancies.

Mayfair Jewelers has experienced a growth in their business over the past five years and currently have no plans for any physical expansions. The only negative aspect they see related to the location of their Glenville store is that many people consider it “off the beaten path” and are not familiar with retail in the Glenville area. Mayfair Jewelers does not intend to leave the Glenville Town Center area in the near future.

Mobil

Mobil gas station and convenience store has been in business in Glenville for 30 years and has operated under its current ownership for the last 12 years. Located at 245 Saratoga Road, Mobil employs seven people. Business has remained constant at Mobil over the last five years and is affected by external conditions, such as weather.

Advertising employment positions is done through the newspaper, but it has remained difficult to fill and maintain employees in the cashier position. A number of other gas stations exist in the area, producing a small amount of competition within the gasoline market. Mobil considers its location to be a positive asset because many of its sales are from commuter traffic.

Pay Prep Accounting

Pay Prep Accounting is a small accounting and tax preparation office located at 235 Saratoga Road. The company has been in business since 1969 and is locally owned. Business at Pay Prep Accounting has remained the same over the past five years and no substantial decreases or increases in business are expected.

Pay Prep currently has five employees and has found it difficult to find new employees with accounting skills. They generally try to recruit new employees through newspaper advertisements and word-of-mouth. Other existing businesses within the Town perform similar services but Pay Prep Accounting has no plans to relocate to another area.

Price Chopper Supermarket

The Price Chopper supermarket chain has been in business since 1932 and is locally owned. The Glenville store is one of 100 owned by the chain, which operates stores in six northeastern states. The supermarket employs 329 people in Glenville and is located in the Price Chopper Plaza at 300 Saratoga Road. Price Chopper hires a wide range of employees and provides on-the-job training for those who need to acquire additional skills. Bakery positions have been the most difficult for them to adequately fill. They typically hire new employees through job fairs, newspaper advertisements, on-going recruitment efforts, and in-store signs.

Price Chopper has experienced growth in the last five years and expects to see sales increases to continue into the future. The supermarket was expanded in 1993 and no further physical expansions are planned at the present. Price Chopper has no intention to leave the Glenville area, as they feel they are fully supported by area residents.

TrustCo Bank

TrustCo Bank has been servicing members of the Glenville community since the late 1950s. The Glenville location at 286 Saratoga Road is one of 52 TrustCo Banks in the Capital Region. The bank is locally owned and currently employs ten people at the Glenville branch. Vacancies are typically filled through newspaper advertisements and through employment agencies.

TrustCo has seen a growth in their business over the last five years and expects to see business continue to grow in the future. To accommodate their local success, a second branch housing corporate offices was recently opened in Glenville on Freemans Bridge Road.

***Public Input Worksheet Tabulation***

Attendees at the Glenville Town Center Public Information Session were asked to complete a short worksheet to help gauge public opinion regarding the future development of the Town Center. Respondents were asked to provide input regarding economic issues, circulation, streetscapes and physical improvements to the Town. The following text provides a brief summary and analysis of the survey results.

*Economic Improvements*

Of the 36 respondents, 77% believe that there should be more high quality retail in the Town Center, as well as a more formal restaurant for residents and visitors to enjoy. Fifty-eight percent of the respondents saw a need for more high-density residential opportunities and 65% believe the Town of Glenville has the potential to develop more office space.

*Circulation/Parking/Traffic*

Traffic remains a concern in the Town, as 81% of respondents believe that automobiles travel too quickly through the Town Center. Eighty-nine percent of respondents would like to see designated pedestrian trails created within the Town Center and 75% look for designated bicycle paths. Eighteen respondents believe there is currently too much parking in the Town Center and nine held no opinion on the matter. Fifty-nine of respondents felt that the present parking lot configuration in the Town Center was confusing.

*Streetscape Improvements*

The majority of respondents believe that improvements need to be made to the existing Town Center streetscape. Eighty-nine percent believe that Glenville should look more pedestrian-friendly and that decorative paving, benches, planters, and lighting should be developed. Eighty-six percent would like the Town Center to look more natural. Only 11 respondents felt strongly that entry gateways should mark arrival into the Town Center.

*Physical Improvements*

A large number of respondents, approximately 80%, felt that the physical appearance of the Town Center should be improved and should become a “public gathering area” to stage Town-wide events. Just over half of the respondents, 56%, believe that the Town Center should offer more recreational opportunities. Twelve people, or 33%, had no opinion regarding recreational activity in the Town Center.