

Overview of Existing Conditions

Demographics

The Town of Glenville is located in northern Schenectady County and in the western portion of the four county Capital District. Schenectady County is one of the four counties considered a part of the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA).

Population

According to 1990 and 2000 Census Data, the Town of Glenville and Schenectady County have both experienced a slight loss in their populations over the past decade. In Glenville, the 1990 population consisted of 28,771 people; the 2000 population shrank to 28,183. The decrease represents a loss of 588 people, or 2%, over the 10-year period. Similar statistics can be seen in Schenectady County, where the population decreased by 2,730 people within the County, or 1.8%, between 1990 and 2000.

In contrast, the Albany MSA experienced growth over the last ten years, gaining 14,159 total people, to 875,582 in 2000, or 1.64%. With a total population of 28,771 in 1990, more than half of Glenville residents were over the age of 35 (16,009) and 23% of residents were between the ages of 35 and 49.

Income

In 1990, the median household income level in the Town of Glenville was \$38,164, almost \$6,000 higher than either Schenectady County or the Albany MSA. The median household income in the Town of Glenville was \$52,373 in 1999, an increase of 37% over the last ten years. Adjusted for inflation, however, the increase equals \$1,098, or 2.14%.

Schenectady County as a whole lost about 1.59% in its median household income, or about \$675 per household. The MSA also lost \$343 in its median household income, or about 0.79%, over the same period. New York State, however, showed a strong gain of 7.46% (\$3,011 per household). Growth in per capita income was also experienced at the County, State, and MSA levels.

Housing

The Town of Glenville makes up roughly 18% of the total housing units in Schenectady County and about 19% of the County's population. The median value of a housing unit in Glenville in 2000 was \$99,900. This figure is slightly higher than the median value of a housing unit in Schenectady County (\$92,300), but slightly lower than the \$102,000 median for the Albany MSA.

The number of households in Glenville increased between 1990 and 2000. There were 680 more households in 2000, an increase of 6.5%. There were also increases in the County, MSA, and the State.

More than 92% of the households in Glenville are made up of four people or less. Two person households are the most common type in Glenville, making up 36.58% of all households in the Town. The same trend is evident at the County, MSA, and State levels.

Education

The Town of Glenville is an educated community. It has a greater percentage of high school graduates and beyond than the County, State, or MSA. The Town also surpasses the County,

State, and MSA in each level of college degrees. At 9.9%, Glenville has a low percentage of individuals without a high school diploma, which is between 5-10% less than levels found throughout the State, MSA, or County.

Employment

The greatest number of employees in Glenville work for the government, including all education-related jobs. The second largest employment sector in Glenville is in the service industry, followed by retail trade. Glenville has a larger percentage of executives and professionals than both Saratoga and Schenectady counties. In Glenville, only 8.7% of employed persons work in trade fields, while in Schenectady County this number increases dramatically to 24.2%.

There are approximately 339 businesses operating in Glenville, New York. The majority of businesses are in the government, retail trade and services sectors. A lesser number of businesses are included in the transportation/utilities, construction, manufacturing, and wholesale trade sectors.

Land Use

The Town Center Study Area is located at the intersection of Saratoga Road (Route 50) and Glenridge Road. It extends west from Route 50 to Evergreen Boulevard and east to the outer edge of the existing business development. The northern boundary is near Maybrook Drive and the southern boundary is the convergence of Rudy Chase Drive and the Schenectady County Airport.

The Glenville Town Center is comprised of seven zoning districts, including General Business, Professional/Residential, Suburban Residential, Multi-Family Residential, Rural Residential/Agricultural, Airport Land, and Land Conservation Areas. The two largest land uses are General Business and Residential, which creates an appropriate mix of needs and services.

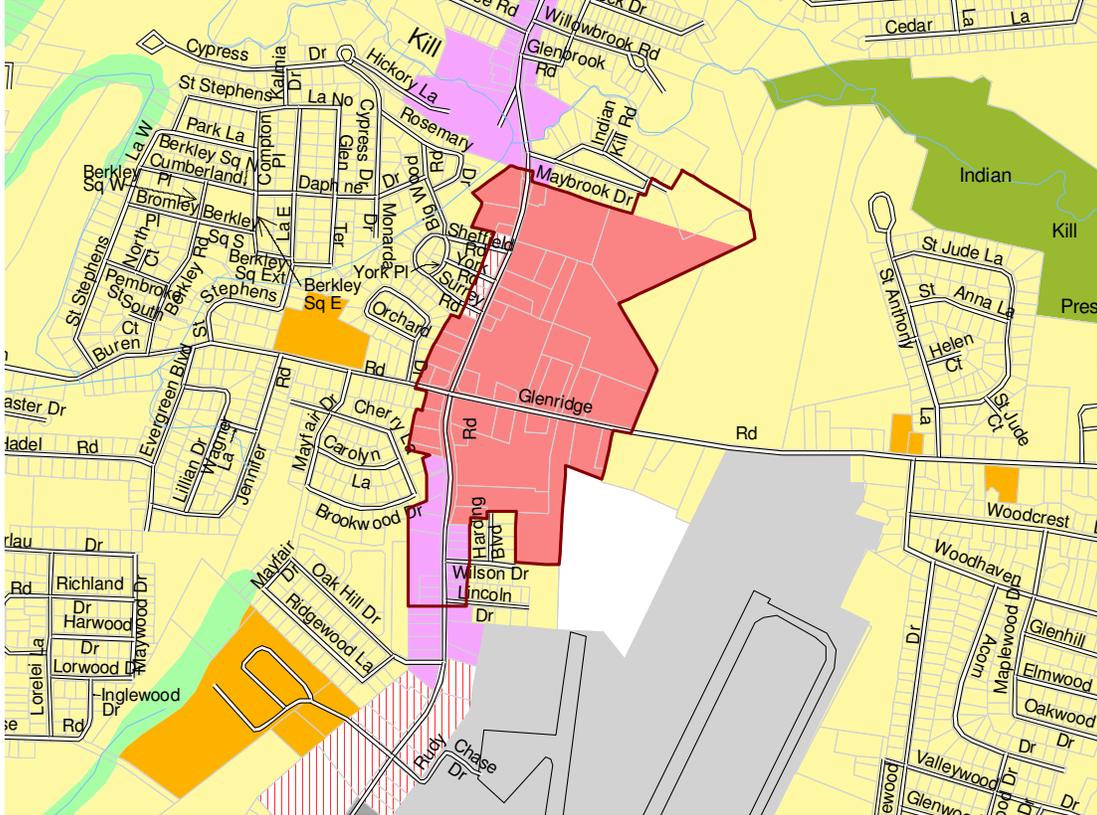
East of State Route 50, the Study Area is zoned primarily General Business. Commercial establishments currently located in the Glenville Town Center include restaurants, gas stations, small and large retail stores, professional services, financial institutions, and municipal service buildings. An additional cluster of business uses is located on either side of Route 50 along the southern border of the Town Center.

South of the general business district, along either side of Route 50, is an area zoned Professional/Residential. This district combines small business and residential uses, and encourages the adaptive reuse of residential structures and home occupations.

The land west of Route 50, adjacent to the Glenville Town Center, is primarily suburban residential with small pockets of multi-family residential. New single-family residential lots require a minimum lot size of 20,000 square feet. However, the majority of the residential lots near the Town Center are smaller, (10,000 to 15,000 square feet) reflecting the zoning requirements that were in place when the houses were built. The multi-family residential areas within the Town have the necessary water and sewer connections to allow for greater densities of people, including apartment complexes, townhouses, and two-family dwellings.

The southeast quadrant of the Glenville Town Center study area is composed of a variety of land uses, including a small suburban residential development, the Schenectady County Airport, and rural residential/agricultural land.

Glenville Town Center - Zoning



- Legend**
- Town Center Overlay District
 - ~ Streams & Ponds
 - ≡ Railroads
 - ≡ Roads
 - Airport
 - Tax Parcel
 - Zoning Districts**
 - AIRPORT
 - COMMUNITY BUSINESS
 - GENERAL BUSINESS
 - LAND CONSERVATION
 - MULTI-FAMILY RESIDENTIAL
 - PROFESSIONAL/RESIDENTIAL
 - PUBLIC PARK LANDS
 - RESEARCH/DEVELOPMENT/TECHNOLOGY
 - RIVERFRONT RECREATION/COMMERCIAL
 - RURAL RESIDENTIAL/AGRICULTURAL
 - SUBURBAN RESIDENTIAL



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Surrounding Area

Outside of the specified study area, the majority of development is located east of Spring Road. Residential development is heavy here, mostly in the form of single-family subdivisions. However, there are also some multi-family developments within the Town. The majority of business activity is also focused in the eastern portion of the Town. Business activity is concentrated along Route 50 and Freemans Bridge Road.

The area west of Spring Road to the Town of Amsterdam border is primarily rural. The western portion of the Town is devoted to agricultural and large lot residential developments.

This land use pattern has been punctuated by two large-scale land developments within the Town. Directly south of the study area and east of Route 50 is the Schenectady County Airport. Just west of the Village of Scotia in the southern portion of the Town is an industrial/warehouse complex consisting of Corporations Park, the Scotia-Glenville Industrial Park, and the Scotia Navy Depot.

There are also a number of public parklands available to residents of the Town. The 370-acre nature preserve known as Sanders Preserve is located in the western portion of the Town. Three other public parks are located in the eastern half of the Town. Northwest of the study area is Indian Meadows Park, which covers 186 acres of land. Directly east of the study area is a 100-acre nature preserve called the Indian Kill Preserve and a smaller, 56-acre park, called Maalwyck Park, is on the southern border along the Mohawk River.

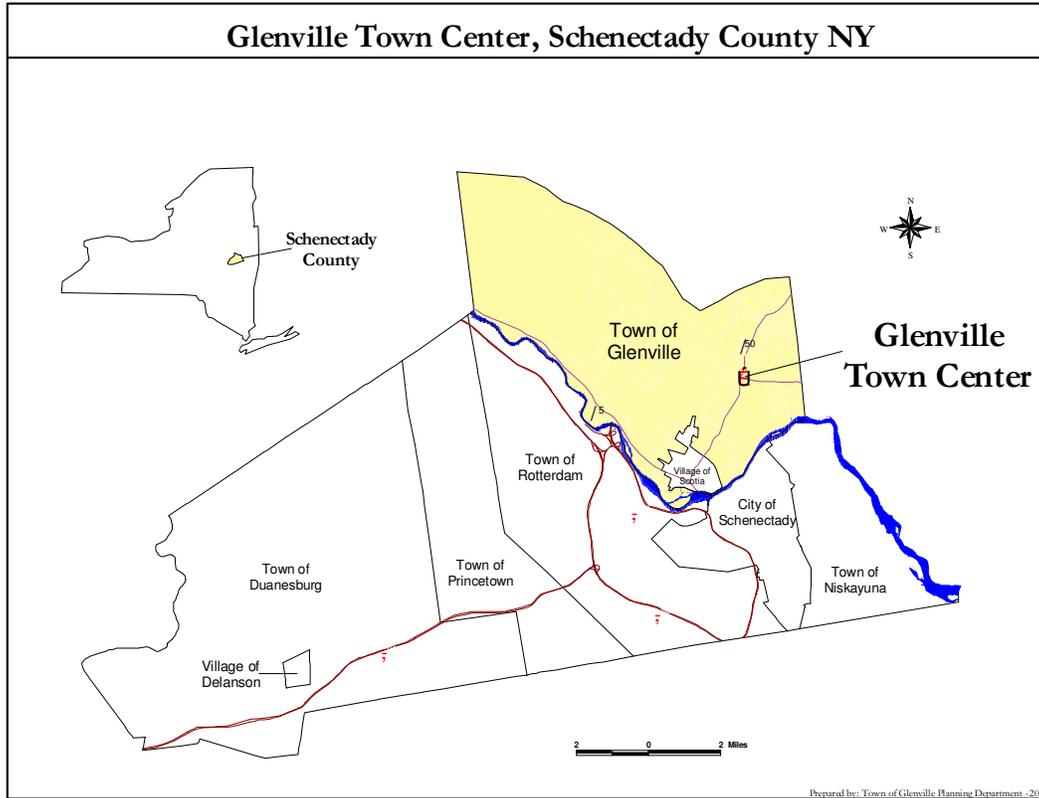
Regional Context

The Town of Glenville is located in the northern portion of Schenectady County and in the central, western portion of the Capital District. The Capital District is a four-county area located around the state capital and includes Albany, Rensselaer, and Saratoga Counties, in addition to Schenectady County. The Capital District has experienced consistent growth since 1940 and the region has an adequate amount of recreational, educational, cultural and employment opportunities. In addition, the cost of living is relatively low throughout most of the area.

Glenville's location within the Capital District provides it with many amenities and opportunities. Glenville is in close proximity to three major urban centers, offering an expansive transportation network, a diverse economic base, and a competent work force with well-educated and productive professional and technical workers. The three core urban centers of the Capital District include Albany, Schenectady, and Troy, which all have historically served different economic functions within the region.

In the past, Schenectady served primarily as an industrial center due to the presence of the General Electric Company. However, in recent decades, there has been a gradual decline in the industrial sector and both the City and County of Schenectady have taken on a new role in the regional economy. Schenectady County has emerged as a center of housing and associated retail and small industry development. It also benefits from Albany's strong economy, allowing the county to become a center for government and related services.

Glenville is well situated as an inner ring suburb within close proximity to centers of economic strength. Glenville has an existing employment base and vacant land available for future developments. The Town's location and resources provide an opportunity to play an important role in the region's growth.



Transportation

There are no freeways or expressways within the Town of Glenville. In 1998, a bridge was constructed over the Mohawk River, connecting Exit 26 of the New York Thruway and Interstate 890 with Route 5, providing local relief from truck traffic and easier access in and out of Glenville. Access to the Northway (Interstate 87) is located to the east in the Town of Clifton Park.

Glenville has a number of arterial roads that accommodate thru-traffic and offer access to major development centers. These include NYS Route 5 (Amsterdam Road), NYS Route 50 (Saratoga Road), NYS Route 911F (Freemans Bridge Road), NYS Route 147 (Sacandaga Road), and NYS Route 914V (Glenridge Road). Many people residing in communities around Glenville commute to and from work on these arterial roads. This increases traffic volume and adds to the problem of perceived excessive speeds of motorists.

The most significant arterial is Route 50, connecting the Cities of Schenectady and Saratoga Springs through Glenville. The roadway, located in eastern Glenville, traverses the most developed section of the Town, generating local traffic as well as heavy volumes of thru-traffic.

The 682-acre Schenectady County Airport is located in the southern portion of Glenville, three miles north of Schenectady. The Airport is owned and operated by Schenectady County, with the eastern portion of the Airport leased to the Air National Guard. The services currently available include airfreight, air ambulance, air cargo, charter flights, corporate flights, flight instruction, aircraft rental and sales, and aerial surveying. The airport averages about 76,700 operations/flights per year, with July being the busiest month. During the summer, the number of daily flights can reach 209. Approximately 95% of operations are for general aviation, with the remainder given over to military flights.