

DRAFT

APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 1:
COMMUNITY PROFILE

COMMUNITY PROFILE
FOR
THE VILLAGE OF MENANDS

MRP STUDIO FALL 2017



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The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan. The spring 2018 MRP Planning Studio included:

Students: Dhaval Dhamelia, Jad Edlebi, Aneisha Samuels, Eric Stotsky, Zeynep Tas,
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Introduction

The comprehensive plan, also known as a general plan, master plan or land-use plan, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. This report provides basic data for a community profile to be used in the future development of a comprehensive plan for the Village of Menands, in Albany County, New York.

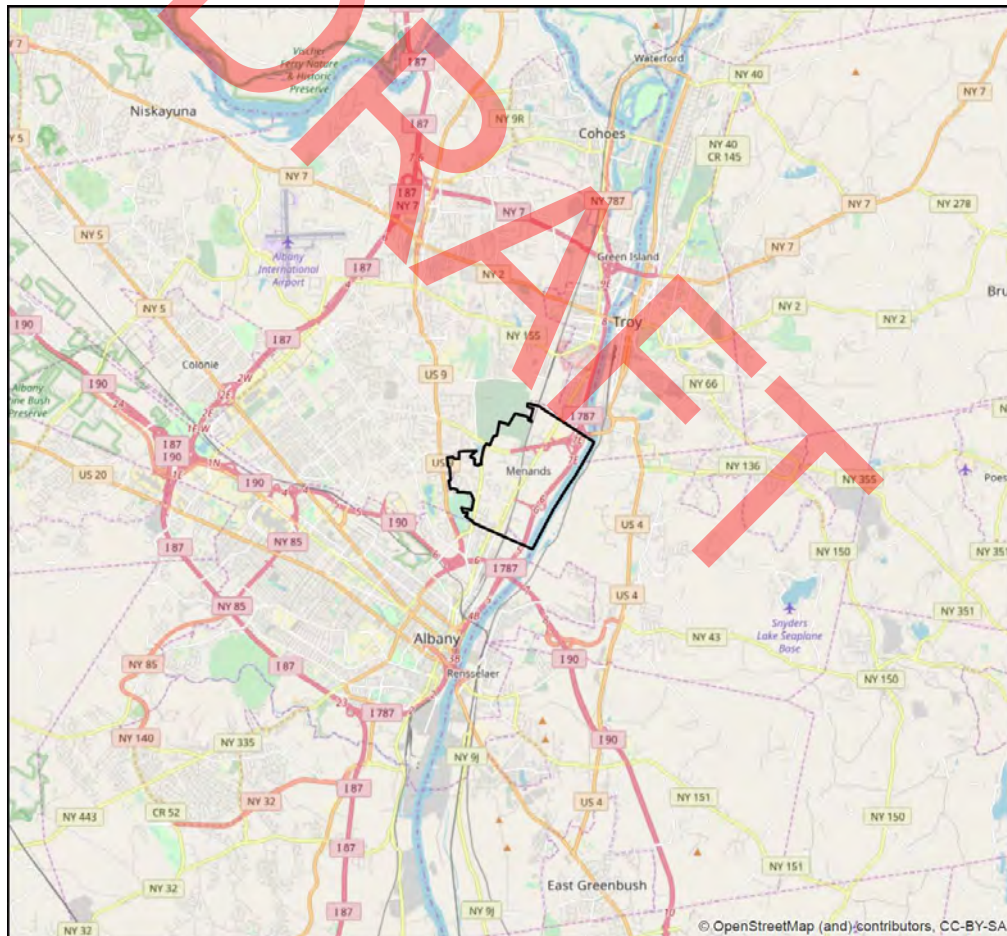


Figure 1 Location of Menands, NY

Menands History

The Village of Menands shares an early history with other communities that were a part of the Manor of Rensselaerswyck, a patroonship established in 1630 by Kiliaen van Rensselaer under the auspices of the Dutch West India Company. This patroonship included much of the land of current-day Albany and Rensselaer counties, as well as parts of Columbia and Greene counties. The Van Rensselaer family retained ownership of most of the region until the anti-rent wars of 1839-1845, when many tenant farmers refused to continue to pay rent to what they viewed as an outmoded feudal system. Following the tenant uprising, the last remaining heirs of the van Rensselaer patroonship slowly sold off their lands to private owners.

Louis Menand settled in the area in 1842 and established a successful horticultural business. He established a variety of nurseries and greenhouses on his property. One rail line constructed through the area in the 1850s named a station stop “Menand’s Crossing.” A railroad station constructed at a later date was called “Menands Station.” (The station was located in the present-day Ganser-Smith Park but is no longer standing.) Louis Menand died in 1900 and when the Village of Menands incorporated in 1924, they adopted the name Menands, in honor of their influential resident.

While neighboring communities such as Albany and Watervliet grew into larger cities with street grid patterns, sidewalks and higher populations densities, Menands began as, and remained, an agricultural area for many years. But by the late nineteenth century, along with much of the Capital District region, Menands developed as its own center of industry and commerce, in large part due to major transportation corridors that ran through Menands. These included the Hudson River, the historic Broadway Turnpike (current-day New York State Route 32); the Erie Canal, during the early and mid-nineteenth century; the railroads, particularly in the mid and late-nineteenth century but also up to today; and the modern highway transportation network that is in existence today. All of these modes of transportation have collectively left a deep imprint on the landscape of Menands.

The original Broadway Turnpike, which runs north-south, parallel to the Hudson River, is a wide street that serves, in places, as the village’s “Main Street.” The Erie Canal was built along the original Broadway

Turnpike, but the canal was filled in after the construction of the New York State Barge Canal re-routed the canal terminus from Albany to Waterford in the early 1900s. A slight indentation in the grass on the east side of Broadway along Canal Street provides an indication of the location of the original bed of the Erie Canal.

The large expanses of open farmland made Menands an enticing location for industries to build large warehouses and factories. Many businesses and manufacturers moved into the village throughout the early twentieth century, building the large buildings and warehouses that still exist along the Broadway corridor in Menands. A rail line located along the waterfront prior to the construction of Interstate 787 provided transportation access for the industry and business that developed along the waterfront. Construction of Interstate 787 in the 1960s displaced some industry and business but others remained. Today, one major freight line continues to run through Menands.

One of the largest industries in Menands was the Albany Felt Company. This company built their first building in Menands in 1902 and continued in operation in Menands until the 1980s, when the increase in computer usage began to affect the paper industry. The company moved its headquarters to Rochester, New Hampshire in 2011. Today, this former industrial complex is listed on the National Register of Historic Places and has been renovated into apartments which started leasing in 2016.

In the early twentieth century, an electric trolley ran on Broadway, providing easy access into the city of Albany, and allowing Menands to promote itself as a “Garden Suburb.” The trolleys ended when buses were introduced in the 1930s. Bus service has continued to this day and will soon be improved by the addition of a CDTA Bus Rapid Transit line through Menands.

The growth of industry and commerce in Menands influenced the nature of residential development in the village. Many of the village’s residential neighborhoods were built as Menands grew in the early and mid-twentieth century. Former large land holdings and estates were subdivided into lots for single-family homes on several streets on the hillside west of Broadway. Some examples of these bungalow and prairie-style homes, built primarily between 1910-1930, are represented in the Menand Park Historic District. Several apartment complexes have also been constructed in Menands, starting as early as 1938 with Dutch Village apartments. Several of these apartment complexes are on, or close to, Broadway. This historic

village landscape form continues today with businesses located along Broadway or east of Broadway, and residential areas located almost entirely west of Broadway.

One of the most impactful developments in the history of Menands was the construction of Interstate 787 along the Hudson River waterfront in the late 1960s. The construction of this interstate drastically changed the waterfront landscape of Menands and cut off access to the waterfront from the village. The highway was built over a series of islands in the Hudson River and the water in-between the islands was filled in. The highway was basically built in the Hudson River and construction of this highway required the banks of the river to be pushed out several hundred yards. The original west bank of the river can still be seen near the location of the Little River Lake, which is the last remaining section of the original Hudson River in this area. This has now become a marshland and the vast majority of the in-filled land is now a wetland.

In 1970, a report called the *Scenic and Recreational Development Plan* was written for the village to address how the waterfront could be reclaimed. The plan attempted to find uses for the 200 acres of land available after the construction of Interstate 787, with suggestions such as a marina, boat launch, recreational fields, pedestrian walkways, and biking areas. The only part of this plan that came to fruition was the Mohawk-Hudson Hike-Bike Trail. The other recommended facilities were never constructed. Currently, there is no way for a person to get to the waterfront while in Menands, except from the Mohawk-Hudson Bike-Hike Trail, which cannot be accessed from any point within Menands. Plans are underway to remedy this situation, as described in this report.

Another State road affecting the original development patterns of Menands is NY 378. This is an east-west route connecting US 9 in Colonie with US 4 in Troy. It originally followed Menand Road from US 9 to NY 32. It was realigned in the 1950s to follow the new highway connecting US 9 to the Troy-Menands Bridge (then numbered as part of NY 2). When NY 2 was truncated to US 4 in Troy in 1978, the bridge and road connecting to US 4 became an extension of NY 378. While this road network and interchange provides ease of access in and out of Menands, it erected visual and physical barriers between the northern and southern sections of Menands that divide the community.

Menands developed as an extension of north Albany, as one of the city's earliest suburbs. Even today, except for the new entrance gateway signs that the Village has erected, it is difficult to discern exactly where the Village boundaries are located. Several transportation corridors through Menands serve

commuters, causing Menands to be somewhat of a drive-through community. Yet Menands has its own community networks, strong school system, residential enclaves and a growing job base. The village has much to offer residents, commuters and visitors. This report presents existing conditions in Menands to set a baseline to allow further exploration of future opportunities.

Ed. note: Thank you to Village Historian Kevin Franklin for much of the information included in this section.

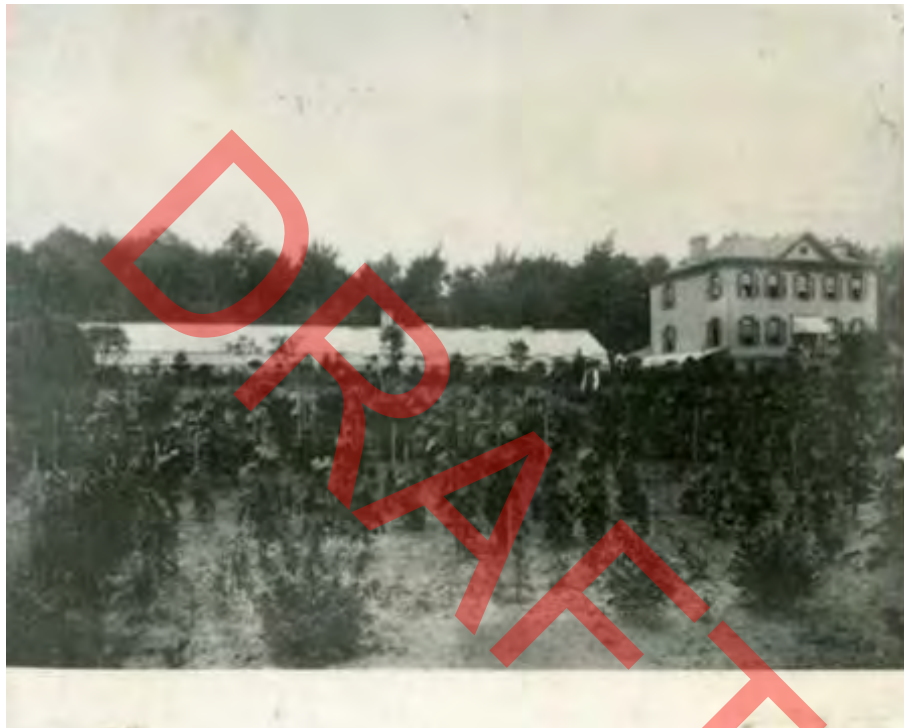


Figure 2 Home and Greenhouse of Louis Menand

<http://villageofmenands.com/our-village/history/historical-gallery/>



Figure 3 Louis Menand in late 1890's

<http://villageofmenands.com/our-village/history/historical-gallery/>



Figure 4 Menands Passenger Station (no longer standing)

<http://villageofmenands.com/our-village/history/historical-gallery/>
[/villageofmenands.com/our-village/history/historical-gallery/](http://villageofmenands.com/our-village/history/historical-gallery/)



Figure 5 Montgomery Wards. June 2, 1948.

NYS Archives. B1598-99. https://www.google.com/search?q=menands+historic+photos&client=firefox-b-l-ab&tbn=isch&source=iu&i\ctx=1&fir=qGhMFllh-qSd-M%253A%252CawKdVmpZDhGTHM%252C_&usg=__qlTsgARj-OGK36CeErf_av-k0uo%3D&sa=X&ved=0ahUKEwj16uDe8Z7ZAhWPwFMKHVK9BBwQ9QEIMTAD#imgdii=uqxujfVlbnFOGM:&imgre=qGhMFllh-qSd-M:



Figure 6 Scenic and Recreational Development Report (1970)

Community Services

Village Municipal Office and Village Clerk



Figure 7 Village of Menands Municipal Office at 280 Broadway
Source: Google Maps

Municipal Offices are located at 280 Broadway. Offices were moved here in 2017 from 250 Broadway when the village purchased and renovated a former bank office. The village clerk's office provides access to information on births and deaths as well information available to the public that is provided under the Freedom of Information Law. The clerk also maintains public information on the village budget, planning board minutes, zoning ordinances and other public records.

Village Police and Fire Departments



Figure 8 Village Fire Department and Police Department.
Google Maps

The Menands Police Department is located at 250 Broadway. Currently, it employs 10 officers in the department. The Village Fire Department is located in the same building. Menands Fire Co. #1 is an all-volunteer fire department. Currently, there are ten department officers and six civil officers in the department.

Village Court

Village Court is held in the Menands Municipal Building at 250 Broadway. The courtroom is located on the 2nd floor. The village justice is elected every four years.

Menands Senior Citizens Club



Figure 9 Bethany Presbyterian Church.
Google Maps

The Menands Senior Citizens club meets at 21½ North Lyon Avenue. Members meet socially every Thursday at Bethany Presbyterian Church on Lyons Avenue. Everyone age 55 and over is welcome. Every summer a picnic is held, and a very active Tour Committee works hard to plan trips. During the year, there are different speakers who talk about issues that are facing seniors.¹

¹ Village of Menands. (n.d.). Departments. Retrieved from <http://villageofmenands.com/departments>

Recreation

Ganser-Smith Memorial Park

Ganser Smith Memorial Park is a Menands park that has a children's playground, baseball field, and basketball court. Located on Menand Road, near the Village center, this 3-acre park is the epicenter of nearly all village-sponsored events. Ganser-Smith Park plays host to a series of picnics and musical events throughout the summer. The park amenities include a large open pavilion and BBQ, a children's playground, baseball field, basketball and volleyball courts as well as horseshoe pits.



Figure 10 Ganser-Smith Memorial Park
Source: <http://www.ihavekids.com/attractions/234/NY/Menands/Ganser-Smith-Memorial-Park>

Hutton Street Park

This small “pocket” park located at the corner of Hutton Street and Amsterdam Avenue in the south end of the Village is largely used by neighborhood children for pickup ball and other activities.

Polk Switzer Park

This quiet park located on Elmwood Avenue in the north end of the Village is 7.2 acres of open green space and includes a basketball court.

Sage Estates

This land was bequeathed to the Village by the family of the late Senator Henry M. Sage as land to be kept forever wild. This 63.38-acre property contains over a mile of hiking and jogging trails that meander through fields and along a ravine and pond. The parcel address is 255 Van Rensselaer Blvd.

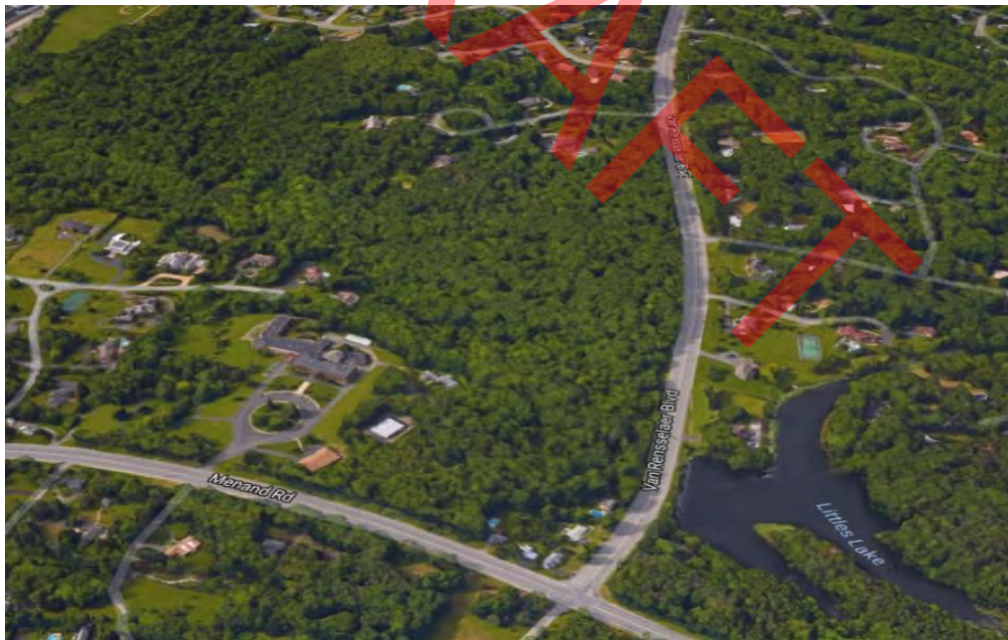


Figure 11 Sage Estates
Source: Google maps

Mohawk-Hudson Bike-Hike Trail

This extensive biking/walking trail traverses the Village of Menands along the Hudson River and is part of the state-wide Erie Canalway Trail that extends from Albany to Buffalo. This trail connects many points of historical and cultural interest such as Schuyler Flatts Park, located just north of Menands in the Town of Colonie, and the NYS Barge Canal flight of locks in Waterford. This trail is a segment of the newly designated Empire State Trail, which will ultimately connect trails in the Hudson, Mohawk and Champlain Valleys. Plans are underway by the Capital District Transportation Committee to provide physical access to this trail in Menands, which does not currently exist.



Figure 12 Mohawk-Hudson Bike-Hike Trail
<http://brian.carr.name/albany11/albny107.htm>



<https://www.ny.gov/programs/empire-state-trail>

Menands School District



Figure 13 Front entrance of Menands School

The Menands Union Free School District covers the area of the Village of Menands east of Van Rensselaer Boulevard. The district consists of one K-8 school, the Menands School, which is off Wards Lane. Student enrollment over the past two decades has fluctuated from 223 to 278 students with an average of 244 students. The staff consists of 31 teachers, 14 non-instructional personnel, a superintendent, and a principal. Currently, the teacher-to-student ratio is approximately 1 to 8. However, school enrollment

projections tend to vary throughout the school year due to Menands School enrolling students from homeless shelters during the school year.²

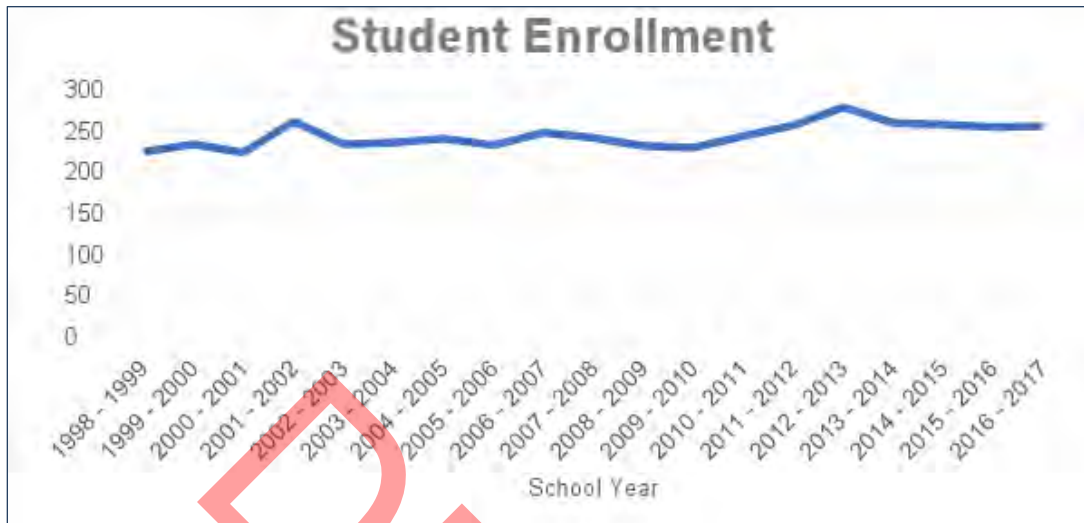


Chart 1 Menands School Annual Student Enrollment in Previous 20 Years³

Since Menands School only serves Kindergarten to 8th grade, the school pays tuition for an additional 120 Menands students to enroll in the following high schools: Shaker High School in North Colonie Central School District, Colonie Central High School in South Colonie, Watervliet High School, Heathy High School in Green Island, and Tech Valley High School.⁴

² About Menands School - Menands School District, Menands, NY. (n.d.). Retrieved from <http://www.menands.org/AboutUs/aboutus.cfm>

³ Archive - MENANDS UFSD | NYSED Data Site. (n.d.). Retrieved from <https://data.nysed.gov/archive.php?instid=80000055344>

⁴ About Menands School - Menands School District, Menands, NY. (n.d.). Retrieved from <http://www.menands.org/AboutUs/aboutus.cfm>

The budget vote for the 2017 – 2018 fiscal year was passed on May 16, 2017 with expenditures totaling \$8,548,159; this is an increase of \$211,723, or 2.54%, from the 2016 – 2017 budget. A total of \$6,772,374 was dedicated to their program component, which consists of general core education, transportation, health services, special services, and employee benefits. A total of \$941,358 was dedicated to their administrative component, which consisted of the Board of Education, supervisory services, and funding for their Business Office and Chief School Administrative Office. A total of \$834,427 was dedicated to their capital component, which consisted of debt service, operation and maintenance of all facilities, and employee benefits.⁵

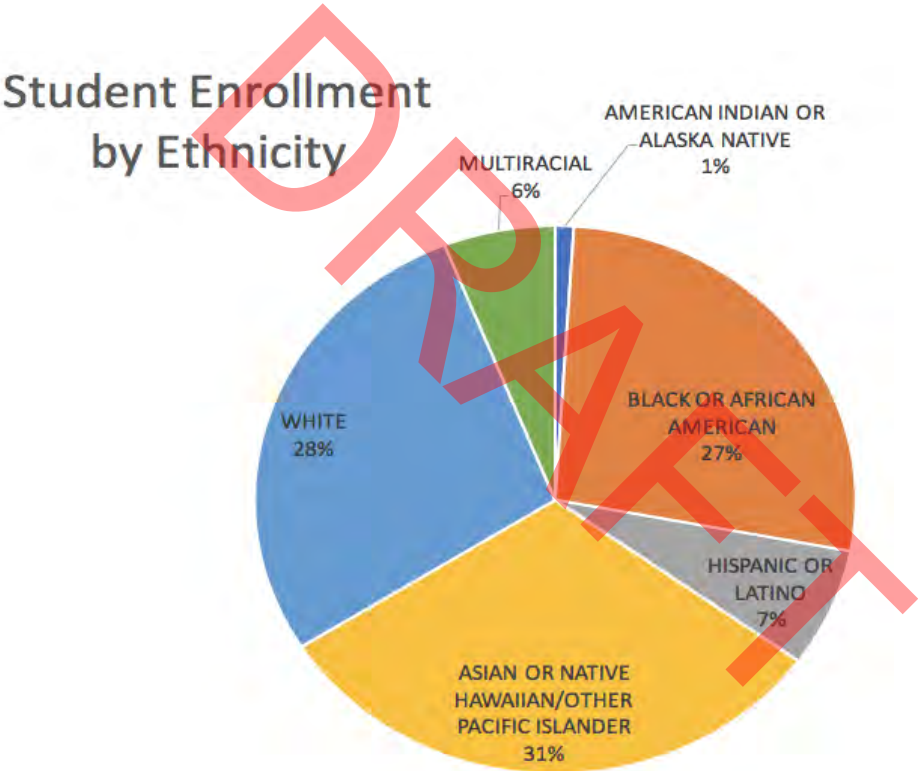


Chart 2 Student Enrollment by Ethnicity⁶

⁵ Budget information - Menands School District, Menands, NY. (n.d.). Retrieved from <http://www.menands.org/BoardofEd/budget.cfm>

⁶ 2017 | MENANDS SCHOOL - Report Card | NYSED Data Site. (n.d.). Retrieved from <https://data.nysed.gov/reportcard.php?instid=80000055345&year=2017&createreport=1&enrollment=1>

The Menands School offers a strong academic program. Their program consists of many beneficial learning environments for students. This includes a full-day Kindergarten, accelerated courses in 8th grade math and science, and Spanish learning starting in Kindergarten. For every grade, Menands School provides computer technology, art, music, library, physical education, and health courses. Menands School sets a great example for what any primary school program should consist of. Menands School District is committed to excellence by encouraging cultural diversity, preparing students to excel in all areas of learning, expecting students to become valued members of society, and creating innovative, well-balanced programs that challenge unique abilities all while providing a safe, nurturing, and supportive environment for all students.⁷



Figure 14 Side view of Menands School⁸

⁷ About Menands School - Menands School District, Menands, NY. (n.d.). Retrieved from <http://www.menands.org/AboutUs/aboutus.cfm>

⁸ Academics - Menands School District, Menands, NY. (n.d.). Retrieved from http://www.menands.org/aspnet_client/Academics/academics.cfm

Population and Demographics

Over the past ninety years, the population of the Village of Menands has increased from 1,522 in 1930, to 3,990 in 2010. The village experienced peak population of 4,333 in 1990. The 2011-2015 American Community Survey 5-Year Estimates produced estimates that the population of Menands in 2015 was 4,004.⁹

The U.S. 2010 Census states that 46.4% of the population of Menands is male, and 53.6% is female. The median age is 41.5 years.

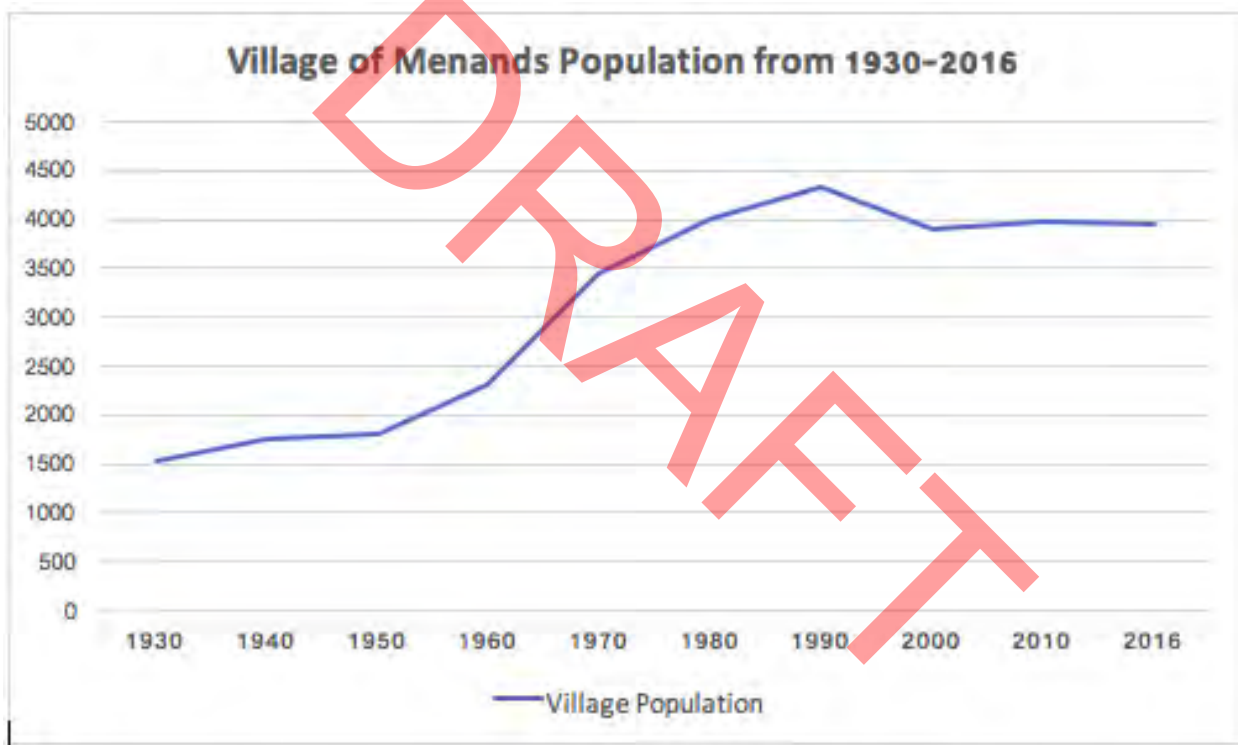


Chart 3 Village of Menands Population
Source: US Census Data 2010

⁹ The 2011-2015 American Community Survey 5-Year Estimates. U.S. Census Bureau. Retrieved January 31, 2018 at: https://factfinder.census.gov/bkmk/table/1.0/en/ACS/15_5YR/DP05/1600000US3646536

Age	Number	Percent of Total
Total Population	3,990	100.0
Under 5	196	4.9
5-9 years	201	5.0
10-14 years	204	5.1
15 to 19 years	193	4.8
20 to 24 years	272	6.8
25 to 29 years	346	8.7
30 to 34 years	276	6.9
35 to 39 years	233	5.8
40 to 44 years	233	5.8
45 to 49 years	281	7.0
50 to 54 years	303	7.6
55 to 59 years	276	6.9
60 to 64 years	289	7.2
65 to 69 years	178	4.5
70 to 74 years	138	3.5
75 to 79 years	131	3.3
80 to 84 years	104	2.6
85 years and over	136	3.4

Table 1 Age Distribution in Village of Menands
Profile of General Population and Housing Characteristics:
2010 Demographic Profile Data.¹⁰

According to the 2010 U.S. Census, there were 2,047 total housing units in the village, with 1,888 of these housing units occupied and 159 vacant. Of the 1,888 number of occupied housing units, 966 (51.2%) were family households, and 922 (48.8%) were non-family households.¹¹

¹⁰ Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data.
<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

¹¹ U.S. Census, 2010 Census Summary File 1. Retrieved January 31, 2018 at:
<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

Race Distribution

Population by Race
White: 68.1%
Black: 13.0%
Asian: 11.5%
Some Other Race Alone: 4.7%
Two or More Races: 2.7%

Table 2 Race Distribution in Village of Menands:
2015 American Community Survey 5-year estimate

Land Use

Menands consists of six land use classifications. These include Commercial, Public/Community Services, Industrial, Recreation/Entertainment, Residential, and Vacant. Residential accounts for the most land area in the village, totaling at approximately 420 acres (30%). Public/Community Services and Commercial ties up, each roughly 25%. Vacant land accounts for about 224 acres (16%).

Land Use Classifications	Acreage	Percentage
Commercial	354.6	25.36%
Public/Community Services	357.2	25.55%
Industrial	27.5	1.96%
Recreation/ Entertainment	15.1	1.08%
Residential	419.8	30.03%
Vacant	223.8	16.01%
Total	1398.0	100.00%

Table 3 Menands Land Use Classifications

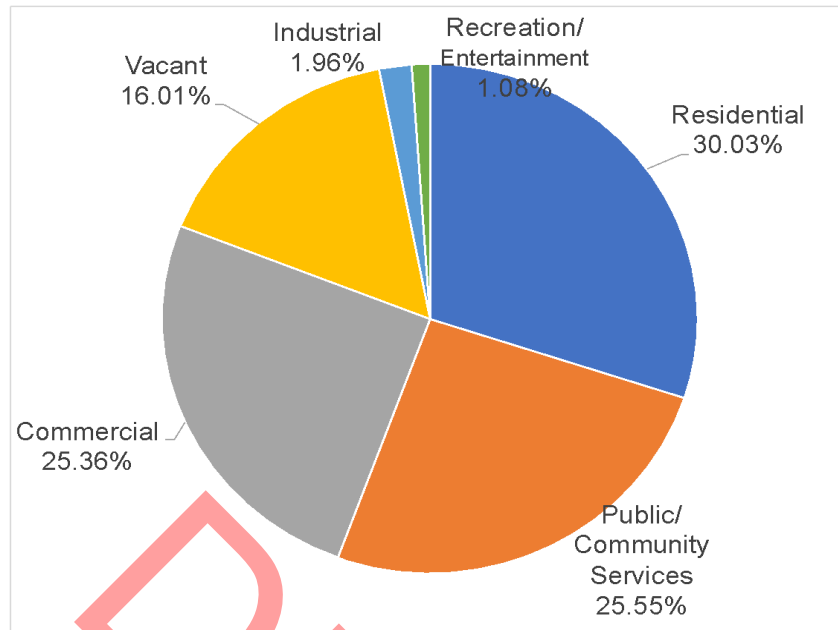


Chart 4 Percentages of Land Use Classifications

Source: Capital District Regional Planning Commission

Zoning

The Village of Menands consists of 15 zoning districts. Eight of the districts, beginning with the letters 'A' and 'R', indicate residential zoning districts and include single-family dwellings along with various mixtures of permitted uses. The only zoning district that does not include single-family dwellings would be R-4. Zoning district(s) T4/T5 include places of worship, parish houses, rectories, convents, retail stores, and restaurants. Zoning district B consists of primarily recreational and commercial purposes, including parks and storefronts. Zoning district BBD, which stands for the Broadway Business District, includes retail spaces, parks, offices, medical clinics, hotels/motels, and light industry. The light industrial (LI) district includes wholesale distribution facilities, light manufacturing, newspaper establishments, and parcel/package distribution services. The high industrial (HI) district include, television/radio stations, garages, gas stations, car washes, heavy manufacturing, construction facilities, and storage yards. The last two are zoning district C, which accounts for Albany Rural Cemetery, and zoning district LC, which is

the area dedicated as land conservation south-southwest of Sage Estates. Fire stations and police stations are incorporated in every zone except for A, C, and LC. Please see the appendices for further information on zoning classifications in the Village of Menands.

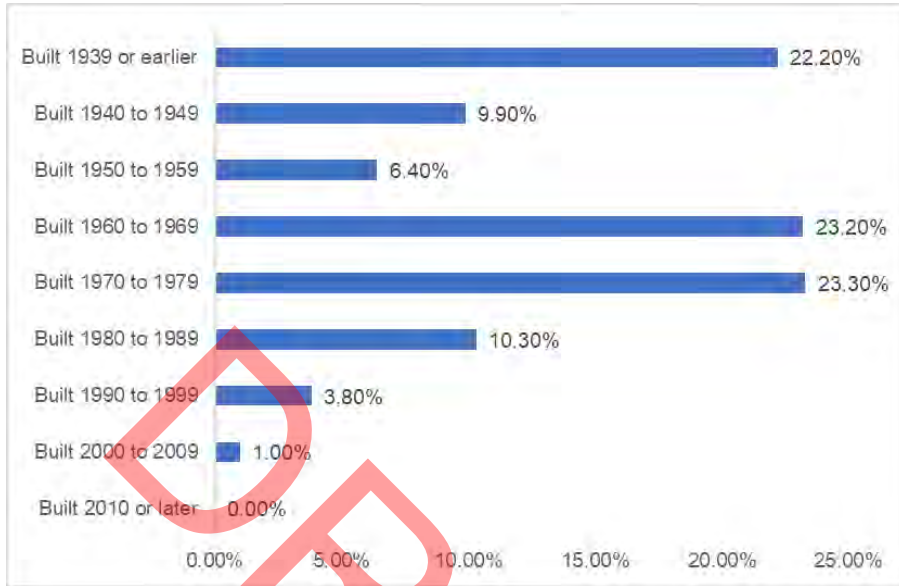


Chart 5 Year Structure Built.
Source: ACS 2015

Housing

This section analyzes data from the 2010 and 2015 American Community Survey (ACS) and highlights housing types, characteristics, tenure, value, and affordability in the Village of Menands, and compares the village data with Albany County and New York State.

Residential land uses occupy roughly 546.48 acres of the Village’s total land area, just over 37%. According to the 2015 ACS, there are a total of 1,990 housing units within the Village, 61.7% of which were constructed prior to 1969 (Chart 5). Housing includes historic and more recent single-family detached homes, several traditional style apartment complexes, and new loft-style apartments at One Broadway (Figures 15, 16, 17, 18, 19). Source: Google Imagery.



Figure 15 Single Family detached housing



Figure 16 Single Family detached housing



Figure 17 Apartment Complex



Figure 18 Apartment Complex



Figure 19 Albany Lofts at One Broadway



Chart 6 Housing Units
Source: ACS, 2015

According to the 2015 American Community Survey, there are 1,990 housing units in the village. Of these, 827 are single family detached housing units and 1,163 are multi-family housing units. As of the 2015 ACS, there are no single-family attached housing units or mobile homes in the Village (Chart 6).

As shown on Chart 7, single family attached housing units represent 41.6 percent of all housing units. Multi-family residences make up 58.4 percent of the housing units in Menands. These include two

family residences, three or four family residences, and five or more family residences. When compared to Albany County and New York State, the Village has a smaller proportion of single-family housing units (41.6 percent versus 54.6 percent, and 46.8 percent respectively), and a greater proportion of multi-family units (58.5 percent versus 44.1 percent and 50.8 percent respectively).



Chart 7 Single-family and Multi-family Units in Menands, Albany County and New York State



Chart 8 Housing Vacancy in Menands

According to the 2015 ACS data, a total of 1,990 housing units are located within the Village. Of this number, 1,670 housing units are occupied, while 320 housing units are classified as vacant. This represents a vacancy rate of approximately 16.1%, which is 5.5% over the Albany County vacancy rate of 10.6% and 5% over the State’s vacancy rate of 11.1%. There is a higher percentage of renter-occupied housing units than owner-occupied units in the Village of Menands. In Albany County and in New York State, owner-occupied housing is more prevalent than renter-occupied housing. Thirty-six percent of occupied housing units are owner-occupied in the Village of Menands, while 58.3 percent and 53.6 percent of occupied housing units are owner-occupied in Albany County and New York State, respectively (Chart 9.) Refer to Table 4 for the number of vacant, owner-occupied, and renter-occupied housing units in the Village of Menands, Albany County and New York State).

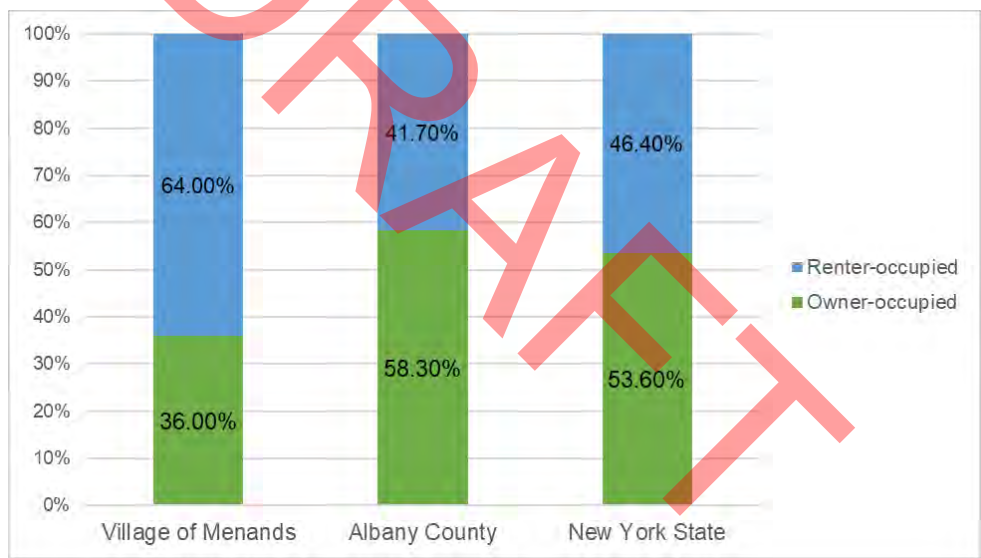


Chart 9 Housing Tenure by Percentage in Menands, Albany County and New York State
Source: ACS, 2015

Area	Total Housing Units	Vacant Units		Owner-Occupied Units		Renter-Occupied Units	
		Vacant Units	Percent of Total Housing Units	Owner-Occupied Units	Percent of Total Housing Units	Renter-Occupied Units	Percent of Total Housing Units
Menands	1,990	320	16.1	602	30.2	1,068	53.7
Albany County	138,081	14,630	10.6	72,000	52.1	51,451	37.3
New York State	8,171,725	909,446	11.1	3,894,722	47.7	3,367,557	41.2

Table 4 Housing Tenure by Number of Units in Menands, Albany County and New York State
Source: ACS, 2015

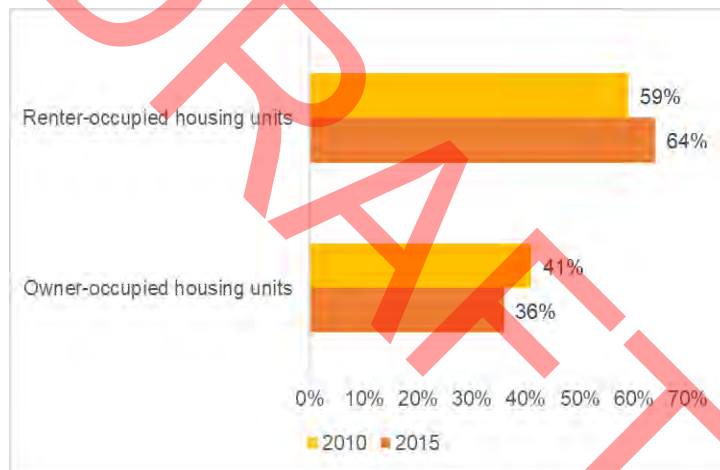


Chart 10 Housing Tenure in 2010 and 2015 Comparison in Menands, Albany County and New York State
Source: ACS, 2015 and US Census Bureau, 2010

ACS data from 2015 indicates that approximately 36 percent of residential units are owner-occupied, 64 percent are renter-occupied. 2010 Census data indicates that 41 percent of residential units were owner-occupied, while 59 percent of all residential units were renter-occupied (Chart 10). This illustrates that there was a five percent drop in owner-occupied units, and a five percent increase in renter-occupied units between the 2010 Census and the 2015 ACS data.



Chart 11 Tenure by Household Size
Source: US Census Bureau, 2010

According to the 2010 Census, 50% of the 1-person housing units in Menands are renter-occupied housing units, while 25.8% of 1-person households are owner-occupied housing units. (Chart 11).

According to the 2010 Census, approximately half of all owners were between 45 and 64 years of age, while about 19 percent were under 44 years, and 32 percent were 65 years and older. Approximately half of the renters were less than 44 years old, 31 percent of renters were between the ages of 45 and 65, and only 18 percent were 65 years of age or older. The youngest householder age group (under 24 years old) had the lowest level of home ownership (3 percent). Home ownership rates increase steadily by age and peak for householders 65 to 74 years of age, reaching about 63 percent. Homeownership rates decline for householders in older age groups with 47 percent of householders 75 to 84 years (Chart 12).

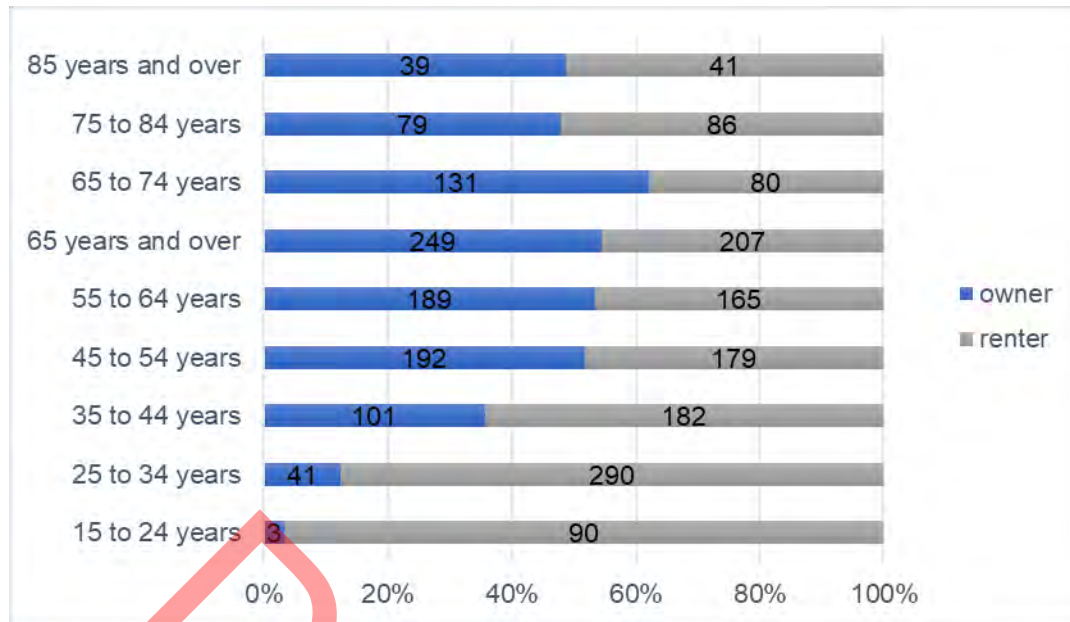


Chart 12 Tenure by Age of Householder
 Source: 2010 US Census Bureau

Housing Value

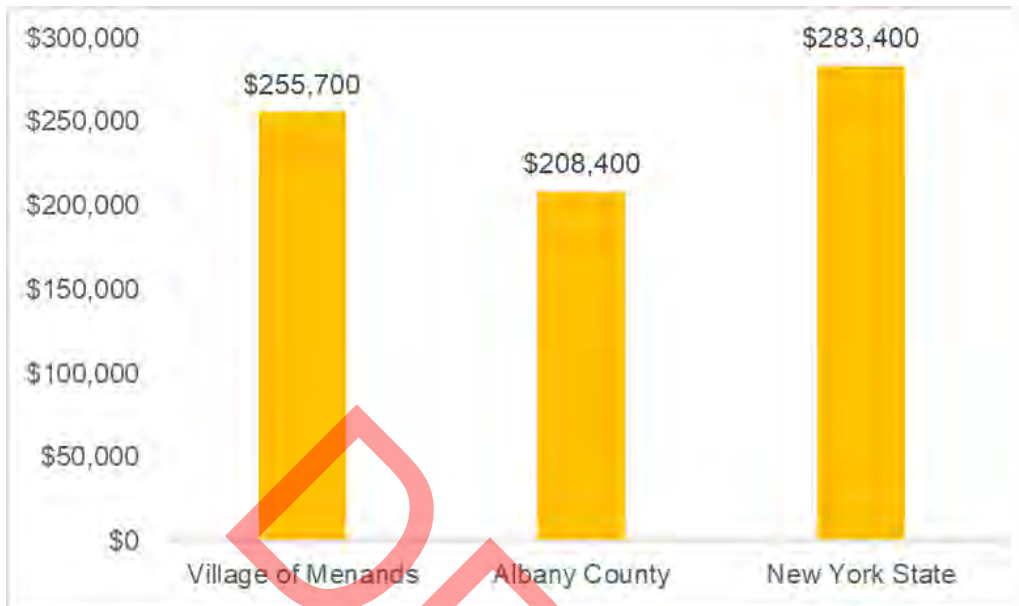


Chart 13 Median Housing Value in Menands, Albany County and New York State
Source: ACS, 2015

According to the 2015 American Community Survey, the median value for owner-occupied housing in the Village was \$255,700. Comparisons with Albany County indicate that Village owner-occupied housing values are considerably higher than the County as a whole, and less than those for the State.

The median value of owner occupied residential units in the Village in 2010 was \$211,100; in 2000 it was \$124,300 (Chart 14)



Chart 14 Median Home Price Change
Source: ACS, 2000, 2010 and 2015

The majority of owner-occupied housing units in the Village has a value between \$150,000 and \$499,999 (80.2%). Menands is notable for its higher share of housing units with a price range of \$150,000 to \$199,999 (28.7%) and \$300,000 to \$499,999 (29.1%). (Chart 15).



Chart 15 Value of Owner-Occupied Housing Units in Menands, Albany County and New York State. Source: ACS, 2015

As of November 2017, there were 17 homes listed for sale in Menands at a median price of \$490,000. The listing prices ranged from \$112,000 to \$3,000,000. From 2014 through October 13, 2017, 126 homes were sold in Menands with sales prices ranging from \$18,000 to \$2,975,000 (see Figure 20). The volume of home sales in Menands has been declined in the past three years, with 53 homes sold in 2015, as compared to a total of 44 in 2016 and 41 in 2017. The median sales price of these homes was \$199,750.

Figure 20 Houses for Sale and Recently Sold

Source: Zillow

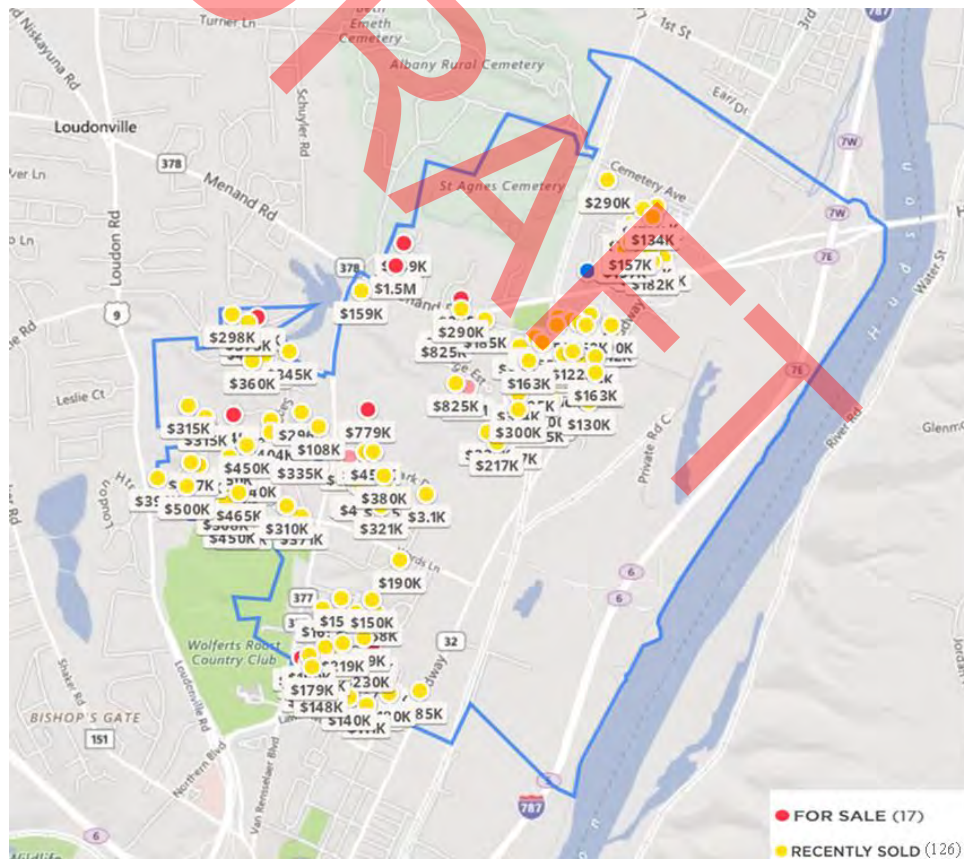


Table 5 Prices of Homes sold in Menands December 2014-October 2017. Source: Zillow

#	Date	Price	#	Date	Price
1	12/5/2014	\$290,000	33	9/9/2015	\$220,000
2	12/22/2014	\$85,000	34	9/22/2015	\$321,000
3	12/30/2014	\$95,000	35	9/28/2015	\$155,000
4	12/30/2014	\$95,000	36	9/30/2015	\$130,000
5	12/30/2014	\$190,000	37	10/1/2015	\$70,000
6	12/30/2014	\$257,000	38	10/5/2015	\$169,000
7	1/7/2015	\$404,000	39	10/5/2015	\$155,000
8	1/7/2015	\$275,000	40	10/5/2015	\$112,000
9	1/8/2015	\$133,600	41	10/9/2015	\$371,000
10	1/8/2015	\$290,000	42	10/15/2015	\$330,000
11	1/13/2015	\$157,000	43	10/21/2015	\$157,000
12	1/21/2015	\$78,500	44	11/5/2015	\$190,000
13	1/22/2015	\$330,000	45	11/10/2015	\$320,000
14	1/26/2015	\$152,500	46	11/10/2015	\$166,420
15	2/18/2015	\$310,000	47	11/16/2015	\$374,900
16	3/27/2015	\$182,500	48	11/19/2015	\$450,000
17	3/27/2015	\$182,500	49	11/25/2015	\$480,000
18	4/2/2015	\$825,000	50	12/3/2015	\$111,000
19	4/9/2015	\$385,000	51	12/14/2015	\$132,000
20	4/15/2015	\$250,100	52	12/14/2015	\$159,000
21	5/20/2015	\$360,000	53	12/24/2015	\$132,000
22	5/27/2015	\$180,000	54	1/13/2016	\$140,000
23	5/28/2015	\$290,000	55	2/23/2016	\$325,000
24	6/9/2015	\$115,000	56	2/24/2016	\$190,000
25	7/8/2015	\$387,500	57	2/26/2016	\$190,000
26	7/24/2015	\$78,000	58	3/15/2016	\$148,000
27	7/27/2015	\$152,000	59	3/23/2016	\$172,000
28	7/31/2015	\$825,000	60	4/13/2016	\$340,000
29	8/6/2015	\$163,000	61	4/25/2016	\$169,070
30	8/12/2015	\$130,000	62	5/5/2016	\$177,500
31	8/12/2015	\$130,000	63	5/31/2016	\$225,000
32	8/27/2015	\$335,000	64	6/6/2016	\$450,000

Date	Price	#	Date	Price
6/13/2016	\$126,875	96	11/9/2016	\$150,000
6/15/2016	\$122,500	97	12/19/2016	\$296,000
6/17/2016	\$450,000	98	1/13/2017	\$158,000
6/24/2016	\$125,000	99	1/27/2017	\$107,500
7/11/2016	\$327,000	100	2/8/2017	\$300,000
7/13/2016	\$18,000	101	3/10/2017	\$198,500
7/14/2016	\$337,500	102	3/28/2017	\$175,500
7/15/2016	\$345,000	103	3/31/2017	\$535,000
7/15/2016	\$148,500	104	4/23/2017	\$215,000
7/27/2016	\$315,000	105	4/25/2017	\$157,500
7/29/2016	\$500,000	106	5/1/2017	\$185,000
7/31/2016	\$315,000	107	5/4/2017	\$465,000
8/9/2016	\$217,000	108	5/10/2017	\$211,000
8/9/2016	\$179,100	109	5/11/2017	\$178,000
8/12/2016	\$169,500	110	5/11/2017	\$350,000
8/22/2016	\$410,000	111	5/19/2017	\$180,000
8/25/2016	\$188,000	112	5/23/2017	\$336,735
8/29/2016	\$74,000	113	5/25/2017	\$169,500
9/1/2016	\$314,000	114	6/13/2017	\$380,000
9/12/2016	\$185,000	115	6/20/2017	\$208,000
9/19/2016	\$410,000	116	7/13/2017	\$230,000
10/5/2016	\$190,000	117	7/24/2017	\$390,000
10/7/2016	\$90,000	118	7/31/2017	\$259,000
10/7/2016	\$340,000	119	8/3/2017	\$225,000
10/12/2016	\$162,900	120	8/14/2017	\$1,300,000
10/17/2016	\$84,000	121	9/1/2017	\$2,975,000
10/18/2016	\$219,000	122	9/5/2017	\$268,000
10/25/2016	\$169,000	123	9/11/2017	\$395,000
10/27/2016	\$367,500	124	9/12/2017	\$100,000
10/31/2016	\$242,000	125	9/26/2017	\$445,000
11/6/2016	\$245,000	126	10/13/2017	\$201,000

The median monthly rent in the Village is \$1,073. Comparisons with Albany County and New York State indicate that the Village’s median monthly rent is higher than the Albany County’s value of \$919, and slightly less than the New York State’s value of \$1,132 (See Chart 16).

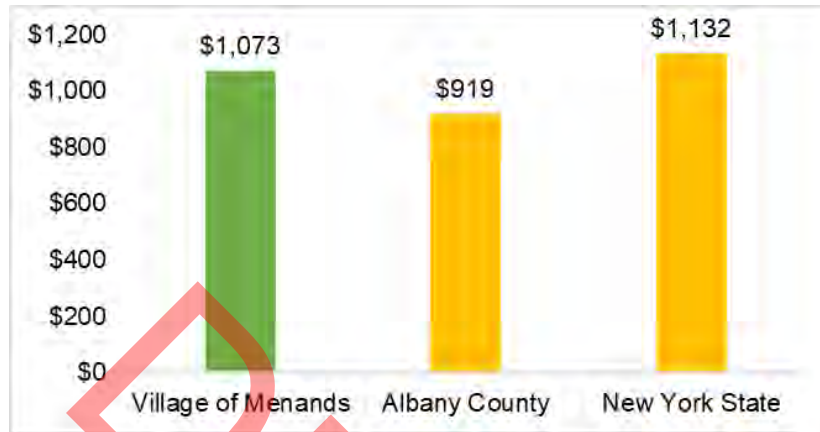


Chart 16 Median Monthly Rent in Menands, Albany County and New York State
Source: ACS, 2015

Housing Affordability

The conventional public policy indicator of housing affordability in the United States is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem.¹² According to the 2015 American Community Survey, 35 percent of owners with mortgages and 17 percent of owners without mortgages spend 30 percent or more of their income on housing costs.

In Menands 100% of the renters who earn less than \$35,000 annually spend 30% or more of their income on rent, 32% of the renters who earn between \$35,000 and \$49,999 annually spend 30% or more of their income on rent, while none of the renters who earn \$50,000 or more spend 30% or more of their income on rent. When compared to the Albany County and New York State, Menands has a greater proportion of

¹² “Housing Affordability: Myth or Reality?” Wharton Real Estate Center Working Paper, Wharton Real Estate Center, University of Pennsylvania, 1992

renters who earn less than \$35,000 annually pay 30% or more of their income on rent, and has a smaller proportion of renters who earn \$50,000 or more annually pay 30% or more of their income. This shows that it is relatively harder for the people who earns \$35,000 or less annually to find affordable housing in the Village of Menands, then people in Albany County or in New York State.

Annual Household Income	Village of Menands		Albany County		New York State	
	Owner-occupied housing units:	Renter-occupied housing units:	Owner-occupied housing units:	Renter-occupied housing units:	Owner-occupied housing units:	Renter-occupied housing units:
Less than \$20,000:	100%	100%	85%	87%	84%	88%
\$20,000 to \$34,999:	100%	100%	54%	76%	61%	79%
\$35,000 to \$49,999:	100%	34%	41%	37%	45%	57%
\$50,000 to \$74,999:	28%	0%	27%	9%	34%	32%
\$75,000 or more:	8%	0%	5%	2%	16%	9%

Table 6 Percent of Owners and Renters Who Spend More Than 30 Percent of Income on Housing
 Source: 2011-2015 American Community Survey 5-Year Estimates

Chart 17 shows those households considered housing-cost burdened for the three areas mentioned, split out by owners and renters. Owners in the Village of Menands pay a higher percent of household income than owners in Albany County or in the State of New York, while fewer renters in the Village pay 30 percent or more of their income than renters in Albany County or in the State.

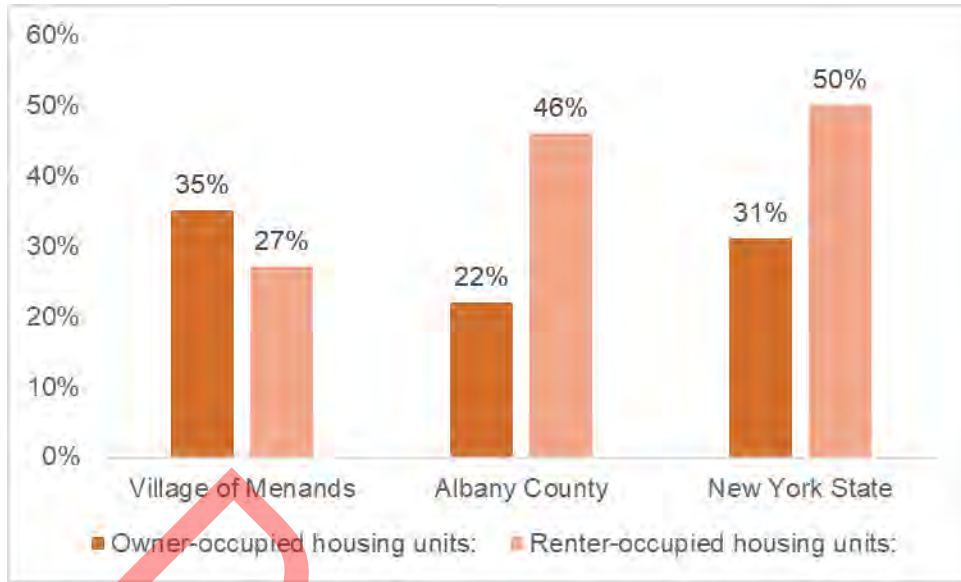


Chart 17 Percent of households who spend more than 30% of their income on housing costs
 Source: 2011-2015 American Community Survey 5-Year Estimates

Chart 18 indicates those households considered housing-cost burdened for the three areas mentioned, split out by moderately (30.0 to 49.9 percent of income spent on housing costs) and severely (50% or more of income spent on housing costs) housing-cost burdened. Renters in the Village of Menands pay a smaller percent of household income than renters in Albany County or in the State of New York. Menands has a higher percentage of owners paying more than 50% of their household income on housing than those owners with severe burden in the County or State. Menands also has a higher percentage of owners with moderate housing-cost burden than those owners with moderate burden in the County or State.

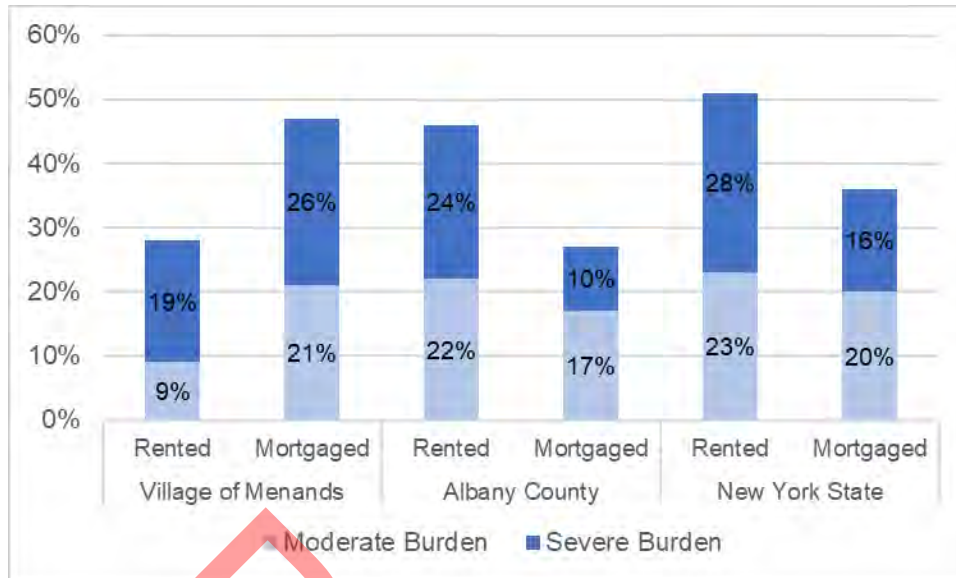


Chart 18 Housing-Cost Burden for Menands, Albany County and New York State
 Source: 2011-2015 American Community Survey 5-Year Estimates

Another way to measure housing affordability is to use a Housing Affordability Index (HAI) which measures whether a typical family earns enough income to qualify for a mortgage loan on a typical home at the national and regional levels, based on the most recent price and income data. A HAI of 100 represents an area that, on average, has sufficient household income to qualify for a loan on a home valued at the median home price. An index greater than 100 suggests homes are easily afforded by the average area resident. A HAI less than 100 suggests that homes are less affordable. Since HAI is at **211** for the Village of Menands, it can be suggested that homes are easily afforded by the average area resident in Menands (see formula and calculations).

Figure 21 Formula for Housing Affordability Index (HAI)

Monthly Mortgage Rate –The effective mortgage rate is reported by the Federal Housing Finance Board on a monthly basis and reflects the amortization of initial fees and charges (the rate is 3.92 for New York State in 2015).

Principle & Interest Payment – Monthly Payment

Formula: $MEDPRICE * .8 * (IR/12) / (1 - (1/(1+IR/12)^{360}))$

$182500 * 0.8 * (3.92/12) / (1 - (1/(1+3.92/12)^{360})) = \$47,693$

Median as % of Income = Necessary monthly income

Formula: $((PMT * 12) / MEDINC) * 100 = ((\$47,693 * 12) / \$76,277) * 100 = \750

Median Family Income –Income data from the Census Bureau Decennial Survey.

Qualifying Income – Income necessary to qualify for a loan for the median priced home

Formula: $PMT * 4 * 12 = \$750 * 4 * 12 = \$36,000$

Housing Affordability Index(Composite)- Measures the degree to which a typical family can afford the monthly mortgage payments on a typical home.

Formula: $(MEDINC / QINC) * 100 = (\$76,277 / \$36,000) * 100 = 211$

Key:

IR = Interest Rate

MEDPRICE = Median price of existing single-family home sale

PMT= Monthly payment

MEDINC = Median Family Income

MINC = Necessary Monthly Income

QINC = Qualifying Income

Economic Base

Income

The estimated median *household* income for the Village of Menands, according to the 2015 American Community Survey (ACS), was \$62,683. Comparatively, the median household income in Albany County was \$59,887 in the 2015 ACS. Albany County’s 2015 estimated median household income was about 4.5% lower than Menands. The median household income for the entire state of New York was \$59,269 in 2015. The 2015 ACS estimates for median household income in Menands are 5.4% greater than the estimates for New York State. The 2015 ACS estimated median *family* income in Menands to be \$76,277 per year. In Albany County, the median family income was \$83,085 in the 2015 ACS. In the state of New York, median family income was estimated to be \$100,984 in the 2015 ACS. The same survey shows that the poverty rate in Menands is 6.4%. This is 7.1% lower than Albany County (13.5%) and 9.3% lower than the poverty rate in all of New York State (15.7%). Table 7 compares median family and household income figures.

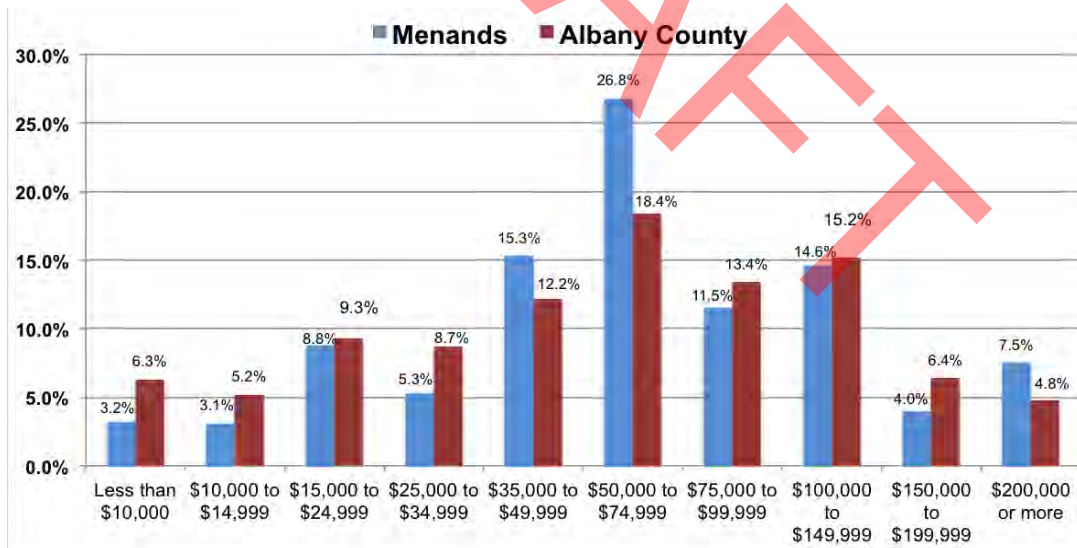
Median Household Income		
Village of Menands	Albany County	New York State
2015	2015	2015
\$ 62,683	\$ 59,887	\$ 59,269
Median Family Income		
Village of Menands	Albany County	New York State
2015	2015	2015
\$ 76,277	\$ 83,085	\$ 100,984

Table 7 Median Household Income.
Source: 2015 ACS 5-year estimate

According to the 2015 ACS, 15.1% of working residents earned less than \$25,000 annually. In the same survey year, 20.6% earned between \$25,000 and \$49,999, 26.8% earned between \$50,000 to \$74,999, and 37.6% of the population earned over \$75,000 annually. Table 8 shows the annual household income distribution in Menands in 2015. Chart 19 and 20 offer visual representations of the income distribution.

Annual Household Income Distribution in Menands and Albany County				
	Village of Menands		Albany County	
	Number	Percent	Number	Percent
Total Households	1,670	100%	123,451	100%
Less than \$10,000	53	3.2%	7,777	6.3%
\$10,000 to \$14,999	52	3.1%	6,419	5.2%
\$15,000 to \$24,999	147	8.8%	11,481	9.3%
\$25,000 to \$34,999	89	5.3%	10,740	8.7%
\$35,000 to \$49,999	256	15.3%	15,061	12.2%
\$50,000 to \$74,999	448	26.8%	22,715	18.4%
\$75,000 to \$99,999	192	11.5%	16,542	13.4%
\$100,000 to \$149,999	244	14.6%	18,765	15.2%
\$150,000 to \$199,999	67	4.0%	7,901	6.4%
\$200,000 or more	125	7.5%	5,926	4.8%

Table 8 Annual Household Income Distribution in Menands and Albany County.
Source: 2015 ACS 5-year estimate



Source: 2015 ACS 5-year Estimate

Chart 19
Annual Household Income Distribution in Menands and Albany County

Village of Menands Income Distribution

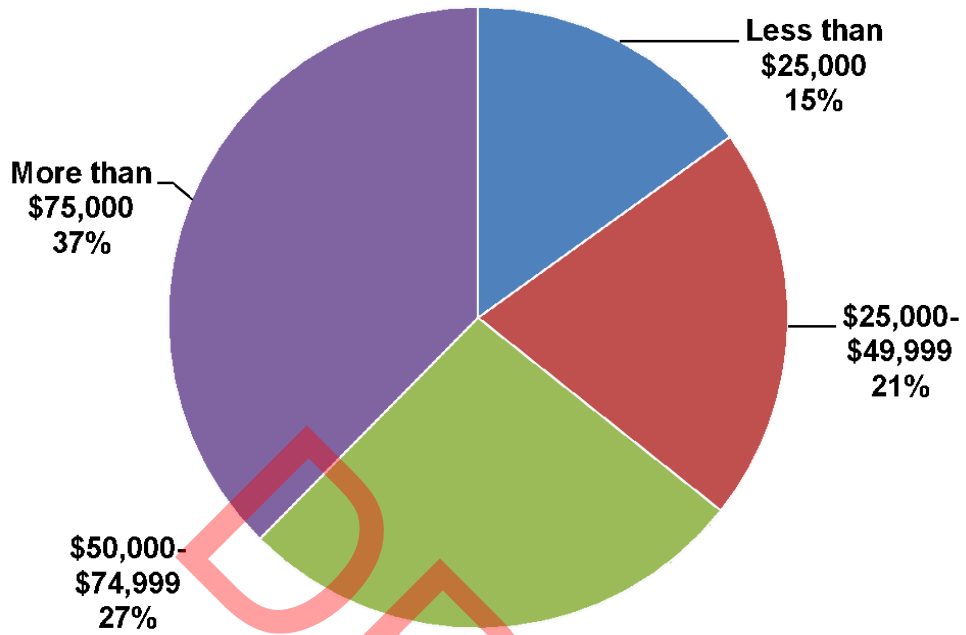


Chart 20

Village of

Menands Income Distribution.
Source: 2015 ACS 5-year Estimate

Employment

Employment by Industry in Menands, Albany County, and New York State						
Location	Menands		Albany County		New York	
INDUSTRY	Number	% of Total Population	Number	% of Total Population	Number	% of Total Population
Agriculture, forestry, fishing and hunting, and mining:	0	0.0%	526	0.3%	55,439	0.6%
Construction	12	0.6%	7,282	4.7%	520,223	5.6%
Manufacturing	66	3.1%	8,005	5.1%	592,969	6.3%
Wholesale trade	19	0.9%	2,911	1.9%	229,666	2.5%
Retail trade	251	11.7%	17,336	11.1%	1,003,363	10.7%
Transportation and warehousing, and utilities:	62	2.9%	5,602	3.6%	489,578	5.2%
Information	123	5.7%	3,565	2.3%	274,060	2.9%
Finance and insurance, and real estate and rental and leasing:	319	14.9%	11,277	7.2%	752,488	8.1%
Professional, scientific, and management, and administrative and waste management services:	277	12.9%	16,648	10.6%	1,083,408	11.6%
Educational services, and health care and social assistance:	624	29.1%	42,240	27.0%	2,561,790	27.4%
Arts, entertainment, and recreation, and accommodation and food services:	140	6.5%	14,380	9.2%	893,814	9.6%
Other services, except public administration	43	2.0%	7,575	4.8%	465,669	5.0%
Public administration	208	9.7%	19,017	12.2%	427,441	4.6%
Total:	2,144	100%	156,364	100%	9,349,908	100%

Table 9 Employment by Industry

Source: 2015 ACS 5-year estimates

According to the 2015 ACS estimates for the Village of Menands, the top five industry types are educational, health, and social services (29.1%), finance (14.9%), professional, scientific, and management, and administrative and waste management service (12.9%), retail (11.7%) and public administration (9.7%). In Albany County, professional services (27.0%), public administration (12.2%), retail, (11.1%) finance (10.6%), and education and health services (9.2%) are the top five industries for employment. In the entire state of New York, the top industries are educational, health, and social services (27.4%), professional, scientific, and management, and administrative and waste management service (11.6%), and retail trade (10.7%), arts and recreation services (9.6%) and manufacturing (6.3%). Table 9 compares these figures. The top three industries for each selection area are shown in Chart 23. In Charts 23, “Other” includes industries such as, but not limited to, construction, manufacturing, transportation and warehousing, and information. The full list of employment industries can be seen in Table 9.

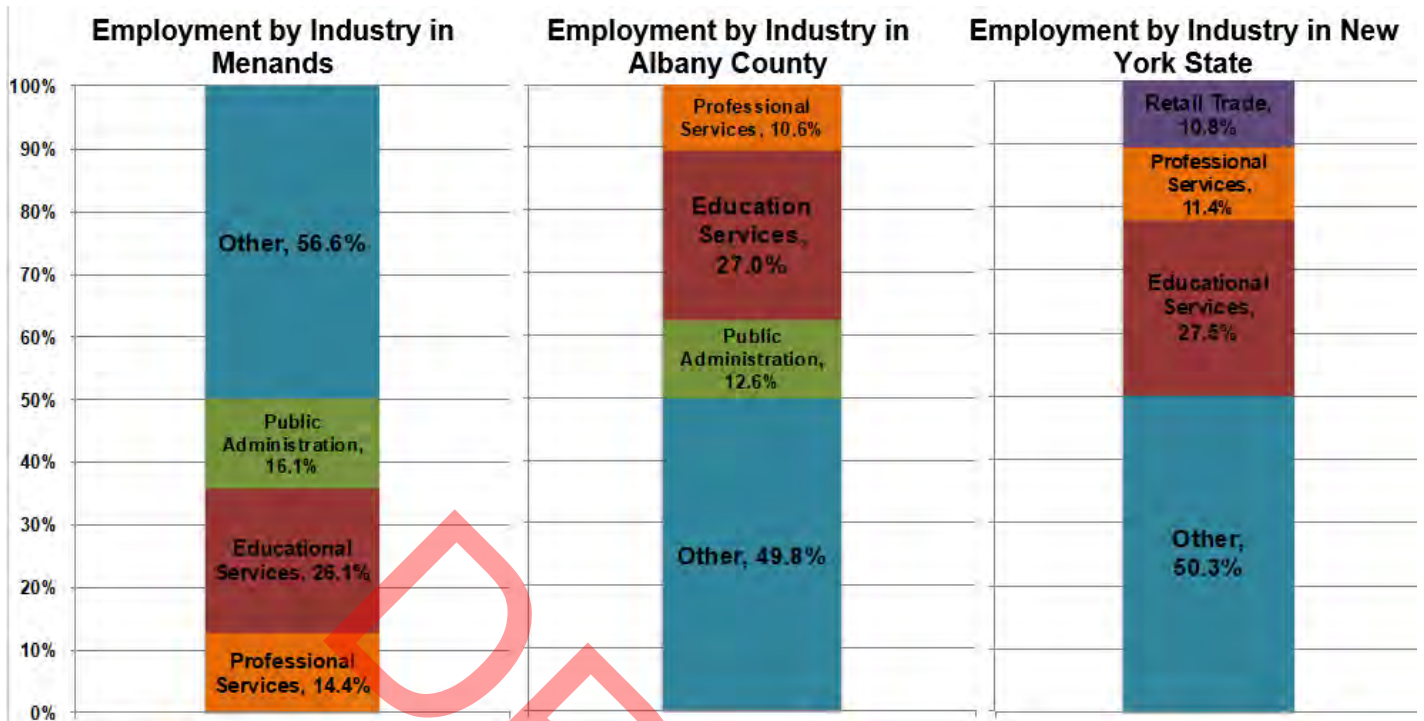


Chart 21 Employment by Industry

Source: 2015 ACS 5-year estimates

Residential and Non-Residential Work Force

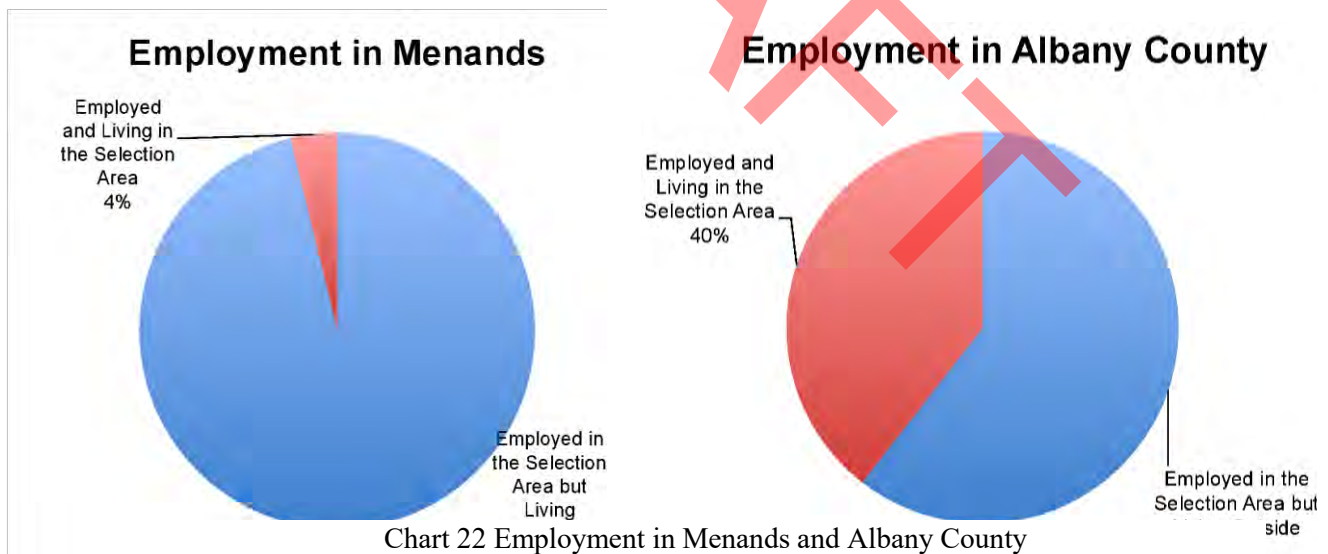
The U.S. On the Map tool indicates that there were 4,163 people employed in Menands. Of this 4,163, only 158 employees both lived and worked in Menands while the remaining 4,005 employees commuted into Menands. The same tool indicates that of the 1,832 employed eligible workers in Menands, 1,674 were employed outside of the village. This means that just 8.6% of employed eligible residents of Menands live and work in their community and 91.4% of eligible workers employed in the Village of Menands do not reside in the community. These figures are shown in Table 10.

Inflow/Outflow of Jobs in 2015				
	Menands		Albany County	
	Number	Percent	Number	Percent
Employed in the Selection Area	4,163	100.0%	236,496	100.0%
Employed in the Selection Area but Living Outside	4,005	96.2%	143,167	60.5%
Employed and Living in the Selection Area	158	3.8%	93,329	39.5%
Living in the Selection Area	1,832	100.0%	143,697	100.0%
Living in the Selection Area but Employed Outside	1,674	91.4%	50,368	35.1%
Living and Employed in the Selection Area	158	8.6%	93,329	64.9%

Table 10 Inflow/outflow of Jobs in 2015

Source: U.S. Census on the Map Tool

Comparatively, in all of Albany County, there are 234,496 employed eligible workers. Of those workers, 39.5% (93,329) were both employed and lived in Albany County while 60.5% (143,167) commuted into Albany County from an outside municipality. Of the 143,697 residents living in Albany County, 64.9% (93,329) worked within county lines and 35.1% (50,368) were employed outside of the county. These figures are compared below, in Chart 22.



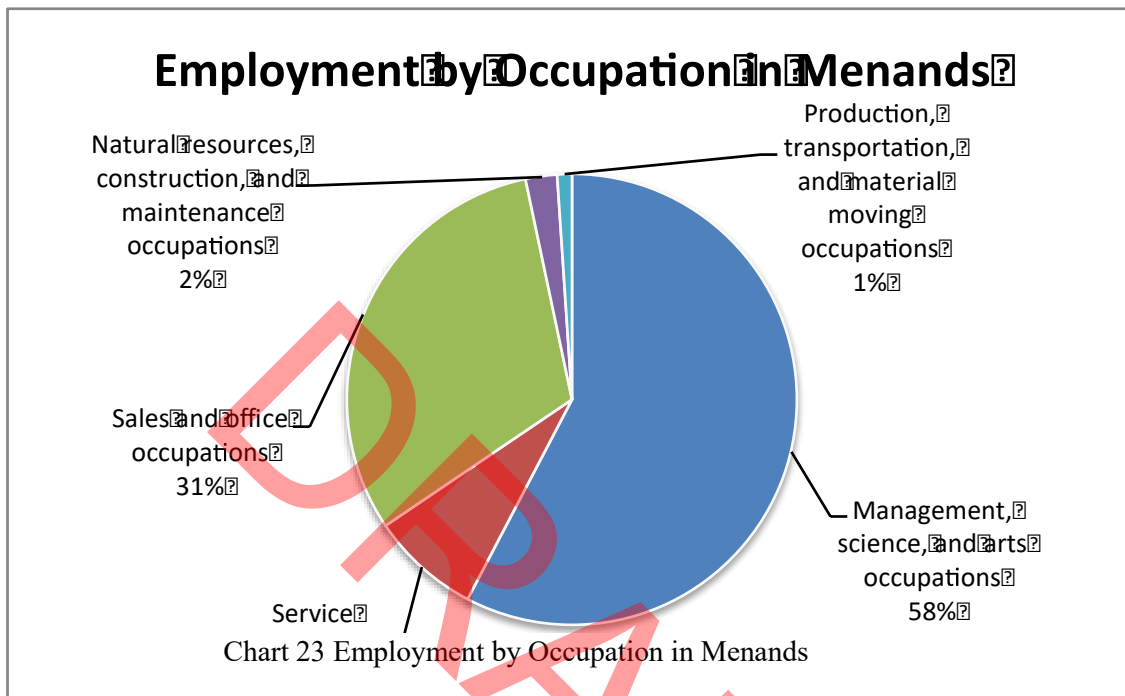
The th:

Source: U.S. Census on the Map Tool

..., science,

and art occupations (58%), sales and office occupations (31%), and service occupations (8%). Following,

natural resources, construction, and maintenance occupations, (2%) and production, transportation, and material moving occupations (1%) are the fourth and fifth most common occupations. Chart 22 visually represents this information.



Source: 2015 ACS 5-year estimate

Commuting Characteristics

In the 2015 ACS the average commute time in Menands was 16.1 minutes, with 15.8% of the workforce commuting less than 10 minutes to work, 53.7% commuting between 10 and 20 minutes, and 30.4% commuting more than 20 minutes. Of those who commuted to work from Menands, 85.0% reported traveling by car, van, or truck, 79.0% of commuters using these vehicles drove alone, and 6.0% reported that they car pool to work. Following, an estimated 7.6% of the population was reported to use public transportation (excluding taxicabs), 1.3% of employed eligible workers were said to walk to work, 0.8% used taxicab, motorcycle, or other means to travel to work, and the remaining 5.2% were reported to work from home. Table 11 shows means of transportation to work in Menands in 2015 and Chart 24 shows travel time figures.

Means of Transportation to Work	% of Working Population
Car, truck, or van	85.0%
Drove alone	79.0%
Carpooled	6.0%
Public transportation (excluding taxicab)	7.6%
Walked	1.3%
Bicycle	0.0%
Taxicab, motorcycle, or other means	0.8%

Table 11 Means of Transportation

Source: 2015 ACS 5-year estimate

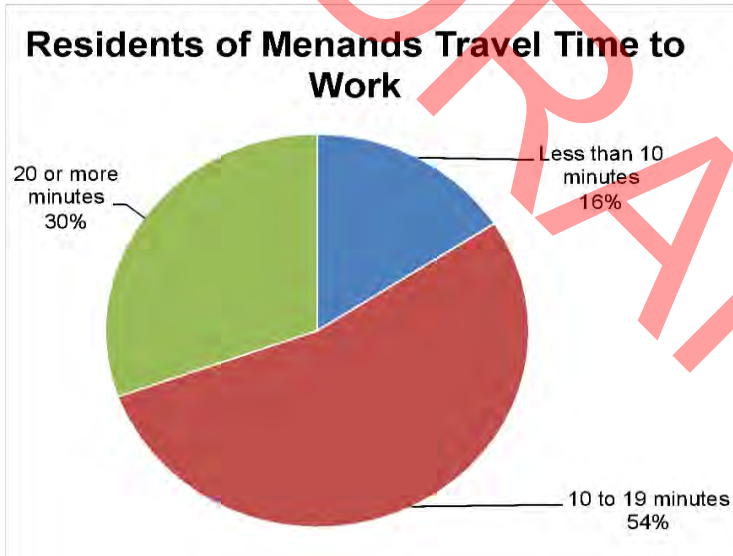
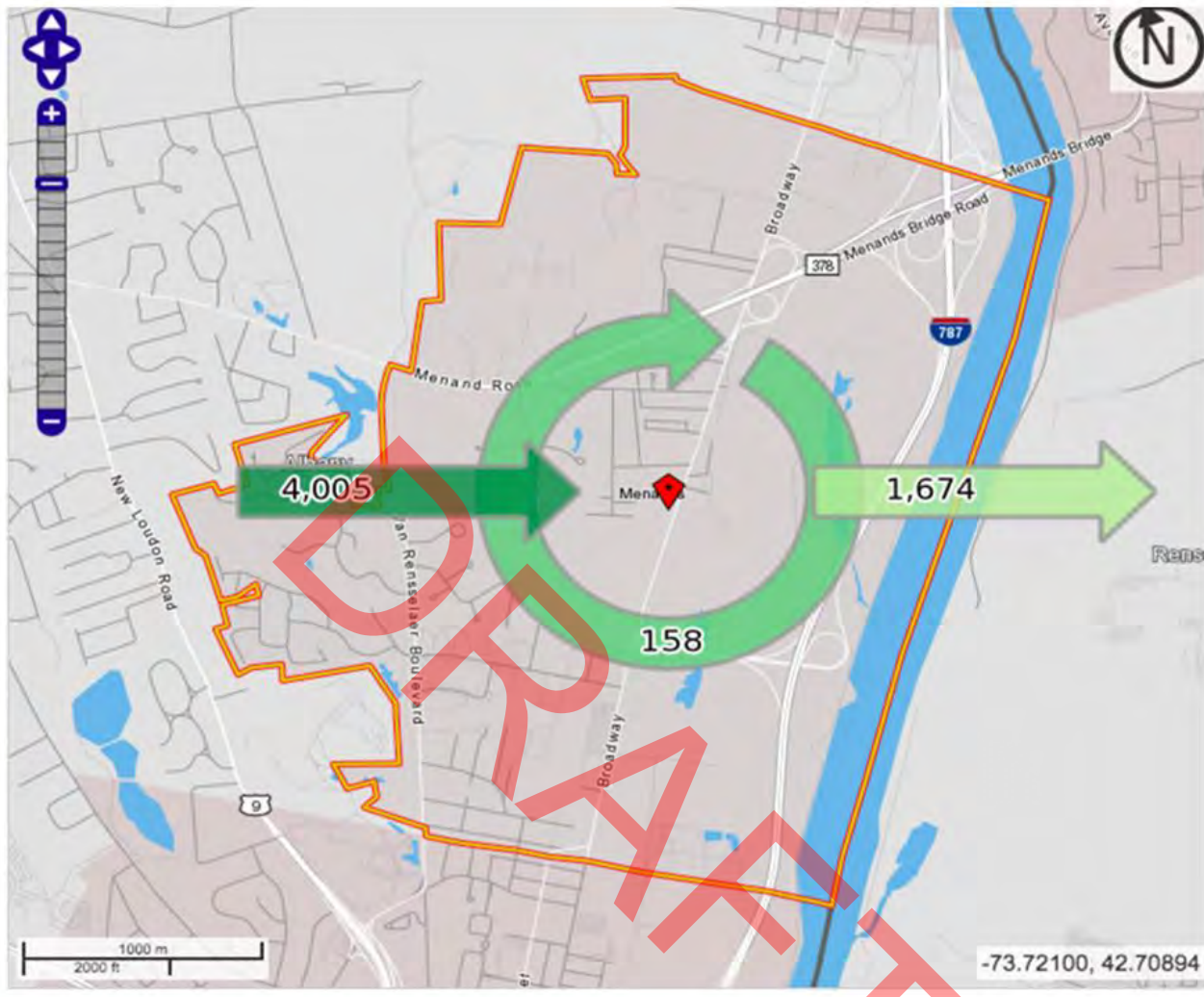


Chart 24 Residents of Menands Travel Time to Work

Source: 2015 ACS 5-year estimate



- 4,005 - Employed in Selection Area, Live Outside
- 1,674 - Live in Selection Area, Employed Outside
- 158 - Employed and Live in Selection Area

Overlay arrows do not indicate directionality of worker flow between home and employment

Figure 22 Inflow/Outflow Job Counts - Menands, NY

2015 U.S. Census on the Map Tool <https://onthemap.ces.census.gov/>

Transportation Infrastructure

Transportation infrastructure in Menands needs several improvements. These different improvements involve changes to the bicycling infrastructure, pedestrian accessibility, bus services and public transportation, and intersection improvements. There have been several studies done in the past that focus on transportation issues or that mention these types of issues as crucial to the future success of the village. The **Transportation Access and Land Use Improvement Study** and the **Route 32 Linkage Study** are two studies that have indicated many of the transportation needs in the village. These studies were published in 2006 and 2011, respectively.



The Transportation Access Land Use Study

This study focuses on Broadway, in Menands, and discusses issues with the road, pedestrian and bicycling issues, and provides recommendations for the village.

This study focuses specifically on the Broadway corridor in Menands. The goals of this study are to help preserve and manage, develop the region's potential, link transportation and land use, and plan and build for all modes. A well-functioning transportation infrastructure cannot function properly if it does not provide accommodations for all modes of travel.

Figure 23 Transportation Access and Land Use Improvement Study

Existing land use

This study defines the northern section of the corridor as primarily commercial and light industrial, with a small amount of residential and recreational use north of Route 378. The southern section of Broadway includes a mixture of commercial, industrial, residential, and institutional land uses. The road is generally a four-lane facility providing two lanes in each direction. Flooding is a concern, as Broadway is within the flood plain or close to it in places. Sidewalks are not continuous. Signalized intersections are spotty and street parking is not allowed.

Focus areas

- **Broadway (NY Route 32)/Menands Road/Market Road**
 - This intersection is south of the Route 378 overpass and it has a traffic signal. All modes of transportation exist at this intersection, except for ADA ramps for visually impaired people. This intersection is busy and needs access improvements to make businesses more accessible and to strengthen the place in the regional and local market.
- **Broadway (NY Route 32)/Route 378 WB Off Ramp**
 - This is a “T” intersection with a traffic signal. The only pedestrian accommodations are limited sidewalks on the west side of Broadway. There are several vacant properties that need redevelopment. There are several curb cuts that create confusion for drivers and conflict points where accidents may occur.

Levels of compatibility concerns for places along Broadway are at a B or C. C means there is concern and B means concern is growing. This needs to be repaired. The rest of the study examines different traffic flows, transit access, and safety concerns. Traffic is heavy on Broadway as it travels through Menands. Pedestrian and bicycling access is limited because the waterfront trail is cut off for bicycles and sidewalks are limited. The Broadway corridor is designated as State Bike Route 9 with on-street bike lanes. These are unsafe, however, as there are many curb cuts. Pedestrians have the same problem with curb cuts. Existing transit services are provided by CDTA. Fixed bus route service extends along

Broadway, all the way to Troy. Bus Route 22 is one of the busiest routes, with about 500 daily riders within the study area.



Figure 24 Route 32 Linkage Study

The Route 32 Linkage Study

The Route 32 Linkage Study is an all-encompassing study of the entire Broadway Corridor. It discusses what needs to be done to specific nodes along the corridor, where there may be opportunity for development or where there may be excessive traffic congestion issues. Route 32 is the original turnpike from Albany to Watervliet, and beyond. It is the site of accidents, congestion, business, residential developments, and entertainment. The study states that it is a densely populated corridor and needs improvements to be able to manage the population and congestion.

“The goal of the planning process is to identify ... transportation and land use

treatments that respect and strengthen the residential neighborhoods, encourage appropriate development and redevelopment including expansion at the Arsenal and provide for a safe and convenient corridor for walkers, cyclists and transit services as well as motorists.”

The Route 32 Corridor plan involves nine goals

1. Complete Streets
2. Safe Travel Speeds
3. Pedestrian Friendly
4. Bicycle Friendly
5. Transit Oriented
6. New Development/Redevelopment
7. Streetscapes
8. Stormwater Management
9. Connections

Recommendations to achieve goals

1. Inter municipal zoning overlay district for Route 32
2. Uniform design guidelines for commercial development
3. Streetscape Enhancements: Pedestrian and bicyclist accommodations vary throughout the Route 32 corridor
4. Bicycle/Trail Connections and bicycle parking standards
5. Drainage Improvements
6. Pedestrian Access/ADA enhancements
7. Access management standards to improve traffic flow
8. Local safety campaign to improve awareness and safety for motorists as well as cyclists and pedestrians

The plan also includes also geographic study areas, or sub-sections, with individual descriptions of land use, transportation conditions and specific recommendations relating to their own specific conditions. Sub-sections include Menands to Colonie, Colonie to Watervliet, and Watervliet.

Menands to Colonie represents the southern sub-section of the study area. There are several different plazas with businesses like Price Chopper (now gone), Rite Aid, Save More, and other stores. The traffic volumes here, at the time of this study, were the highest in the study area.

Transportation Summary Route 32 Corridor – Village of Menands	
Pavement Width	Vary from 45' to over 70' with 50 to 53 feet common and 10' wide travel lanes
Travel Lanes	4
Posted Speed Limits	30 MPH
Traffic Volumes	21,530 vehicles in Colonie and Menands
Sidewalks	4' to 6' sidewalk along much of the west side of Route 32; no sidewalk on the east side
On-Street Parking	No

Table 12 Route 32 Linkage Study - Menands Portion

General recommendations include redevelopment at four different sites. Zoning regulations should be reviewed for the corridor to determine land development guidelines. A limited amount of access to commercial developments is recommended. Land use recommendations are plentiful for this area. It offers the most potential, as there is a considerable amount of commercial land area.

Colonie to Watervliet represents the middle section of the corridor. There are stores along this section as well. It maintains a low speed limit and a high amount of traffic. Lighting along this section is limited, especially around Schuyler Flatts. The road surface and sidewalks need improvement here.

Transportation Summary Route 32 Corridor - Town of Colonie	
Pavement Width	Approximately 50 to 55 feet and 10' wide travel lanes
Travel Lanes	4
Posted Speed Limits	30 MPH
Traffic Volumes	21,520 vehicles in Colonie and Menands
Sidewalks	Narrow and marginal along the west side of Route 32; no sidewalk on the east side
On-Street Parking	No

General recommendations include transportation and streetscape improvements. Industrial, multi-family residential, conservation, commercial, and single-family residential uses are all potential development types. An inter-municipal zoning overlay is suggested also.

Table 13 Route 32 Linkage Study - Colonie Section

Watervliet's section is the northern part of the study area. The land use here is mixed residential and small businesses. This part of Broadway developed differently. It is an urban pattern in grid form.

General recommendations include rezoning to allow for the building uses that actually exist in the area.

Transportation Summary Route 32 Corridor – City of Watervliet	
Pavement Width	Pavement width varies from 46 feet between 1 st and 2 nd Streets to 37 to 42' for much of the remainder of 3 rd Avenue
Travel Lanes	2
Posted Speed Limits	30 MPH
Traffic Volumes	10,160 in the northern part of the study area in Watervliet
Sidewalks	Generally along both sides of the street
On-Street Parking	Yes

Table 14 Route 32 Linkage Study - Watervliet Portion

Many of the businesses are permitted by use variance or preexisting use. As inter-municipal zoning overlay is recommended with uniform design guidelines for commercial development. Sidewalks and streetscape need repair.

The map in Figure 25 shows an outline of the Menands municipal boundary (in black), plus the census tract boundary (in pink). The bicycle trail travels parallel to the waterfront. The railroad heads across Broadway and through the center of the village. There was once a railroad station located on Menand Road. Could this station stop return to the village to offer another mode of transportation? Menands is in a convenient location for transportation access. The village is a centrally located community, sharing

boundaries with Albany, Colonie, and Troy. Transportation improvements could be more focused on the infrastructure of the transportation networks that require attention. Accessibility exists for walking, bicycling, driving, railroad, water travel, and public transit. There are many opportunities for the village to improve the infrastructure for even more accessibility.

Intersections

Several intersections in Menands are in need of improvement. The **Transportation Access and Land Use Improvement Study** and **Route 32 Linkage Study** describe these major intersections. They include the Route 378 interchange with Broadway, the intersection at Menand Road, Broadway, and the access road, the two gateways connecting Interstate 787 to Broadway.

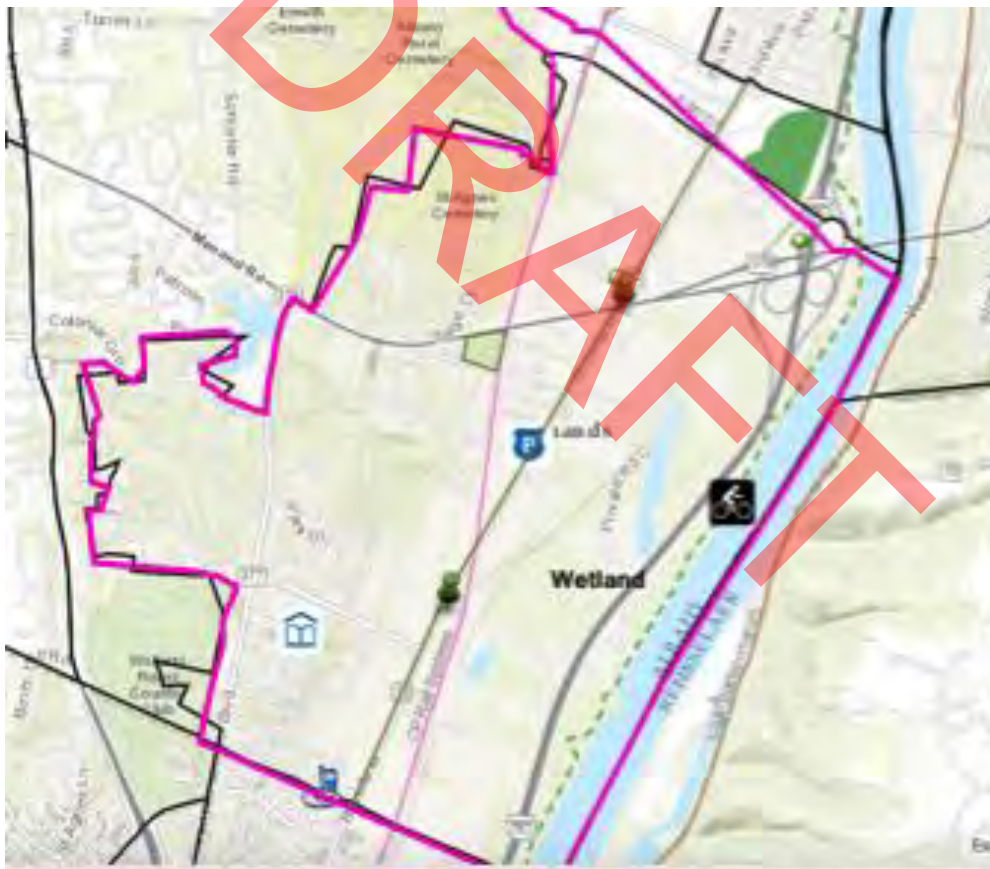


Figure 25 Menands Municipal and Census Tract Boundaries

Source: Google Maps

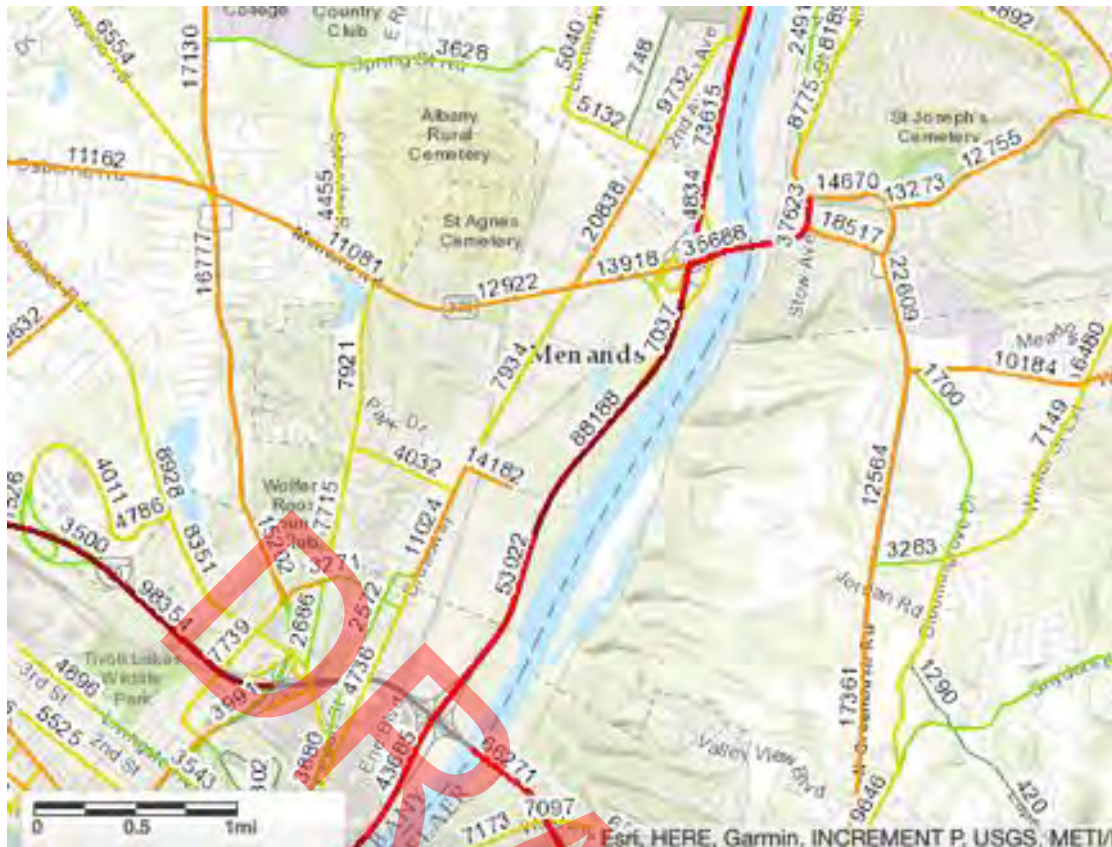


Figure 26 NYSDOT Traffic Map

Based on conversations with stakeholders and DOT data, Menands roads are overcrowded much of the time, making commutes longer than expected for proximity. Traffic volumes are high on Interstate 787, Broadway, and Route 378 every day. As the New York State Department of Transportation traffic volume map shows, the busiest part of Interstate 787 is through Menands. Broadway is the most congested through southern Menands and also northern Menands and Schuylar Flatts. The Route 378 interchange is also congested, heading into Troy.

Route 378 and Broadway is a large interchange that occupies a vast amount of land in Menands. Concerns raised by stakeholders are that this interchange is impeding opportunities for development in Menands.

Menands occupies a small land area and much of the land within the interchange cannot be developed because it is surrounded by on-ramps and off-ramps. Based on stakeholder interviews, a significant percentage want to rebuild this interchange to gain land area and to make four-way intersections with the surrounding roads.



Figure 27 Exit 6 from 787 and The Riverview Center

Source: Google Maps



Figure 28 Menand Road Intersection

Source: Google Maps



Figure 29 Wolfert Avenue

Source: Google Maps

The two gateways connecting Interstate 787 were heavily criticized by Menands stakeholders. The northern gateway onto Broadway is not appealing and many of the residents expressed a desire for repairs. There is an intersection with Wolfert Avenue and North Pearl Street and another with Broadway and Wolfert Avenue. This intersection should continue to be monitored. Menand Road, Elmwood Road, and the connector road are all in an area that is loosely an intersection. They are located near to each other, but not directly across. Broadway connects all these roads. Residents desire a safe intersection for this area because it is a busy focal point of the village. There needs to be a more balanced intersection to allow for automobile and other modes of transportation to be able to travel through the area safely.

Transit Services

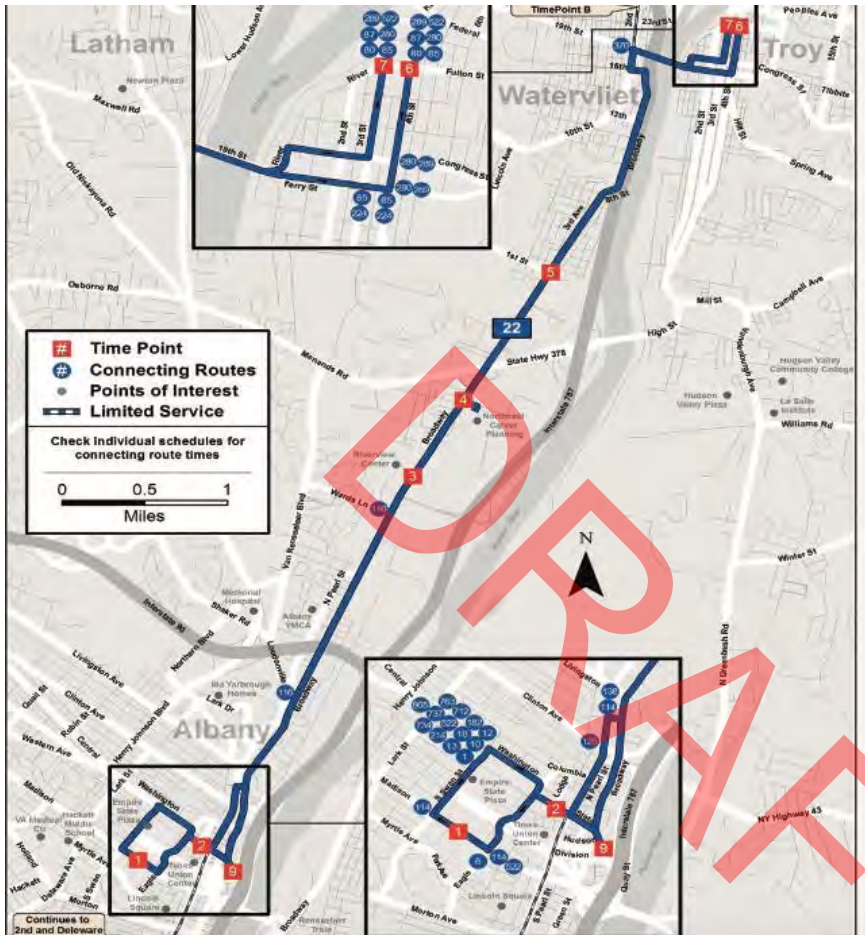


Figure 30 CDTA Route 22

The CDTA Bus Route 22 makes several stops in Menands (Figure 30. CDTA website). Bus services in the village are fine, but there is a perception of issues of safety and accessibility. It is difficult for pedestrians to walk to and from bus stations because sidewalks, crosswalks, and buildings are not located at bus stations. Concerns about bus stops involve possible relocation of bus stops to accommodate pedestrian and bicycle traffic more effectively, and/or improved crosswalk treatments.

The Capital District Transportation Authority provides bus service to the entire Capital Region. The main route through Menands is Bus Route 22. There are two stops on Broadway in Menands. One is located at the Riverview Center. The other is farther north at the intersection of Menand Road and Broadway. There should be more study on additional bus stops, especially in southern Menands, and off of Broadway. A new Bus Rapid Transit route (BusPlus) is currently planned for implementation along Broadway. Buses will run from 4am to 2am every day of the week. These buses will arrive every ten minutes.

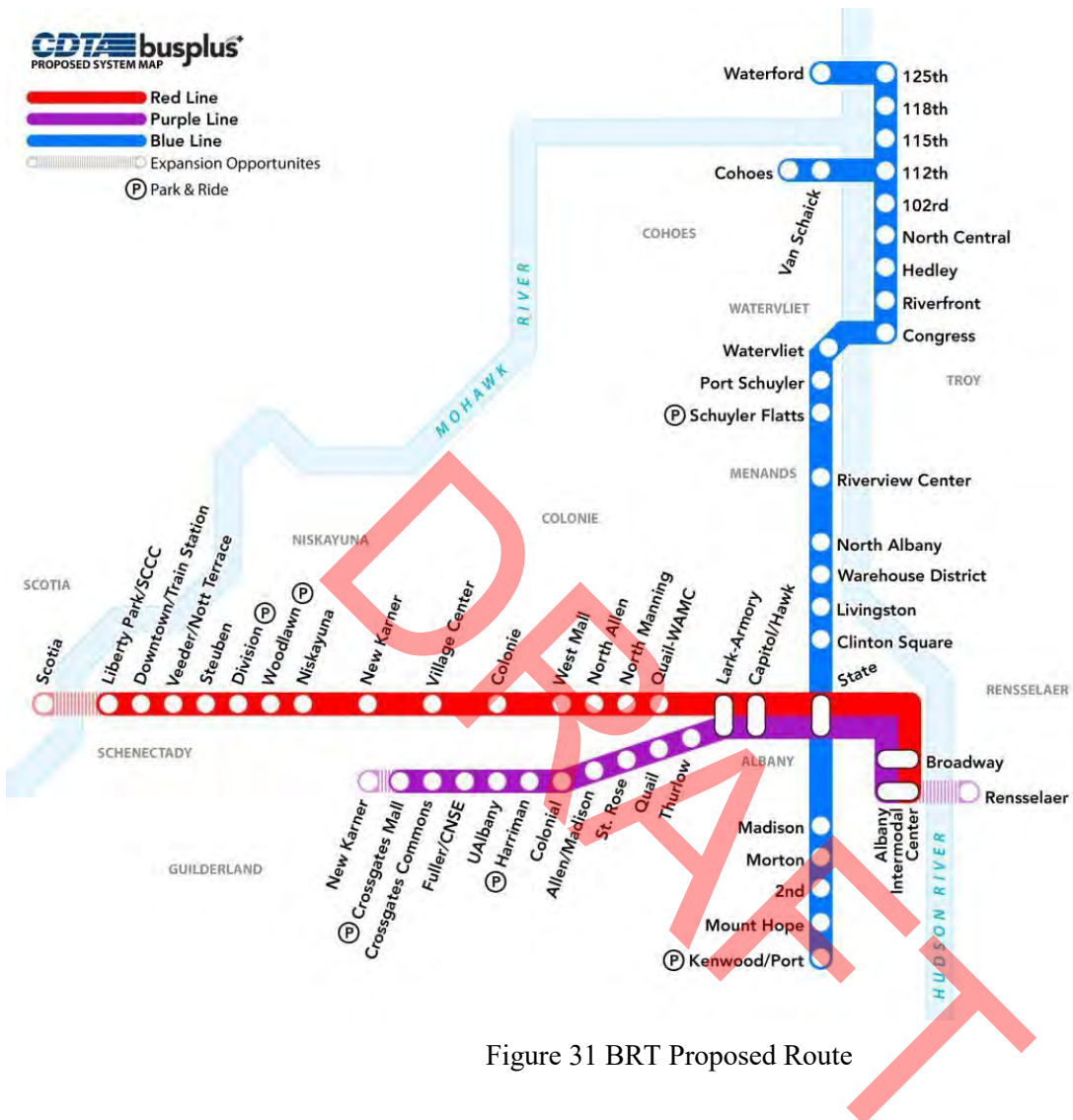


Figure 31 BRT Proposed Route

A Bus Rapid Transit stop will be located in southern Menands, near the Riverview Center. This will be a good location for a stop because the Riverview Center has a high need for transit opportunities. The Riverview Center currently holds around one-third of all employees in Menands. It will be very useful for this location to have as much accessibility as possible. People who are commuting in and through the village from other municipalities will be able to utilize this bus service and avoid rush-hour congestion on I-787 and Broadway.

Bicycling Infrastructure

There is limited bicycle infrastructure within the village. It exists on Van Rensselaer Boulevard, the southern portion of Broadway, and the Mohawk-Hudson Bike-Hike Trail. The bike trail travels along the waterfront, but there are no connections in the village to this trail, making it inaccessible from Menands. Broadway does have a shared use lane for bicyclists, but there are very few riders willing to travel down Broadway on a bicycle during rush hour. This could be improved with some of the regular implementation strategies to add bike lanes. Part of Broadway has been improved to allow for shared use, but the northern half of Broadway has not been redone. The road is sufficient for the future traffic expectations for the village.

Van Rensselaer Boulevard is another road that has had a shared use lane added in recent years. The State upgraded the road to make it more accessible for all modes of transportation.

The Mohawk-Hudson Bike-Hike Trail will be designated as a part of the newly branded Empire State Trail. This trail route will span from Buffalo to Albany, and from Albany south to New York and north



Figure 32 Menands Bike Friendly Areas 2015

to the Canadian border. Menands will be receiving a new bicycle/pedestrian connection over Interstate 787 in the near future. Funding has been committed from NYSDOT and construction will commence in 2018 or 2019. This will provide another mode of transportation to the village and allow bikers from other municipalities to travel to Menands, via bicycle.

Pedestrian Accessibility

Sidewalk continuity is an issue because pedestrian access is limited with the lack of sidewalks in certain areas. Another problem addressed by stakeholders for pedestrians is the effectiveness of street lighting along much of Broadway. Pedestrian accessibility and walk-ability are some of the major issues within the village.



Figure 33 Broadway South of 378

Source: Google Maps

There are no sidewalks in many places. This image shows Broadway with sidewalks on one side, but not the other side. For such a wide road, it would be useful to have sidewalks on both sides. It is not as safe as it could be without adequate sidewalks. Sidewalks are necessary because they allow pedestrians to walk without being in traffic.

Another problem is the lack of street lighting. This is an issue on its own, but it is important mainly for the use of pedestrian transportation. Pedestrians are less safe at night without street lighting. There are many warehouses, factories, open areas, and other locations that are very dark at night. Menands is a small village in size and if it had adequate pedestrian accommodations, it could be entirely accessible without driving. There should be a comprehensive street lighting study performed for the village of Menands.

Areas that have poor street lighting include northern Broadway. There are streetlights along the entire length of the Broadway corridor in Menands, but these lights are far apart at times, or blocked by leaves from surrounding trees. The image shows Menands with trees along the side of the road, which look very nice and create an aesthetically pleasing streetscape, but the trees reduce the usefulness of the streetlights.



Figure 34 Broadway North of 378

Source: Google Maps

The streetlight in this image is barely visible because it is almost entirely covered by the trees. Menands is a safe community, with a strong police force and low crime rate. Streetlights contribute to safety. The streetlights need to be designed to create an aesthetically pleasing, yet safe and effective streetscape. Road improvements and implementations could narrow the road, provide space for sidewalks and bicycle lanes, and allow for a complete street.

Natural Resources

The future success of cities will most likely be judged by their ability to adapt and meet the challenges presented by global climate change and the need to become more sustainable in their form and function to address demographic change and the effects of technological advancement. Making an informed decision is highly dependent on gathering accurate baseline data. The environmental characteristic plays a significant role in policy design and the capabilities of the municipality in terms of the direction, rate and extent of development and land use change. This document provides the baseline data or inventory analysis of the existing environmental conditions in the Village of Menands. The factors being considered include: Topography, Hydrology, Soils, Green Infrastructure assets and existing recreation facilities. According to the United States Census Bureau, the village has a total area of 3.4 square miles (8.8 km²).

Slope

It is important to note it is generally accepted that development along slopes of 15 percent or greater is more likely to result in accelerated erosion processes from storm water runoff. As such, development along such slopes is often discouraged. Menands is along the Hudson River on the west bank. The village is within the town of Colonie which is also to the north and west, with the city of Albany to the south. The village is mostly flat with a gentle slope to the west.

Land Cover

Open Water consists of the Hudson River and two identified tributaries that stretch westward away from the Hudson; this accounts for approximately 6% of the total land cover of Menands. Developed land takes up much of the land cover. The developed land in the Village of Menands is divided into four land cover classifications: Developed, Open Space; Developed, Low Intensity; Developed, Medium Intensity; and Developed, High Intensity. The total Developed area accounts for approximately 68% of the land cover. Undeveloped areas are identified by the following nine land cover classifications: Deciduous Forest, Evergreen Forest, Mixed Forest, Shrub/Scrub, Grassland/Herbaceous, Pasture/Hay, Woody Wetlands, and Emergent Herbaceous Wetlands. All forest types totaled together make up approximately 12% of the total land cover with the bulk of it being Deciduous Forest. The wetlands along the waterfront of Menands total approximately 11% of the total land cover. Land cover classifications are shown in Table 15.

Land Cover Classifications	Acreage	Percentage of Total Acreage
Open Water	133.5	6.29%
Developed, Open Space	594.5	28.00%
Developed, Light Intensity	345.6	16.28%
Developed, Medium Intensity	299.8	14.12%
Developed, High Intensity	202.4	9.53%
Deciduous Forest	218.8	10.30%
Evergreen Forest	31.4	1.48%
Mixed Forest	1	0.05%
Shrub/Scrub	27	1.27%
Grassland/Herbaceous	1.3	0.06%
Pasture/Hay	40.1	1.89%
Woody Wetlands	87.5	4.14%
Emergent Herbaceous Wetlands	140.1	6.60%
Total	2123.5	100.00%

Table 15 Land Cover in Menands

Watershed and Stream Classification

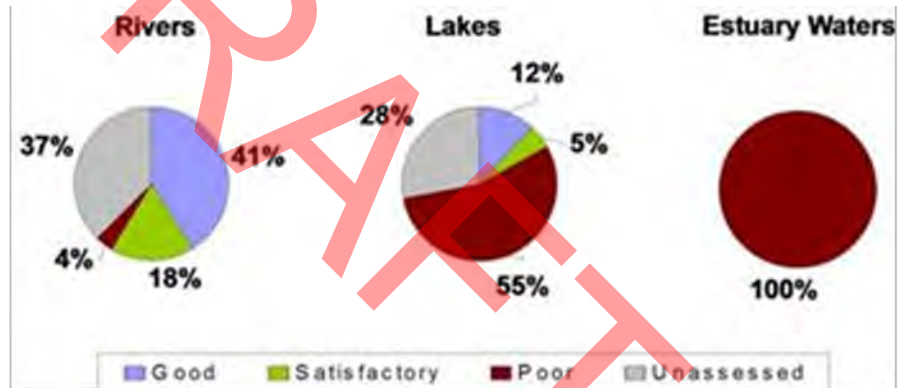
The communities' water resources include the Hudson River. Menands is a part of the lower Hudson, Sub basin, Wynants Kill-Hudson River Watershed and Rensselaer Lake-Hudson River Sub watershed.

A watershed is an area of land that drains all the streams and rainfall to a common outlet such as the outflow of a reservoir, mouth of a bay, or any point along a stream channel. The word watershed is sometimes used interchangeably with drainage basin or catchment. Ridges and hills that separate two watersheds are called the drainage divide. The watershed consists of surface water--lakes, streams, reservoirs, and wetlands--and all the underlying groundwater. Larger watersheds contain many smaller watersheds

In the entire Lower Hudson Watershed, about 63% of river/stream miles, 72% of lake, pond and reservoir acres and 100% of estuary acres have been assessed.

Water Quality

Water quality in the Lower Hudson Watershed varies widely and is influenced by a wide range of pollutants and sources. Sources of pollutants include Municipal wastewater, combined sewer overflows (CSO), urban/stormwater runoff and industrial impacts are associated with numerous population centers along the Hudson



Good water quality: Fully supports designated activities and uses
Satisfactory: Fully supports designated activities, but with minor impacts
Poor (Impaired): does not support designated activities and uses
Unassessed: Insufficient data available

Figure 35 Water Quality in the Lower Hudson Watershed.

Source: <http://www.dec.ny.gov/lands/48367.html> (NYS Department of Environmental Conservation)

Valley, including one of the most densely populated areas in the world: New York City. Commercial and residential development increase impacts from runoff and wastewater discharges. In the considerable rural parts of the watershed, agricultural activities and other nonpoint sources generate less severe but also widespread impacts. Impairments related to the legacy PCB contamination of the Upper Hudson River are restrict fish consumption and commercial fishing.

Major water quality concerns in the watershed are:

- Municipal Wastewater and Combined Sewer Overflow
- Urban/Stormwater Runoff and Industrial Impacts in population centers
- Agricultural and Other Nonpoint Sources of nutrients and various other pollutants
- Impacts from Legacy Industrial PCB Discharges to Upper Hudson currently being remediated
- Declining Fishery Stocks from habitat loss, power generation withdrawals and other causes

While this reach of the Hudson River in Menands is not used very actively for recreation, there are water quality concerns for the overall watershed related to the historic PCB discharges into the Hudson River, acid rain, and mercury deposition. Regarding water quality, rivers, creeks, and streams are classified by their overall water quality into the following stream classifications: AA, AA-S, B, and C. The stream classifications are defined as follows:

AA or A: waters that are a source of drinking water (also considered a “protected stream”)

B: used for swimming and contact recreation but not for drinking water (also considered a “protected stream”)

C: waters that support fisheries and are suitable for non-contact activities (also considered a “protected stream”)

D: the lowest classification

A, B, and C, with (T): indicates supporting a Trout population

A, B, and C, with (TS): indicates supporting a Trout spawning population

There are three types of streams in the study area which run 8 miles total and are classified as Non- Contact Activities such as fishing but not good for swimming, these stream feed from Little Lake, North Pond and an unnamed creek. One stream is classified as a trout Habitat. Another classification found in the study area is D, the lowest classification. See map on the following page.

Albany County, NY "Best Use" Waterbody Classification (Streams, Reservoirs, Lakes, Ponds, etc...)

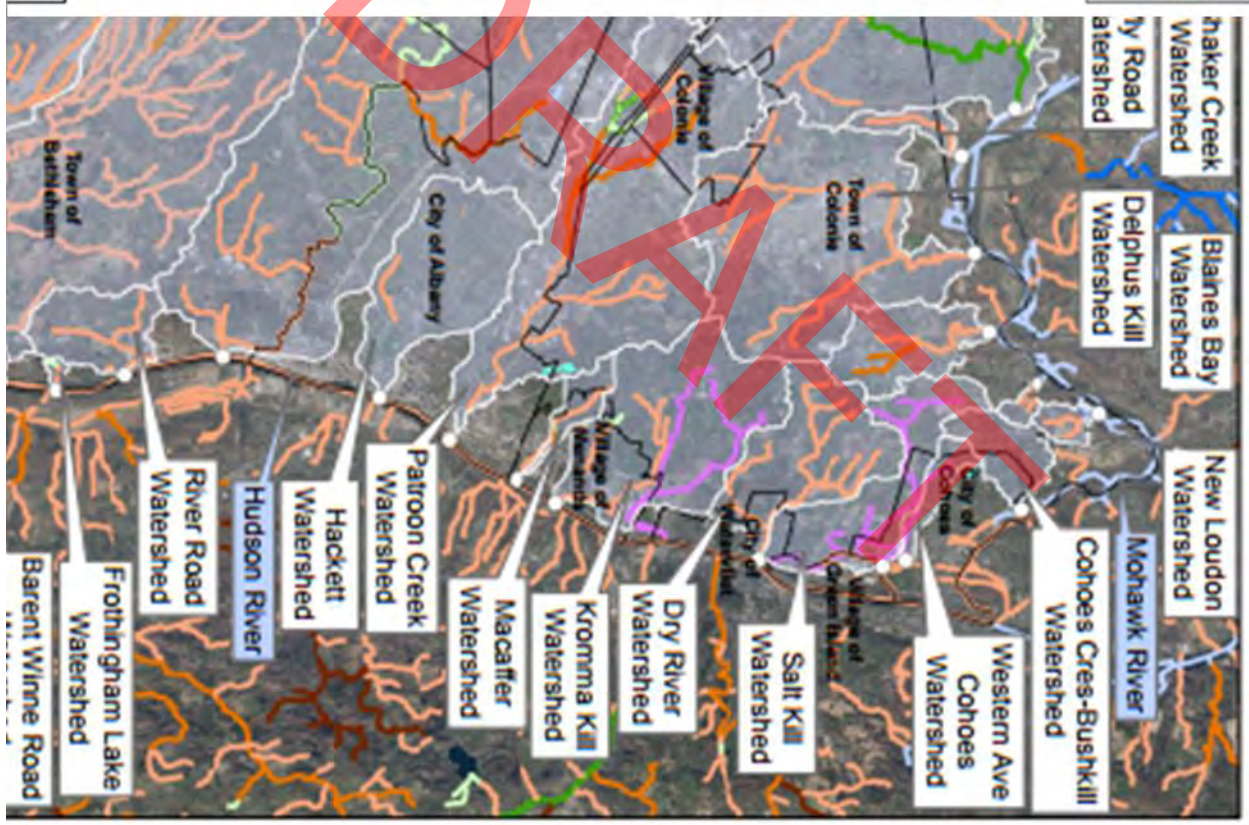
*Map also used as Map 5 of the TAAW.

Legend

- Watershed Delineation Point
- Watersheds
- Municipal Boundaries

Waterbody Classification

- A Drinking Water
- ACT) Drinking Water/Trout Habitat
- ATS) Drinking Water/Trout Spawning Habitat
- B Contact Recreation (Swimming)
- B(T) Contact Recreation/Trout Habitat
- C Non Contact Activities (Fishing)
- C(T) Non Contact Activities/Trout Habitat
- C(TS) Non Contact Activities/Trout Spawning Habitat
- D Lowest Classification
- Not Classified



Prepared by the Stormwater Coalition of Albany County
Date: January, 2016
File: StreamClass_20Jan2016_FINAL.mxd



Stormwater Coalition of Albany County
Albany County, City of Albany, Town of Greenburgh, City of Cohoes, Town of Colonie, Village of Cohoes, Village of Green Island, Town of Guilderland, Village of Menands, Town of New Scotland, City of Westerlo, Unincorporated Albany-SUNY

Figure 36 Stream Classification Map.
Source: Albany Stormwater Coalition

Wetlands

Wetlands are known by many names, such as marshes, swamps, bogs, and wet meadows. Wetlands are transition areas between uplands and aquatic habitats. Standing water is only one clue that a wetland may be present. Many wetlands only have visible water during certain seasons of the year. For many years, people did not recognize the many diverse benefits and values of wetlands. Consequently, New York has lost almost half of its historic wetlands to such activities as filling and draining. There is a significant amount of acreage of wetlands within the Village of Menands. According to the land cover analysis provided by the National Land Cover Database approximately 11% of Menands is wetlands; this includes freshwater emergent and freshwater forest wetlands.

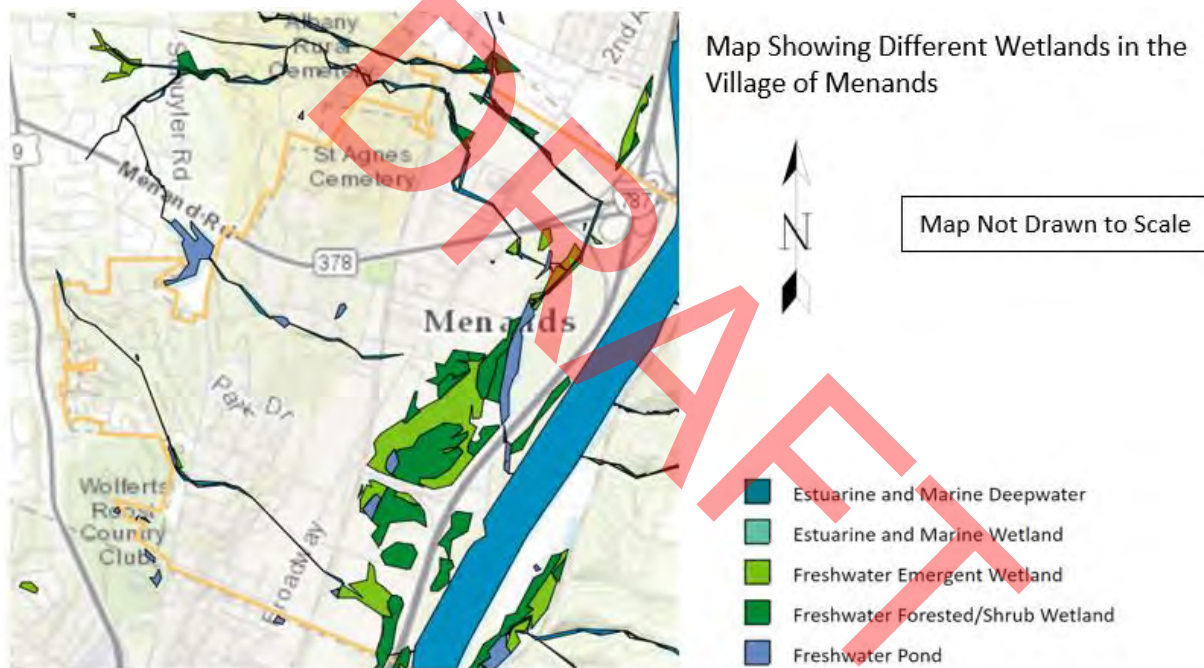


Figure 37 Wetlands

Source: <http://www.dec.ny.gov/gis/erm/> (New York State Department of Environmental Conservation)

Wetlands are valuable to the people and environment of New York State. Some of the functions and benefits that wetlands perform are described here.

Flood and Storm Water Control

Wetlands provide critical flood and stormwater control functions. They absorb, store, and slow down the movement of rain and melt water, minimizing flooding and stabilizing water flow.

Surface and Groundwater Protection

Wetlands often serve as groundwater discharge sites; maintaining base flow in streams and rivers; and supporting ponds and lakes. In some places, wetlands are very important in recharging groundwater supplies. Wetlands also improve water quality by absorbing pollutants and reducing turbidity.

Erosion Control

Wetlands slow water velocity and filter sediments, protecting streams, lakes, reservoirs and navigational channels. They also buffer shorelines and agricultural soils from water erosion.

Pollution Treatment and Nutrient Cycling

Wetlands cleanse water by filtering out natural and many manmade pollutants, which are then broken down or immobilized. In wetlands, organic materials are also broken down and recycled back into the environment, where they support the food chain.

Fish and Wildlife Habitat

Wetlands are one of the most productive habitats for feeding, nesting, spawning, resting and cover for fish and wildlife, including many rare and endangered species.

Public Enjoyment

Wetlands provide areas for recreation, education and research. They also provide valuable open space, especially in developing areas where they may be the only green space remaining.

Freshwater Wetlands Act

The State Legislature passed The Freshwater Wetlands Act in 1975 with the intent to preserve, protect and conserve freshwater wetlands and their benefits, consistent with the general welfare and beneficial

economic, social and agricultural development of the state. The Act identifies wetlands on the basis of vegetation because certain types of plants out-compete others when they are in wet soils, and so are good indicators of wet conditions over time.

FEMA Flood and Flood Check Zones

Through Federal Emergency Management Agency (FEMA)'s flood hazard mapping program, Risk Mapping, Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions. Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP), as it is the basis of the NFIP regulations and flood insurance requirements. The FEMA map used is from the most up to date sources. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs) and risk assessments. FIRMs include statistical information such as data for river flow, storm tides, hydrologic/hydraulic analyses and rainfall and topographic surveys. A variety of audiences ranging from homeowners to engineers and mapping professionals can benefit in learning more about flood hazard mapping. The map below shows the sections of The Village that are prone to flooding. As seen on the map these areas are restricted towards the north eastern and eastern section of the area. With some areas having up to a 0.2% chance of an annual flood event.

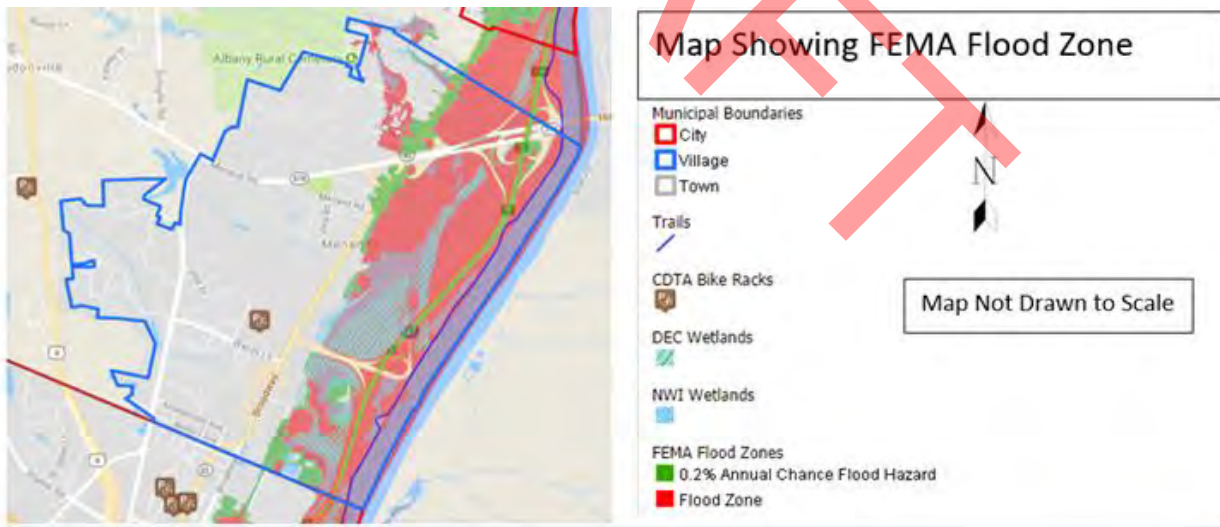


Figure 38 FEMA Flood Zones

Source: <http://gismap.albanycounty.com/gisviewer/> (Albany County Interactive Mapper)

Soils

The chart represents the soil infiltration rates within the Village of Menands Union Free School District.



Figure 39 Soil Characteristics - Menands Union Free School District
Source: (the National Land Cover Database, <https://app.wikiwatershed.org/>)

This data was provided by the *WikiWatershed* modeling tool and was limited to showing the Menands School District boundaries. It may be appropriate to manually establish village boundaries through another source for future reference.

Category A represents a high infiltration rate with land coverage of a little over 20 percent of the area.

This soil type has a high infiltration rate and low runoff potential when thoroughly wet. These areas consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission

Category B signifies moderate infiltration with a land coverage of 5 percent. This soil is moderately deep and moderately well drained. Moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission

Category B/D characterizes medium/very slow infiltration. This covers approximately 8 percent of the area. This category is a combination of soil types B and D.

Category C denotes a slow infiltration rate covering 47 percent of the area. This classification has a slow infiltration rate when thoroughly wet. This consists predominantly of soils having a layer that impedes the downward movement of water or soils from moderately fine texture to fine texture. These soils have a slower rate of water transmission.

Category C/D exemplifies medium/ very slow infiltration. This covers about 15 percent of the area of scope. This is a combination of soil types C and D.

Category D represents slow infiltration with land coverage of about 3 percent. These soils have a very slow infiltration rate when thoroughly wet, which has a potential for a high runoff rate. This contains primarily clay that have a high shrink-well potential, soils that have a high-water table, soils that have a clay layer at or near the surface, and soils that are shallow over nearly impermeable material. These soils have a very slow rate of water transmission.

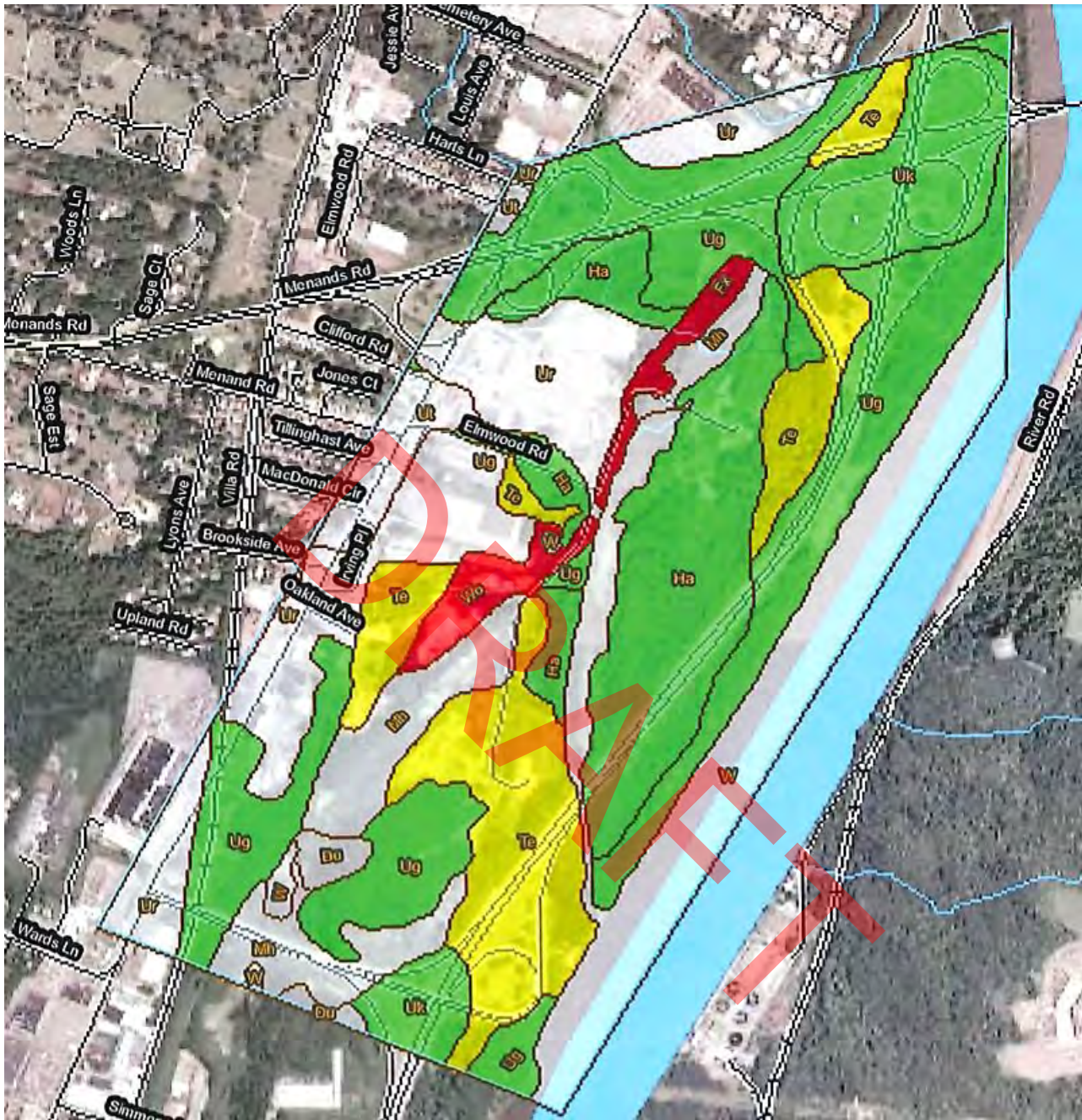


Figure 40 Soil Suitability

Source: Menands Nature Feasibility Report. (2008)

Natural Resources Conservation Service

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

The image in Figure 40 represents three different degrees of limitations for development as it pertains to the Menands Waterfront area. Green is rated as not limited, yellow is rated as somewhat limited, and red is rated as very limited.

Soil Suitability - Menands NY - Summary by Rating Value		
Rating	Acres	Acres in percent
Not limited	308.0	45.4%
Somewhat limited	94.7	14.0%
Very limited	19.0	2.8%
Null or Not rated	256.3	37.8%
Total Acreage	678.1	100.0%

Table 16 Soil Characteristics

Source: Menands Nature Feasibility Report. (2008)
 Natural Resources Conservation Service

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Soil Suitability - Menands, New York - Summary by Map Unit (classification)

Map Unit Symbol	Map Unit Name	Acres	Acres in percent
Du	Dumps	6.1	0.9%
Fx	Fluvaquents-Udifluvents complex, frequently flooded	7.9	1.2%
Ha	Hamlin silt loam	92.8	13.7%
Mh	Medihemists and Hydraquents, ponded	47.4	7.9%
Te	Teel silt loam	94.7	14.0%
Ug	Udorthents, loamy	163.0	24.0%
Uk	Udorthents, loamy-urban land complex	52.3	7.7%
Ur	Urban land	96.9	14.3%
Ut	Urban land-Udorthents complex, 0 to 8 percent slopes	16.3	2.4%
W	Water	89.6	13.2%
Wo	Wayland silt loam	11.2	1.6%
Total Acreage		678.1	100.0%

Table 17 Acreage of Soil by Classification

Source: Menands Nature Feasibility Report (2008)
 Natural Resources Conservation Service

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Soil suitability survey maps contain information that can be used in land use planning. These maps contain predictions of soil behaviors for selected land uses. This assessment is designed for various users such as foresters, agronomists, city officials and community stakeholders to properly analyze and evaluate the potential of soil and the management needed in the area of focus. Planners, community officials, engineers, developers and builders can use this analysis to plan land use, select sites for construction, and identify special practices needed to ensure proper performance. Conservationists, teachers, students, and specialists in recreation, wildlife management, waste disposal, and pollution control can use this assessment to help them understand, protect, and enhance the environment.

Areas along the waterfront in Menands are home to wetlands, ponds and tidal areas that are a part of the Hudson River Estuary. These areas serve as a part of the river's natural flow management, flood protection, flyway and aquatic ecological system. With this comes different types of soils that are important to know to plan for the future of this area.

Approximately 24 percent or 163 acres in the area of interest along the waterfront is labeled Ug. This represents Udorthents, loamy soil. This soil type encompasses very deep, nearly level, gently sloping areas that are well drained and moderately well drained. This area has a rating of "not limited" which most specifically indicates that the soil comprises features that are very much favorable for the specific use. Good performance and very low maintenance can be expected.

It is estimated that 14.3 percent of the area of scope or approximately 96.9 acres is classified as Ur is categorized as urban land. This has no rating in terms of limitation.

The ratings that were used in this assessment are based on soil properties that affect trafficability and erodibility. These properties are stoniness, depth to water table, ponding, flooding, slope, and texture of the surface layer.

Soil type Ha is referred to as Hamlin silt loam. It encompasses 13.7 percent or 92.8 acres of the area of interest. This nearly level soil is very deep and well drained. The main limitation of this soil for local roads and streets is flooding. This soil has a rating of not limited which indicated that the soil has features that are very favorable for the specific use. Good performance and very low maintenance can be expected.

Soil type Te is denoted as teal silt loam which encompasses 14 percent of the area. This zone estimated to be 94.7 acres. It is very deep, moderately well drained, and typically found in floodplains along major streams and rivers. This soil is subject to occasional flooding for brief periods from November to May. Permeability is moderate, while surface runoff is slow. The main limitations of this soil for local roads and streets are flooding and frost action potential. Frost action consists of an upward swelling of soil during freezing conditions caused by an increased presence of ice as it grows towards the surface, upward from the depth in the soil where freezing temperatures have penetrated into the soil. This area has a rating of “somewhat limited”, which indicates that the soil has features that are moderately favorable for the specified uses. The limitations can be overcome or minimized by special planning and design or installation.

Soil type Uk is classified as Udorthents, loamy-Urban land complex, encompasses 7.7 percent or 52.3 acres of this area. This consists of very deep, level to gently sloping areas of well drained and moderately well drained loamy soil material and areas of urban land. This area is rated as “not limited”, indicating that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Onsite investigation is needed on each individual site for any proposed use.

Soil type Wo is referred to as Wayland silt loam. This area is only 1.1 percent or 11.2 acres in the area of interest. This nearly level soil is very poorly drained. It is rated as “very limited”. This soil has one or

more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedure. Poor performance and high maintenance can be expected.

Soil type Fx which is classified as Fluvaquents-Udfluvents complex, is 1.2% or 7.9 acres of the area. This unit consists of very deep, very poorly drained soils. Brush and low-grade hardwoods such as cottonwood, red maple and poplar, will grow in many places on these soils and provide suitable habitat for wildlife. These soils are not suited to urban use because of periodic flooding and prolonged wetness

Stormwater Management and Pollution Prevention

The Village of Menands is member of the Stormwater Coalition of Albany County formed in 2008 by local government in Albany County. The coalition is comprised of eleven municipalities including the University at Albany (SUNY) who each provide mutual support and assistance in implementation of the New York State Department of Environmental Conservation (NYSDEC) Municipal Separate Storm Sewer System (MS4) Permit requirements. Polluted storm water runoff is often transported to municipal separate storm sewer systems (MS4s) and ultimately discharged into local rivers and streams without treatment. EPA's Stormwater Phase II Rule establishes an MS4 stormwater management program that is intended to improve the Nation's waterways by reducing the quantity of pollutants that storm water picks up and carries into storm sewer systems during storm events. As a member of the stormwater coalition, Menands has worked to identify and implement strategies to reduce stormwater runoff volumes and increase water quality. Members collaboratively implement various components of a comprehensive stormwater

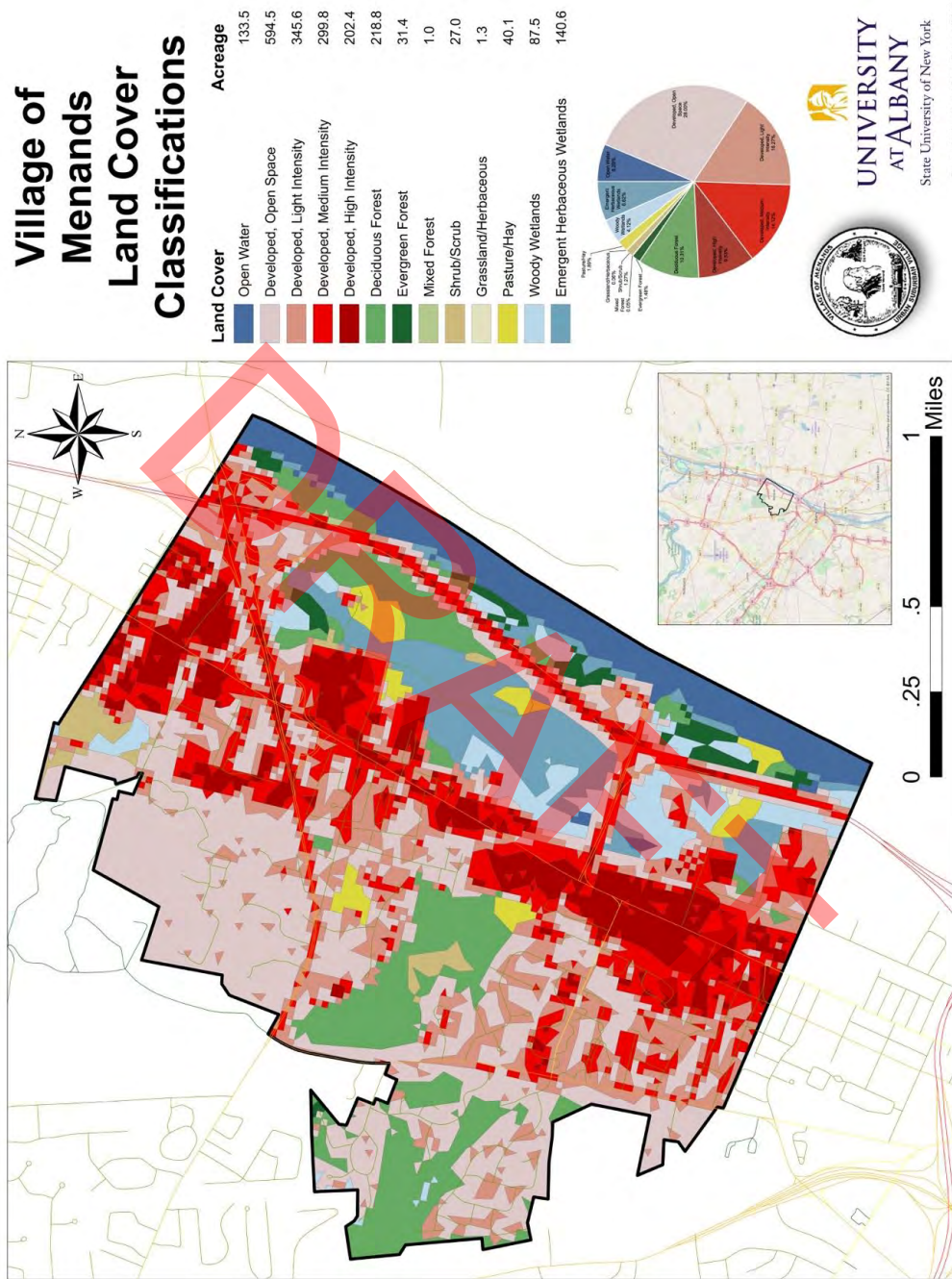
management program which addresses each of the following: public education and outreach, public involvement and participation, detection and elimination of illicit stormwater discharges, construction site stormwater runoff control, post- construction stormwater management, pollution prevention/good housekeeping for municipal operations.

The NYSDEC Water Quality Improvement Grant was awarded to Albany County Stormwater Coalition in December 2010 to fund storm system mapping, educate land use decision makers about green infrastructure, and develop Model Green Infrastructure Local Laws. It also provides funding assistance to carry out several elements of the NYSDEC MS4 Permit. Among those elements is that municipalities are encouraged to review and revise, where appropriate, local codes and laws which preclude green infrastructure and, to the maximum extent practical, consider the principles of Low Impact Development, Better Site Design, and Green Infrastructure when developing planning documents and updating regulations.

In October 2017, Governor Andrew M. Cuomo announced grant awards totaling \$2.3 million for urban forestry projects in communities across New York. The Urban Forest grants are funded through the state Environmental Protection Fund and are part of New York's ongoing initiatives to address invasive species, climate change and environmental justice. The Village of Menands was awarded \$25,000 for the Menands Street Tree Inventory Initiative. Development of a tree inventory includes locations, species, condition, and management needs. A survey will be necessary to develop a management plan.

Appendix

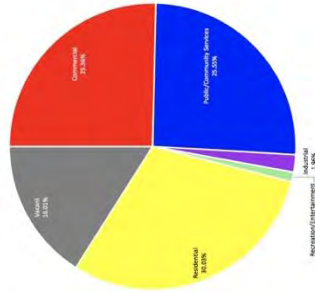
Map 1: Land Cover Map



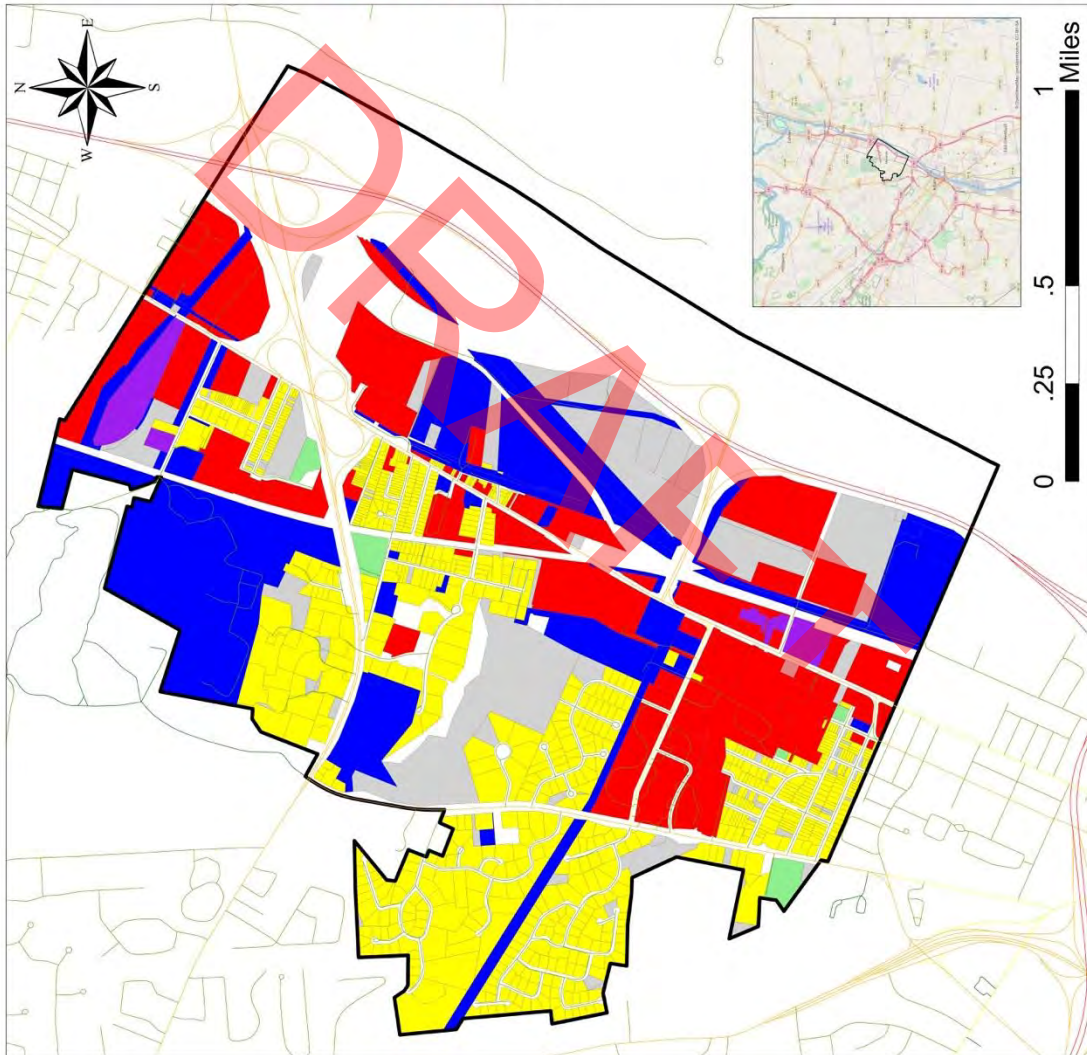
Map 2: Land-Use Map

Village of Menands Land Use Classifications

Land Use Classifications	Acres
Residential	419.75
Commercial	354.55
Industrial	27.46
Public/Community Services	357.20
Recreation/Entertainment	15.10
Vacant	223.75
Menands Civil Boundary	



Source: Elin Planning, Design & Landscape Architecture PLLC



Map 3: Zoning Map

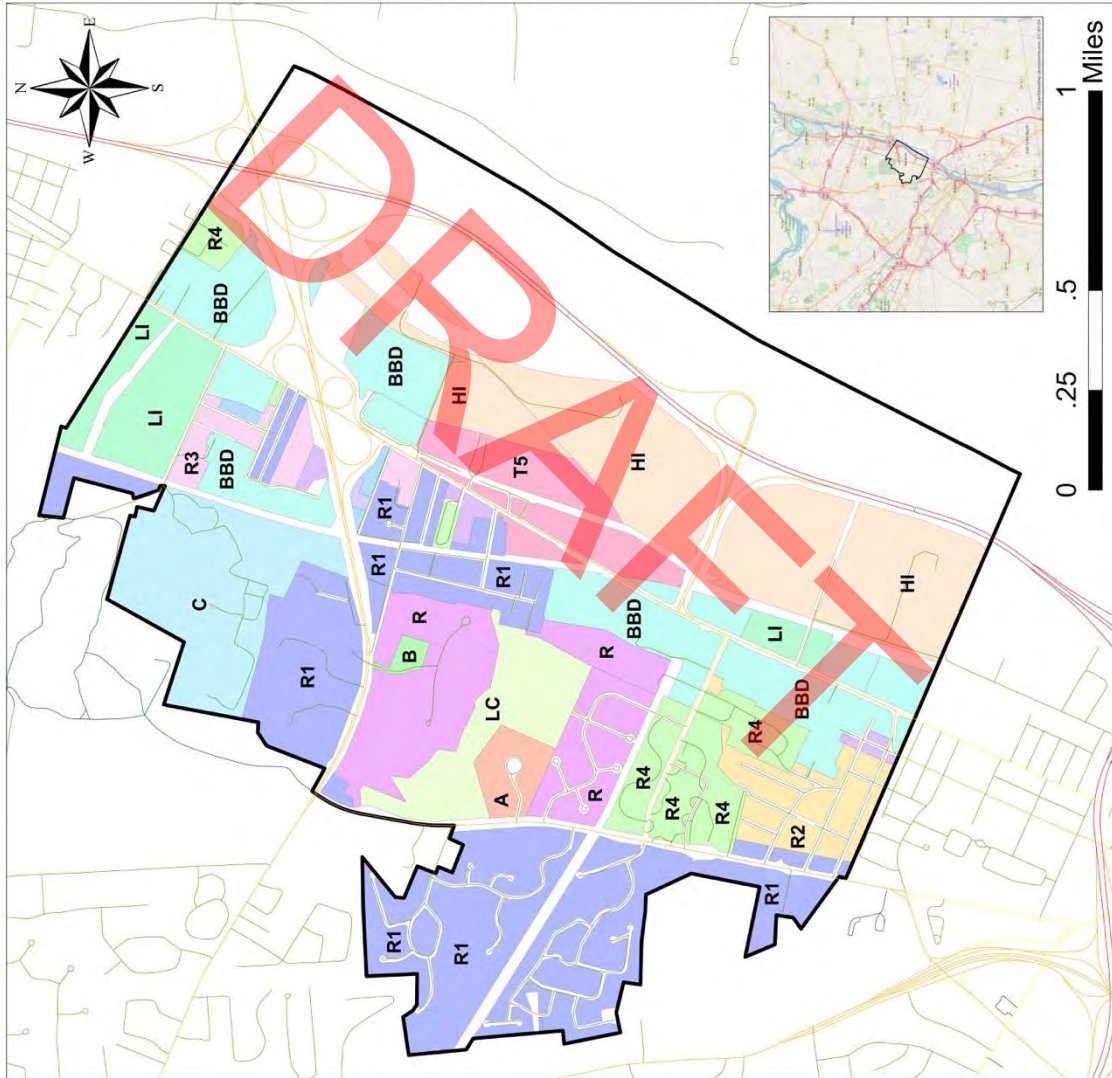
Village of Menands Zoning Classifications

Zone ID	Zone Name
A	One Family Residential
B	Business
BBD	Broadway Business District
C	Cemetery
HI	Heavy Industrial
LC	Land Conservation
LI	Light Industrial
R	One Family Residential
R1	One-Family Residential
R2	One-Family and Twin Villa Residential
R2A	Townhouse Residential
R3	Two-Family Residential
R3A	Four-Family Residential
R4	Multifamily Residential
T4	Infill Neighborhood District
T5	Infill Mixed Use District



UNIVERSITY AT ALBANY
State University of New York

Source: Elan Planning, Design & Landscape Architecture PLLC



Map 4: Environmental Features Map

Village of Menands Environmental Features

- All Roads
- ▭ Menands Civil Boundary
- ▨ Flood Zone Area
- ▨ Wetlands
- 50-Foot Interval Contours

Coordinate System:
 NAD83, NAD_83, Menander_Auxiliary_Sphere
 WKID: 3857 Authority: EPSG

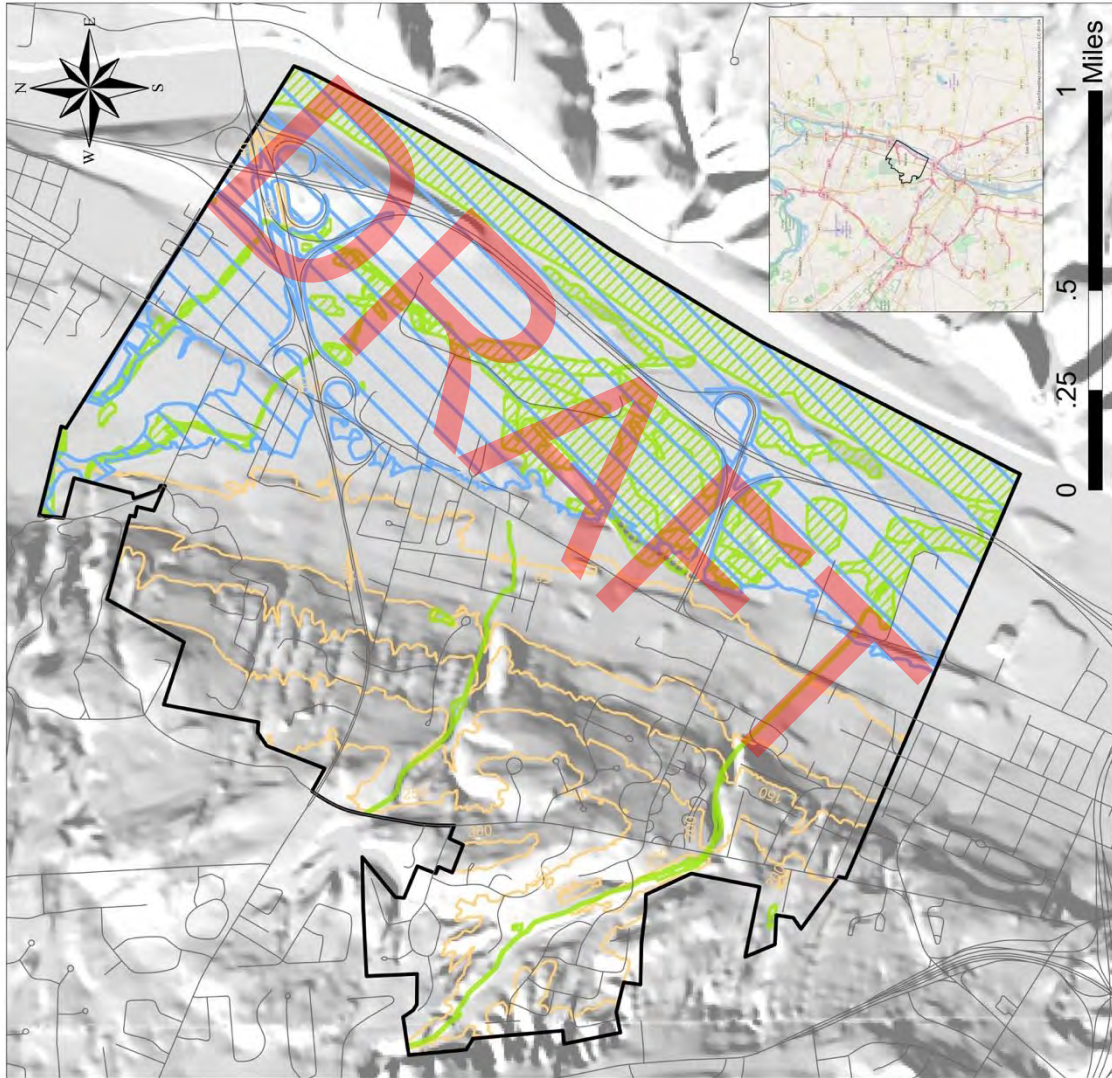
SOURCES

Menands Civil Boundary:
 NYS GIS Program Office

Flood Zone Area:
 Federal Emergency Management Agency

Wetlands:
 U.S. Fish & Wildlife Services

50-Foot Interval Contours:
 Albany County



Appendix B: Table of Zoning Regulations and Permitted Uses

Zoning District	Principal Uses Permitted by Right
A	<ul style="list-style-type: none"> • Single-family dwellings
R	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries
R-1	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries
R-2	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village, maintenance facilities, Village service facilities, Village office facilities and libraries • Twin villa
R-2A	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Twin villa • Townhouse structures
LC	Land Conservation
R-3	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Twin villa • Townhouse structures
R-3A	<ul style="list-style-type: none"> • Single-family dwellings • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Twin villa • Townhouse structures • Multifamily dwellings
R-4	<ul style="list-style-type: none"> • Twin villa • Townhouse structures • Multifamily dwelling units

	<ul style="list-style-type: none"> • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries
B	<ul style="list-style-type: none"> • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Retail stores and shops, barbershops and beauty parlors, banks and offices • Radio and television stations • Municipal recreational uses • Commercial agricultural uses to include only nurseries and greenhouses, orchards and growing other field crops • Newspaper establishments and job printing establishments
C	<ul style="list-style-type: none"> • Cemeteries
BBD	<ul style="list-style-type: none"> • Public parks and playgrounds • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Retail stores and shops, barbershops and beauty parlors, banks and offices • Radio and television stations • Restaurants, theaters and similar community services • Public, private and parochial schools and institutions of higher education • Bowling alleys; health, tennis, swimming and other athletic clubs • Private membership clubs and lodges not operated for profit • Professional office • Medical and dental clinics • Newspaper establishments and job printing establishments • Hotels and motels • Light industry, including assembly, research and development, light manufacturing facilities and their related office and storage facilities • Retail sales of automotive parts and accessories • Municipal recreational uses
T4/T5	<ul style="list-style-type: none"> • Places of worship, parish houses, rectories and convents • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Retail stores and shops, barbershops and beauty parlors, banks and offices, excluding retail sales of automotive parts and accessories • Bowling alleys; health, tennis, swimming and other athletic clubs • Radio and television stations • Public, private and parochial schools and institutions of higher education • Restaurants, theaters and similar community services • Medical and dental clinics and nursing homes • Hotels and motels

	<ul style="list-style-type: none"> • Offices for persons engaged in providing professional services • Private membership clubs and lodges not operated for profit • Public parks and playgrounds • Municipal recreational building and uses
LI	<ul style="list-style-type: none"> • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Retail stores and shops, barbershops and beauty parlors, banks and offices • Radio and television stations • Municipal recreational uses • Newspaper establishments and job printing establishments • Light manufacturing and wholesale distribution facilities • Facilities for parcel and package distribution
HI	<ul style="list-style-type: none"> • Fire stations, ambulance stations, Village maintenance facilities, Village service facilities, Village office facilities and libraries • Garages, filling stations, car washes and facilities for the sale of motor vehicles and accessories • Radio and television stations • Municipal recreational uses • Commercial agricultural uses to include only nurseries and greenhouses, orchards and growing other field crops • Newspaper establishments, job printing establishments and other uses similar in character to those heretofore enumerated • Hotels and motels • Light manufacturing and wholesale distribution facilities • Heavy manufacturing, construction facilities or storage yards and other uses similar in character • Facilities for parcel and package distribution

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APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 2:
BUILDOUT ANALYSIS

VILLAGE OF MENANDS: COMPREHENSIVE PLAN

Buildout Analysis: Methodology & Results Summary

Chazen developed a built-out scenario for the Village of Menands to identify the Village's potential development under existing zoning, and in consideration of site constraints. This built-out scenario does not reflect likely future growth but, rather, the Village's overall development potential given a set of assumptions and constraints. Using the Village's zoning and land use regulations, as well as environmental and regulatory constraints (e.g., wetlands, streams, and steep slopes), an estimate of total potential residential and non-residential development was calculated

Methodology

The build-out scenario was conducted utilizing ArcGIS software and data supplies by the Village, the County, NYS GIS Clearinghouse, and other publicly available data sources. Using these data "layers," the following analysis was performed:

1. **Environmental Constraints:** Land with slopes greater than 15%, NYSDEC-regulated wetlands, and NYSDEC-regulated streams (including a 50-foot buffer) was considered unlikely to be developed and excluded from the buildout analysis.
2. **Excluded Parcels:** Certain parcels were excluded from the study because the size, ownership, or current use precluded further development. Examples included parcels containing churches, cemeteries, school, utilities, and municipal buildings, in addition to parcels that could not be further subdivided due to their size and the respective zoning.
3. **Zoning District:** The Village's zoning requirements were incorporated into the study to determine potential development densities; parcels that were split zoned were treated as separate parcels with different permissible uses and allowable densities.
4. **Identification of "Utilized" vs. "Underutilized" Parcels:** For the purposes of this study, a parcel is considered "underutilized" if it is vacant or, if the parcel has existing building(s), it could accommodate additional development in consideration of minimum lot size, maximum lot coverage, building height, and minimum parking requirements. All "utilized" parcels were excluded from the buildout analysis.
5. **Calculate Potential Buildout:** For parcels with residential zoning, the maximum number of residential units that could be constructed was calculated in consideration of underlying zoning requirements; for districts that permit two-family and multi-family development, the maximum (higher number of units) was assumed in consideration of the maximum number of units permitted per acre. For parcels with non-residential zoning, the maximum potential building area was calculated for each parcel in consideration of lot coverage, building height, and parking requirements, as often lots cannot accommodate both the maximum development density and the minimum parking required. Lastly, for parcels with mixed-use zoning, buildings' ground floors were assumed to be occupied by non-residential (retail) uses, with the upper stories occupied by residential units.

Results

Based on this approach, the buildout analysis estimates that 1,716 residential units and 3.67 million square feet (SF) of non-residential development could occur at full buildout of the Village (refer to the table on the following page).

		Vacant Lots	Underbuilt Lots	Total
Residential Units		414	1,302	1,716
Non-Residential Area	Floor	2.03 million SF	1.63 million SF	3.67 million SF

Discussion

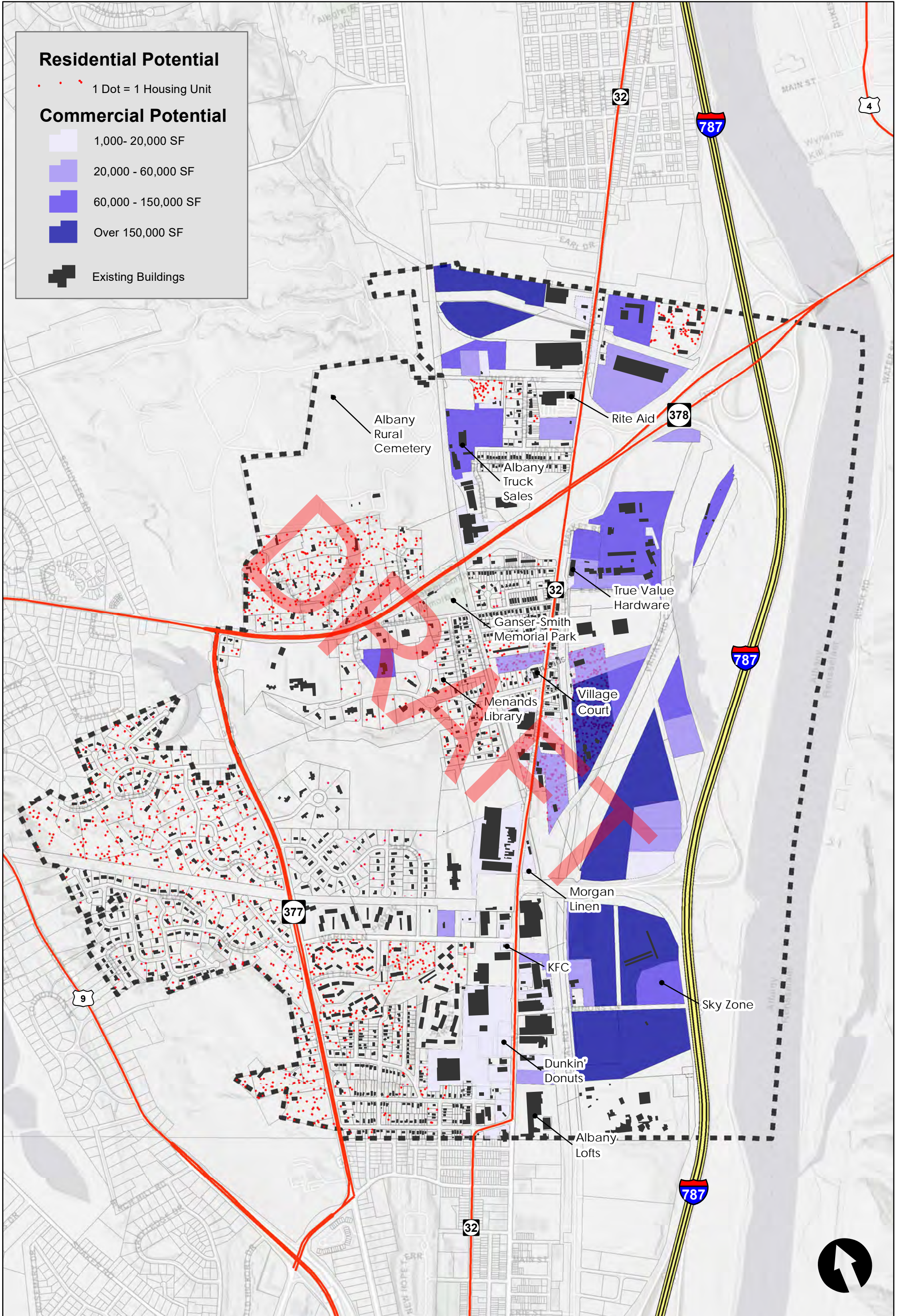
This buildout analysis provides an estimate of what *could* be developed, not what *will* be developed. The results of the buildout analysis provide a framework for considering the Village’s future. Land use regulations, or zoning, is the primary mechanism that the Village has to alter the location, type and density of potential development.

- The potential buildout **does not necessarily** reflect residents desired development patterns in the residential areas in **the west** of the Village, where there are already mature neighborhoods.
- Environmental and **physical constraints** on the eastern portion of the Village is a challenge for large scale development
- There is ample unrealized development potential in the Broadway corridor.

Commercial Uses: The buildout analysis determined that approximately 3.67 million square feet of commercial development could occur in the Village. This is a considerable amount of potential development for a community that is just under **four square** miles of total area. As an example of how much square footage is used for some common commercial uses, the average Lowes home improvement store is 112,000 square feet with an additional 32,000 square feet of outdoor space. Applebee’s requires about 1 to 1.5 acres of land with a 5,500 square foot building. If the average total size of a Lowes (including outdoor sales space) is approximately 140,000 square feet, there could be the equivalent of 26 Lowes built in the Village. Most of this commercial development potential is found in the Broadway Corridor.

Residential Uses: The buildout analysis found that there are many lots in the western portion of the Village that could potentially be subdivided to allow for more residential development. Based on a review of existing development patterns, there is little desire to increase the density in the mature single-family neighborhoods in the western portion of the Village. The large amount of potential residential development led the Committee to question how an influx of residents could impact the Menands School.

Mixed Uses: In the area around the Village Office is zoned “T5- Infill Mixed-Use District” there is considerable development potential. This area’s zoning was updated in 2013 to facilitate infill development, but the desired development has not occurred. However, the Village still desires the mixed-use development that the 2013 updates were intended to spur.



Residential Potential

1 Dot = 1 Housing Unit

Commercial Potential

1,000- 20,000 SF

20,000 - 60,000 SF

60,000 - 150,000 SF

Over 150,000 SF

Existing Buildings

Residential Potential
 1 Dot = 1 Housing Unit
Commercial Potential
 1,000- 20,000 SF
 20,000 - 60,000 SF
 60,000 - 150,000 SF
 Over 150,000 SF
 Existing Buildings

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APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 3:
REVIEW OF PAST PLANS

FALL 2017



Village of Menands, New York

REVIEW OF PAST PLANS

MRP STUDIO



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INTRODUCTION

This document describes previous plans and studies that have involved Menands. The oldest study dates back to 1970; the most current was done in 2016. The topics of these studies range from the environment, land use, community improvement, streetscape, to transportation. While some aspects of these studies have been carried out, in large part, the many recommendations in these studies have not been fully implemented. Any new plan for a community should build on previous planning efforts, so this review is a first step in the process of preparing a new plan for the Village of Menands.

METHODOLOGY

Each studio member was assigned various studies to analyze and explain. After reading through the studies, studio members summarized each plan and noted the most important aspects of the studies focusing on the plan recommendations. This document includes the summaries of each plan.

Studio members also extracted what they felt were the most important issues and recommendations from these previous plans for the village to consider in its new planning effort. These thirty issues are listed in a separate document entitled “Plan Assessment Matrix” and are being presented to the village for discussion and feedback as an early aspect of the planning process.

Broadway Transportation Study



Creighton Manning Engineering, February 2002.

The “Broadway Transportation Study, Village of Menands, Project #01-030d. CME. February 2002”, focused on transportation, more specifically an assessment of current, at the time (2002), and future traffic operations, including identification and analysis of alternatives based on forecasted operations and access needs. It also evaluated the cross-section/ intersection geometry and the need for pedestrian linkages and bicycle accommodation.

The purpose of this study is to assess the existing and future transportation needs on the Broadway corridor (NYS Route 32).

Daily traffic volumes along the corridor have not changed significantly over the past 30 years, hence the generous roadway widths and relatively low traffic volumes provide an opportunity to reduce the number of travel lanes. This can provide the opportunity for roadsides enhancements such as:

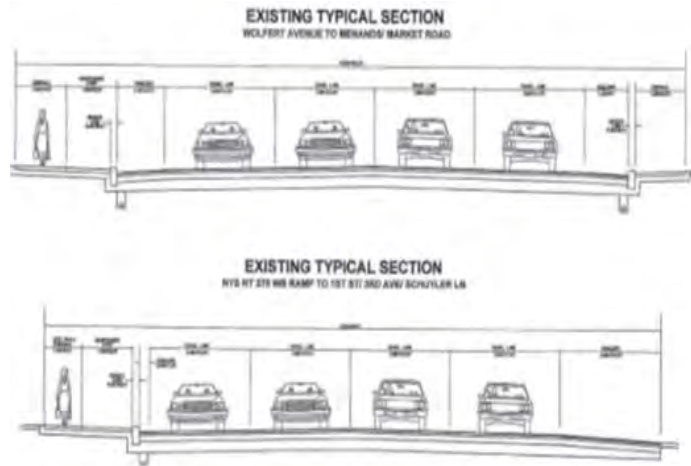


- Maintenance area for snow storage
- Curb bump out for bus stops
- Bus shelters
- Bicycle and pedestrian accommodations
- Green and grey infrastructure improvement
- Roadside treatment and access management improvements

Due to higher than average accident rate in the central portion of the corridor access, management improvements should be considered including: consolidate driveways,

shared access or cross easement. See table II-11 pages 28-29 for specific recommendations for each roadway.

Bus service is provided along Route 32, however enhanced transit stops and services should be considered. Also, snow storage/maintenance strips and Broadway design alternatives could reduce the number of lanes to facilitate pedestrian and bicycle access. Modifications of the Route 32/Route 378 interchange could improve truck access to Menands Market and industrial land use areas.



Proposed Road Sections:

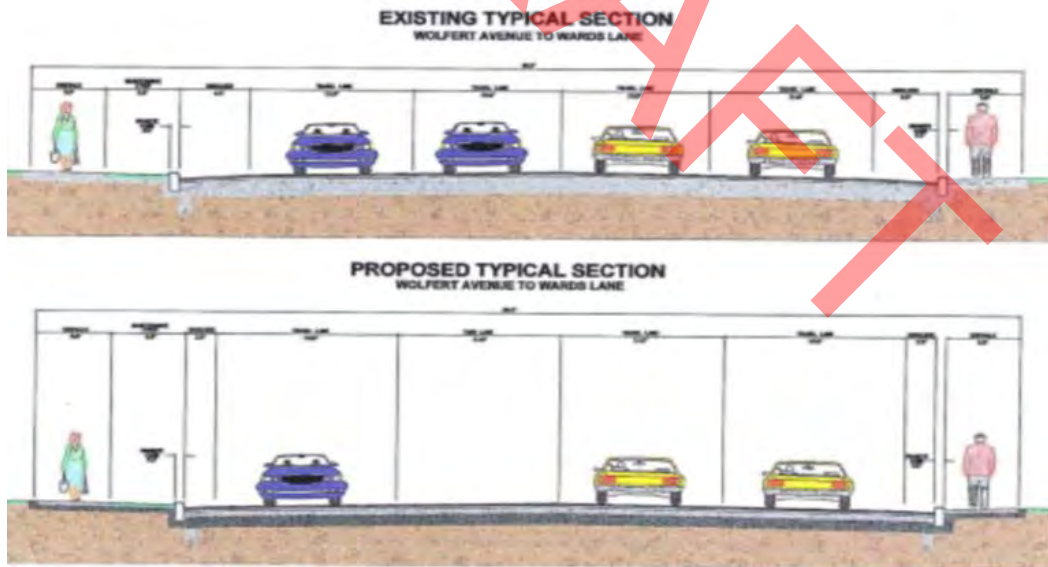


Figure 4 Wolfert Ave to Wards Lane: Source BTS 2002

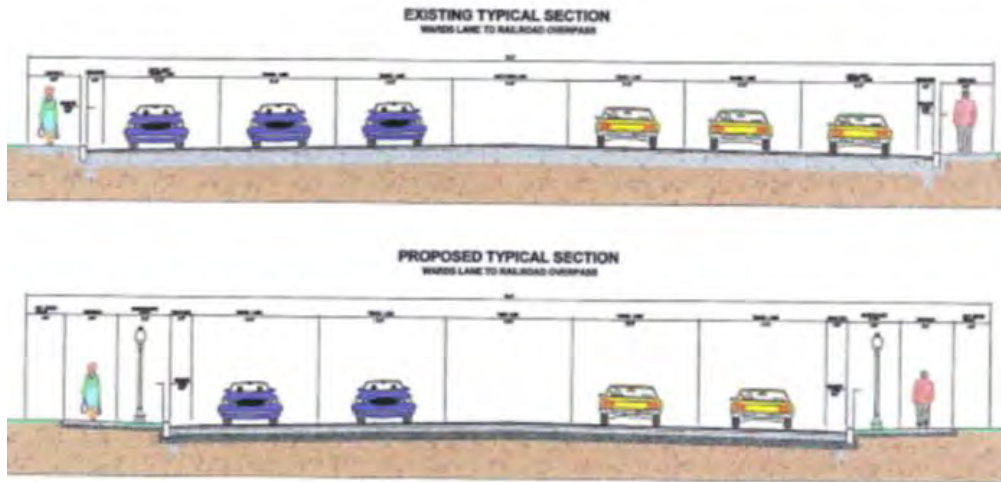


Figure 5 Wolfert Ave to Wards Lane: Source BTS 2002

Reviewed by Studio Member: Aneisha Samuels

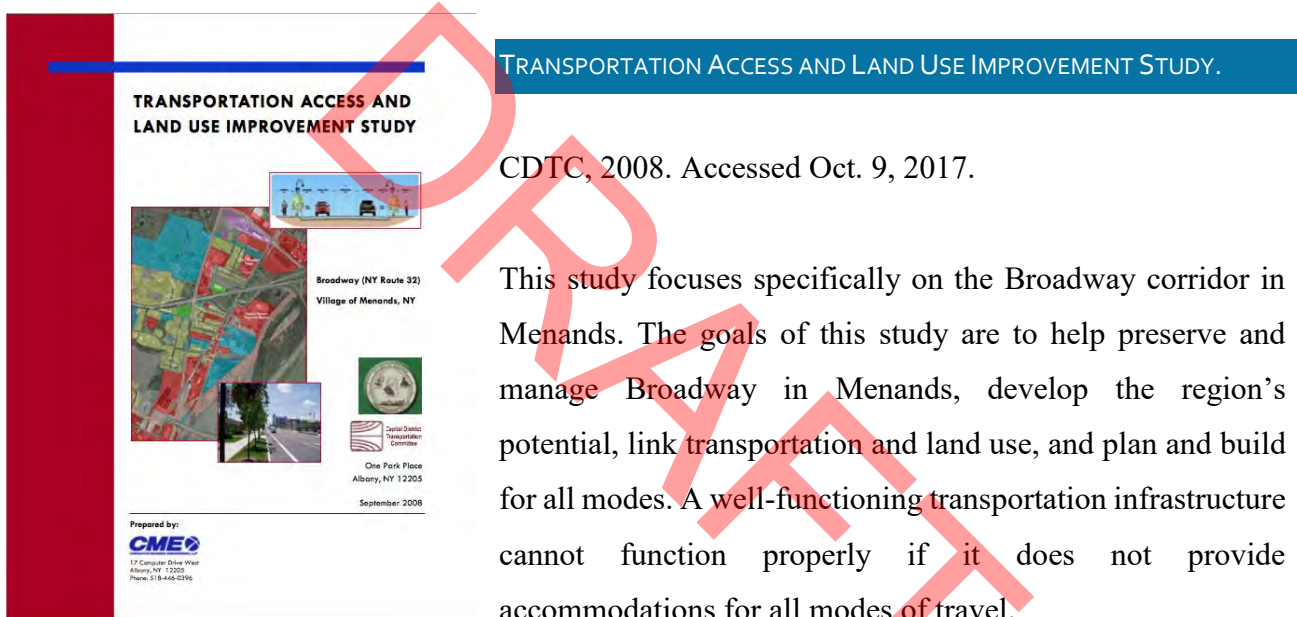
RIVER CORRIDOR SIMPLIFIED ALTERNATIVES ANALYSIS.

Capital District Transportation Authority, and IBI Group and Creighton Manning Engineering, LLP - Jan. 23, 2015, Accessed Oct. 1, 2017.

This study provides alternatives to driving directly into downtown Albany, and initiatives to reduce traffic congestion along the River Corridor from Albany to Troy. This study investigates allowing commuters to park in specific lots in the surrounding neighborhoods of Albany instead of trying to find parking in the city center. The plan illustrates that there are six stations within the BRT corridors that are proposed to have parking facilities for commuters: Division and Woodlawn on the Red Line, Route 378 and Kenwood/Port on the Blue Line, and Crossgates Mall and the Harriman State Office Campus on the Purple Line. These six locations are important and stationed strategically due to a projected increase in annual average daily traffic by up to 30%, especially in Colonie and Menands.

The current spots being considered in Menands include Route 378 and the Riverview Center. These two locations are key points for any citizen in Menands to commute to downtown Albany. This can help with any commuter from the Village to even walk to these BRT stations since they are conveniently placed in key areas within the Broadway corridor. Each BRT station has a full shelter and amenities that can accommodate any commuter along the way. An improved crosswalk will be implemented at all BRT Park & Ride stations.

Reviewed by Studio Member: Jad Edlebi



The northern section of the corridor is primarily commercial and light industrial, with a small amount of residential and recreational use north of Route 378. The southern section of Broadway includes a mixture of commercial, industrial, residential, and institutional land uses. The road is generally a four-lane facility providing two lanes in each direction. Flooding is a concern, as Broadway is within the floodplain or close to it in places. Sidewalks are not continuous. Signalized intersections are spotty and street parking is not allowed.

There are two project focus areas. Broadway (NY Route 32)/Menands Road/Market Road is one. This intersection is south of the Route 378 overpass and it has a traffic signal. All modes of

transportation exist at this intersection, except for ADA ramps for visually impaired people. This intersection is busy and needs access improvements to make businesses more accessible and to strengthen the place in the regional and local market. The other focus area is Broadway (NY Route 32)/Route 378 WB off-ramp. This is a “T” intersection with a traffic signal. The only pedestrian accommodations are limited sidewalks on the west side of Broadway. There are several vacant properties that need redevelopment. There are several curb cuts that create confusion for drivers and conflict points where accidents may occur. Levels of compatibility concerns for places along Broadway are at a B or C. C means there is concern and B means concern is increasing. This needs to be repaired.

The rest of the study examines different traffic flows, transit access, and safety concerns. Traffic is heavy on Broadway as it travels through Menands. Pedestrian and bicycling access is limited because the waterfront trail is cut off for bicycles and sidewalks are limited. The Broadway corridor is designated as State Bike Route 9 with on-street bike lanes. These are very unsafe, however, as there are many curb cuts. Pedestrians have the same problem with curb cuts.

Existing transit services are provided by the CDTA. Fixed bus route service extends along Broadway, all the way to Troy. Bus Route 22 is one of the busiest routes with about 500 daily riders within the study area. There are 100 daily boardings at site A and 50 boardings at site B.

Conclusions are that improvements are necessary to improve safety, efficiency, and access to area land uses. Confusion among drivers, pedestrians, and bicyclists needs to be fixed by adding medians, better signal heads, and higher visual ability.

There are several recommended alternatives to deal with the problem. Basically, the plan recommends complete streets and uniformity along Broadway. Trailhead options and access are important for the corridor to provide access to Broadway from other areas. Transit must provide service to development centers and safe areas for pedestrians.

Reviewed by Studio Member: Eric Stotsky

Creighton Manning Engineering, LLP. 2002

This study identifies three study areas including:

- Study Area #1: The Watervliet Arsenal/Colonie Economic Development Zone area in the City of Watervliet and Town of Colonie
- Study Area #2: The southeastern section of the Village of Menands adjacent to Broadway and Erie Boulevard
- Study Area #3: The Port of Albany/South End neighborhood located in the City of Albany

The Study Area #2 is generally commercial to industrial. This report proposes the development of an extension to Erie Boulevard from just south of the Albany/Menands line to the I-787 Wards Lane Interchange (with access between the extension and the interchange ramps), coupled with geometric and design treatments on Broadway between Simmons Lane and Wards Lane. The study also suggests establishing a direct truck route between I-787 and the industrial area surrounding Erie Boulevard. The purpose is to create ease of access and mobility for commercial vehicles, enhance economic development opportunities due to this easier access, and remove heavy vehicle traffic from Broadway in Menands.

While there is unofficial accessing of the trail from near the Wards Lane interchange ramps, the nearest permitted access is near Colonie Street in Albany via Erie Boulevard.

Given the City of Albany's current efforts to develop its waterfront area, including construction of a pedestrian bridge linking downtown Albany to the waterfront and the upcoming construction of a promenade, picnic area, new pedestrian and bicycle facilities in a more congested part of the current trail and other accommodations, the opportunities to promote access from Menands to this destination and to the rest of the offerings of the trail (as well as the opportunities to leave the trail to patronize restaurants and other establishments in Menands) should be explored.

In summary, in the *Southeastern Menands/Broadway/Erie Boulevard* study area, the opportunity to promote more direct access to the commercial and industrial areas in the Erie Boulevard corridor through the recommended improvement would bring with it an opportunity to pursue community development-oriented economic development efforts along Broadway in the Village of Menands. That is, while the Watervliet Arsenal/Colonie EDZ area saw the opportunity to bring about a more immediate quality of life to benefit First Street residents by removing truck traffic from their street, this study area could see an opportunity to introduce land uses in the Broadway corridor, which while desirable from a community standpoint, might not be compatible with the present mix of traffic traveling through the corridor. The Village can pursue an economic development effort in which it examines the desires of the community to determine how to complement the extension of Erie Boulevard with streetscaping, zoning and/or promotional efforts aimed at facilitating the introduction of new businesses to the corridor.

Reviewed by Studio Member: Zeynep Tas

Capital District Transportation Committee.

The I-787 Hudson/Waterfront Corridor Study was completed in August of 2017. The study area is bounded on the north by Watervliet (I-787 Exit 9), on the south by the Port of Albany (I-787 Exit 2), on the east by the Hudson River and on the west by Route 32 (Broadway). The study has not been released to the public yet. The plan is an effort that strategically marries transportation and land use planning to:

- “Improve access to the Hudson River
- Support waterfront revitalization and economic development opportunities
- Integrate concepts from previous studies and fresh ideas through an involved stakeholder process
- Support multi-modal transportation objectives (pedestrian, bicycle, transit, motor vehicle, truck, etc.)
- Guide future planning
- Improve transportation, community, and environmental compatibility
- Account for life-cycle costs of roads and bridges
- Explore potential reductions in infrastructure maintenance costs over time”

A timeline of the planning process since the project began is listed in the following chart.

DATE	STEP	DESCRIPTION
June 2015	Public workshops	Drop in style Public Workshop on June 24th in Albany drew over 90 interested individuals with a wide range of ideas, concerns and questions regarding the study and the study area. Second workshop was held in Watervliet on June 30 th . There was also a public survey available.
September 2015	Preliminary Workshop Summary Available	Summary of community input finds 76 participants believe access for bikes and pedestrian should be emphasized, 46 believe the emphasis should be economic development, 34 believe it should be environmental protection. There were 29 responses that sought active recreation opportunities and 29 desired a view shed to the river. 15 or less desired shorter transportation time, boating access, and trailhead parking.
2015-2016	Develop and evaluate feasible strategies and options	The planning process with consideration to community input is carried out to produce a final plan.
June/July 2017	Receive public input on recommendations	Allow public to engage in planning process and keeping them informed by doing so.
August 2017	Plan completed	To be made available to the public

Excerpt from I-787/Hudson Waterfront Corridor Study. 2017.

Reviewed by Studio Member: Ketura Vics

Capital District Transportation Committee. Urban Partners. 2001.

The Broadway commercial corridor extends four miles from Livingston Street in Albany to the City of Watervliet. The main objective is to revitalize the Broadway commercial corridor and to promote and expand retailing operations. The Wolfert corner retail district is a focal point for retail business. It is accessible to a three-quarter mile area of the district. A development strategy for Wolfert corner should include streetscape enhancements, north Albany home/office outlet association, district-serving parking, business façade improvements and more. North Albany home/office outlet association will strive to bring all warehouse based business together to promote their business and attract regional attention. Currently there are thirteen active outlet retailers and ten of them are directly selling their product to the public.

The Capital District regional market could dramatically change through efforts to expand the flower market (which will be held on Saturday or three day a week). A museum showing the history of the market and a full-service farmer's market with retail product such as meat, fish, bakery and deli vendors could be established.

Infrastructure and neighborhood improvements through the Broadway corridor is another part of the plan in which adjacent neighborhoods could be improved by resetting or replacing curbs, improving landscaping along railroad properties and private business, and removal of excessive curb cuts and asphalt.

A market assessment report shows North Albany HOPE VI Revitalization Program and redevelopment of the Edwin Corning Homes on Lawn Avenue have market demands and found a lack of retail services available to this area. It shows where additional retailing business could be established.

Reviewed by Studio Member: Dhaval Dhamelia

J. Kenneth Frasier and Associates. Village of Menands, New York 2008.

The Final Masterplan for the Menands Nature Area Feasibility Study (NAFS) was created in December of 2008. It examines a 150-acre study area going east-west between Route 32/Broadway and I-787, with Route 378 as a northern boundary and I-787 Exit 7W as a southern boundary. The study area comprises one of the largest freshwater estuaries along the Hudson River, which flows through a culvert under I-787. The rest of the area is tidal and freshwater wetlands that includes both forested and open wetland environments. Existing and former industrial rail spurs designate some of the area as a brownfield. The study area is described in the plan as “an ecological refuge that is a source of untapped educational and passive recreational potential.” The Village performed the study because they sought to incorporate the area with the bike trail going through Menands to Schuyler Flatts Park, in Colonie. Their long-term vision includes a bike/pedestrian trail over the Menands Bridge into Troy/North Albany. The plan also discusses the historic role of Menands as a rail town that once had amusement parks and was the site of the New York State Agricultural Society fair. The NAFS was modified to parallel an ongoing streetscape study that was being conducted for the Broadway Corridor.

Methodology: First, there was a site visit/field observations of study area, which was followed by collection of tax parcel map data to determine land ownership. Then topographic, aerial, and wetland/soil/site suitability maps were collected and assessed to determine viable uses for the land. The consultants then develop design concepts and consider implementation issues. The plan categorizes its existing conditions, constraints, and opportunities for environment, historical significance, and community involvement.

Environment: Existing trails and railroad beds can be used by acquiring land on properties that are near the network of bike paths and trails. Acquisition can be incentivized with tax write-offs. Constraints include acquisition, regulatory procedures involved beyond acquisition for landowners, perception of crime by allowing access to property.

Wetland/Tidal estuaries are an ecologically diverse habitat located within a FEMA 100-year flood zone. Educational and passive recreational opportunities are viable uses for this property. The soils are favorable for the specific use of paths and trail ways. This can present the area as a destination and its status as a wetland offers funding opportunities. Constraints include potential brownfields, regulatory procedure of impact on wetlands, and culvert under I-787 is too small for access.

Historical Significance: Prior land uses including Al-Tro Park and the Erie Canal lend the area to archaeological exploration to “create a sense of connection” between the past and present land uses in Menands. Preservation of historic integrity is necessary. Constraints include regulatory procedures of an archaeological study.

Community Involvement: Re-establish connection between Village and Hudson River, establish pedestrian links to surrounding communities, and redevelop existing farmers market, funding sources from public/private partnerships. Constraints include I-787, former islands are neglected and derelict.

The plan identifies numerous potential funding and partnership sources such as NYSDHCR Economic Development Program, NYSDHCR CDBG, NYSDHCR Technical Assistance Grant Program, Transportation Enhancement Programs, EPF Matching Grant Program, LWRPs, Hudson River Valley Greenway, Scenic Hudson, and more.

Reviewed by Studio Member: Ketura Vics

MARKET FEASIBILITY STUDY FOR THE CAPITAL DISTRICT COOPERATIVE FARMERS' MARKET, MENANDS, NY

Steve Miller, April 2017

The Capital District Cooperative is farmer-owned corporation which runs a wholesale and retail (at times) farmers market in the village of Menands. The Village hired a consultant to develop a plan to help revitalize The Market with cooperation of The Market management. The site consists of three major modes of operation. First, it is owned cooperatively by 150 farmer members, where

most of them use the market to sell their locally grown produce. Second, when the site was opened in 1933, a wholesale produce house set up business and, since then, more wholesale produce and other non-food related business have moved to the site. Third, is the retail farmers market where other farmers and members of the cooperative can participate.

This plan reviewed a previous plan conducted in 2003 and then interviewed members of the board, tenants, local economic development officials and some local businesses. The Board said that they liked the location of the site and most of them wanted to keep the market for both wholesale and retail produce sales. The tenants said almost the same things though some of them were unsure that the Board and membership are committed to making the investments that they feel are necessary to move ahead. Local economic development officials were familiar with The Market and knew where it was, but some thought that it is somewhat isolated.

The plan outlined the type of businesses that could be recruited to this site including small food processor, farm supply, restaurant supply, food distributor, specialized ethnic food distributor, and other types of business related to the farm and food industry (p. 11). The new Railex Facility was mentioned, where a rail transportation and distribution company has opened a new produce warehouse in Rotterdam, NY which is 22 miles from the Menands market.

The summary of recommendation is that physical site improvement should be done to provide better sheds and to make the market more attractive to new retailers and consumers. The plan recommended developing a retail farmers market, bringing in food-related business and improving the wholesale farmer market. The plan also provided recommendations on how to improve Board short-term and long-term operation and management in order to provide consistency and efficiencies in the future.

Reviewed by Studio Member: [Dhaval Dhamelia](#)

Route 32 Linkage Study

Conceptual Plan Development & Transportation Analysis



Final Report—January 2011
For the Village of Menands,
Town of Colonie, City of
Watervliet and Capital District
Transportation Committee



ROUTE 32 LINKAGE STUDY

CDTC. River Street Planning and Development, et al. 2010. Accessed Oct. 9 2017

The Route 32 Linkage Study examines the Broadway corridor from Menands to Watervliet. There are three subsections: Menands to Colonie, Colonie to Watervliet, and Watervliet. Each section has separate existing conditions, transportation conditions, and recommendations.

The Menands to Colonie section is the busiest part of the corridor, with the most business and traffic. Menands has many shopping areas that need to be redeveloped. The road is widest here and best suited for traffic. However, there are accidents here and it is not particularly safe for pedestrians and bicyclists. Recommendations involve redeveloping vacant buildings and shopping plazas, limiting access points to businesses to decrease congestion, transportation improvements like roundabouts and traffic signals, and encouraging future mixed-use development.

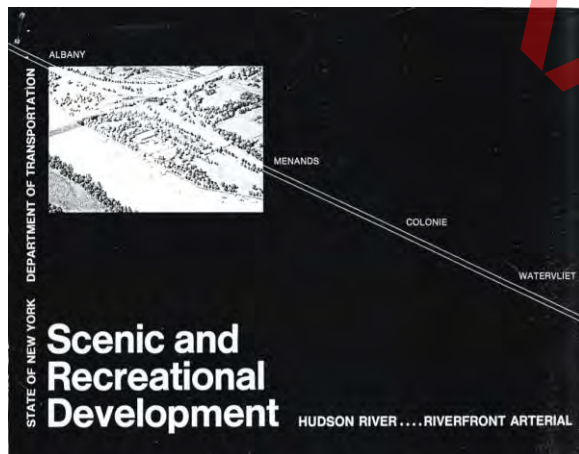
Colonie to Watervliet is a very small section. This is basically Schuyler Flatts. There is the Town of Colonie Park and an intersection here. There are about 21,000 vehicles per day in this part and the road narrows to two-lanes here as well. Lighting is an issue and sidewalks are narrow and inconsistent here. This creates unsafe and limited pedestrian access. Bicycles are not safe here. An inter-municipal zoning overlay is recommended, signage improvements are needed, alternative transportation modes should be encouraged, and development should be encouraged.

Watervliet has more residential and commercial and not much industrial development along Broadway. The road is not as busy here. It is built within a grid network and has a lower speed limit also. Uniform zoning guidelines should be developed, development of vacant or undeveloped areas should be encouraged, sidewalk repair and curb extensions are useful to pedestrians, repair the blocks around the arsenal, and create development strategies.

Implementation strategies are listed in a large Plan Implementation Matrix at the end of the Route 32 Linkage Study document. It lists the project descriptions, time frames, lead agencies, potential funding sources, and responsible entities for maintenance.

Reviewed by Studio Member: Eric Stotsky

SCENIC AND RECREATIONAL DEVELOPMENT, HUDSON RIVER, RIVERFRONT ARTERIAL.



State of New York, Dept. Of Transportation, 1970

Developing the waterfront remains an important objective moving forward if we must deal with the unfortunate realities of the many acres that were needed to build highway 787. Luckily, there are still areas of potential development. The Scenic and Recreational Development report outlines there are some 200 acres in total between Albany and

Watervliet. Menands encompasses almost half of that area. This space can primarily be used for recreation and enjoyment of nature, with the cooperation of many agencies and government bodies to achieve this goal.

The report explained that this area should be convenient to the surrounding municipality. The implementation of accessible entrances and exit location placements should be in ideal settings for

the community to utilize the parks features. The facilities that would be set up in this new park need to be constructed in an aesthetic manner, and situated with easy access to majority of the public. The initiative included incorporating a swimming pool and ice skating facility into this plan as well. There is about 3-5% of the region's population that wants to go swimming on a warm day, while ice skating gains similar numbers in popularity.

The growth of the urban regions and increased concentration of population is accompanied by the eagerness for the open aesthetic within the urban core. The waterfront area is ideal for much of this development. As it pertains to the 35 acres of practical working area there should be acknowledgement of the 15-acre remnants of tidal body of water. This area should be a prominent attractive feature for the park. Solutions to redevelopment includes implementation of any necessary dredging as well as planting on the shores to encourage local wildlife seeking refuge. Creating a facility for athletic interests as well as opportunities for nature studies, conservation work, nature trails, comfort stations and row boats meets the needs of a community with diversified recreational interests. Parts of the waterfront region that are undevelopable, approximately 180 acres within the interchanges and on the slopes of the fill areas, should be seeded planted and landscaped.

We should acknowledge that although there are areas that could support development of infrastructure, we must recognize that this area is predominantly a wetland and should mainly be used for conservation and recreational measures. The waterfront would serve as one of Menands best features if implemented in a mindful way. The opportunity for this village to redevelop this area along the river may garner interest from people in the surrounding region. It is important for Menands to provide something unique that bridges the gap between Albany and Watervliet, and this form of sophisticated recreation may fulfill that criteria. The open aesthetic landscapes coupled with some physical recreational activities serves to encourage diverse recreational interest that this area needs.

Reviewed by Studio Member: Sean Taylor

Kevin Schwenzfeier. June 2009. Accessed Oct. 1, 2017.



This plan focuses on improving conditions on the Broadway corridor and promoting economic development in a challenged area. It considers necessary infrastructure changes and improvements and an imminent revitalization of the economic district (a.k.a. Broadway Business District, BBD). A work group was assembled specifically to assess and improve the economic development of the BBD, Economic Development Work Group (WG). Their vision statement goes as follows: “To proactively pursue the revitalization of the Broadway Corridor that provides a vibrant economic base and quality environment in the Village,” (Schwenzfeier). A public survey was conducted for residents and

businesses throughout the Village of Menands and a series of interviews were set up with developers within the Capital Region to assess existing conditions.

With the data that was compiled from the interviews and survey, the WG established a set of recommendations that needed to be implemented. Form-based zoning and mixed-use development were the first few recommendations. Other recommendations included repurposing and redeveloping underutilized properties, seeking grants to improve the streetscape, and marketing the Corridor.

Reviewed by Studio Member: Jad Edlebi



The Saratoga Associates. 2002.

The Broadway Corridor in the Village of Menands has become a primarily auto-oriented corridor. Once a thriving commercial district serving the capital region, today there are numerous vacant or underutilized sites. Buildings that have been successfully reused have changed from commercial/retail services to offices. Where Broadway once carried the bulk of the commuter traffic, I-787 now serves this purpose. The culmination of these characteristics has helped create a pedestrian unfriendly environment that is dislocated from the adjacent neighborhoods. This study suggests specific aesthetic

improvements to achieve the goal of creating a sense of uniformity along the Broadway Corridor. In the study, the corridor has been broken down into three segments with the three primary gateways highlighted. The segments include:

- North Broadway Segment – From the Colonie town line to the NYS 378 overpass
- Village Center Segment – From NYS 378 to the railroad overpass
- Mid-City Segment – from Exit 6 to Wolfert Avenue

Gateways include:

- Exit 7 – Price Chopper
- Riverview Center
- Wolfert Avenue

The study contains several recommendations that are relevant to three segments of the Broadway corridor in Menands.

North Broadway Segment Recommendations:

- Any reconfiguration of the Price Chopper Plaza parcel should create a consolidated entrance that aligns with the Route 378 exit ramp. The parking on the site should be reconfigured and landscape enhancements should be incorporated to break up the asphalt pavement. In addition to new or rehabilitated larger scaled buildings toward the back of the parcel, smaller buildings should be constructed closer to the road. In addition, landscape enhancement and signage are recommended to mark this gateway into the community.
- Landscape enhancements are recommended for the 2,000' plus area around the Route 378 exit ramp configuration along Broadway to help make this connection more attractive and usable, as well as to foster pedestrian movements between the Village center of Menands and the Price Chopper Plaza area. The study recommends that this area be heavily planted with thick evergreen trees to shield the overpass so that it is virtually invisible to the passerby.
- The plan recommends the creation of an off-road bikeway east of the former Two Guys building linking Broadway to the Schuyler Flatts trail network.

Village Center Segment Recommendations:

- To create an inviting pedestrian atmosphere the village should undertake landscape improvements in this area along both sides of Broadway including street trees, pedestrian lights, banners, street furniture (benches, trash receptacles), and flowers.
- In addition to these landscape enhancements, the village should consider a central planted median from approximately the Village Hall to Menands Road. The median should be planted with trees and flowers and appropriate identification signs.
- To accommodate for the elimination of left and right turns along this stretch of roadway, a rear access road and associated parking should be developed on the east side of the buildings that front Broadway in this stretch of road.
- In addition to pedestrian improvements, the village should consider enhancing the area around the ice-skating rink and creating a larger Village Center Park. To incorporate the

park more closely with Broadway and the adjacent neighborhoods, a pedestrian connection should be created from Broadway directly to the park. In addition to these westerly connections, the park could be connected to the SPCA (the 'Canal Trail') and the proposed Natural Trail System. The park could provide passive green space during the summer months and remain an ice skating rink during the winter. All landscape improvements in the Village Center segment should be extended to the railroad crossing.

Mid-City Segment Recommendations:

- This area will have sidewalks and street trees on both sides of the street. These improvements will take place between the curb and the sidewalk in what is commonly referred as the planting strip.
- In addition to these enhancements, landscape improvements should take place between the sidewalk and the parking areas.
- In addition to landscape enhancements, it is likely that new buildings will be developed on the many underutilized lots.

In addition to these specific recommendations, the Broadway Corridor Master Plan includes design guidance for pedestrian street lamps, benches, and trash receptacles, as well as suggestions for gateway signage to mark the entrances to the Village of Menands. In addition, the study recommends the creation of design standards to guide future development and to ensure a safe, attractive, and functional built environment.

In summary, the basic concepts embraced in the plan include: accessibility from sidewalks provided along both sides of the street and back into the neighborhoods; coordinated parking and service access; parking to the side or rear of buildings; provision of buffers and screens along parking areas; incorporation of pedestrian amenities and street furniture; accommodations for bicyclists with appropriately sized bike lanes; installation of landscaping, and the appropriate provision and development of public spaces. The success of the corridor will be reinforced through the institution of these design practices.

The overall intent of the plan is to create a visually cohesive and pedestrian friendly (in varying degrees) atmosphere along the length of the corridor to create continuity and a sense of place. The major unifying elements proposed for the corridor will be the streetscape components of street

trees and light poles and fixtures. Their positive impact will be felt if they are applied in a consistent manner throughout the corridor. Specifically, it is recommended that the corridor include an installation of street trees along its entire length on both sides of the street adjacent to the proposed pedestrian sidewalk. The regularity of the trees and the introduction of proposed pedestrian scaled lighting fixtures will provide a continuity, consistency, and unity to the look of the street.

Reviewed by Studio Member: Zeynep Tas

Village of Menands Broadway Corridor Design Guidelines



 MENANDS

 ELAN

VILLAGE OF MENANDS BROADWAY CORRIDOR DESIGN GUIDELINES. 2016

Elan Planning and Design. 2016.

The “Village of Menands Broadway Corridor Design Guidelines” focused on land use in the Village. The methods proposed in this document are intended to promote long range planning through Smart Growth Principles including mixed use development, walkability, and green infrastructure. This document reflected the goals of multiple planning documents,

including the following:

- Menands Broadway Corridor Study (2002)
- Menands Design Guidelines (2007)
- Transportation Access and Land Use Improvement Study (2008)

- Village of Menands Broadway Corridor Economic Development Initiative: Current Conditions and Opportunities Report (2009)
- Menands Zoning Revisions and Updates (2013)
- Storm water Coalition of Albany County Green Infrastructure Model Local Law Project (2013)

The overall objectives of the document are to promote site and building development that enhances the historic architecture and village setting of the community, and to provide building owners and project sponsors who are applying for site plan review with an understanding of the Village's site plan review criteria and expectations.

Green Infrastructure (page 12)

The Village of Menands is a member of The Stormwater Coalition of Albany County, a group of eleven municipalities and the University at Albany committed to implementing Best Management Practices towards storm water management. As a member of The Stormwater Coalition, Menands has worked to identify and implement strategies to reduce storm water runoff volumes and increase water quality

Parking:

The Plan recommends that industrial buildings be positioned close to the streets with minimal parking between Broadway and the building façade. This is intended to provide a more visually appealing area instead of allowing the area to be bombarded by copious amounts of parking space. The document also proposed that adjacent parking lots should be connected to facilitate the flow of traffic off Broadway to reduce the flow on Broadway in cases where possible. Shared parking and public parking is encouraged so less designated parking spaces will be needed. Based on business hours different businesses can alternate the use of parking spaces.

“Surface parking areas should be at the second or third layer from the frontage and should be screened by a streetwall or continuous hedge between 3.5 and 4.5 feet in height. Streetwalls should be constructed of a material matching the adjacent building

façade. Openings in such streetwalls and hedges should be no larger than necessary to allow automobile and pedestrian access. If, due to site constraints or a preexisting condition, a parking lot is in the first layer it should be screened by a streetwall and/or hedge with the same dimensions as mentioned herein.” (p. 20)

Bike/ pedestrian Amenities:

The Broadway Corridor Design Guidelines proposed the implementation of “Logical” pedestrian amenities. Overall the intent of the document is to promote walkability.

Broadway Business District (BBD):

The intent of this district is to allow the development of auto-dependent uses while enhancing the pedestrian environment to promote the livability and economic vitality of the entire village.

Infill Neighborhoods Districts:

Infill Neighborhoods Districts are intended for residential use and a mixed-use district while promoting green infrastructure development techniques (Rainwater Harvesting, permeable pavements, green roofs etc.) Residential lots should preserve the pedestrian character of the streets and neighborhoods should relate to nearby neighborhoods.

Infill Mixed-Use District:

The Infill Mixed-Use District accommodates a wide variety of residential and non-residential uses, building types, and lot sizes. Infill mixed-use districts must incorporate residential use, create a public realm conducive to pedestrian activity, and provide linkages to adjacent neighborhoods. This district contains a balance of neighborhood and regional scale non-residential uses based on the district's location on major thoroughfares and access to transit service.

Signage and Street Lighting: (page 13 to 24 of BCDG)

It is recommended that there be simplified content on signs. Signs should also be well maintained and should complement the façade of the building.

Street lighting spacing should be 75 to 100 ft. for all renovations regardless of building style and high-quality materials should be used.

Architectural Guidelines:

Unlike the site guidelines, which are specific, the architectural guidelines do not dictate precise styles, materials, or detail choices for buildings within the village. Rather, the recommendations are intended to be a starting point for project sponsors to consider in the design process. The overall intent is not to promote a specific style of architecture, but to promote compatibility between architecture styles in the village.

Streets:

All streets should terminate at other streets, forming a network. Cul-de-sacs should be allowed only when there is no alternative due to site conditions such as waterways, wetlands, or steep slopes.

T-4 and T-5 Zones:

The purpose of these Supplemental Regulations is to implement the principles of the various planning documents that have been completed for the Village and the Broadway Corridor.



The goals of these transect zones (T-4 and T-5) are aimed at building a traditional village fabric characterized by streets and other public spaces that are walkable and inviting to pedestrians, are accessible by transit service, and by a mixture of uses, such as retail (including sales, services, restaurant, and offices with walk-in clientele), general office, light industry, and residential integrated at the block and building level. Transect zones focus on the form of the built environment that result in stimulating, safe, and ecologically sustainable neighborhoods.

Reviewed by Studio Member: Aneisha Samuels

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APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 4:
PLAN ASSESSMENT MATRIX

FALL 2017



DRAFT

VILLAGE OF MENANDS
PLAN ASSESSMENT MATRIX
UNIVERSITY AT ALBANY MRP STUDIO

Village of Menands Plan Assessment Matrix

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority 1=High 2=Low	Notes	Student Name
MNAFS - 26	1	Community	Enhance Menands' sense of place and establish it as a destination by bringing shopping, restaurants, and community entertainment space	N			Barriers to development include issues of security (uncertainty/risk) and maintenance of businesses	KV
BCEDI	2	Economic Development	Recommendations for Broadway Corridor: Form-based zoning and mixed-use development, repurposing and redeveloping underutilized properties, seek grants to improve the streetscape, and market the Corridor	N			This plan established goals to improve conditions on the Broadway corridor and promote economic development in a challenged area. It considers necessary infrastructure changes and improvements and an imminent revitalization of the economic district (a.k.a. Broadway Business District, BBD).	JE
MFSCDCFM	3	Economic Development	Assessment of farmers markets to help economic growth in Menands	?				DD
BCC	4	Economic Development	Improve Broadway commercial corridor by implementing strategic sites on Wolfert corner.	N				DD
MNAFS - 8	5	Environment	Utilize the wetland/tidal estuary area to potentially include a wildlife/educational center; culvert to create a pedestrian passage/waterfront access to create a sense of place and destination	N			Barriers to development include impacts of access on wetlands ecosystem, current access to waterfront, and issues with ongoing maintenance	KV

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority : 1=High 2=Low	Notes	Student Name
ACCTAS - 19	6	Environment	Contact DEC Division of Fish, Wildlife and Marine resources for a search based on the most current database regarding the presence or absence of any rare species and/or ecological communities in the study area	N			The study team contacted the NYSDEC Division of Fish, Wildlife and Marine Resources regarding the presence or absence of any rare species and/or ecological communities in the study area. The DEC reported that there were no records of such issues in its database. They did note, however, that their databases are regularly updated, and as such, it was recommended that if the subject area was still being examined one year from the time of this report, they be contacted again for a search based on the most current database. This note would certainly apply to any of the three areas examined in this study, whether or not the finding for this report was that there were issues along this line. Field surveys may be in order prior to pursuit of any project pursuit to confirm the continued absence of any rare or endangered species in the area.	ZT
BCMP - 30	7	Environment	Investigate Potential for Brownfield Conditions and Possible Remediation	N			The Broadway Corridor once served as the location for numerous manufacturing businesses. While most were primarily located along the east side of Broadway in the Mid-City Segment, some were, and still are, located at various locations throughout	ZT
RTE 32	8	Infrastructure	Improve intersection signals, pedestrian walkability, and business entrances					ES

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority : 1=High 2=Low	Notes	Student Name
BCMP - 30	9	Infrastructure	Conduct a feasibility study for potential sanitary sewer and water system upgrades	N			There is a 10" diameter high-pressure main that runs from the pump station near the old Montgomery Ward to Amsterdam Avenue that needs to be replaced	ZT
787/HRCS	10	Infrastructure	Explore potential reductions in infrastructure maintenance costs over time	N				KV
RTE 32 - 7	11	Land Use	Menands needs more lighting, pedestrian sidewalk continuity, bicycle trail connections, redevelopment, and better drainage infrastructure.	N			Current land use conditions for whole study area	ES
BCDG	12	Land Use	Position industrial buildings close to the streets with minimal parking between Broadway and the building façade. It is also proposed to connect adjacent parking lots. Shared parking and public parking is encouraged.	N				AS

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority: 1=High 2=Low	Notes	Student Name
BCDG- 12	13	Land Use	Promoting Smart Growth. Logical pedestrian amenities should be incorporated. The BBD (Broadway Business District) design intent is to promote walkability. Infill Neighborhood is intended for residential use and mixed-use district. Promote green infrastructure development techniques (Rainwater Harvesting, permeable pavements, green roofs etc.)"	N			" Smart growth covers a range of development and conservation strategies that help protect our health and environment and make our communities more attractive, economically stronger, and more socially diverse" -NYS EPA	AS
BCMP - 25	14	Streetscape	Landscape enhancements and gateway signage should be installed at the three major gateways.	N			Gateways include: Exit 7 – Price Chopper Riverview Center Wolfert Avenue	ZT
BCMP - 26	15	Streetscape	Implement landscape improvements to the open space between Price Chopper Plaza and Village Center segment (Village Center Segment – From NYS 378 to the railroad overpass).	N			The NYS Rt. 378 exit ramp configuration occupies approximately 2,200' along Broadway. While this area can be generally described as 'open space' it is non-functional in that it cannot be used for active or passive recreation purposes. The general rule of thumb for a walkable distance for most people is 1,500' as long as it is an attractive and pleasant experience. Because the distance in this section is 2,200' and it is fairly unattractive as one passes underneath a major highway overpass, it is unlikely that people will walk from the Price Chopper segment to the Village Center segment.	ZT

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority: 1=High 2=Low	Notes	Student Name
ACCTAS - 20	16	Streetscape	Improve streetscape and/or traffic calming on Broadway between Wards Lane and the Menands/Albany line	N				ZT
BRT/P&R	17	Transportation	Menands falls on the BRT Blue Line, which will soon be under construction.	N			Two stops will be placed: Riverview Center and Route 378.	JE
RTE 32	18	Transportation	Improve business and transportation access along Broadway Corridor through the use of development nodes.	N			The plan researches all the different areas within the Broadway Corridor. These sections are Menands, Colonie to Watervliet, and Watervliet. The study examines traffic data and economic vitality and makes suggestions on how to fix this. This plan provides recommendations on how to improve the corridor to encourage more business growth on Broadway. Much of the area has become vacant or run-down and these communities want to fix that. Recommendations are made based on the current transportation and economic conditions in the area. The communities believe the transit-oriented development is a great way to bring back businesses to the area. If public transit and traffic flow can be improved and transit areas can be developed, then the different transit areas on Broadway can act as nodes for development. The communities involved are to find funding and begin work once done.	ES

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority: 1=High 2=Low	Notes	Student Name
RTE 32 TALIS	19	Transportation	Preserve and manage the Broadway Corridor, develop the region's potential, link transportation and land use plan and build for all modes.	N			This plan studies the Broadway Corridor, but more specifically, the Broadway Corridor through Menands. It analyzes accidents and traffic volumes, economic development, and the highway interchange. Several suggestions are made to improve the highway interchange and to open up land there. Menands believes that the Broadway corridor is in need of revitalization and to do this requires traffic and land use improvements.	ES
ACCTAS - 15	20	Transportation	Develop an extension to Eric Boulevard from just south of the Albany/Menands line to the I-787 Exit 6 interchange (with access between the extension and the interchange ramps)	N			This extension would promote commercial access to the lands east of Broadway in this area while at the same time promoting bicycle and pedestrian travel and neighborhood business opportunities along Broadway between the Menands/Albany line and the Exit 6 access ramps.	ZT
BTS - 27,30	21	Transportation	Due to higher than average accident rate in the central portion of the corridor, access management improvements should be considered including: consolidate driveways, shared access or cross easement. See Table II-11 on pages 28-29 for specific recommendations for each roadway.	N				AS

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority: 1=High 2=Low	Notes	Student Name
BCMP - 23	22	Transportation	Transform Broadway from a bleak and barren four-lane road to a narrower, pedestrian friendly street lined with trees and a mix of uses that cater to the commuter as well as the village resident.	N				ZT
BCMP - 26	23	Transportation	Establish a new access to the Capital Region Market to help make it more visible from Broadway.	N				ZT
BCMP - 27	24	Transportation	Reconfigure Stewart's intersection. Reconfigure each of these roadways to a standard four-corner intersection	N			This would require Menand Road to be extended across Broadway; this would require moving Stewarts to a new location. Potential relocation ideas include directly north onto the new land that would be created as a result of the roadway reconfiguration. An alternative location would be next to Menands Hardware on the access road. Both locations would retain the high visibility that is desired by convenience store retailers. The second option for this intersection would not involve the full reconfiguration of the intersection, rather Stewarts would remain in its present location and access would be limited to the east side of the parcel rather than from Broadway.	ZT

Plan	#	Topic	Recommended Action	Complete Y/N	Relevant Y/N	Priority: 1=High 2=Low	Notes	Student Name
BCMP - 31	25	Transportation	Reduce the amount of pavement in the Riverview Center Gateway area and eliminate many of the free-flowing turn lanes. Undertake heavy landscape enhancements to help create a 'green' entry into the corridor.	N			The result will help reduce traffic speeds and provide the opportunity to create a much more inviting gateway. To facilitate safe pedestrian crossings, highly visible crosswalks should be added across the exit ramp and across Broadway linking Morgan Linen with Riverview Center.	ZT
787/HRCS	26	Transportation	Support multi-modal transportation objectives (pedestrian, bicycle, transit, motor vehicle, truck, etc.)	Y				KV
787/HRCS	27	Transportation	Account for life-cycle costs of roads and bridges	N				KV
ACCTAS - 19	28	Transportation	Create new at-grade crossings	N				ZT
ACCTAS - 16	29	Waterfront	Promote access from Menands to the offerings of the Mohawk Hudson trail	N			Given the City of Albany's efforts to develop its waterfront area, including construction of a pedestrian bridge linking downtown Albany to the waterfront and the upcoming construction of a promenade, picnic area, new pedestrian and bicycle facilities in a more congested part of the current trail and other accommodations, the opportunities to promote access from Menands to this destination and to the rest of the offerings of the trail (as well as the opportunities to leave the trail to patronize restaurants and other establishments in Menands) should be explored.	ZT
ACCTAS -	30	Waterfront	Enhance connections and access to the riverfront	N				ZT

List of Plan Abbreviations Past Menands Plans		Reviewed by Studio Member
Abbreviation	Plan Name	
BTS	Broadway Transportation Study 2002	<i>Aneisha Samuel</i>
RCSAA	River Corridor Simplified Alternatives Analysis 2015	<i>Jad Edlebi</i>
LUIS	Transportation Access and Land Use Improvement Study 2008	<i>Eric Stotsky</i>
ACCTAS	Albany Co. Commercial Transportation Access Study 2002	<i>Zeynep Tas</i>
787/HRCs	787/Hudson River Corridor Study (current)	<i>Ketura Vics</i>
BCC	Development Strategy for Broadway Commercial Corridor 2001	<i>Dhaval Dhamelia</i>
MNAFS	Menands Nature Area Feasibility Study 2008	<i>Ketura Vics</i>
MFSCDCFM	Market Feasibility Study Capital Dist. Cooperative Farmers Market 2007	<i>Dhaval Dhamelia</i>
32LS	Route 32 Linkage Study 2011	<i>Eric Stotsky</i>
SRDR	Scenic and Recreational Development Report 1970	<i>Sean Taylor</i>
BCEDI	Broadway Corridor Economic Development Initiative 2009	<i>Jad Edlebi</i>
BCMP	Broadway Corridor Master Plan 2002	<i>Zeynep Tas</i>
BCDG	Broadway Corridor Design Guidelines 2016	<i>Aneisha Samuel</i>

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APPENIDIX A: INVENTORY AND ANALYSIS

SECTION 5:
OPPORTUNITY ANALYSIS

SPRING 2018



Village of Menands, New York

**OPPORTUNITY ANALYSIS FOR THE VILLAGE OF
MENANDS COMPREHENSIVE PLAN**

MRP Studio



UNIVERSITY^{AT}ALBANY
State University of New York

University at Albany, Master in Regional and Urban Planning Program, Planning Studio

The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan.

The Spring 2018 MRP Planning Studio included:

Studio Members: Linda Allen, Nasibah Elmi, Bradley Hershenson, Daniel Johnson, Timothy Kennedy, Tanya McGee, Samuel Morreale, Michelle Rogat, Jon Thompson

Studio Instructor: Marcia Kees

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This project was funded in part by a grant from the Hudson River Valley Greenway.



Introduction

Nine students in the University at Albany Masters of Urban and Regional Planning Program have conducted research into the areas of opportunity based on strengths and weaknesses for the Village of Menands. The students were involved in the Planning Studio course that met weekly beginning in January of 2018 and ending in May 2018. The opportunity analysis is supported by a thorough public engagement process with residents, businesses, and other stakeholder groups and review of many historical planning documents relating to the Village. This document outlines specific areas of opportunity for the Village to consider in the future and throughout the comprehensive planning process including transportation alternatives, climate smart community, use of parks and trails, housing options, economic development, and food access.

Methodology

Spring 2018 studio members began the semester reviewing background documents on the Village of Menands (“the Village”) that had been completed by Fall studio members, specifically community profile data and stakeholder interviews. Initial steps for public engagement were established in 2017, which then helped to craft outreach strategies deployed by the Planning Studio in 2018. As data was collected through these public engagement activities, the Planning Studio identified key opportunity areas for the Village which are included in this report.

The primary methodologies for the public engagement portion of the Village’s comprehensive planning process were carried out in order to generate meaningful community discussion and compile public input about the existing issues, resident values, and community aspirations. The public engagement efforts deployed range from in-person interviews to visioning exercises. The following methods were used in the public engagement strategies:

- Involvement of Community Leaders
- Established Internet Presence
- Community Presentations
- Public Open Houses
- Survey Distribution & Collection

Additional information regarding the public engagement techniques can be found in the “Report on Public Engagement” and the “Report on Community Survey” published by the Planning Studio.

Opportunities

Housing

A common topic frequently brought up across the public engagement process is the extent to which apartments and single-family dwellings can exist compatibly in relative proximity. The recommendations should function as potential solutions to concerns of the people of the Village. It should be noted that the approach to this issue calls for an examination of the planning, economic effects, aesthetic aspects, and the amenities provided by multi-family residences and in this particular context, the role of multi-family residences located in the Village of Menands.

Many smaller towns and villages, especially those within easy commuting range of principal cities, have experienced a wave of development in recent years, particularly residential developments. In many cases such development has brought positive benefits in the form of extra housing supply and enhancement of the viability of local shops and public services.¹ Concerns have been raised, however, about the impact of rapid development and expansion on the character of small towns and villages through poor design and the impact of large housing and apartment developments that often bring a standardized design approach that can affect the character of a village such as Menands, which has developed organically over time.

- 1. Create an RFP to conduct a housing market analysis. To get the best results, be sure to address the following in the housing market analysis²**
 - a. Analysis of the economic base of the area.
 - b. Basic factors in housing demand.
 - c. The housing stock or supply.
 - d. The current housing market situation.
 - e. Effective housing market demand and consumer preferences.
- 2. Maintain and protect the existing single-family housing stock**
 - a. One of the most difficult challenges in planning and community development has been the protection of adjacent neighborhoods undergoing intense community development. Preserving the privacy and character of adjacent residences can be a hard balance to achieve.

¹ <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownload,19164,en.pdf>

² <https://www.planning.org/pas/reports/report139.htm>

- i. Maintaining livability in nearby residential areas is critically important because the success of mixed-use centers is economically and physically dependent on the support of the adjacent neighborhoods.
- ii. Ensure Village zoning codes have the necessary requirements for setbacks, height, and buffers to mitigate the impacts of larger scale development adjacent to single-family homes.
- iii. Another common strategy to address the impacts to existing neighborhoods is to rezone the properties adjacent to the high-intensity development area and to encourage their redevelopment to more compatible uses and building types. Another approach is to allow low impact, home-based businesses to be run out of single family homes. This provides for mixed-use neighborhoods without breaking the existing fabric of neighborhoods.

3. Ensure consistency with comprehensive plan and vision for the Village of Menands

Often when a municipality is undergoing major redevelopment projects after having no redevelopment projects for a long period of time, the municipality will give developers leeway in design review and concessions that it would not ordinarily give to a developer. It should be noted, this is the quickest way to lose neighborhood character and community values.

- a. The scale of new residential development schemes should be in proportion to the pattern and grain of existing development in the Village. Because of the scale of smaller towns and villages, it is important that multi-family dwellings do not break the urban fabric and form but are seamlessly integrated into neighborhoods.
- b. Maintain and secure the urban fabric of historic districts. Menands has historic districts that need special treatment in zoning and design review. The Village should re-visit its zoning code to ensure that these areas are protected appropriately.

Transportation

Bus Routes

The Village is currently served by two major Capital District Transportation Authority (“CDTA”) routes between Downtown Albany and Downtown Troy: Route 22, serving Broadway; and Route 182, serving Van Rensselaer Blvd. As displayed in Figure 1 transit map Route 22 pictured in blue, and Route 182 pictured in green. Bus ridership rates have increased across the region, including along the Broadway Corridor in recent years. The Broadway corridor is the third busiest

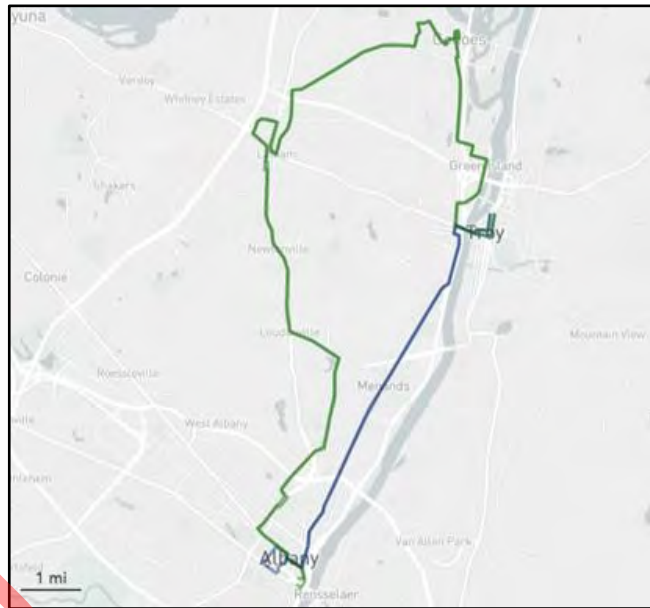


Figure 1: CDTA Transit Map of Routes 22 & 182 (Image via CDTA)

transit corridor in the Capital Region and CDTA has plans to implement a new bus-rapid transit system, with enhanced stations and improved travel times. One proposed station at Riverview Center is within the Village boundaries, and another station is just north of the Village at Schuyler Flatts Memorial Park in the Town of Colonie, New York. The proposed Blue Line displayed in Figure 3, will provide bus-rapid transit service to the Broadway corridor.

Bus Stop Analysis

Most village residents live within a quarter mile of a transit stop. The quarter mile distance radius from a bus stop is generally considered to be adequate access by the transit industry. In order to increase access to bus stops for pedestrian foot travel, there are several sections of the

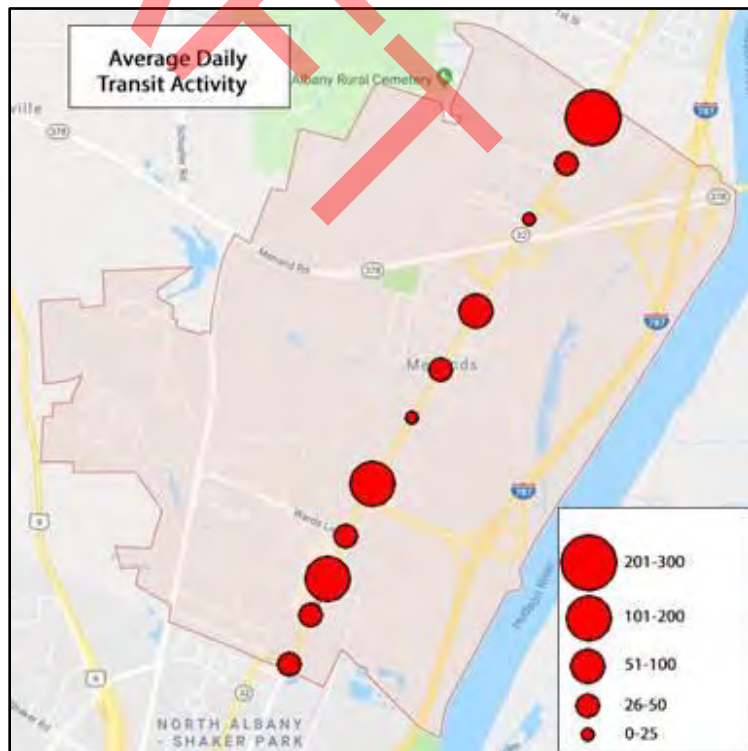


Figure 2 Bus Stops within the Village mapped by amount of transit activity

sidewalk network that can be extended or improved. There are two opportunities for new benches to be installed at busy bus stops along Broadway, because the locations meet minimum ridership rate requirements established by CDTA. Both bus stops, 00103 (Broadway & Menand Rd) and 00106 (Broadway & Brookside Ave), meet the daily ridership requirement of 15 persons onboarding the bus for CDTA to install benches at these bus stops.

The Broadway Corridor presents an opportunity for transit-oriented development. The busiest bus stop sites within the Village are mapped in Figure 2 with red dots scaled to identify the highest daily transit activity. This can be a useful tool in determining where to concentrate transit-oriented development in the future.

Bicycle Connections Infrastructure

In recent years there have been continued efforts to increase bicycle connectivity within the Village of Menands. Dedicated bicycle lanes have been installed on both Broadway and Van Rensselaer Blvd. In 2017 Capital District Transportation Authority launched a bike-sharing program called *CDPHC Cycle!*. After expansion in 2018, *CDPHC Cycle!* currently operates 350 rentable bicycles from 80 stations located in the cities of Albany, Saratoga Springs, Schenectady, and Troy. While no stations are currently located in Menands, future expansion could be a catalyst for increased bicycle connectivity. There are bike station hubs for *CDPHC Cycle!* in South Troy and North Albany, which could make the Village a great mid-way point. The Village can consider joining the neighboring City of Watervliet to advocate for more bike features on the west side of the Hudson River. All the new CDTA buses, including Bus Rapid Transit, will have bike racks on the front end for commuters to transport their bicycles.



Figure 3 CDTA Transit Map of future Bus Rapid Transit along the Broadway Corridor (Image via CDTA)

Sidewalk Network Connections and Inventory

The Village can work with a consultant and volunteer community members to create a database of sidewalk network features to assess and track the condition of the village sidewalk network and to gauge compliance with the Americans with Disabilities Act (ADA). A Sidewalk Network Inventory and Assessment can be included with, or be separate from, the comprehensive planning process. This effort would highlight potential enhancements or expansion areas in the sidewalk network, which can include reduction of sidewalk gaps and replacement of non-compliant curb ramps. Data collection is the main component needed to carry out the inventory assessment, but the Village should also coordinate with residents to examine and record measurements for all sidewalks, curb ramps, crosswalks, and pedestrian signals. In addition to measurements, the geo-location of sidewalk features can be recorded and documented by photographs. The priority collection data could consist of all sidewalk network features adjacent to public streets in the commercial areas, as well as some off-street features in the residential areas, within the “Village Center Connectivity Zone” to connect public amenities and community spaces. To analyze the results of the inventory, the project plan must incorporate an ADA compliance index to evaluate and score each sidewalk feature variable on a scale from 0 to 100 according to the Public Right-of-Way Accessibility Guidelines (PROWAG).

The analysis can reveal locations or streets where ADA compliance scores are highest or lowest. This can help prioritize improvements or enhancements. While there have been some infrastructure upgrades in Menands, the pedestrian network was constructed prior to the development of modern universal accessibility standards, and the core of the community can be more connected to support pedestrian foot traffic. To evaluate and prioritize barriers to pedestrian connectivity, the assessment can review sidewalk gap and missing curb ramp analyses. The sidewalk gap analysis will reveal possible missing sidewalk links to be identified and mapped. The sidewalk gap analysis will assign connectivity scores to reveal areas in need of attention, for example Wards Lane west of Park Drive. The outskirts of the Village will typically have large gaps with lower connectivity value, and some areas in the Village lack sidewalks altogether. Neighborhoods and apartment developments further away from the core of the community typically have the lower levels of compliance, on average.

The public engagement involved with the comprehensive plan and other aspects of the assessment can establish priority areas with great potential and high demand for accessible pedestrian infrastructure. Priority areas are typically influenced by concentrations of people with disabilities and the elderly; housing density; transit activity; local commerce; and proximity to key types of destinations such as public parks. Based on overall findings of the assessment, the Village can obtain baseline recommendations related to ADA compliance, condition, connectivity, and priority areas. These recommendations provide guidelines that the Village can follow to address the key findings of the inventory and assessment process, moving the community toward a safer and more accessible sidewalk network for all pedestrians. Figure 4 shows a priority area with potential for expanding the sidewalk network along Wards Lane, which was identified by members of the public in the community survey and at open house events. Wards Lane connects several apartment complexes with the Menands School, and connects a major commerce hub, Broadway, to Van Rensselaer Boulevard. It can also connect to the future bike-pedestrian multi-use path to the riverfront across the Exit 6 ramp to I-787.

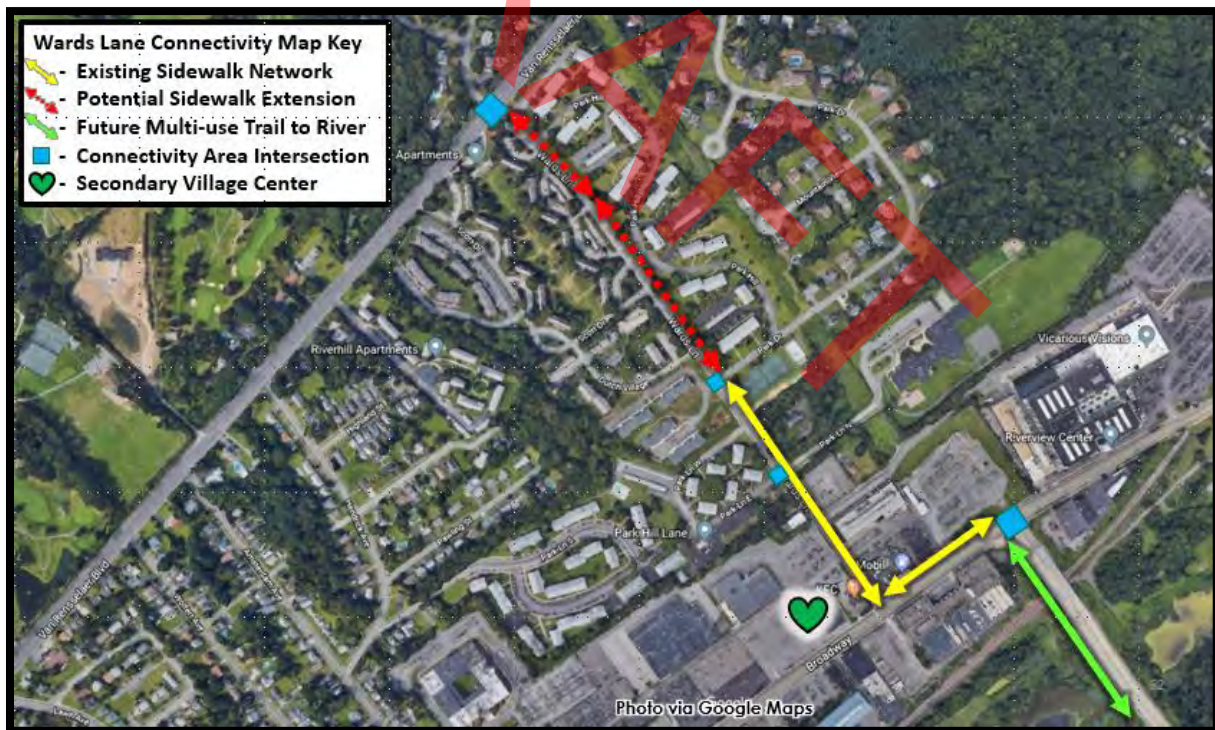


Figure 4 Sidewalk Network Expansion Potential on Ward's Lane

Climate Smart Communities

The Village of Menands will be affected by climate change impacts and, since the Village already has plans and projects underway that include climate change mitigation and adaptation, they should consider taking the pledge to become a Climate Smart Community. This program, under the New York State Department of Environmental Conservation, would provide guidance to the village towards outlining and reaching climate action goals, and can be used to leverage funding to meet those goals.³ Municipalities across the country have decided to help mitigate their contribution to climate change by reducing their energy and water consumption, greenhouse gas emissions, and waste. Pledging to become a Climate Smart Community is consistent with New York State's Renewing the Energy Vision (REV), which outlines 2030 goals for 50% electricity to be sourced from renewable energy, 23% reduction in energy consumption of buildings from 2012 levels, and a 40% reduction in greenhouse gas emissions from 1990 levels, with an 80% reduction by 2050.⁴

Climate Change Impacts

The Village of Menands is located along the Hudson River, an estuary that by medium projections is expected to rise 3 feet within the next 80 years.⁵ The village already experiences issues with flooding, and sea-level rise is expected to exacerbate those issues. The hottest days of the year are expected to continue to get even hotter, so consideration should be paid to vulnerable populations, such as the elderly, in the coming years.

Overview of Climate Smart Communities Program

The Climate Smart Communities Program ("CSC") is meant to "provide local governments with guidance on how to reduce GHG emissions, save taxpayer dollars, and advance community goals for health and safety, economic vitality, energy independence, and quality of life."⁶ The program is designed to provide guidance to local governments through five sequential phases in a cycle of action: 1) commit, 2) assess, plan, & govern, 3) build capacity, 4) implement, and 5) monitor & report.

³ NYS Department of Environmental Conservation. (2018) "A Guide to Local Action: Climate Smart Communities Certification". <http://www.dec.ny.gov/energy/50845.html>.

⁴ "Reforming the Energy Vision". (2018) New York State. <https://rev.ny.gov/>.

⁵ NYS Department of Environmental Conservation. (2018) "Part 490, Projected Sea-level Rise - Express Terms". NYCRR. <http://www.dec.ny.gov/regulations/103877.html>.

⁶ "Climate Smart Communities Certification Manual Version 2.0". (2014) New York State. http://www.dec.ny.gov/docs/administration_pdf/certman.pdf.

The CSC Certification outlines ten pledge elements for local governments to complete to become certified. This includes:

1. Pledge to become a Climate Smart Community
2. Set goals, inventory emissions, plan for climate action
3. Decrease community energy use
4. Increase community use of renewable energy
5. Realize benefits of recycling and other climate-smart solid waste management practices
6. Reduce greenhouse gas emissions through use of climate-smart land-use tools
7. Enhance community resilience and prepare for the effects of climate change
8. Support development of a green innovation economy
9. Inform and inspire the public
10. Commit to an evolving process of climate action

Under each of these ten elements are priority and optional actions that provide ideas for local governments to reach these goals in a flexible way that can help each municipality with their unique features and assets. There are different award levels of certification that can be reached, from initial pledging, to a Gold Certified Climate Smart Community.

This program includes a CSC Grant program that provides competitive 50/50 matching grant funding for municipalities towards implementation projects for adaptation and mitigation, and certification projects for supporting research and planning.⁷ The 2018 round is now open, offering up to 5 grants between \$2,500 and \$9,999 for municipalities with populations less than 40,000. This round's deadline is July 27th, 2018. More information on the CSC Grant Program can be found at <http://www.dec.ny.gov/energy/109181.html>.

Current & Potential Projects

The Village has already completed or is currently active in projects that can be counted towards the actions required for certification. This includes upgrades to water infrastructure, solar energy options, energy efficiency upgrades, transportation improvements, and more.

⁷ Office of Climate Change. "Climate Smart Communities Grants". NYS Department of Environmental Conservation. <http://www.dec.ny.gov/energy/109181.html>.

There is the potential for more climate change mitigation and adaptation projects that the Village could pursue, including:

- Community Choice Aggregation (for community wide solar energy)
- Wetlands Protection
- Municipal Composting (potentially in partnership with Albany County Waste Water Treatment Plant located in Menands)
- Convert streetlights to LEDs
- Adopt a Comprehensive Plan that integrates sustainability elements.

CSC & the Village Comprehensive Plan

Recently, more and more municipalities that have created a Climate Action Plan have integrated its elements throughout their updated Comprehensive Plans. This makes sense for several reasons. A Climate Action Plan, which is part of the CSC Program, includes everything the municipality plans to do with their land use regulations, zoning, infrastructure improvements, and more. This naturally ties into the several sections included in a Comprehensive Plan, and helps to leverage grant funding from New York State by showing that the municipality is working towards the NY REV goals.

The Village can begin initial steps of the CSC Program by integrating the steps of a climate action plan into the Comprehensive Plan. Suggested first steps include taking the pledge, reaching out to stakeholders, creating a community Climate Smart Task Force, and appointing a project coordinator from the Village Board.

Parks, Trails and Green Space

The Village has an abundance of green spaces within its boundaries and just outside jurisdictional limits. The Village currently has the following green spaces within its bounds:

- Ganser-Smith Memorial Park (3 Acres)
- Pocket Park
- Polk Switzer Park (7.2 Acres)
- Sage Estates Preserve (68.38 Acres)
- Mohawk-Hudson Bike-Hike Trail

The following green spaces are within two miles of travel in adjacent municipalities:

- Albany Rural Cemetery and St. Agnes Cemetery, located in both Menands and Colonie
- Burden Pond Preserve, Campbell Ave, Troy, NY
- Corning Riverfront Preserve, Albany, NY
- Schuyler Flatts Memorial Park, Broadway, Colonie, NY

The aforementioned parks and open areas within or near the Village include the following community amenities: pavilion space, BBQ area, children's playground, baseball field, soccer field, basketball court, volleyball courts, horseshoe pits, picnic tables, hiking and jogging trails, and access to the Mohawk-Hudson Bike-Hike Trail. There are excellent parks and trails within the village, but the awareness of their existence needs to be fully maximized to help the community members realize the enjoyment of such. Basic improvements to help re-connect the public with green spaces include posting trail markers or other wayfinding signage and establishing more distinct welcoming entrances to each public amenity. The various parks and trails in the village can also be reviewed to ensure there is adequate and definitive parking areas near the entrances. The Village could consider establishing a form of organized stewardship, and/or encourage the establishment of a "friends" group to help with ongoing maintenance and improvements.

The results of the community survey conducted for the Village indicate the demand for various community amenities such as a dog park, community garden, and additional picnic areas. Based on the open house mapping sessions, members of the public indicated that the existing parks would be ideal locations for additional community amenities. Access to these kinds of amenities should

also include universally accessible routes and safe pedestrian infrastructure connecting to or near the center of the village. Other potential community amenities to be implemented can include: tennis courts, handball courts, ice skating area, fitness gym, game room, nature preserve, skatepark, bike racks, bike lanes, amphitheater, boat launch, and farmers market.

Much of the under-developed and underutilized land is located between the Broadway corridor and the riverfront. There is opportunity to continue development in those areas, with the exception of challenges created by the wetlands and I-787. Some vehicle access is available on the land between Broadway and I-787. This area has the potential to serve several different community purposes and, if developed, could attract new additional community members to the Village. Development of this area of land could yield greater wholeness of the community and an increase in revenue from local eateries and destinations.

To clearly define park and trail entrances, the Village can work with community organizations to design and construct welcoming informational signage or structures at each access point. The Village can also undergo an effort to make green space entrances universal to all users regardless of age or disability. There are funding streams that could be explored to assist with this work.

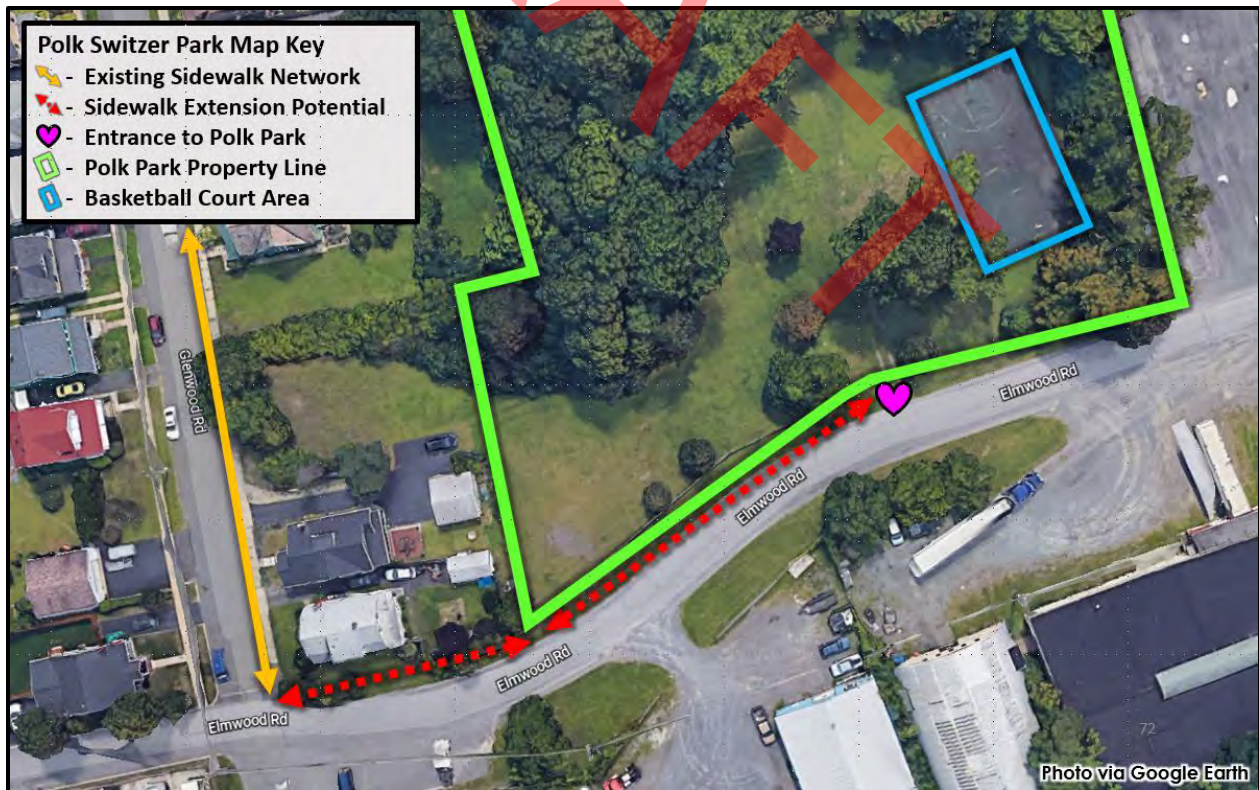


Figure 5 Sidewalk Network Expansion Potential at Polk Switzer Park

Economic Development

Economic Development Trajectory

This section of the Opportunity Analysis provides some tools and ideas to help establish short, medium, and long-term projects and programs that can promote economic investment, job creation, and community development in the village at strategic locations. The Village has great potential to leverage local and regional markets and improve quality of life through strategic spending by the private and public sector to maximize investments. To reflect input from the public engagement processes, the Village has the following challenges to consider:

- options for community events and gathering facilities
- multitude of diverse shopping and dining experiences
- physical appearance of commercial corridor
- available development sites range in size
- place identity and brand awareness

Nestled in the heart of the Capital Region, and in proximity to major employment centers, the Village of Menands offers a refreshing small-town way of life with abundant outdoor recreation assets, an excellent K-8 school, and rich cultural history. The Broadway Corridor is an eclectic hub of commercial activity, with the I-787 highway corridor running parallel to serve employment opportunities, and a diverse tax base. Working with economic development partners, the Village can make strategic investments in public facilities and infrastructure to secure the fiscal stability of the community's future. The Village could explore the possibility of an economic development committee for the comprehensive plan comprised of public officials, business leaders, and community members, to work towards future goals which could include the following:

- Economically diverse and resilient community
- Healthy commercial base with both light and heavy industrial business
- Create a destination-like atmosphere within the Village Center Connectivity Zone
- Promote recreational tourism based on natural and historical resources in the Village
- Promote new residential development in accordance with the Village's vision
- Set forth a definitive set of economic development policies for guidance

Figure 6 illustrates community assets that can be capitalized on by increasing connections and accessibility between the "Village Center Connectivity Zone," making it a destination for people

that live, work, and play in the village. There is a network of existing sidewalks and connection points that be examined for inclusion of all modes of transportation to meet the needs of everyone. The Village Center locations were established through the public engagement processes and can guide strategic investment in the future.

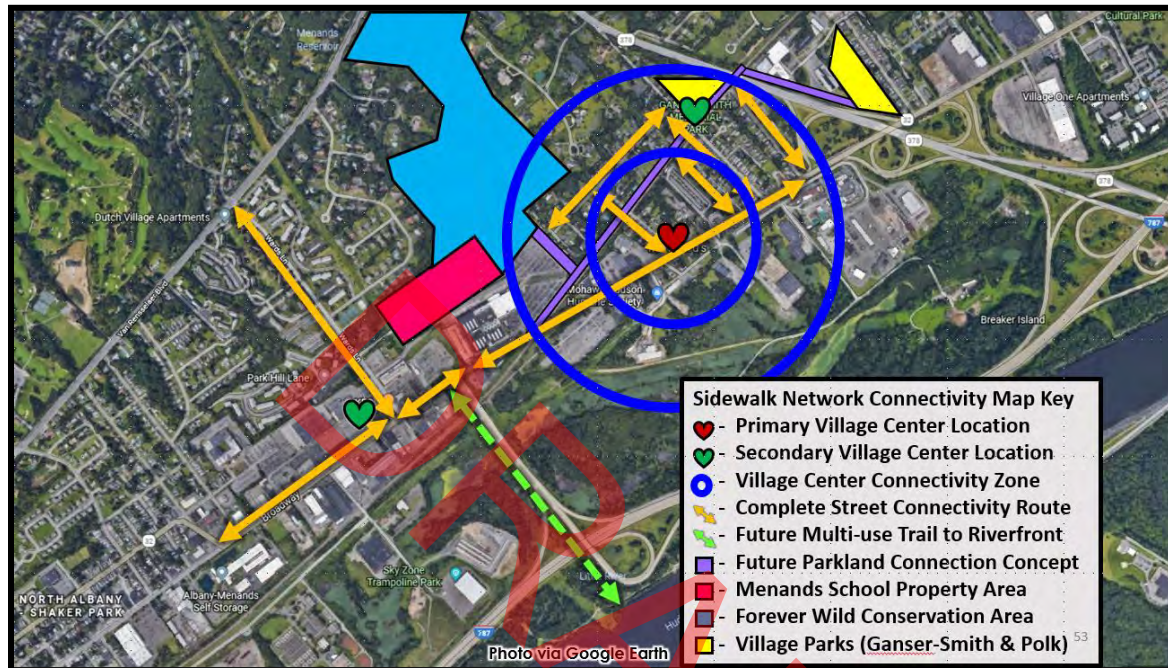


Figure 6 Village Center Connectivity Zone and Public Amenities Map

The Village offers a limited selection of land areas for growth within its boundaries, which requires strategic placement of new development projects. The Village can work with development partners to establish a set of market-driven tools and techniques for retaining, expanding, and recruiting desired businesses that can build recent commercial and residential development. A future market analysis could review site-specific factors to identify and describe promotional and implementation strategies to guide local development efforts.

The village’s key assets as a business location include diversity of existing businesses, desirability as a place to live, multiple routes of commuter traffic, recreational open spaces, and stable population growth in the region. The village’s main vulnerability as a business location stems from the lack of alternative size or placement of commercial spaces, especially when considering the prior use of a facility or parcel. Market potentials can identify housing demand based on the past trends and in consideration of the available developable land.

Along the Broadway Corridor, future development analysis may suggest that professional services such as chiropractic care, legal services, dental care, or similar uses could occupy a shared office

space in the priority re-use locations. Another ideal business is a childcare facility, especially with the NYS Childcare Council located in the Village. Childcare facilities are unique in that they require specific interior design safety features, including an outdoor and indoor space, with usually a minimum of 10,000 square feet of functional usage area. The market potential for a childcare service can be supported by the roughly 4,000 people entering the Village on average for employment purposes and the external demand of the passing commuter traffic.

Targeted potential retail business could include grocery, specialty foods, department store, gift, or jewelry shop, used-goods or thrift store, and dining options for all meals of the day. The Village could encourage more breakfast and lunch time dining options to support the local employment base and passing commuter traffic. Other personal services that could move to Broadway include hair or nail salons, photo or video services, repair work, fitness or health nutrition, and other similar services. The lack of diverse service offerings in the village creates an ideal scenario for new mixed-use development to have commercial and residential development on the same project site.

Adaptive Re-Use for Underutilized Properties

All over the world, industrial infrastructure is being creatively repurposed. Culture, leisure, sport, research, education, design, services, production, residences, and even agriculture are bringing life back to abandoned factories. This process is called adaptive reuse.

Long-term revitalization of the village commercial corridor will require new infill development of several underutilized properties that were identified as high priority revitalization areas during the public engagement process. The Village could create marketing information to highlight the Broadway Corridor and promote the properties available for adaptive reuse, providing with interactive map and background information. As listed below, the Village could focus on these properties to determine new strategies to attract and retain development opportunities:

- Former Broadway diner
- Former coke bottling plant
- Former Price Chopper Plaza
- Former mid-city plaza
- Former NYS Office of Workers Compensation Board

The large amount of surface parking lots within the Village, combined with high volume of traffic on I-787, Broadway, and Van Rensselaer Boulevard, could create an opportunity to attract a major auto-dealer. This would provide a new source tax revenue, especially in sales tax, and utilize the abundance of parking lot space. There are several auto-repair shops in Menands which could benefit from working with car dealerships and other businesses related to the automobile industry.

Green Infrastructure Implementation

The infrastructure techniques known collectively as green infrastructure can serve multiple purposes of beautifying streetscapes, mitigating storm water runoff, improving air quality, and helping to restore the Hudson River ecosystem. Green infrastructure is an investment that can spur economic development by employing local contractors to focus on specific areas for landscape beautification as a priority identified by the community. If the Village establishes a local stormwater management system along Broadway, this could be an incentive to help attract new property uses.

Hotel, Motel or Bed-N-Breakfast

The Village can make efforts to attract a hotel or motel to host visitors attracted to the area for business, tourism, or academic institutions. The surrounding municipalities have hotels which exceed vacancy capacity during specific times of the year and the village does not have a similar business to host overnight visitors. The Town of North Greenbush directly across the river does not have a hotel business and, with Hudson Valley Community College less than 3 miles from the Village, this presents an opportunity for new business and for new tax revenue. The State of New York allows municipalities to tax hotel/motel businesses for additional revenue on top of the charge collected for each room, which is commonly known as a “bed tax.” The bed tax is a separate charge on a customer’s bill.

Potential Business/Technology Park

To help attract commercial and light industrial businesses of different size and scale, a pre-planned business park could be a suitable option. One example for reference, “Ross Valve Technology Park” in North Troy is a cluster of different buildings that offer shared space and parking for small to mid-size industrial entities. This is a modern approach and promotes sustainable adaptive reuse of the former, and now vacant, large industrial and commercial buildings. The former “Two Guys” building is a good example of this type of adaptive re-use.

Dining Experiences

Residents in the community have consistently identified the need for more casual dining alternatives, especially with the closure of the Broadway Diner. The of the former Broadway Diner was identified as a top priority for adaptive reuse, and therefore should be a primary focal point of attracting a new business. Based on the high influx of daily workers, as well as the amount of active families and professionals living in the village or traveling through, it seems there is opportunity for a quality dining experience to locate near the Exit 6 ramp to I-787.

To help stimulate the local economy, the Village can consider establishing a set of “economic development incentives” to encourage expansion, relocation, or attract new businesses.

Economic development incentives should be applied selectively and only in the best interest of taxpayers of the Village. Tax abatement or concession should only be offered in the “but for” test; that is the business would not be able to expand or move to the village without a specific incentive. Incentives should be provided for operations that create additional revenue streams where the Village is made whole in the investment. One exception to this would be if a longstanding institution in the Village has a greater opportunity to re-locate outside of the Village and the incentive would encourage the business to remain. The Village has location as a great strength, which must always be remembered negotiating new incentives for new business. Incentive opportunities should be considered on a case-by-case basis by the Village Board (or by the Town of Colonie or Albany County, as applicable) to include the following options: sales tax abatement, property tax abatement, mortgage tax abatement, creation of business improvement district or tax assessment district, façade improvement grants, or direct municipal infrastructure investment trade-off. The Village would have to carry out a feasibility study and review cost-benefit analysis of the economic development incentive strategies to assist with such decisions.

All business in consideration to receive any kind of economic development incentive should align with the following criterion to meet specific goals and objectives:

- Expand village tax base and build a more resilient community
- Create new jobs with well-paying wages available to people living in or near the Village
- Promote new commercial business activity that adheres to the Village character and vision
- Diversify the economy to offer new additional products or services

- Enhance the Village appearance along the commercial corridor
- Increase property values while balancing residential growth and development

Food Access

Food Deserts and Food Insecurity

Food Security is used to describe a situation where people have convenient and safe access to adequate, fresh, and nutritious food.⁸ Food insecurity refers to situations where this access is limited or inadequate. According to the USDA, there are different ranges of Food Security as well as Food Insecurity.

Food Security:

- High food security: no reported indications of food-access problems or limitations.
- Marginal food security: one or two reported indications—*anxiety over food sufficiency or shortage of household food. Little or no indication of changes in diets or food intake.*

Food Insecurity:

- Low food insecurity: Reports of reduced quality, variety, or desirability of diet. Little to no indication of a reduced food intake.
- Very low food insecurity: Reports of multiple indications of disrupted eating patterns and a reduced food intake.

According to studies conducted by the Committee on National Statistics (CNSTAT), households with food security worried less than those who were food insecure when it came to the longevity of their food, the affordability of a balanced meal, skipping or cutting short the size of meals, being hungry, losing weight, and going long periods of time without eating.

Food insecurity is often associated with Food Deserts.⁹ The United States Department of Agriculture (USDA) defines a Food Desert as an area that is “vapid” of or otherwise offering a dull variety of fresh fruit, vegetables, healthful whole foods, lack of grocery store, farmers market and healthy food providers. This catalyzes the growth of “quickie marts” which are retail centers providing processed foods that are high in sugar and fat, ultimately contributing to our country’s obesity issue. Due to the categorization of the Village of Menands as a food desert, there is a portion of the community that deals with low to very low food security, experiencing

⁸ What is Food Security - <https://www.wfp.org/node/359289>

⁹ The Committee on National Statistics

some of the same characteristics from the CNSTAT household study. While many food deserts are in isolated, low income communities, Menands, NY is not qualified as a low-income community. To qualify as a low-income community, the poverty rate must be 20% or higher and the Village’s current poverty rate is 6.39%.

Low Access

The Village of Menands qualifies as a low-access community. In low-access communities, at least 500 people, or 33% of the population must reside one-mile away from a grocery store. An additional qualification of a low-access area is the absence of a surrounding grocery store/fresh food location and a lack of a vehicle. However, car owners may also feel the burden of a low-access area due to the distance of the commute. Other scenarios that may be labeled as an area with low-access, include when at least 100 households are more than a half-mile away from the nearest grocery store/fresh food location, or when 500 people live more than twenty miles from the nearest grocery store, regardless of vehicle ownership.

The following data was documented to indicate how Village residents commuted to their place of employment. The percentage of those who found modes of transportation other than their personal vehicle to commute to their places of employment, may serve as an indication of the percentage of Village residents who feel the burden of residing in a low-access community.¹⁰

Table 1: How Menands Residents Commute to Work

Commute Category	Percentage of People
Walk	1.3%
Work from home	5.2%
Public Transportation	7.6%
Other Transportation Options	0.8%
Drive Alone	79%
Carpool	6%

¹⁰ Livability in Menands <https://livability.com/ny/menands>

Previous food access in the Village of Menands

444 Broadway in Menands, NY most recently served as the Price Chopper grocery store, which closed January 28, 2017. The site was constructed in 1960. The location can be accessed from Route 278 and I-787 at exit 7. It was one of the chain’s oldest and smallest stores.

The building at 100 Broadway, located at the Mid-City Shopping Center, previously served as a fresh food location called the “Ideal Food Basket.” This full-service grocery store provided Latin American/Caribbean foods, fresh fruit and vegetables, as well as meat, deli, seafood and bakery items. The store is based out of Long Island, promoting itself as a chain that serves underserved neighborhoods. The lease for this location was signed in May of 2012, opened in March of 2014 and announced its closing on November 3, 2015.¹¹ The closings of these locations forced residents to turn to alternative areas to purchase fresh food. The diets and overall health of communities with an absence of alternatives for fresh, healthy food will be directly impacted.

Grocery Access

While there are no grocery stores or fresh fruit/whole food locations in the immediate Village of Menands, there are options for the residents outside of the Village in areas such as Watervliet, Loudonville and Troy NY. The table below illustrates the traveling distances, recorded by car, with Village Hall, located at 200 Broadway Menands, NY serving as the starting point. Although public transportation is available to connect Menands residents to these surrounding grocery stores, the duration of the commute increases due to the additional stops that are made along the way, and fees for public transportation apply. The table below illustrates the previously mentioned grocery store locations, and their commute time by way of bus.

Table 2: Grocery Store Commute by Automobile

Store	Distance/Duration of Commute	Address	Direction
Price Chopper	4.1 Miles 6-minute commute	1804 2nd Ave, Watervliet, NY 12189	North
Price Chopper	4.1 Miles 10-minute commute	475 Albany Shaker Rd, Loudonville, NY 12211	West
Price Chopper	7.2 Miles	865 2nd Ave	North

¹¹ All over Albany <http://alloveralbany.com/archive/2013/11/07/the-notable-thing-about-this-new-supermarket-isnt>

	17-minute commute	Troy, NY 12182	
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In addition to the lack of retail grocery options in the Village, residents that do not own vehicles, are differently-abled and/or are older, may have difficulty getting to and from these other locations. In a Tufts University study that examined food access and food insecurity in Massachusetts, researchers identified concerns in relation to geographic proximity to supermarkets, convenience stores, and fast food areas and their correlation to certain demographics, income, and transportation.¹² Residents with the inability to make these commutes to fresh foods may succumb to eating foods that promote obesity and other chronic diseases. This group of residents may also run out of food sooner and go without food until they are given a means to travel. This makes them more vulnerable to impoverishment, malnutrition, cycles of food deprivation, overeating when food is available, and high levels of stress and poor mental health.¹³

Table 3: Location of Local Grocery Stores

Store	Distance/Duration of Commute	Address	Rate (one-way)
Price Chopper	16-minute commute Bus: 22	1804 2nd Ave Watervliet NY, 12189	\$1.50
Price Chopper	1 Hr. 23-minute commute Buses: 22 & 125	475 Albany Shaker Rd. Loudonville, NY 12211	\$3.00
Price Chopper	47-minute commute Buses: 121 & 82	865 2nd Ave Troy, NY 12182	\$3.00

Capital Region Health Factors

According to the Center for Disease Control and Prevention (CDC), 60% of New York State Adults are overweight. Obesity in youths ranging from 6-11 years old has doubled from 6.5%-17%. In youths and young adults ranging from 12-19 years old, obesity has tripled from 5-18%. According to the New York State Department of Health (NYSDOH) and the United States Census Bureau County Population numbers, 54% of adults in the Capital Region, or 123,168 residents are overweight or obese. The rate for adults with diabetes in Albany County (Capital Region) adult

¹² Planning, T. U. (2016). Massachusetts Food Access Index A Pilot for Accessing Food Access in the Commonwealth.

<http://as.tufts.edu/uep/sites/all/themes/asbase/assets/documents/fieldProjectReports/2016/MAfoodAccessIndex.pdf>

¹³ Food Research and Access Center <http://frac.org/obesity-health/low-income-food-insecure-people-vulnerable-poor-nutrition-obesity>

diabetes rate is 8.8% which is higher than the remainder of New York State which (8.2%). Hypertension is the leading cause of death in Albany County (31.8%) with a rate of diagnoses being higher than the rate of remaining Upstate NY communities, which are made up of Western NY, the Southern Tier, Hudson Valley, the Catskills, the Adirondacks, North Country, Central NY, and the Finger Lakes. (28.3%).¹⁴

Food Access Recommendations

The results from the community survey conducted for the Village indicate that convenient access to a grocery store is a high priority for Village residents. The following are recommendations to leverage existing resources to assess the food access conditions in Menands and secure funding to increase access to healthy, whole foods.

Capital Roots' Healthy Stores Program.

Capital Roots is a non-profit organization headquartered in Troy, NY, that “works to reduce the impact of poor nutrition on public health”.¹⁵ They achieve this goal by establishing community gardens, improving access to healthy food and offering education on nutrition and gardening to people across the Capital Region. Their Healthy Stores program focuses on providing access to healthy food in areas with limited access to fresh food. Through this program, Capital Roots partners with local businesses such as convenience stores to install refrigeration units for fresh produce. Capital Roots and local business-owners work together to keep the prices of these fresh alternatives to typical convenience store food low so that fresh food is available and affordable for people living in neighborhoods with limited food access. The refrigeration units are stocked twice a week by Capital Roots and this program allows residents in these neighborhoods to have convenient and affordable access to fresh food.

There are currently 21 businesses participating in Capital Roots' Healthy Stores program in the cities of Albany, Schenectady, Troy, Rensselaer and Cohoes.¹⁶ This Studio recommends that the

¹⁴ Albany County 2012-2018 Community Health Improvement Plan, 2016

¹⁵ Capital Roots, Mission and History. <https://www.capitalroots.org/about-us/mission-and-history/>

¹⁶ Capital Roots, Healthy Stores Locations <https://www.capitalroots.org/programs/healthy-stores/locations/>

Village work with the Healthy Stores program coordinator to find businesses in Menands that may be interested in this program and negotiate the establishment of a Healthy Store in Menands. The convenience stores and larger gas stations that many Village residents already shop at may be a good starting point.

Establish a coalition of public officials and residents to work on attracting a grocery store.

The survey conducted for the Village included questions about the importance of a grocery store in the Village and the results were overwhelmingly supportive of a grocery store locating in Menands. During their public engagement efforts, Studio members were also able to receive comments from residents with more details about their wishes for a grocery store. It was noted that many residents might not be aware of the difficulties faced by the Village in attracting a grocery store and the complexities of the traditional data used by the food retail industry to identify potential markets.

To address these issues, the Studio members suggest that the Village organize efforts to educate the residents on past efforts that have been made to attract a grocery store and invite residents to participate in voicing their wishes and support for a grocery store in their Village. This can be done through the distribution of an official statement from the Village informing residents of their past efforts and organizing a forum where residents can stay updated on the grocery store attraction process. To involve residents in this process, the Village can organize a coalition to connect Village residents that are concerned with food security in Menands with other advocates and create a coalition of community members to work in partnership with the Menands government. This coalition would work towards advertising the support of Menands residents for a grocery store and highlighting the Village as a profitable market. They would also serve a resource for Menands residents in finding sources of fresh food. While there is no traditional storefront grocery retail available in Menands, there is fresh food available through other sources such as the CSA drop site at Riverview Center and the Capital Roots Virtual Farmers' Market.

Organize a Community Food Assessment to gauge access in the Village.

Community food assessments are used to gather information about resident food access, shopping behaviors and their beliefs about the local food environment.¹⁷ These assessments help communities identify their needs, while examining the existing patterns that act as a barrier to accessing healthy food. Capital Roots is currently conducting a region-wide food assessment of the Capital Region and while the Village is included in this assessment as part of Albany County, there is no data specific to Menands available yet. Conducting a food assessment, whether in conjunction with the existing efforts of Capital Roots or independently, would assist the Village in understanding the residents' food access needs and identifying information that may help it encourage grocery stores to locate in the Village. The coalition suggested in the previous section may be a valuable resource to the Village in conducting this assessment. The Community Food Security Assessment toolkit published by the USDA Economic Research Service can serve as a guide to conducting a community food assessment.¹⁸

Conduct a market analysis for grocery shopping within the Village

The Studio members suggest emphasizing the concentrated consumer buying power of residents in the Village as part of the community food assessment. Data from the traditional market analyses done by the food retail industry may not accurately represent the travel limitations faced by a significant portion of residents, particularly older residents. The results from the Studio Open Houses have shown that although there are several grocery stores within driving distance of the Village, many residents are unable to drive to these locations and would like to see a grocery store located within walking distance. Gathering data on grocery store access information to highlight the travel limitations of some residents could be beneficial as part of a market analysis. Another data point that could be focused on in a market analysis of the Village is the significant number of recently built, under-construction and planned housing developments. Conducting a market analysis would correctly represent the potential in this underserved community and demonstrate to the food retail industry that the Village is a profitable location for their business.

¹⁷ Community Food Assessment <https://www.jhsph.edu/research/centers-and-institutes/johns-hopkins-center-for-a-livable-future/projects/CFA/index.html>

¹⁸ USDA Economic Research Service, Community Food Security Assessment Toolkit. (2002). https://assets.jhsph.edu/clf/mod_clfResource/doc/efan02013_1_.pdf

Incentivize a grocery store to locate in Menands through Empire State Development

Empire State Development (ESD) is the primary New York State organization for economic development. ESD is a public benefit corporation that coordinates between the private and public sector to promote economic development in the State by offering loans, grants and tax credits to encourage investment and job creation. ESD's NY Healthy Food & Healthy Communities (HFHC) Fund offers \$30 million in loans and grants to operators in the grocery retail industry to encourage them to locate in neighborhoods with low access to fresh, healthy food. This program enables communities to offer tax-incentives through the State to attract grocery stores to their municipalities while simultaneously promoting economic development and job creation.¹⁹

To be eligible for this financing option from ESD, communities must qualify as “underserved”:

- A low- or moderate-income census tract
- A census tract with below average food market density
- A food market site with customer base of 50% or more living in a low-income census tract

Menands may qualify as a census tract with below average food market density. Studio members would recommend that the Village apply for this funding opportunity, if eligible, and work with potential grocery retailers to invite them to relocate to an existing space in Menands or assist with the construction of a new building. Financing from this ESD program has enabled small grocery stores to renovate and expand existing grocery stores or build new ones in underserved areas like the Village.²⁰ The Food Trust and New York State Department of Agriculture and Markets were involved in providing different forms of assistance and funding to communities through the HFHC and are potential partners for Menands in this effort.

Take advantage of the Capital Roots Veggie Rx program

To address the health issues faced by some residents of Menands and the surrounding region, the Village could work with regional health providers and Capital Roots staff to promote the Veggie Rx program. This program is a collaboration between nutritionists from Whitney M. Young Health and Capital Roots that offers Capital Roots coupon books to patients with nutrition-related illnesses. In addition to taking advantage of this program if possible, Menands residents with

¹⁹ Healthy Food, Healthy Communities Fund
<https://esd.ny.gov/businessprograms/healthyfoodhealthycommunities.html>

²⁰ <http://www.liifund.org/projects/healthy-food-markets/>

nutrition-related illnesses could work with health professionals to develop a plan to benefit from the active transportation modes and outdoor recreational opportunities within the Village.

Conclusion

To reflect on community sentiment, there are many great reasons why residents and businesses choose the Village as their home. The Village has many positive aspects to capitalize on, but is in need of enhancements to public amenities to help ensure long-term stability and sustainable economic growth to encourage more investment. People primarily come to the Village for the combination of small-town community culture and the proximity to regional access and employment opportunities. People will stay in the Village for a more inclusive and robust multi-modal transportation network, and a more diverse selection of restaurant and retail establishments. With recent closings of several small businesses in the Village, there is opportunity for entrepreneurship to thrive in niche areas of services needed to meet basic needs of the people. The lack of service-oriented and convenience businesses within the Village forces people to travel outside the Village, which usually requires some form of motorized vehicle instead of bicycle or pedestrian modes of travel. With the current arrangement of the Village infrastructure and amenities, most people have adequate access to transit but there are ways to improve equitability in access to different modes of transportation. As the Village moves to focus around connectivity within the “village center connectivity zone,” residents and businesses can form community partnerships with volunteer-led efforts to beautify public spaces and gateways to make streetscapes more inviting and welcoming. The areas explored in this report should help guide the focus of the Village for the near future as they work with the public and stakeholders to develop the Comprehensive Plan.

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APPENIDIX B: PUBLIC ENGAGEMENT

SECTION 1:
REPORT ON PUBLIC ENGAGEMENT
REPORT ON COMMUNITY SURVEY

SPRING 2018



Village of Menands, New York

REPORT ON
PUBLIC ENGAGEMENT
FOR THE COMPREHENSIVE PLAN

MRP Studio



UNIVERSITY AT ALBANY
State University of New York

University at Albany, Master in Regional and Urban Program, Planning Studio

The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan. The spring 2018 MRP Planning Studio included:

Students: Linda Allen, Nasibah Elmi, Bradley Hershenson, Daniel Johnson, Timothy Kennedy, Tanya McGee, Samuel Morreale, Michelle Rogat, Jon Thompson
Instructor: Marcia Kees

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This plan was funded in part by a grant from the Hudson River Valley Greenway.

Introduction

Public engagement is an important part of any comprehensive planning process and entails a two-way conversation between the public and officials responsible for developing the plan in order to understand the need for the plan and the community values that should guide its development. The public engagement process ensures that community values are taken into consideration during plan development and underscores the importance of the public's involvement and contribution in the planning process. To support the development of a comprehensive plan for the Village of Menands, a public engagement process was conducted and is documented in this report.

Several strategies used for the public engagement were successful in large part due to the support of Village officials, existing outreach capabilities, and the small-town culture within the Village of Menands. The University at Albany Planning Studio coordinated with the Village administration to reach several hundred people through different media platforms such as the Village's Facebook page, website, newsletter, and local newspaper. It should be noted that the initial public engagement strategies merely laid the foundation for the development of the comprehensive plan. The challenge that remains is to promote broad participation efforts during the planning process. As such, to successfully rollout this comprehensive plan, the Village will need to continue community involvement and political will to drive this project by identifying goals, recommendations, and short- and long-term priorities.

Methodologies

Several methodologies for public engagement were used for the Village of Menands comprehensive planning process to obtain meaningful community input on existing issues, resident values, and community aspirations. The public engagement efforts ranged from stakeholder interviews, to visioning exercises to a community-wide survey. These public engagement methods are described in this report.

- Involvement of Community Leaders. Gathering representation of engaged individuals from the public and private sectors as well as businesses and residents is an important aspect of the comprehensive planning process. Community leaders were able to provide insights into key

issues via interviews, attendance at public engagement events, and feedback on public engagement techniques and results.

- Established an Internet Presence. In order to diversify and expand public engagement strategies, planning studio members communicated with the general public via a universally accessible medium: the internet. Establishing an internet presence involved the creation of dedicated webpages on the Village's website, which encouraged people to take the community survey, attend events, and provide comments.
- Community Presentations. As part of the on-going public engagement efforts of the comprehensive planning process, Planning Studio members from the fall and spring semesters presented their findings and analysis to village residents in open forums. The community presentations included topics that addressed existing conditions in the village, results of the community survey, and an opportunity analysis.
- Open Houses. In order to capture the voice of community members in person, Planning Studio members from the spring semester facilitated two open houses events for residents and the general public. The purpose of the open houses was to enable people to participate in discussions and visioning and mapping exercises which would be taken into consideration during the recommendation process of the spring studio. The open house events were held at Village Hall and in a community room in the new apartment complex, The Lofts at One Broadway. The locations and dates of these events were strategically chosen in order to maximize public participation.
- Publicity. During each phase of the public engagement process, public service announcements were distributed through a variety of communication mediums. These announcements ranged from contacting local news outlets to strategically placed flyers, to the Village's electronic notification alert systems and Village website. Reaching community members across a diverse range of mediums sought to maximize engagement with the community.
- Community Survey. Planning Studio members created a 14-question survey distributed via print and electronic means. The electronic version was available online through a user-friendly web and mobile application known as "Survey Monkey." The electronic survey was listed on the website, posted on Facebook, and distributed through the Menands Activities report mailing and e-mail list serve. The survey asked participants about their opinions and priorities on community issues, as well as opened-ended, short-answer questions to define the

significance of each issue. Planning Studio members distributed hard-copies of the survey to local businesses, government institutions, the Menands Village Library and at Village sponsored community events, with a deadline date to submit a completed survey.

Public Engagement Outcomes in the Village of Menands

The Planning Studio methodology was a collective program of public engagement activities. Extensive outreach with local government officials, planning agencies, business owners, and the general public resulted in over 400 contacts participating in the public engagement process. Based on the results of each activity, the Studio extracted common themes to compare and analyze the feedback provided to gauge public sentiment.

Stakeholder Interviews – September 2017 – October 2017

For the fall 2017 semester, the University at Albany Planning Studio established a partnership with the Village of Menands to begin the process of gathering information and conducting outreach to stakeholders and community members in the village. The goal of the semester-long process was to gather and use the information to provide the Village with baseline data regarding existing demographics, transportation, environmental planning, zoning and land use. Mayor Grenier nominated twenty-five residents or business owners in the village, who volunteered to participate in informational stakeholder interviews. The Studio members designed eight open-ended interview questions to cover the variety of happenings in the Village. The interview topics ranged from stakeholder vision for the Village to strategies on how to encourage sustainable growth and development. The Stakeholder Interviews are included in Appendix B.

Stakeholder Meeting – October 24, 2017

Based on the responses generated through the Stakeholder interviews process, Studio Members were able to extract common themes regarding successes, challenges, waterfront development, and overall Village character. On October 24, 2017, Studio Members presented and discussed their results at a meeting with the Mayor and Stakeholders. Studio members reviewed each interview question and provided analysis on what the results indicated, including the topics that

stakeholders agreed and disagreed with. The Studio also reviewed past plans and studies conducted in the Village, which aimed at recommending levels of relevance and priority.

Community Analysis Presentation – December 5, 2017

After the Studio Members fully assessed the stakeholder interviews and feedback, they held a Community Analysis presentation on December 5, 2017. The presentation was open to the public and provided residents and visitors a snapshot of the Planning Studio project and how their research can be used in a comprehensive plan. Studio members presented their preliminary findings of community issues and possibilities for the future of the Village. There is an Albany *Times Union* newspaper article about the public presentation event, which helped further describe the overarching goals of the Planning Studio. Mikati, Massarah. “UAlbany Students, Menands combine on blueprint.” *Times Union*, 16 December 2017, p. D3. (See Appendix A for full text of the article.) <https://www.timesunion.com/7dayarchive/article/UAlbany-students-collaborate-with-Menands-for-12434193.php>. (See Appendix A for full text of the article.)

Village of Menands Community Survey

Planning Studio members created a community survey seeking the opinions of Village residents and business on important issues that affect the future of Menands. The goal of the community survey was to find insightful information that would provide enough data for an extensive analysis to lay a strong foundation for the future Comprehensive Plan. A total of 330 people responded to the survey, signifying that a comprehensive plan is a high-interest topic in the Village. Planning Studio members devised a 14-question survey with input from the Mayor and Stakeholders, which expanded on common themes discovered in the stakeholder interviews. The questions contained in the survey centered on topics such as housing, transportation, the waterfront and economic development. Planning Studio members considered the distribution and analysis of the survey a main priority of the public engagement strategy as one of the best methods to reach residents and businesses. See “Report on Community Survey Analysis” UAlbany, Spring 2018 for detailed results of the survey responses.

Village of Menands Fish Fry Table – March 23, 2018

Prior to the first open house event hosted by the Planning Studio and Village of Menands, Planning Studio members wanted to a chance to provide information and interact with the public to promote participation in the community survey and the Menands Comprehensive Plan. The first opportunity to have face-to-face interaction was for Studio members to attend an existing community event – one of the popular Menands Fire Company fish fry dinners. Studio members staffed information tables in the Village Hall on March 23, 2018. The information tables had flyers, maps of the Village, and surveys for attendees to complete as they waited for, or while they ate, their dinner. By going to a community event, Studio members had a chance to speak with village residents and this provided a venue for the public to voice their questions or concerns about the comprehensive plan.

Open Houses – April 2 and April 11, 2018

Another key aspect of the public engagement strategy for the Village of Menands Comprehensive Plan involved conducting two open house events. Attendees were given visioning exercises, which included a mapping exercise. Studio members created base maps with questions on specific topics. Other exercises included word cloud inquiries, one-on-one discussions, and anonymous written comments. Planning Studio members conducted the first open house on April 2, 2018 at Village Hall. A total of twenty-one (21) people attended the Open House at the Village Hall. On April 11, 2018 the second Open House was held at the Albany Lofts at One Broadway, a recent development project that now houses over 142 apartment units. A total of twenty-five (25) persons attended the second Open House. The same activities that were available at the first Open House were well-received by the public and were therefore used again at the second Open House. There is opportunity to collect more information at future Open House events or workshops in other strategic locations in the village. See “Report on Open House Public Input,” UAlbany, Spring 2018 for more information on the open houses.

Final Presentation – April 30, 2018

The last piece of the public engagement strategy for the spring Studio involved a final presentation to village members and the general public regarding the findings of Studio Members research efforts. On April 30, 2018 over 50 people from the community attended the presentation. The topics that were discussed at the final presentation addressed the community survey administered by the spring Studio, public engagement activities held across the fall and spring semesters, and an opportunity analysis for the Village of Menands. After the presentation ended, the 2018 spring Planning Studio hosted a question and answer segment that gave the audience a chance to further voice their concerns and ask questions relating to the presentation. A list of the questions asked by the audience is listed below.

Questions Asked by the Audience/General comments:

- Can you tell us more about the plans for the waterfront development?
- Where will the new access to the Mohawk-Hudson Hike-Bike Trail be? What is it going to be like?
- Is there anything planned to plant more trees for both environmental and beautification reasons and perhaps for storm water management?
- How long will the comprehensive plan take to complete and adopt?
- Is there a community standard for the mix of housing types in a community of this size?
- A member from the North Albany Neighborhood Association made a comment about how they managed to get a Capital Roots community garden in their neighborhood
 - o Ed. Note: this is the closest garden to Menands organized and managed by
 - o Capital Roots

An article appeared in the Times Union on April 29, 2018 prior to the presentation. “Menands plan on agenda.” *Times Union*, 29 April 2018, p. C3.

<https://www.timesunion.com/local/article/What-growth-is-in-Menands-future-UAlbany-12871773.php>. An article after the presentation appeared in the online and print editions of the

Albany Times Union on May 2, 2018 and May 4, 2018, respectively. Mikati, Massarah. “UAlbany students analyze Menands.” *Times Union*, 4 May 2018, p. C1.

<https://www.timesunion.com/local/article/UAlbany-students-lay-groundwork-for-Menands-12881352.php>. (See Appendix A for full text of these news articles.)

Appendix A – Times Union Articles

Article 1: UAlbany Students, Menands Combine on Blueprint

UAlbany students, Menands combine on blueprint

By Massarah Mikati

Published 3:29 pm, Friday, December 15, 2017

MENANDS — The village is partnering with University at Albany to create a preliminary comprehensive plan for the community.

The project was first presented as a local waterfront revitalization strategy to students enrolled in the UAlbany Graduate Planning Studio Course, as part of the department of geography and planning master's degree in regional planning program.

The village borders the Hudson River, but due to a historic railroad and today's Interstate-787, has never had access to use the waterfront, which tends to help promote redevelopment.

But because the village does not have a comprehensive plan, students ended up starting from square one.

"As we got further into the process, it became very apparent we're the first consultants Menands has worked with on this," said Ketura Vics, one of the graduate students. "We wound up setting the stage for the future prospect of a comprehensive plan for Menands."

Students spent the past semester doing research to lay out a foundational plan that would set the stage for future development in Menands. That included looking at plans that had been drawn up for the village dating to the 1970s, interviewing a group of stakeholders, like merchants and residents, identified by Mayor Meg Grenier, and putting together census data. Now they are in the final stages of putting together a document they're dubbing a "community profile."

"It's a very extensive, community-involved process," Vics said. "We really are in the preliminary stages — if it were a ruler, we're at about an eighth of an inch right now."

Students presented their research to the stakeholders and general Menands community several times throughout the course of the semester. Marcia Kees, course instructor and adjunct professor at UAlbany, said the extensive surveying of the community is critical to the success of the project.

"You have to know your community before you can say anything about it," she said. "This is information to be aware of as you move forward and look at how people in Menands want to structure their community."

New students in next semester's studio course will pick up where this semester's students left off.

"They'll take more of a focused dive on some key concerns and issues in the village," said Sean Maguire, director of economic development at the Capital District Regional Planning Commission and adjunct professor at UAlbany.

Those issues include economic development in and vacant buildings on the Broadway Corridor, and how to better connect the village to the Hudson River. The students' role, though, is to give suggestions based off their research, not "be prescriptive to the village," Vics said.

Kees emphasized that this project is "broader than economic development."

"It sets the tone for everything in the village, for future grants, future investments and businesses," she said. "And it's looking at connections to surrounding communities and regions, and how Menands fits in that regional context."

"There's a lot of great potential in Menands when you look at the number of people who pass through or by the village," Maguire said. "It's a matter of taking a first step to get a vision in place, and communicating the vision outwards."

[Article 2: What growth is in Menands' future? UAlbany students have ideas](#)

What growth is in Menands' future? UAlbany students have ideas

Published 1:42 pm, Saturday, April 28, 2018

COLONIE — The Village of Menands is hosting a public presentation about its review of the comprehensive plan at the Village Hall at 5:30 p.m. Monday.

The presentation will be conducted by students from the University at Albany Master of Regional Planning Program, who have spent months surveying residents and businesses as well as researching historical planning documents.

Through their research, the students have analyzed potential growth and development opportunities for the village to pursue.

DRAFT

[Article 3: UAlbany students lay groundwork for Menands comprehensive plan](#)

UAlbany students lay groundwork for Menands comprehensive plan

By [Massarah Mikati](#) Published 10:54 am, Wednesday, May 2, 2018

COLONIE — University at Albany students have nearly completed laying the groundwork for a comprehensive plan for the Village of Menands.

Students in the UAlbany Graduate Planning Studio course, which is part of the department of geography and planning master's degree in regional planning program, spent the fall semester researching a foundational plan to set the stage for future development in Menands. That included looking at plans that had been drawn up for the village dating to the 1970s, interviewing a group of stakeholders, like merchants and residents identified by Mayor Meg Grenier, and putting together census data.

This past semester, a new group of students picked up where the first group left off, working on a public engagement process to identify the priorities and opportunities within the village. This will be used to move forward with a comprehensive plan.

"The students developed a survey with basic demographic information like, 'How long have you lived in Menands?' and age range," said Marcia Kees, course instructor and adjunct professor at UAlbany." But the main questions were things like, 'Rate the reasons you chose to live in Menands,' 'What types of businesses would you like to see more in Menands?'"

The survey elicited 330 responses expressing desires that ranged from a grocery store (Menands used to have a Price Chopper that closed in January 2017) to a more bike- and pedestrian-friendly village layout.

In addition to the survey, the students held two open house events in April that consisted of mapping exercises during which residents placed dots on a large map of Menands in response to questions like where they thought the center of the village should be. (Most residents chose the current Village Hall location on Broadway, but some also dotted parks and areas near Menands School.)

"This community is rather disjointed because of the transportation network," Kees said. "So the thought was how can it be more connected?"

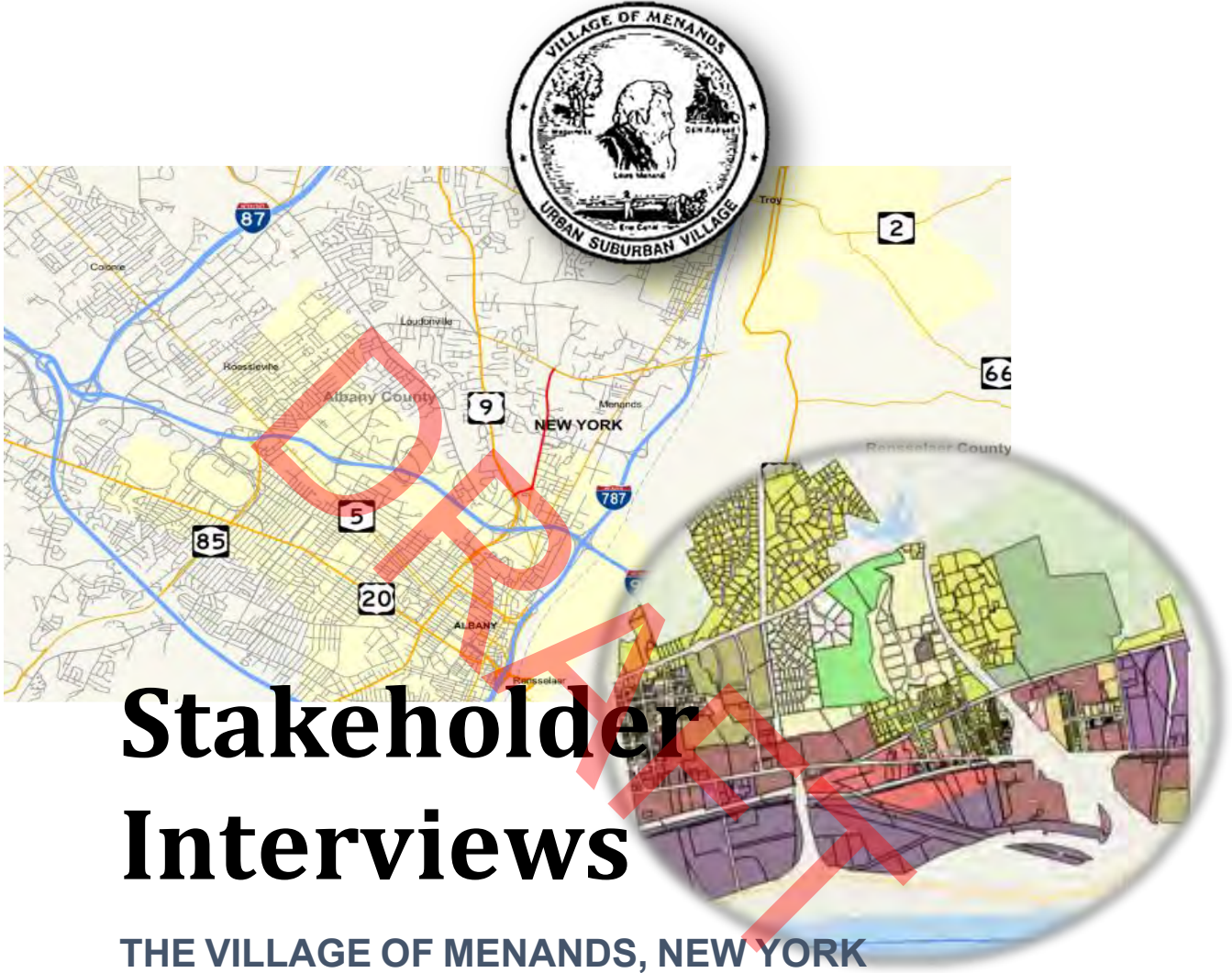
On Monday, students presented residents with four opportunities the village should focus on when developing its comprehensive plan: connecting the assets and businesses on Broadway, developing a parks and trails network, attracting food and hospitality businesses, and enhancing public amenities with things like sidewalks, bike trails and general landscape beautification.

"I thought the presentation was great," Grenier said. "We were very fortunate to have this project with UAlbany and it's going to put us on good footing to put together our comprehensive plan — we're so far ahead of where we would've been without the students."

Grenier and Kees will meet in June to go over the students' finalized goals and objectives for the plan and go over steps moving forward. The village plans to put out a Request for Proposals for consultants at that time, too, which it will fund through a \$9,900 Hudson River Valley Greenway Grant and \$2,500 match with village funds.

"This is a good foundation for the village to jump from and bring a professional consulting team on board," Kees said. "They should be in a good position to get the plan done in the next year and a half or two years."

Appendix B – Stakeholder Interviews



Stakeholder Interviews

THE VILLAGE OF MENANDS, NEW YORK

FALL 2017- MRP STUDIO





UNIVERSITY
AT ALBANY

State University of New York

Master in Regional Planning at the University at Albany

The Master's Program (MRP) in Urban and Regional Planning at the University at Albany provides a solid foundation for studio members to enter professional planning practice and research. Hailing from many states and countries across the globe, the graduate studio members learn and apply planning methods to improve the quality of life in communities and regions.

The University at Albany's 48-credit two-year Master of Regional Planning Program in Urban and Regional Planning was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. The program is strongly oriented towards professional practice and provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

MRP graduates are well poised to enter the professional planning arena. MRP alumni include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. The MRP Planning Studio provides collaborative team planning exercises to design, evaluate, plan, and manage projects and programs. The Fall 2017 Planning Studio is worked with the Village of Menands to start a comprehensive plan.

Introduction

Beginning in the fall semester of 2017, University at Albany Planning Studio Members began the process of gathering information and conducting outreach to stakeholders and community members in the Village of Menands. The goal of the semester-long process was to gather and use the information to provide the Village with baseline data regarding existing demographics, transportation, environmental planning, zoning and land use.

The information presented in this document, is the culmination of findings from stakeholder interviews. Planning Studio Members began their process by reviewing historic data and previous plans. This provided studio members with the opportunity to understand the underlying conditions in the Village and to get a better understanding of the community character.

Studio Members conducted twenty-five informational stakeholder interviews with residents and/or business owners/operators in the village. The list of names was provided by Mayor Megan Grenier and provides a sampling of key stakeholders in the community.

The Fall 2017 Graduate Planning Studio members were:

Dhaval Dhamelia

Eric Stotsky

Ketura Vics

Jad Edlebi

Zeynep Tas

Instructor:

Aneisha Samuels

Sean Taylor

Marcia Kees

Methodology

In September 2017 a list of approximately thirty stakeholder names and contact information was given to the University at Albany Planning Studio. The stakeholders represented residents and private business owners or operators. Each student in the planning studio class was assigned at least four stakeholders to interview. Studio members compiled an email and eight interview questions that were emailed to the stakeholders.

The stakeholders were contacted by Studio Members to arrange interviews. When possible, in-person interviews were scheduled, but some interviews were conducted by telephone when distance, location, or availability precluded direct meetings. Other stakeholders chose to submit their responses by email. The circumstances of each interview are given in the individual reports. This document also provides a summary of common themes based on the responses given by the Stakeholders.

Studio Members designed eight open-ended questions. Each stakeholder was asked the same questions regardless of location or affiliation. The questions were as follows:

- 1. Are you a homeowner, renter, or business owner/manager?**
- 2. How long have you been a resident or business owner in Menands?**
- 3. How would you describe Menands?**
- 4. What are the three main successes you have seen in Menands in the last ten years?**
- 5. What are the three main challenges you have seen in Menands in the last ten years?**
- 6. What is your vision for the Village of Menands for the next ten years?**
- 7. What is your perception of the waterfront in Menands?**
- 8. What else could Menands be doing to continue encouraging development in the village?**

Stakeholder Common Themes

Amongst the 26 responding community stakeholders, there was consensus regarding Menands' successes, challenges, waterfront, and overall character.

Are you a homeowner, renter, or business owner/manager?

Of those interviewed, 15 people were homeowners, nine people were business managers or business owners, one person was a renter, and one person was both a business and a homeowner.

How long have you been a homeowner, renter, or business owner in Menands?

The sample population answers ranged from one year, to a 79-year long family history in Menands. The median time spent living in Menands was 19 years.

How would you describe Menands?

The most common response from stakeholders when asked to describe Menands was that the village was a very strong and supportive community. Small, quiet, and diverse were the second most common responses, followed by unique, safe, and family oriented, with a good public school system.

What are the three main successes you have seen in Menands in the last ten years?

When asked to identify three recent successes in the Village, 14 stakeholders said the development of new apartment complexes such as The Lofts at One Broadway have been successful, eight said that new businesses such as RAD Soap Co., Sky Zone Trampoline Park, and Il Faro contributed to the recent success of Menands, and there was a tie between the improvements in the Broadway Corridor and public infrastructure and the road diet implemented on Van Rensselaer Boulevard, with five stakeholders mentioning either or both of these things.

What are the three main challenges you have seen in Menands in the last ten years?

The most common response regarding recent challenges facing Menands was the closing of important businesses such as Price Chopper. Fourteen stakeholders included this in their response. The second most common response was split between lack of investment in the Village (by both the Village of Menands and outside businesses) and the unsightliness of abandoned buildings with unkempt facades. Seven stakeholders accounted for each of these. The third most common response was provided by five stakeholders and relates to accessibility via alternative transportation modes, such as walking, biking, and public transit. The lack of sidewalks and street lighting hinders pedestrian access to certain areas of the village. Menands stakeholders expressed that the village is poorly suited for these modes of transportation.

What is your vision for the Village of Menands for the next ten years?

The most common vision for Menands was specific to the Broadway Corridor -- seven residents answered that they hope to see businesses growing on Broadway extending from North Albany. Similarly, but without specific reference to the Broadway Corridor, four stakeholders responded that their vision for Menands includes more restaurants, bars, and locally owned retailers. Together, there were 11 responses that included desire for more businesses in Menands. With four stakeholders, the second most common response sought better access to the waterfront. Three stakeholders responded that they would like to see the previously industrialized areas of Menands revitalized.

What is your perception of the waterfront in Menands?

Over half of the stakeholders interviewed (14) responded that there was no accessible waterfront in Menands. Three interviewees specifically said, “what waterfront”? Another three stakeholders expressed an explicit desire for a bike/pedestrian connection to the waterfront in order to allow regular use. One interviewee said they use the waterfront frequently and enjoy it, one interviewee expressed that the waterfront was a bio-diverse ecosystem that should be integrated into the school’s curriculum, and another saw potential for it to thrive in a manner similar to the Canalside in Buffalo, New York.

What else could Menands be doing to continue encouraging development in the Village?

There were 13 stakeholders who suggested attracting new development from businesses such as restaurants and cafes, three who explicitly mentioned improve or renew access to community resources such as a public pool, and two incorporated the idea of using green spaces to beautify Menands where possible.

Individual Stakeholders

In order to respect the privacy of the stakeholders interviewed, the names of the stakeholders are not provided in this report.

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Stakeholder #1

Are you a homeowner, renter, or business owner/manager?

Homeowner: two homes in Menands

How long have you been a resident or business owner in Menands?

Since 1992, late wife grew up in Menands

How would you describe Menands?

Close knit community, some disconnect, good community

What are the three main successes you have seen in Menands in the last ten years?

New developments

Businesses are moving into Menands all the time

Road diets on Broadway and Van Rensselaer Boulevard

What are the three main challenges you have seen in Menands in the last ten years?

High business turnover

Loss of grocery store

Loss of tax revenue in Menands due to lack of economic development

What is your vision for the Village of Menands for the next ten years?

Boathouses on the waterfront, access would be awesome; a few more restaurants down Broadway all supported by new residences

What is your perception of the waterfront in Menands?

Inaccessible, "What Waterfront?"

What else could Menands be doing to continue encouraging development in the Village?

Education to investors and developers, use proximity to other cities as a way to promote the village.

Stakeholder #2

Are you a homeowner, renter, or business owner/manager?

Homeowner.

How long have you been a resident or business owner in Menands?

20 years.

How would you describe Menands?

Small town feel just outside of Albany without being suburbia. Menands epitomizes community while offering pedestrian friendly access to the library, park, and community resources.

What are the three main successes you have seen in Menands in the last ten years?

Improvements in the façade of the Riverview Center and the Broadway Corridor in general. They have repaved roads and sidewalks, planted trees, added decorative lighting and decorate for the seasons.

Improvements in drainage and sewer infrastructure. A lot of older houses have been subject to basement flooding when it rains.

Businesses and investments coming to the community such as RAD Soap, the Albany International lofts, Sky Zone, and the parks have been updated with a pavilion, gazebo, and the concession stand by the baseball field.

What are the three main challenges you have seen in Menands in the last ten years?

Businesses are hard to maintain and are not lent to immediate community. It is hard to bring a small café or restaurant to Menands, but it's what the community could benefit from the most. It would be hard to bring business to the Village and still maintain the small town feel without "selling out".

There is a major imbalance between the number of apartments and available homes in Menands that makes it difficult to raise a family here, even though it's a great place to raise a family.

What is your vision for the Village of Menands for the next ten years?

To continue building Menands by coordinating efforts by the Village, school district, and local businesses to grow as a community.

What is your perception of the waterfront in Menands?

What waterfront?

What else could Menands be doing to continue encouraging development in the Village?

Menands could be a "hidden gem" for small businesses in the Capital District such as Trader Joes. The Village should convey that it's a good place to raise a family.

Stakeholder #3

Are you a homeowner, renter, or business owner/manager?

Business Manager

How long have you been a resident or business owner in Menands?

Business manager since 1995

How would you describe Menands?

Industrial town

What are the three main successes you have seen in Menands in the last ten years?

Riverview center, which was built in 1929.

Menands Lofts --for example they converted textile mill into apartments.

Simmons: High-level robotic functioning rail line manufacturing and it is multinational company.

What are the three main challenges you have seen in Menands in the last ten years?

Sidewalks and lighting.
Bike lanes.

What is your vision for the Village of Menands for the next ten years?

Village should take time to meet business owners.

What is your perception of the waterfront in Menands?

Tremendous amount of sewage flow in river.

What else could Menands be doing to continue encouraging development in the Village?

Menands can build some weekend attraction like nightlife, brewpub, small concert venue and they should take time to meet business owners in Menands.

Stakeholder #4

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident or business owner in Menands?

36 Years

How would you describe Menands?

It is a nice area to live in. The taxes are fair and reasonable and the support system in the village is in good shape.

What are the three main successes you have seen in Menands in the last ten years?

Employment of NYS workers
Northern Boulevard redevelopment was great for the village
Village Park for summer activities and youth programs

What are the three main challenges you have seen in Menands in the last ten years?

Menands Rd. congested because of Schuyler Place Apartments and Schuyler Heights Garden Apartments
Owners of buildings don't live there and leave them vacant.
Loss of grocery store

What is your vision for the Village of Menands for the next ten years?

There is no clear vision. There is some uncertainty in the coming years because business is dwindling in the village. The population triples during the day because of state workers but by the afternoon no one is around, which is bad for local business

What is your perception of the waterfront in Menands?

The waterfront should be developed for the leisure and recreation of the residents. The waterfront also needs to be accessible to public use.

What else could Menands be doing to continue encouraging development in the Village?

Menands should advertise to attract people to the area. There should be more focus on creating appealing aesthetic areas for people to enjoy in village.

Stakeholder #5

Are you a homeowner, renter, or business owner/manager?

He owns two properties

How long have you been a resident or business owner in Menands?

Since 1976

How would you describe Menands?

Basically, it is part of the Town of Colonie, but it is a special place because it has its own police department, fire station, local government, and other municipal services. It has a border with the Hudson River as well.

What are the three main successes you have seen in Menands in the last ten years?

The expansion of several new apartment buildings constructed by the Dutch Village Apartment complex on Wards Lane.

The development of the area between the bottom of Simmons Lane and I-787, including a new building housing a trampoline complex.

Construction of Jones Drive off Menands Road including several new one family homes on property once belonging to the old Menands School.

What are the three main challenges you have seen in Menands in the last ten years?

The Broadway corridor is in need of repairs. It does not flow nicely into Watervliet or Albany. It used to all be farm properties, which were developed into industry and it has become run-down and not maintained well.

The I-787 road cut off the waterfront, completely. Somehow this needs to be changed to allow for waterfront access.

Street lighting is crucial to safety in this town. It has a long-standing police department and the village works hard to maintain safety. With all the vacant warehouses and factories, the lighting along Broadway needs to be better to allow for people to feel safe at night.

What is your vision for the Village of Menands for the next ten years?

Menands should maintain its incorporated village status, with all the municipal services that offers. It should attempt to rebuild or renovate existing vacant buildings along Broadway. Smart development can be used to develop vacated shopping centers. The village needs a supermarket or some kind of large store to be an anchor for other businesses to enter the village again.

What is your perception of the waterfront in Menands?

I-787 effectively cut off 100% of the waterfront access.

Farther north near the Route 378 cloverleaf, there is Cloverleaf Nurseries, which was originally supposed to be a parking lot for people to cross over a pedestrian bridge and enjoy the waterfront. Aside from the bicycle path, none of the original plans for the waterfront in the 1970 plan ever materialized.

What else could Menands be doing to continue encouraging development in the Village?

Continue the “Stakeholder” concept. Hold some public forums on development ideas. Cherry pick those ideas that are feasible and would be of a long-term benefit to the village as a whole.

Stakeholder #6

Are you a homeowner, renter, or business owner/manager?

Homeowner.

How long have you been a resident or business owner in Menands?

47 years.

How would you describe Menands?

Peaceful and charming.

What are the three main successes you have seen in Menands in the last ten years?

Improvement in jobs.

Police Department and community relation became stronger.

Infrastructure.

What are the three main challenges you have seen in Menands in the last ten years?

Cleaning up trouble spots like Peter Young and Williams printing press buildings.

Not to be a parking neighborhood for commuters.

What is your vision for the Village of Menands for the next ten years?

Village has to be classier than now.

What is your perception of the waterfront in Menands?

The plan done 50 years ago should be implemented. It would be a positive step to go after that now.

What else could Menands be doing to continue encouraging development in the Village?

Brownfield study should be held.

Stakeholder #7

Are you a homeowner, renter, or business owner/manager?

Homeowner and mayor

How long have you been a resident or business owner in Menands?

Born and raised in Menands, left temporarily and then came back 26 years ago

How would you describe Menands?

Awesome, unique, and historic. The mayor's family has lived here for over 100 years throughout different segments of the Village

What are the three main successes you have seen in Menands in the last ten years?

Public safety emphasis -- New fire truck, police cars, and garbage truck
The Lofts apartments and park gazebo
Nature trails

What are the three main challenges you have seen in Menands in the last ten years?

Loss of the grocery store
Closing of Key Bank
Decaying properties

What is your vision for the Village of Menands for the next ten years?

Developments for Williams Press building and others, more economic development, especially in the Broadway Corridor.

What is your perception of the waterfront in Menands?

Restricted, but there is a proposed bike lane on the I-787 ramp next to the Riverview Center building.

What else could Menands be doing to continue encouraging development in the Village?

LWRS project carried out by SUNY, reach out to developers, and promote Menands.

Stakeholder #8

Are you a homeowner, renter, or business owner/manager?

Currently a business owner.

How long have you been a resident or business owner in Menands?

Owned a business for three years but is the 3rd generation in her family to take over the business. She lived in Menands for about 15 years in a home her parents built in 1991. Her parents sold the [REDACTED] in 2015 and are now renting an apartment.

How would you describe Menands?

Industrial.

What are the three main successes you have seen in Menands in the last ten years?

Improvements in the roads.

Stewarts on Broadway.

What are the three main challenges you have seen in Menands in the last ten years?

Businesses leaving Menands such as Price Chopper.

A lot of rental properties make it hard to own a home.

Access to resources is poor – people have to go to Latham for food and when you're going to Latham, the traffic is terrible.

What is your vision for the Village of Menands for the next ten years?

Better access to resources like the farmer's market and more resources to access. It would be beneficial to have diverse businesses that would attract more people, so businesses were able to stay for more than five years.

What is your perception of the waterfront in Menands?

Difficult to access.

What else could Menands be doing to continue encouraging development in the Village?

Capitalize on the bike path and plan more events and opportunities for people who are not from Menands to participate in the community.

Stakeholder #9

Are you a homeowner, renter, or business owner/manager?

██████ is a 16-year-old resident who lives with her parents who own a home in Menands.

How long have you been a resident in Menands?

16 years, all her life

How would you describe Menands?

██████ describes Menands as being, "very diverse, close-knit"; she said she makes friends from people of different cultures even in school. She attends Tech Valley High School.

What are the three main successes you have seen in Menands in the last ten years?

Fixing the infrastructure, like roads

The Humane Society has a nice new building

Park events and fundraisers

Baseball field, Ganser - Smith Memorial Park

What are the three main challenges you have seen in Menands in the last ten years?

Stores closing like Price Chopper

Not many recreational spaces for leisure

Abandoned buildings such as the paper mill

No café; needs things to promote walkability because Menands is small and would be good

What is your vision for the Village of Menands for the next ten years?

vision for Menands is that there will be more shops, café and restaurants, more places for young people to go and hang out.

What is your perception of the waterfront in Menands?

“What waterfront?” Corning Preserve is nice but it’s not Menands.

What else could Menands be doing to continue encouraging development in the Village?

said, “Menands needs an identity so people from other places can become aware of Menands.”

Stakeholder #10

Are you a homeowner, renter, or business owner/manager?

Business Owner and Developer

How long have you been a resident or business owner in Menands?

Business Owner since 2012

How would you describe Menands?

Picturesque, beautiful little town

What are the three main successes you have seen in Menands in the last ten years?

Multi-family residences

Strong market for high-quality apartments (143/145 currently leased in the lofts)

Lofts designed for empty nesters, single folks, not age-specific and pet friendly

What are the three main challenges you have seen in Menands in the last ten years?

Upstate has its own uniqueness as a whole, but nothing specific to the village

High property taxes

Crazy laws that don’t exist elsewhere

What is your vision for the Village of Menands for the next ten years?

Get the Warehouse District to convert vacant buildings into lofts and restaurants in North Albany; revitalization will improve economic development in Menands

What is your perception of the waterfront in Menands?

Does not have an opinion on Menands waterfront, not much to do with it

What else could Menands be doing to continue encouraging development in the Village?

Be more generous on payment in lieu of taxes

Stakeholder #11

Are you a homeowner, renter, or business owner/manager?

Business Owner

How long have you been a resident or business owner in Menands?

Business owner in Menands for a 1 year

How would you describe Menands?

You go through Menands in a blink of an eye, without noticing what it has to offer. It has no true core.

What are the three main successes you have seen in Menands in the last ten years?

Rad Soap moving in
Newly renovated apartments at The Loft on Broadway

What are the three main challenges you have seen in Menands in the last ten years?

Lack of different, unique businesses
Lack of versatility, and vibrant store fronts
Lack of fresh foods

What is your vision for the Village of Menands for the next ten years?

There should be a Healthy Living café similar to the one in Saratoga to encourage cleaner eating habits for the village. Better communication within the community, with education being key. Menands should be the healthiest village in the area, opening quainter, more vibrant restaurants, bars and local businesses.

What is your perception of the waterfront in Menands?

There is no perception. There needs to be an accessible walking or bicycling path. Restaurants near the waterfront area should be encouraged, so residents and visitors can enjoy outdoor scenery and food.

What else could Menands be doing to continue encouraging development in the Village?

There needs to be an incentive program established to encourage more bars, wineries, breweries for after work and weekend recreation

Stakeholder #12

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident or business owner in Menands?

Bought a house in Menands in February 2017, has lived in Albany since 2006. He has also been a homeowner in Albany since 2011.

How would you describe Menands?

Socially and economically mixed, diverse community, good public school district

What are the three main successes you have seen in Menands in the last ten years?

Very good village-style community
A lot of events in the main park
Very family-oriented
He likes historic preservation
Successful school

What are the three main challenges you have seen in Menands in the last ten years?

Broadway Corridor is “dumpy”
More social interactions between ethnicities are needed
More cultural events
Access to river trail as a cyclist

What is your vision for the Village of Menands for the next ten years?

Preserve historic roots of Menands while modernizing the outlook on certain things. “Freshening-up” Broadway and making it more attractive

What is your perception of the waterfront in Menands?

Bike path is a very nice feature, but not a fan of it being non-accessible in Menands

What else could Menands be doing to continue encouraging development in the Village?

More retail-style development, more restaurants/cafes. Give a reason for any crowd to visit Menands.

Stakeholder #13

Are you a homeowner, renter, or business owner/manager?

Business and building owner

How long have you been a resident or business owner in Menands?

2.5 years

How would you describe Menands?

Quiet, small community

What are the three main successes you have seen in Menands in the last ten years?

I have only lived in the capital region for 2.5 years so in the last 2.5 years, the apartment building, One Broadway, has been a success.

They did have RAD Soap move in but only have a factory there – they were originally going to do a store there that I think could have greatly increased traffic but sadly lost that to Stuyvesant Plaza, Expansion of Dutch Village apartments.

I did not mention our business because I consider us exempt from this answer although we are succeeding in trying to pull the community back together and bring in outside traffic.

What are the three main challenges you have seen in Menands in the last ten years?

Again, in only 2.5 years: I have seen a lack of renovation to existing buildings, which can help make the community more attractive to businesses – so many empty buildings and shopping centers. We have seen two grocery stores close since we opened. I believe the real problem was in the stores themselves. They were outdated and did not stock most items. It is a very outdated, depressed looking area to drive through.

There seems to be a general unease in the village of outsiders. Many families have lived here in the same house or neighborhood with their families, very close, for years and are very tightly knit. Someone coming in and changing things, doing something different, updating businesses is received with almost surprise or shock. Many lifelong residents are surprised by our success; the success of the Lofts and the closure of the grocery stores, when to an outsider and according to what has happened it is not at all surprising. People want better, nicer, newer things.

I think the stigma that Menands has in the capital region makes it challenging for them to attract new businesses, it is kind of a catch 22 – need the businesses to change the stigma but can't get the businesses without investing in the village and its appearance. Gardening is not enough. Attracting an anchor store like a Whole Foods or Wegmans would be ideal.

What is your vision for the Village of Menands for the next ten years?

My hope is that Menands grows, that many new businesses come in, that the village gets more restaurants and bars, retail, reasons for people to move here, stay here at night, travel here and spend money in Menands.

What is your perception of the waterfront in Menands?

Like most of the waterfront in the capital region it is underutilized. I realize investment is necessary but isn't that what this waterfront redevelopment project is all about?

What else could Menands be doing to continue encouraging development in the Village?

I don't know what they are doing now so it hardly seems fair to say what they could be doing. But if they are not currently courting an anchor store, talking about either knocking down or renovating the vacant storefronts, contracting with restaurants, bars, retail stores and anything other than just office buildings or factories it may be helpful. I think being more open in general instead of insulating and defending about downfalls may help these business relationships.

Stakeholder #14

Are you a homeowner, renter, or business owner/manager?

“Business Manager” – Superintendent of School District.

How long have you been a resident or business owner in Menands?

5 years.

How would you describe Menands?

Small, yet very diverse tight-knit community committed to the well-being of the Village, specifically, the students. The entire village is very supportive – there is a strong recreation program that serves students when school ends that offers sports activities and holiday celebrations.

What are the three main successes you have seen in Menands in the last ten years?

Improvements in the Broadway Corridor. The aesthetic has improved and there have been new businesses such as Sky Zone Trampoline Park, RAD Soap, a chiropractor and the painters union that have been able to generate more tax revenue. The increase in tax revenue has been beneficial for the school building as well as the students benefiting from changes.

The voters recently approved a \$10 million capital project for the school building that will bring major upgrades to the facilities for the students' wellbeing.

One Broadway Lofts have helped improve the appearance of the Corridor.

What are the three main challenges you have seen in Menands in the last ten years?

The impact of the size of the Schuyler Inn homeless shelter on the school and the community has been difficult. It is the largest shelter in Albany County and it is in the “wealthiest school district” (due to the outliers at Sage Estates). It creates uncertainty and perceived risk when considering development in Menands. It can also be very difficult to explain to students why their new friend is suddenly gone. It is in an isolated part of town without pedestrian access to anything and most families have no means of transportation, so it can be difficult to shop and participate in the community.

The number of apartments with respect to single-family homes that are available also creates risk for investing in the community. The short-term commitment to apartments creates uncertainty when considering the future needs of the community.

The loss of Price Chopper is detrimental to the health of the entire town. Also, now, the Schuyler Inn residents only have access to Rite-Aid for groceries and necessities.

What is your vision for the Village of Menands for the next ten years?

A thriving community grown from resources within the village itself to establish a tax base from businesses that will reduce the tax burden on residents in order to continue existing as a Village committed to the wellbeing of school-aged children.

What is your perception of the waterfront in Menands?

My perception is that Menands does not have a waterfront. I see potential for the brownfields along 787 to resemble “Canalside” in Buffalo, NY.

What else could Menands be doing to continue encouraging development in the Village?

Continue to improve school and existing perception of the school. We need amenities for the community in Menands, so to continue to work on improving the aesthetic and tax base that the Broadway Corridor has to offer.

Are you a homeowner, renter, or business owner/manager?

Business Owner [REDACTED]

How long have you been a business owner in Menands?

2.5 years

How would you describe Menands?

Sleepy and in need of updating, but ripe for development.

What are the three main successes you have seen in Menands in the last ten years?

Increase in residential

Development of office spaces

My building purchase

What are the three main challenges you have seen in Menands in the last ten years?

Drainage in front of my office on Broadway needs improvements

Lack of commercial store success

Lack of infrastructure (sidewalks, State road, etc.)

What is your vision for the Village of Menands for the next ten years?

Would love to see commercial spaces develop to serve the growing population and workforce, walkable waterfront or downtown area with restaurants, stores, etc.

What is your perception of the waterfront in Menands?

I don't even know how to get to it even though my office backs up to "Canal Street" but I'd love to see it developed.

What else could Menands be doing to continue encouraging development in the Village?

Menands should be promoted as the Midway between Albany and Troy" and Broadway should be spruced up (State can be leaned on to do it), cleanup of derelict properties on Broadway should be mandated.

Stakeholder #16

Are you a homeowner, renter, or business owner/manager?

Renter

How long have you been a resident or business owner in Menands?

2 years – working for 20 years in the village

Used to live in Castleton

Paid \$9000 in taxes there

Half that amount in Menands

How would you describe Menands?

Good taxes, quaint and quiet, small town

What are the three main successes you have seen in Menands in the last ten years?

Top schools in the Albany area, just came out in magazine or newspaper

One of the lowest taxes

Very low crime

What are the three main challenges you have seen in Menands in the last ten years?

Losing grocery stores, businesses: that's a challenge to get things back in here.

"That's a tough one. I really can't think of anything else."

What is your vision for the Village of Menands for the next ten years?

To keep building apartment complexes, bring business back and keep taxes low

What is your perception of the waterfront in Menands?

"I use the waterfront a lot."

What do you think of Route 787?

I like it for accessibility – quick access to Saratoga or Albany

What else could Menands be doing to continue encouraging development in the Village?

"I don't know."

Further Questions

Interviewer Question – Do you have any other thoughts about Menands?

"I moved from Castleton for convenience and lower taxes."

Interview Question – Do you ever use the public transit?

I actually used the bus this year. I use the bus during the summer, to Lark Street.

Interview Question – There is a bus to Lark Street in the summer?

Yes, it provides easy access to bars and restaurants, if people want to go out for a drink and not drive.

Stakeholder #17

Are you a homeowner, renter, or business owner/manager?

Homeowner.

How long have you been a resident or business owner in Menands?

19 years.

How would you describe Menands?

Nice, quiet and boring.

What are the three main successes you have seen in Menands in the last ten years?

Lofts
Dutch Village

What are the three main challenges you have seen in Menands in the last ten years?

Infrastructure problem like water and sewer lines are very old.
Groceries stores closing up.
Nature is covered up.
There should be less pavement in village.

What is your vision for the Village of Menands for the next ten years?

There should be more apartments. Park for children behind bowling alley.

What is your perception of the waterfront in Menands?

What waterfront? We cannot see waterfront from Broadway.

What else could Menands be doing to continue encouraging development in the Village?

Bring back village pool; Ice skating rink and more parks like community garden or children garden.

Stakeholder #18

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident or business owner in Menands?

I am a 12-year resident, but I think my family has owned the home since 1938.

How would you describe Menands?

“Safe, quiet; a priority for my family”
One of the perks of village residence

What are the three main successes you have seen in Menands in the last ten years?

Redoing of Route 378 – restructured, dropped speed limit
Businesses opening

Interviewer - “What kinds of businesses have opened?”

Grocery stores
A wine store that I don’t like, but still a store
Department of public works deals with flooding issues

What are the three main challenges you have seen in Menands in the last ten years?

Closing of businesses

Price Chopper

Ideal food market – corporate motto is “inner city and low income”

No economic plan for village markets

No development plan

No access to the waterfront area

Highway is bad

787 has to go, it was built before waterfront property became valuable

What is your vision for the Village of Menands for the next ten years?

My vision is that we have to bring business into the village. “Eliminate that freaking old press building. Put a hydroelectric plant in its place.” Menands could use some clean energy. Then, the village could have free electricity.

What is your perception of the waterfront in Menands?

“Poor, non-existent.” People don’t even know they’re in Menands. “Too many levels of government.”

What else could Menands be doing to continue encouraging development in the Village?

There is a big need for homes. We’re house owners though. The younger generation is minimalistic. You guys like to live in apartments because it is easier than caring for a house. In my generation, we owned homes.

Broadway could be leveled.

Abandoned

Pavement everywhere

“Level the whole thing and start from scratch.”

Stakeholder #19

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident in Menands?

A little over 30 years

How would you describe Menands?

Menands is a small village where mostly everyone knows each other. We are a very unique community in that way.

What are the three main successes you have seen in Menands in the last ten years?

Businesses have come in

Improvements to infrastructure and parks have been made
The Lofts at One Broadway were built.

What are the three main challenges you have seen in Menands in the last ten years?

Retaining businesses has become difficult (we have no grocery store), properties have been abandoned

Enrollment has gone up at the school (one of the main challenges in that regard is having one of the largest homeless shelters in the area fall in the smallest district in the area)

An increase in the amount of people that work in Menands and the decrease in businesses/eateries for them to visit.

What is your vision for the Village of Menands for the next ten years?

I envision a growth in business and recreation in our Village with access to our waterfront.

What is your perception of the waterfront in Menands?

The Waterfront? Yes, we have one. Is it easily accessible or aesthetically pleasing? No. Having safe access to and beautifying the waterfront that we have would be big for the Village.

What else could Menands be doing to continue encouraging development in the Village?

We could be more active in promoting our Village and the vacant properties/land we have available (including community involvement and connections).

Stakeholder #20

Are you a homeowner, renter, or business owner/manager?

He is a Business owner for an eatery in Menands. He previously lived in Menands for 10 years but moved and bought a home in Latham.

How long have you been a business owner in Menands?

25 years

How would you describe Menands?

He describes Menands as being “Just good”

What are the three main successes you have seen in Menands in the last ten years?

The Riverview Center

The Albany International Apartment or Lofts

“Nothing else has really changed in Menands”

What are the three main challenges you have seen in Menands in the last ten years?

Needs more business

Albany International closed

Workers Comp moved out

What is your vision for the Village of Menands for the next ten years?

His vision for Menands is that “More businesses need to move in, that’s the main goal, simple”.

What is your perception of the waterfront in Menands?

“We don’t have any waterfront in that way.

What else could Menands be doing to continue encouraging development in the Village?

He felt that more could be done in the village and not enough is being done. The village, it’s just a small town. I am not a politician, so I don’t really know”.

Stakeholder #21

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident in Menands?

45 years

How would you describe Menands?

Urban-suburban village bounded in between Cohoes, Albany and Loudonville.

What are the three main successes you have seen in Menands in the last ten years?

Conversion of One Broadway Building
Riverfront Center
New businesses came in such as 590 Broadway (FedEx)

What are the three main challenges you have seen in Menands in the last ten years?

Economic development tools do not exist for the Village (no Empire Zones)
I-787 is not directly accessible for the businesses on the east side of the Broadway
Village needs attraction and attention of businesses

What is your vision for the Village of Menands for the next ten years?

Keeping the businesses alive and attract more businesses, enhance quality of life.

What is your perception of the waterfront in Menands?

It is inaccessible because of I-787.

What else could Menands be doing to continue encouraging development in the Village?

Road diet on Van Rensselaer Boulevard, BRT, transformation of building facades and revitalization of vacant properties on Broadway, create a high standard quality of life.

Stakeholder #22 and Stakeholder #23

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident or business owner in Menands?

15 years

How would you describe Menands?

The village is safe, friendly, and diverse. We see a sense of community, but a lack of awareness. There could be more resources allocated to the village

What are the three main successes you have seen in Menands in the last ten years?

Fixed sewer and water lines for health and safety reasons
Improved Van Rensselaer Blvd from a four-lane to a two-lane going in opposite direction with designated bike path
Launch of Village wide newsletter and alert system

What are the three main challenges you have seen in Menands in the last ten years?

Loss of grocery store
Loss of post office
Not enough local shops such as delis, butchers, breakfast & lunch eateries

What is your vision for the Village of Menands for the next ten years?

There should be the creation of village center connected with green spaces. Bicycle and walking paths should be connected to throughout the community. Rethink parking spaces and come up with alternative uses for them. Incorporating a smaller but efficient grocery store would be ideal for the village. Broadway should be revitalized to inspire people to live and spend time and money in Menands. More funds and resources allocated to police and fire department

What is your perception of the waterfront in Menands?

The accessibility is difficult. There should be a docking area for boats to encourage versatile recreation. There should be an enhancement of the area to attract tourists. There is a need for alternate routes leading to waterfront from Menands.

What else could Menands be doing to continue encouraging development in the Village?

Creating more green spaces. More outreach to millennials to come and live in Menands because of safe living and convenience to the highway. Figuring out ways to tackle facilities that are underutilized and or vacant, creating eyesores in the communities.

Stakeholder #24

Are you a homeowner, renter, or business owner/manager?

Business manager, school principal.

How long have you been a resident or business owner in Menands?

10 years.

How would you describe Menands?

The Village of Menands welcomes diversity and looks for opportunities to work with the school as much as possible. Menands School is truly a community school.

What are the three main successes you have seen in Menands in the last ten years?

Working relationship between the school and the Village that continues to grow.
The increases in communication have led to increased awareness within the community that is making Menands a better place to live.
The housing projects, like the lofts at One Broadway have been successful.

What are the three main challenges you have seen in Menands in the last ten years?

The transience of students has been difficult for the school district to handle.
Price Chopper closing.
Need more businesses.

What is your vision for the Village of Menands for the next ten years?

To continue offering our best practices in the school district so Menands School can continue to grow with the community.

What is your perception of the waterfront in Menands?

None. Doesn't apply to school but would like to see the biodiversity of the wetlands used as an educational opportunity in future waterfront development.

What else could Menands be doing to continue encouraging development in the Village?

Bring more businesses and make it more accessible for them.

Stakeholder #25

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident in Menands?

30 years

How would you describe Menands?

She describes Menands as being, "a small community, where we all look out for each other, there is a mix of business and residential and there are activities for different age groups"

What are the three main successes you have seen in Menands in the last ten years?

The Riverview Center revitalization
The Lofts
The beautification of Menands including banners and flowers
And the Village Breakfast, held four times per year

What are the three main challenges you have seen in Menands in the last ten years?

The abandoned buildings

Lack of places to eat, including dinner and lunch

“Menands has a high working population of 50% working to 50% residents, and these numbers must be considered when providing facilities”

The lack of businesses

Glenwood Road Park is underutilized because there are no activities there

What is your vision for the Village of Menands for the next ten years?

Her vision for Menands is that there will be more places to eat both for lunch and dinner and a supermarket, even a small one like Trader Joes, she would also like to see some single-family homes to encourage long term residential and she hopes for pedestrian and bicycle access to the “Menands” waterfront.

What is your perception of the waterfront in Menands?

“It feels like Menands does not have a waterfront.” She believes this is because there is no access directly from Menands, “the only ways to access the waterfront are from Albany or Watervliet, we ride our bikes a lot and when we visit the waterfront we use Watervliet”, she chuckled and said that she preferred Watervliet, even though there is limited parking, because she gets good ice cream there.

What else could Menands be doing to continue encouraging development in the Village?

“There are 3 streets above the cemetery that are cut off from the village and the only way to access the village from those areas is to get on the highway, these communities need better access to Menands.

Stakeholder #26

Are you a homeowner, renter, or business owner/manager?

Homeowner

How long have you been a resident in Menands?

16 years

How would you describe Menands?

Nice semi-urban suburb of Albany.

What are the three main successes you have seen in Menands in the last ten years?

Il Faro, Italian Restaurant & Bar

Gazebo at the Ganser-Smith Park

Bike lane along Broadway.

What are the three main challenges you have seen in Menands in the last ten years?

The village had trouble keeping the grocery store and the diner, they went out of business

Railroad tracks are hard for the emergency service to get the other side

It is hard to collect property taxes for the Village due to low property taxes.

What is your vision for the Village of Menands for the next ten years?

New grocery store, connect the bike path to the village, clean up the old industrial areas and convert them into useful businesses.

What is your perception of the waterfront in Menands?

Beautiful but underdeveloped, it would be nice if there is bike and pedestrian connection.

What else could Menands be doing to continue encouraging development in the Village?

Expand partnerships with the Town of Colonie and the City of Albany to access more funding opportunities for the Village

DRAFT

SPRING 2018



Village of Menands, New York

REPORT ON

COMMUNITY SURVEY ANALYSIS

FOR THE COMPREHENSIVE PLAN

MRP Studio



UNIVERSITY^{AT} ALBANY

State University of New York

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DRAFT

The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan. The spring 2018 MRP Planning Studio included:

Students: Linda Allen, Nasibah Elmi, Bradley Hershenson, Daniel Johnson, Timothy Kennedy, Tanya McGee, Samuel Morreale, Michelle Rogat, Jon Thompson
Instructor: Marcia Kees

Introduction

Community surveys are used to gain input from the community in order to inform the comprehensive planning process. Questions on these surveys generally reflect the different sections of a comprehensive plan, including, but not necessarily limited to information on housing, transportation, land use, and economic development. Surveys are carried out in the early phases of the planning process to provide guidance for the later phases of research, public engagement, and drafting the goals and recommendations for the comprehensive plan.

The Spring 2018 Graduate Planning Studio conducted this community survey from March 10 to April 12, 2018 and received a total of 330 responses from community residents and stakeholders.

This *Report on Community Survey Analysis for the Comprehensive Plan* describes and analyzes the public input obtained from the completed community surveys and is organized into five sections: 1) the methodology used for SurveyMonkey settings, question design, analysis, and presentation of results, 2) an explanation of the timeline, distribution and collection, 3) the analysis of survey responses, 4) a discussion on the survey's limitations, and 5) conclusions and recommendations. The data obtained by the Village of Menands Community Survey is further utilized in conjunction with data obtained from the two Open Houses. The analysis of all public engagement data is incorporated in the *Public Engagement Report*, which was provided to the Village at the conclusion of the public engagement process.

Methodology: Survey Design, Analysis, & Presentation of Results

This section explains the methodology used to design the survey questions and analyze the answers. The first part of this methodology section explains specific settings chosen for the online survey that were possible through SurveyMonkey, the online survey platform used for this survey. Then each question is explained by type, followed by an explanation of how the response data was analyzed and results presented. (See Appendix C for a copy of the survey.)

SurveyMonkey Settings

The online survey platform software, SurveyMonkey, provided many settings for the survey structure and design, collection, and analysis of results. Studio members chose the following settings.

The community survey was completely anonymous; no personal identifying information was collected. No survey questions were required to be completed to submit the survey, so respondents could skip whole questions, or parts of questions, and the survey was still considered valid. Qualifying questions were not used to filter out unwanted respondents; demographic questions were included at the end of the survey instead. SurveyMonkey allowed the survey to be taken multiple times from the same IP Address, which allowed multiple people within the same household to participate. The surveys were completed by participants either online, or in printed form. The printed surveys were collected and then manually entered into SurveyMonkey by Studio members. An automatic cut-off was not set to close out the survey but was manually closed by Studio members once the second Open House was over. These decisions were made to help increase the survey response rate.

Before the survey was distributed to the public, Studio members conducted a pilot survey by providing a survey link to the members of the original stakeholders committee. The responses to the pilot surveys were saved separately. The survey was revised slightly based on comments received, and then the survey count was reset to zero prior to the distribution of the survey to the public.

Demographic Questions

Survey questions 11 through 14, shown in Figure 1, asked for basic demographic data. These questions were intentionally placed at the end of the survey, with more engaging questions placed first, to minimize survey fatigue and optimize response rates. Demographic questions were asked in order to see how survey respondents reflected the general population of the Village of Menands

Figure 1: Demographic Questions

Please complete the following questions to help us obtain some characteristics of the respondents who completed this survey. Again, all surveys are anonymous and confidential.

11. Age: 19 and under 20-34 35-49 50-64 65+ years

12. How long have you resided in the Village of Menands? (If applicable)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

13. How long has your business been open in Menands? (If applicable.)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

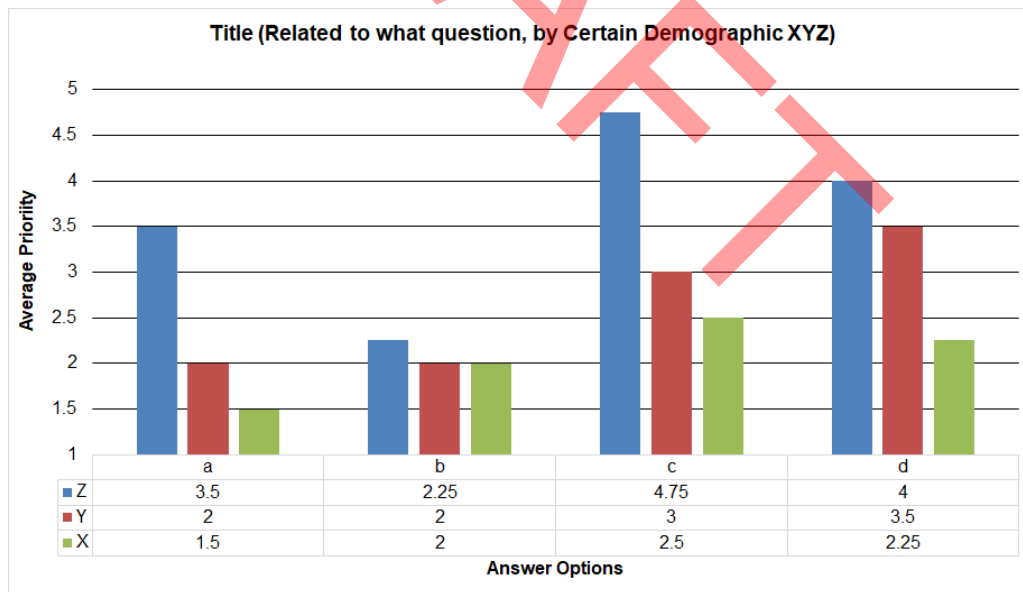
14. Please indicate your current status in Menands.

<input type="checkbox"/> a) Commercial property owner	<input type="checkbox"/> d) Residential tenant
<input type="checkbox"/> b) Commercial tenant	<input type="checkbox"/> e) Non-Resident Employed in Menands
<input type="checkbox"/> c) Residential property owner	<input type="checkbox"/> f) Other

through comparisons with Menands 2010 U.S. Census data for certain traits, such as age. In addition, demographic data was used to cross-reference answers to see how different demographic groups in Menands responded to certain questions. We were unable to conduct further analysis on demographic groups that were underrepresented in the survey responses.

The analysis in this report is organized with the demographic analysis and comparison first, followed by analysis for the rest of the survey questions. Graphical analysis showing all the survey responses are labeled as “All Response Data.” Graphical analysis that cross references the demographic data of the survey respondents for each question are labeled by the demographic trait, such as “by Age Groups,” “by Length of Residency,” and “by Status,” and these are clustered-column bar graphs to show comparisons. Figure 2 is an example of a clustered-column bar graph, showing the average priority that each demographic group (X, Y, or Z) assigned each answer option (a, b, c, or d) for that question. The axis is scaled from 1 to 5 to reflect the rating options that were provided to survey respondents. A data table containing the actual rated averages is shown below the graph.

Figure 2: Example of Clustered-Column Bar Graph



"Please Rate the Priority" Questions

Questions 1, 2, 3, 4, and 7 were rating scale, closed-ended questions asking survey respondents to rate the answers provided using a rating from 1-Low Priority to 5-High Priority. Figure 3 shows an example of how these questions were written in the survey. An average priority was then calculated by adding all of the rates that respondents assigned to an answer and dividing by the number of respondents (N-values) for each specific answer.¹ Survey respondents were also given space at the end of these questions to write any additional comments. Those additional comments were not analyzed, but are included in Appendix G.

Figure 3: "Please rate the priority" Question Sample

1. Please rate the following elements as they relate to the future of Menands.	1 – Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reuse of vacant commercial buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Preservation of historic buildings and places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Access to waterfront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Sustainable/green technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Community beautification projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1A) Please include any additional comments here:					

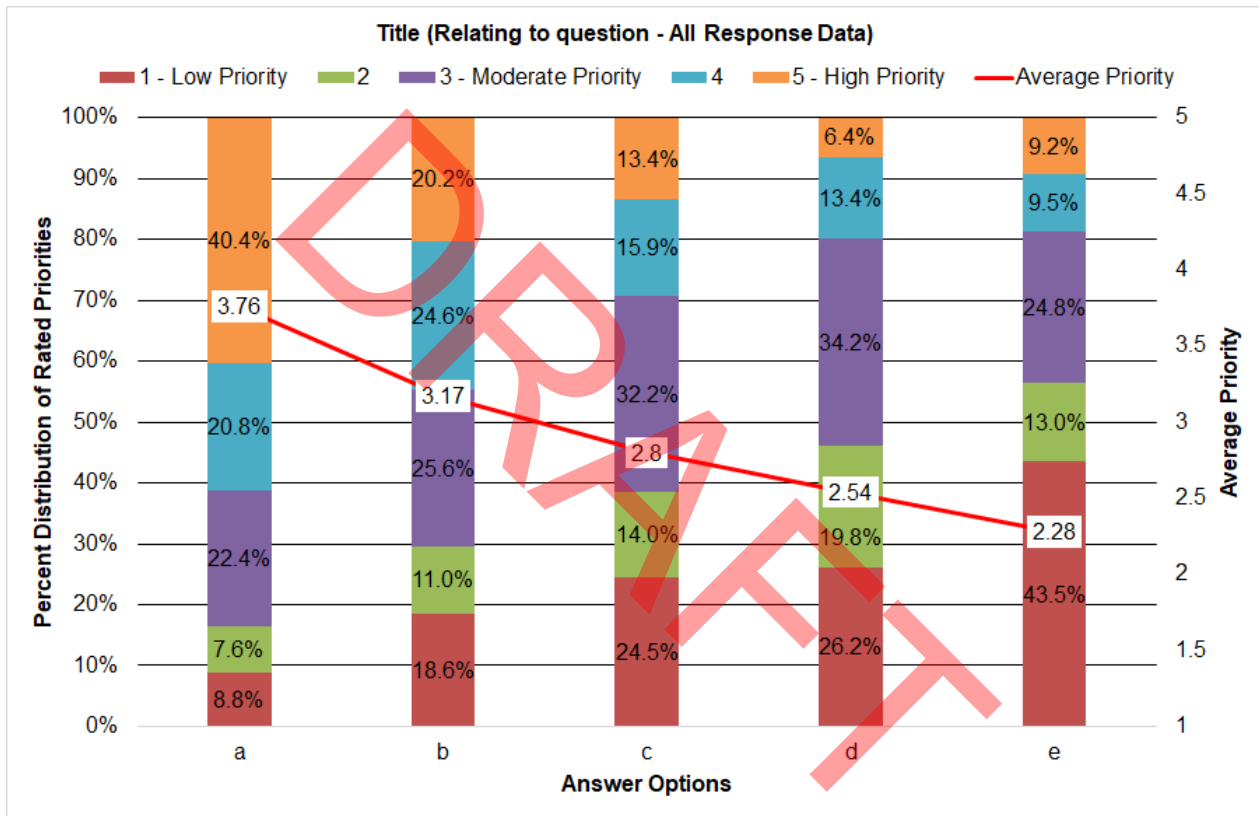
A graphical analysis of the results from all survey respondents is shown in the form of a 100% stacked-bar and line combination graph. This is noted in the figures that state "All Response Data" in the name, and Figure 4 is an example. The 100% stacked-bar format shows the percent distribution of how survey respondents rated each answer option, with that axis being on the left titled "Percent Distribution of Rated Priorities." The line graph shows the overall average priority for each answer option and is represented by the axis on the right titled "Average Priority." This gives a better representation of the survey respondents' answers because it shows the distribution of responses. For example, in Figure 4, even though survey respondents have an overall moderate priority average of 3.76 for answer option A, the most popular ranking for that answer option was

¹ SurveyMonkey Inc. (2018) Matrix/Rating Scale Question. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/Matrix-Question.

High Priority, with 40.4% of survey respondents rating it a high priority of 5. The values for the percent distribution and average priority are shown within the graph.

Following each of these combination graphs, tables are included that provide statistical information on the number of respondents (N-values), average priority, and the standard deviation for each answer option.

Figure 4: Example of Stacked Bar & Line Combination Graph



Following the tables with statistical information, there are clustered-column bar graphs showing the analysis from cross referencing the demographic information of the respondents, as shown with the example in Figure 2. That analysis is in the following order: “by Age Groups,” “by Length of Residency,” and “by Status.”

"Check All" Closed-Ended Questions

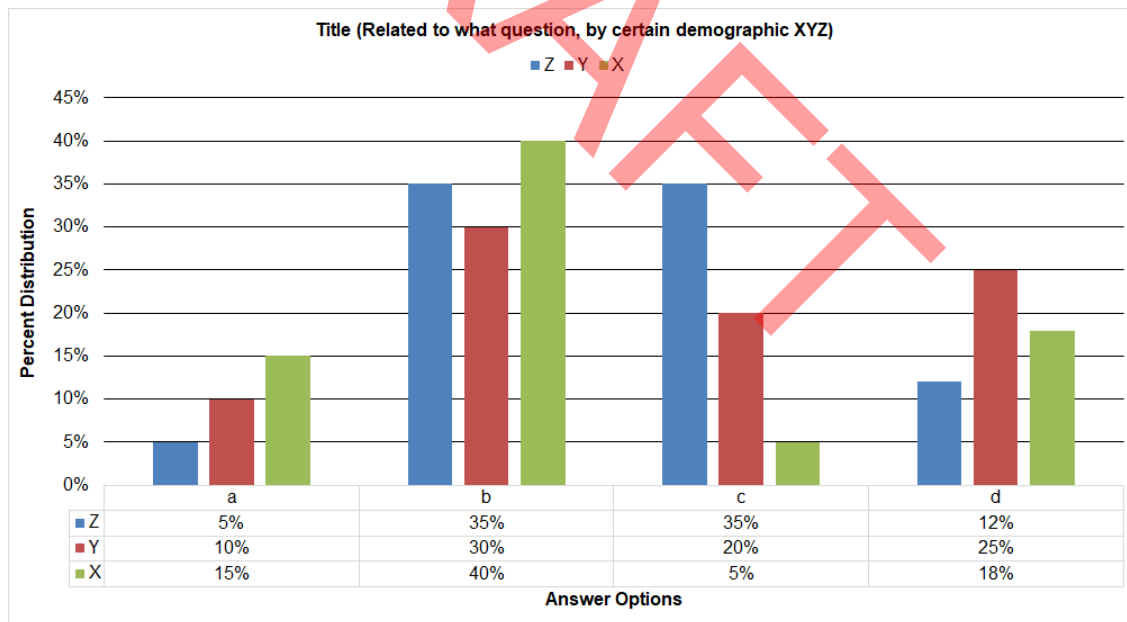
Questions 5 and 6 were checkbox, closed-ended questions that asked survey respondents to select all answers that applied. Figure 5 shows how these checkbox questions were presented within the survey. The graphical analysis shows the percent distribution of how many survey respondents selected each answer option provided out of the total number of survey respondents that answered the question.² This is shown in a bar graph, and will always be out of 100%, though some of the vertical axis were shortened to give a better visual comparison, as shown in Figure 6.

Figure 5: "Check All" Example Question

5. What types of businesses would you like to see more of in Menands? (Check all that apply.)

<input type="checkbox"/> a) Hospitality (restaurant, cafe, hotel, B&B)	<input type="checkbox"/> g) Home-based businesses
<input type="checkbox"/> b) Light industrial/manufacturing	<input type="checkbox"/> h) Specialty retail (drug store, clothing store)
<input type="checkbox"/> c) Professional services (legal, accounting, etc.)	<input type="checkbox"/> i) Retail farmers market
<input type="checkbox"/> d) Financial, insurance, real estate services	<input type="checkbox"/> j) Grocery store
<input type="checkbox"/> e) Arts & entertainment (theatre, art gallery)	<input type="checkbox"/> k) Other:
<input type="checkbox"/> f) Health care/medical facility/urgent care	

Figure 6: Example of Percent Distribution Bar Graph

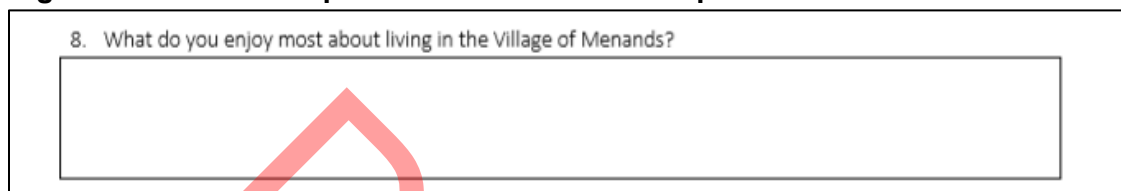


² SurveyMonkey Inc. (2018) Question Types. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/Available-question-types-and-formatting-options .

Qualitative Open-Ended Questions

Questions 8, 9, and 10 were open-ended qualitative questions asking survey respondents what they enjoy most about living in the Village of Menands, what they wish were different, and what they envision for the future. Studio members did a qualitative analysis of each of these questions by using emergent themes to sort and tally the responses into categories. The results of that qualitative analysis are shown a table and then discussed in narrative for Questions 8, 9, and 10.

Figure 7: Qualitative Open-Ended Question Example



8. What do you enjoy most about living in the Village of Menands?

Following that qualitative analysis, we provide tables of the text analysis performed by SurveyMonkey. It should be noted that SurveyMonkey counted the words by the number of respondents that mentioned the word, not the total number of times the word was used so that individual survey respondents would not be counted multiple times. The percentages in the text analysis tables represent the number of respondents that used that word out of the total number of respondents for that question.³ Only words with higher than a 5% use were noted in the text analysis. This data was then cross referenced only for status demographic, Residential Property Owner versus Residential Tenant, and only the top 5 words were analyzed for each.

³ SurveyMonkey Inc. (2018) Text Analysis & Word Cloud. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/What-is-Text-Analysis .

Timeline, Distribution, & Collection

This survey was distributed on March 10, 2018 with an original and stated deadline of March 29, 2018 but the survey end date was extended to April 12 to allow for late responses to be collected.

To make the survey as accessible as possible, the survey instrument was made available both online and in print form. The online version was created using the online software platform SurveyMonkey, and was accessible through the customized survey link www.surveymonkey.com/r/MenandsCS, through a QR code, and through links available on the Village of Menands home page, comprehensive plan, and calendar websites (see Appendix D). Flyers with the survey information, link, and QR code were distributed online and around the village with the help and participation of local businesses and organizations (see Appendix A). Village Mayor Megan Grenier supplied a letter of support and introduction to complement those flyers (see Appendix B). The survey was distributed at the Menands Fish Fry Dinner on March 23, at two Open House events (see Appendix E) on April 2 and April 11, and 1,275 surveys were mailed out to subscribers of the Menands Activities Newsletter on March 16.

The printed form of the surveys included instructions to either mail or drop off the completed surveys at the Menands Village Office at 280 Broadway in Menands. Businesses and organizations that participated in making surveys available also held on to surveys to be picked up by Studio members.

Studio members thank the Village Administration, the people of Menands, and the following local businesses and organizations for their time and participation in this process: Albany Lofts at One Broadway, Broadway Auto Clinic, Broadway Bikes, Dunkin Donuts, Family Dollar, Il Faro, KFC, McCarthy Tire Service, Menands Gardens, Menands Library, Menands School District, Mobil Gas Station, Mohawk-Hudson Humane Society, Nfrastructure, Poppy's Place, Rad Soap Company, Rite Aid, Riverview Center, Schuyler Inn, Sky Zone, Stewart's, Subway, True Value Hardware, Village One Apartments.

Analysis of Community Survey

The survey analysis first covers the demographic information that was collected from the survey respondents, and how that correlates to Menands 2010 Census Data. The following sub-sections analyze the survey responses for questions 1 through 10.

Demographic Data of Survey Respondents

Figure 8 shows the age distribution for all survey respondents. There was a fairly even distribution of survey respondents in all age groups, except for people who are under 20 years old. This presents an opportunity in the future to reach out specifically to people under 20 years old to include them in future public outreach efforts. Survey results are further broken down and are shown in “by age group” graphs. Survey results from respondents 19 and under are omitted from further analysis.

Figure 8: Age – All Response Data

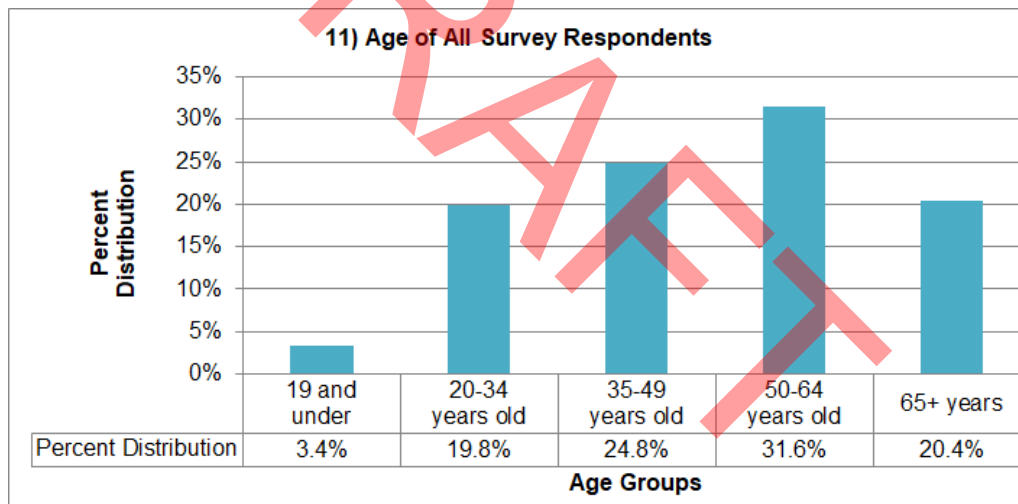


Figure 9: Age Comparison

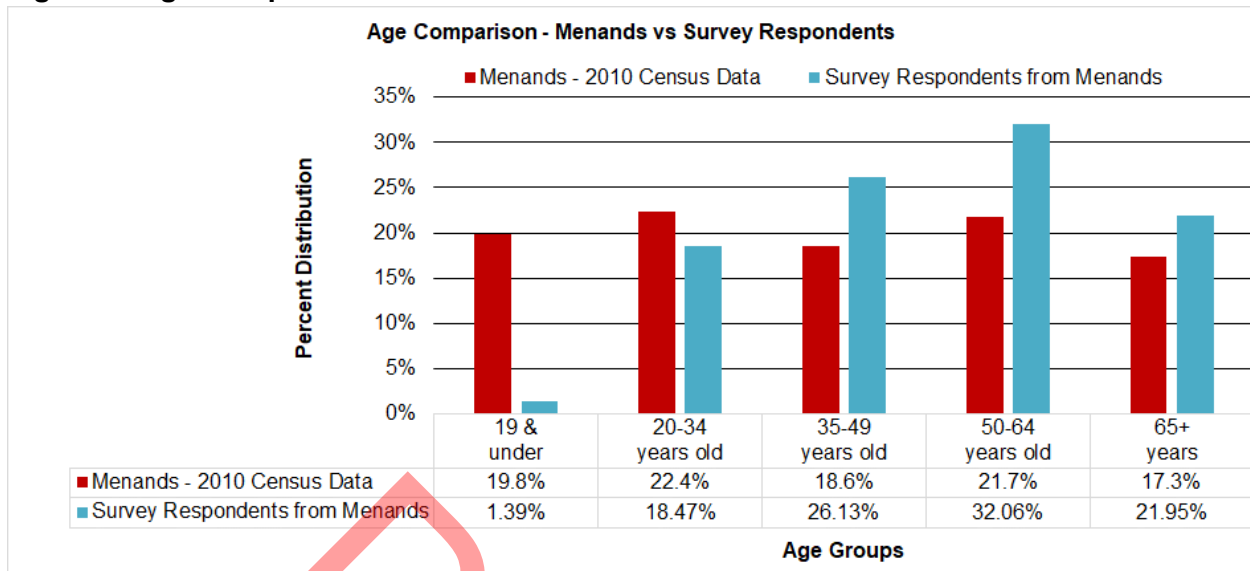
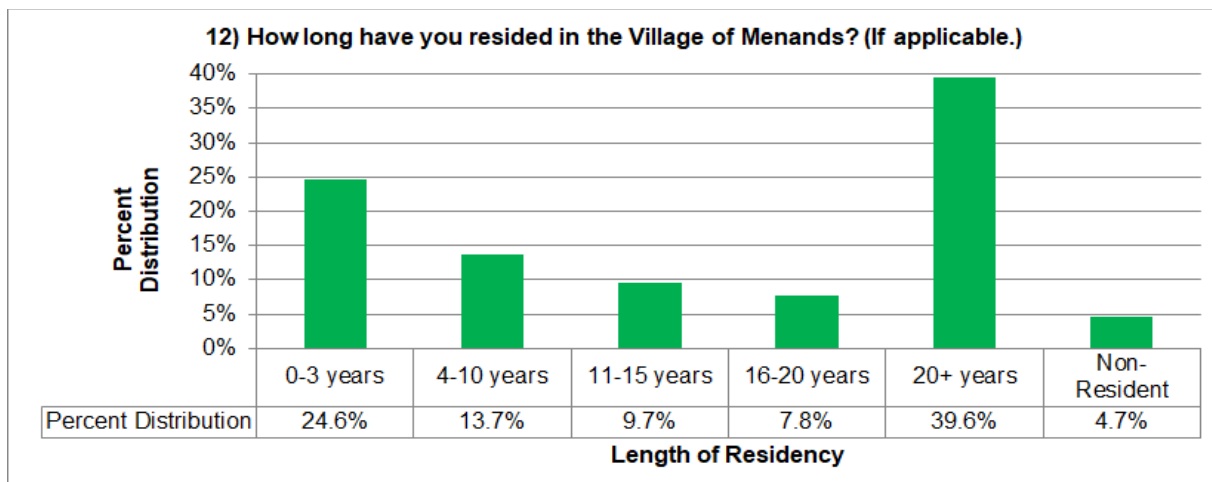


Figure 9 compares the age distribution of the survey respondents that live in Menands to the age distribution of the population of Menands taken from the 2010 Census Data. Survey respondents that live in Menands were older, with a higher representation of people older than 35, whereas the population of Menands has a much more even distribution of residents among all age groups.

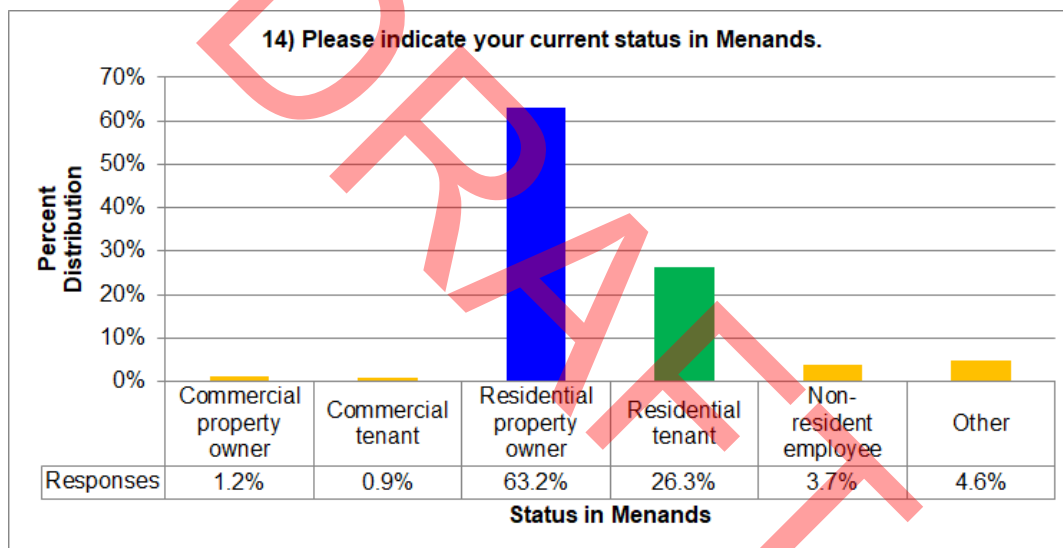
Figure 10 shows that 39.6% of survey respondents have lived in Menands for more than 20 years and 24.6% of survey respondents have moved to Menands within past 3 years. Another 13.7% of respondents have lived in Menands for 4-10 years. These three categories comprised the majority of survey respondents. Survey results are further broken down and shown in graphs “by length of residency”.

Figure 10: Length of Residency - All Response Data



Survey respondents were asked what their status was in Menands, that is, what made them a stakeholder to the community. The options that were provided include commercial property owner or tenant, residential property owner or tenant, non-resident employee, and other. Figure 11 shows that the overwhelming majority of survey respondents were either residential property owners, at 63.2%, or residential tenants, at 26.3%. Because of these levels of response for current status, further analysis of other survey questions show only the responses by those that were residential property owners and residential tenants. There were not enough responses from commercial property owners, commercial tenants, or non-resident employees to carry out further analysis. This presents an opportunity to include these groups in future outreach efforts.

Figure 11: Status in Menands - All Response Data



All graphs in this report that provide further breakdown of survey responses “by status” will illustrate responses by residential property owners in blue, and residential tenants in green.

Figure 12 shows the age distribution of the residential property owners and residential tenants who filled out the survey. The residential property owners tended to be older, with the 50-64 year-old group being the largest group of respondents. Residential tenants tended to be younger, in their 20’s, 30’s, and 40’s. Figure 13 shows that most of the residential property owners that completed the survey have lived in Menands for over 20 years, while most of the residential tenants are new to Menands within the last 3 years.

Figure 12: Age by Status

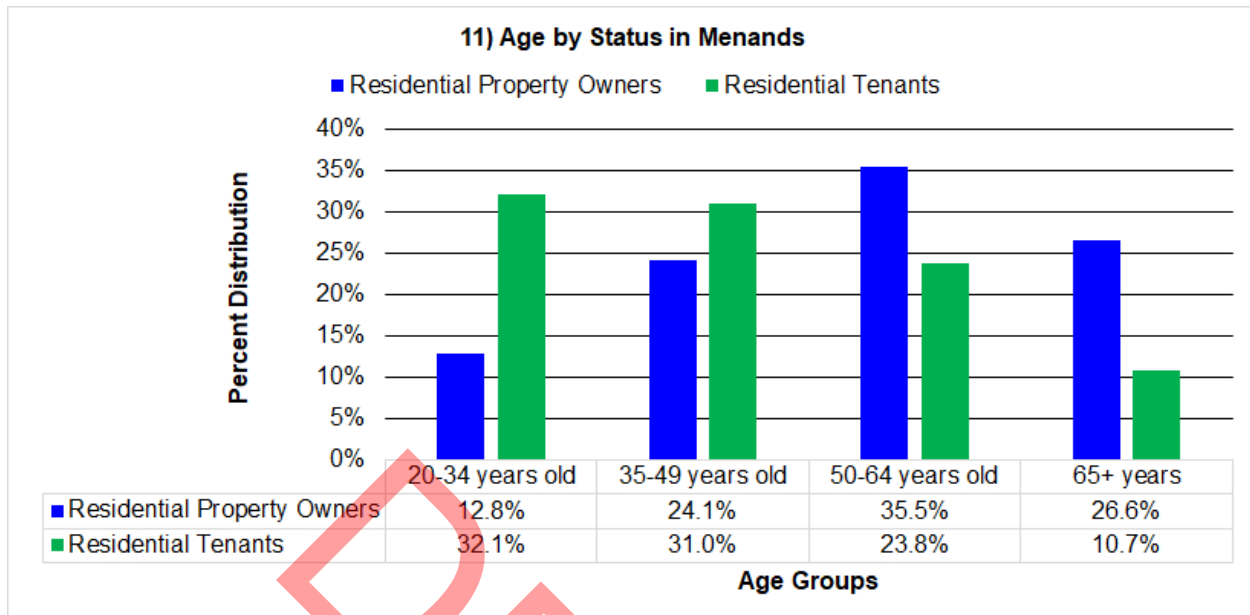


Figure 13: Length of Residency by Status

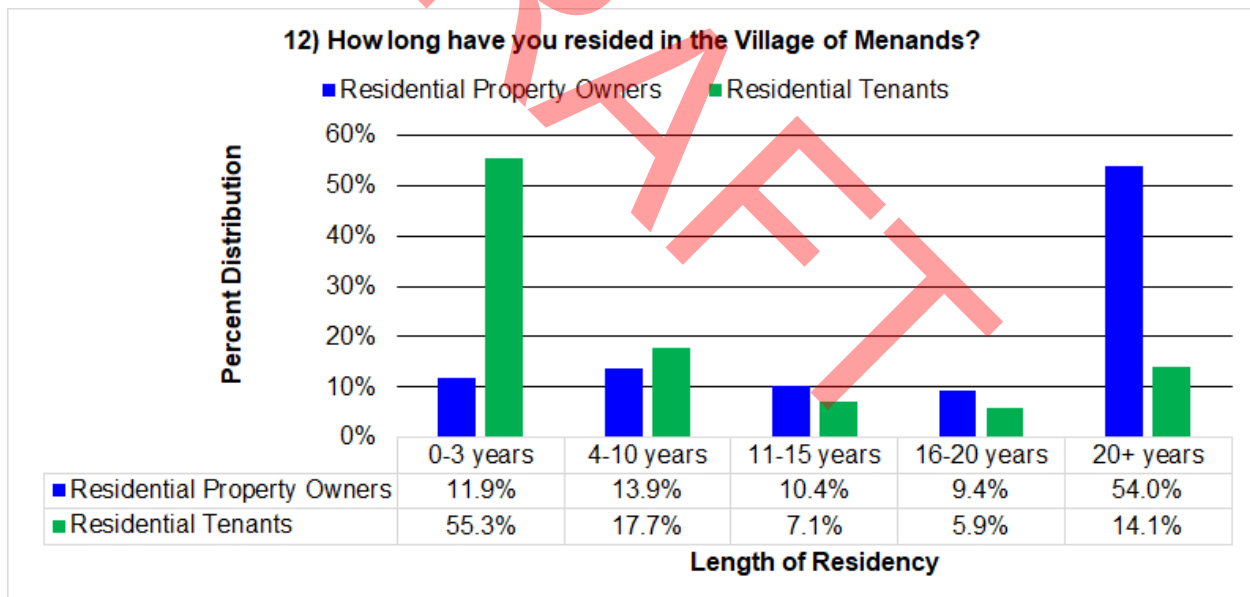


Figure 14 shows how long survey respondents have resided in Menands, broken down by age groups. Most of the survey respondents are either new to Menands or have lived there for more than 20 years. This distribution also shows that a large percentage of newcomers are in their 20’s, 30’s, and 40’s reflecting the growing number of rental apartments in Menands. Survey respondents that have lived in Menands for over 20 years are mostly older than 50 years of age.

Figure 14: Length of Residency by Age

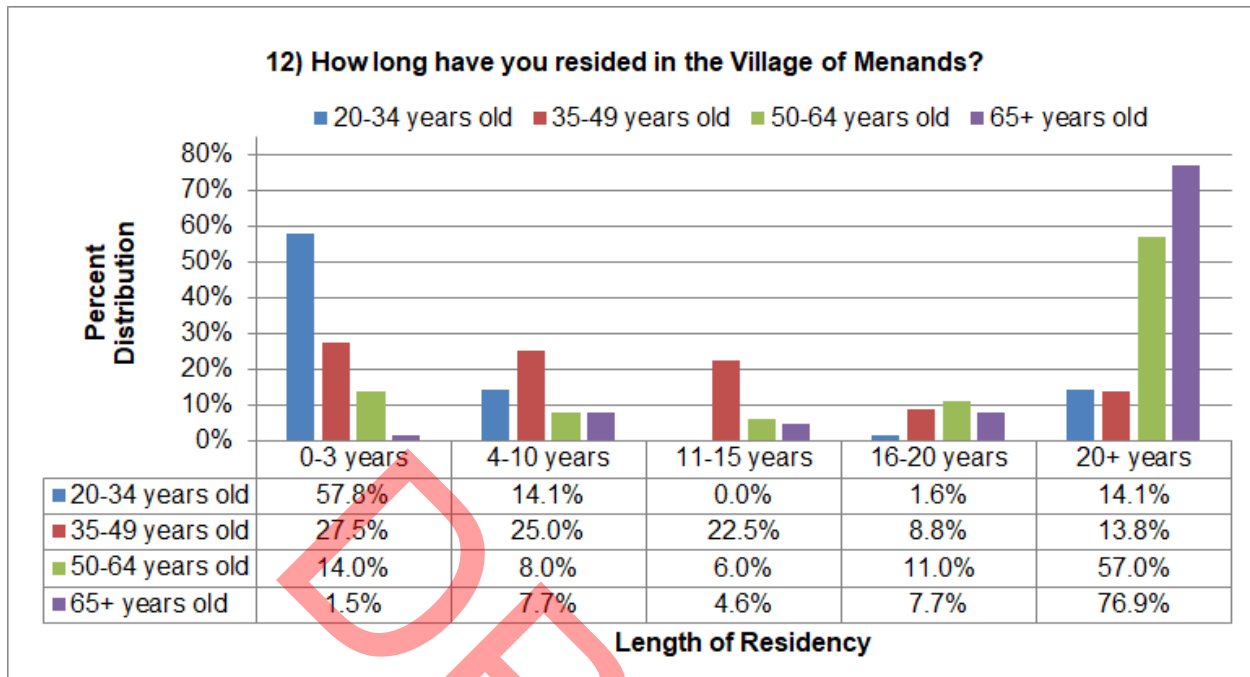


Figure 15: Business Tenure - All Response Data

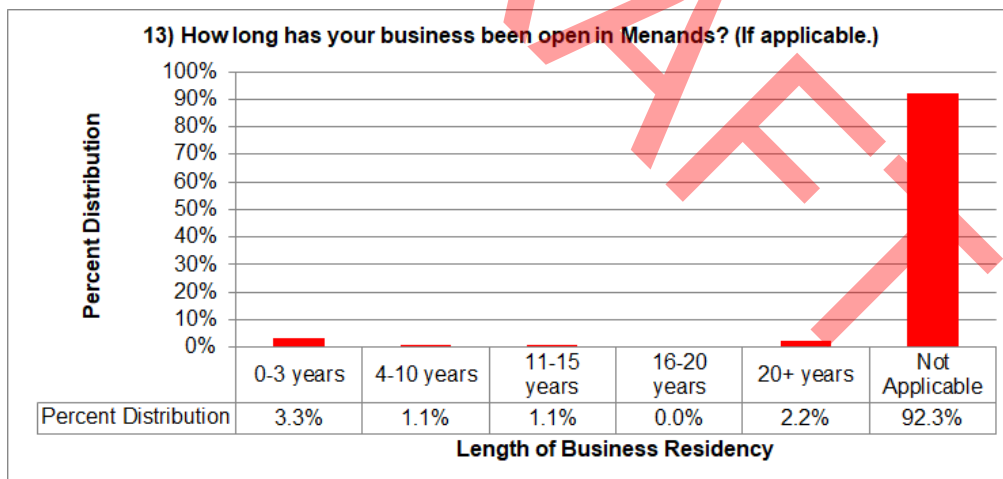


Figure 15 shows how long survey respondent businesses have been open in Menands, but 92.3% of respondents were not business owners so this data cannot support further analysis.

Question 1 – Potential Future Development Priorities

Figure 16: Q1 - Potential Future Development Priorities - All Response Data

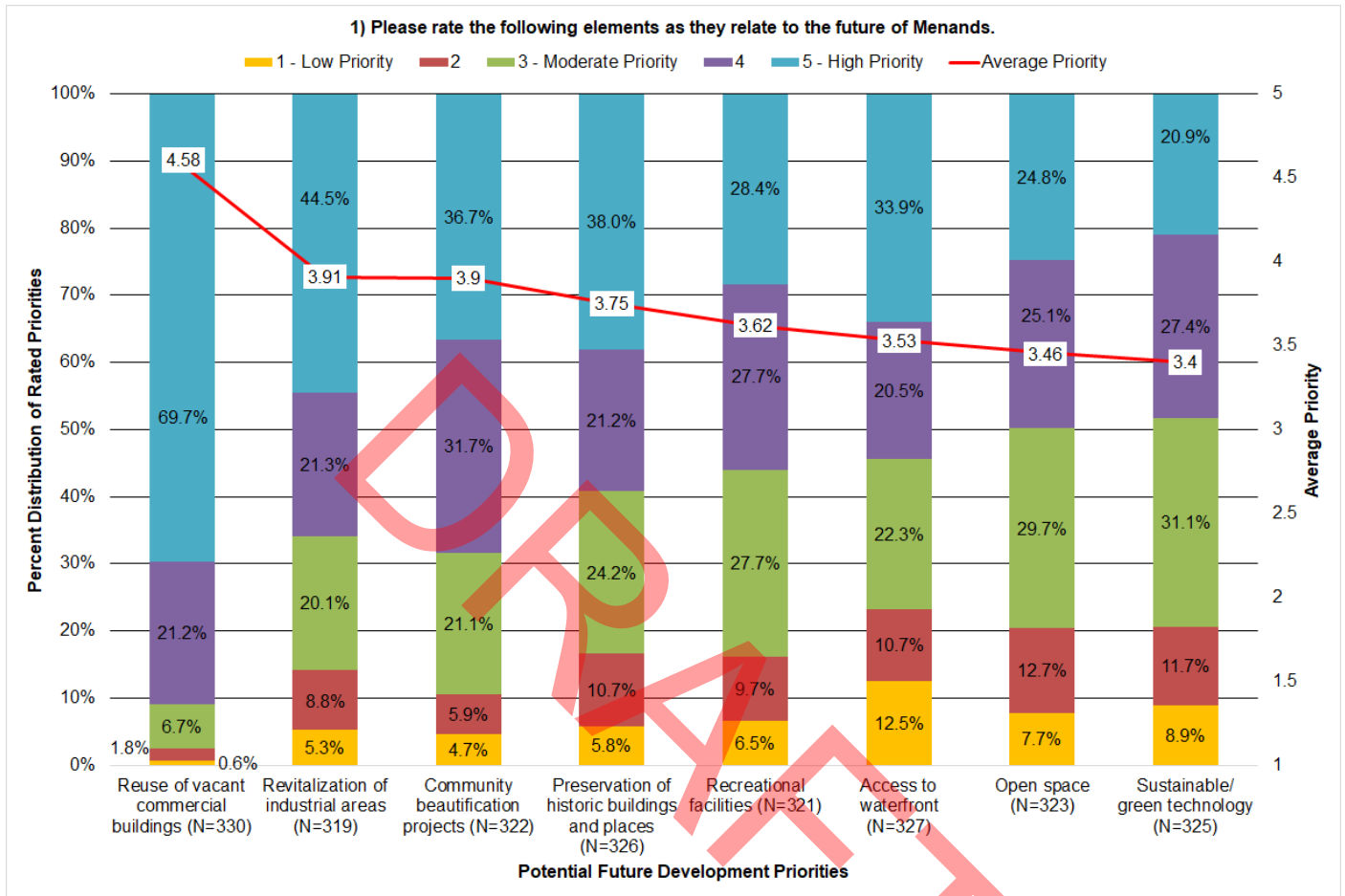


Figure 17: Q1 - Statistical Information - All Response Data

1) Please rate the following elements as they relate to the future of Menands.

Answer Options	N	Average Priority	Standard Deviation
Reuse of vacant commercial buildings	330	4.58	0.75
Revitalization of industrial areas	319	3.91	1.21
Community beautification projects	322	3.9	1.11
Preservation of historic buildings and places	326	3.75	1.23
Recreational facilities	321	3.62	1.18
Access to waterfront	327	3.53	1.38
Open space	323	3.46	1.21
Sustainable/ green technology	325	3.4	1.19
Total Answered:	330	Total Skipped:	0

All 330 survey respondents answered Question 1, which asked about potential future development priorities, and an additional 69 comments were submitted for this question (see Appendix G). The reuse of vacant commercial buildings was rated with the highest average priority of 4.58 and 69.7% of respondents rating it a high priority of 5. It should be noted that the reuse of vacant commercial buildings received responses from all 330 respondents and had the lowest standard deviation among answer options throughout the entire survey, meaning it has the highest consensus among survey respondents.

The next highest ranking options for potential future development were revitalization of industrial areas, and community beautification projects, with almost exact average priorities of 3.91 and 3.9 respectively. Between the two, the revitalization of industrial areas is more highly preferred because 44.5% of survey respondents rated it a high priority, as compared to 36.7% of respondents for community beautification projects.

These results are aligned with sentiment previously recorded in “The Village of Menands Broadway Corridor Economic Development Initiative: Current Conditions and Opportunity Report” that was released in June 2009. Menands Village residents and business owners participated as a part of their community engagement process, and 37.2% of them felt that “properties with vacancies” were a severe problem along the Broadway Corridor. A nine-year difference between the surveys indicates that vacancies are a consistent and key issue to the residents of Menands, and that the Village could certainly utilize this data to rate priorities and consider local policy options.

Figure 18: Potential Future Development Priorities by Age

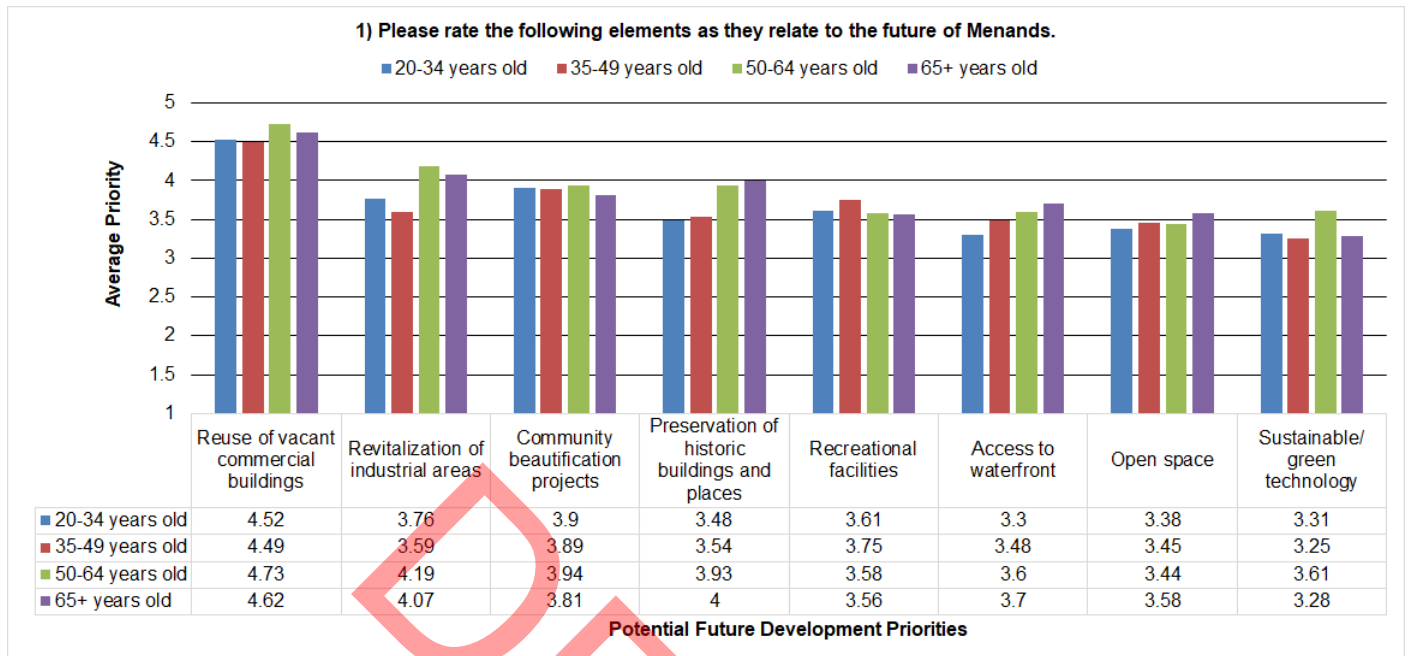


Figure 18 breaks down the survey responses on potential future development priorities by age groups. There is a consensus for most of the provided development options. However, the age groups 50-64 and 65+ years old rated the revitalization of industrial areas and the preservation of historic buildings and places with higher average priorities. Similarly, the older the age group of survey respondents the higher priority they gave to access to the waterfront.

Figure 19 shows how survey respondents that have resided in the Village for 20+ years assigned a higher priority to the reuse of vacant commercial buildings, the revitalization of industrial areas, and community beautification projects. This is important to note because these are residents who have a strong stake and lasting commitment to the community. Similarly, Figure 20 shows that residential property owners placed a higher priority on reuse of vacant commercial buildings and the revitalization of industrial areas, while residential tenants placed a higher priority on community beautification projects, access to the waterfront, and sustainable/green technology.

Figure 19: Potential Future Development Priorities by Length of Residency

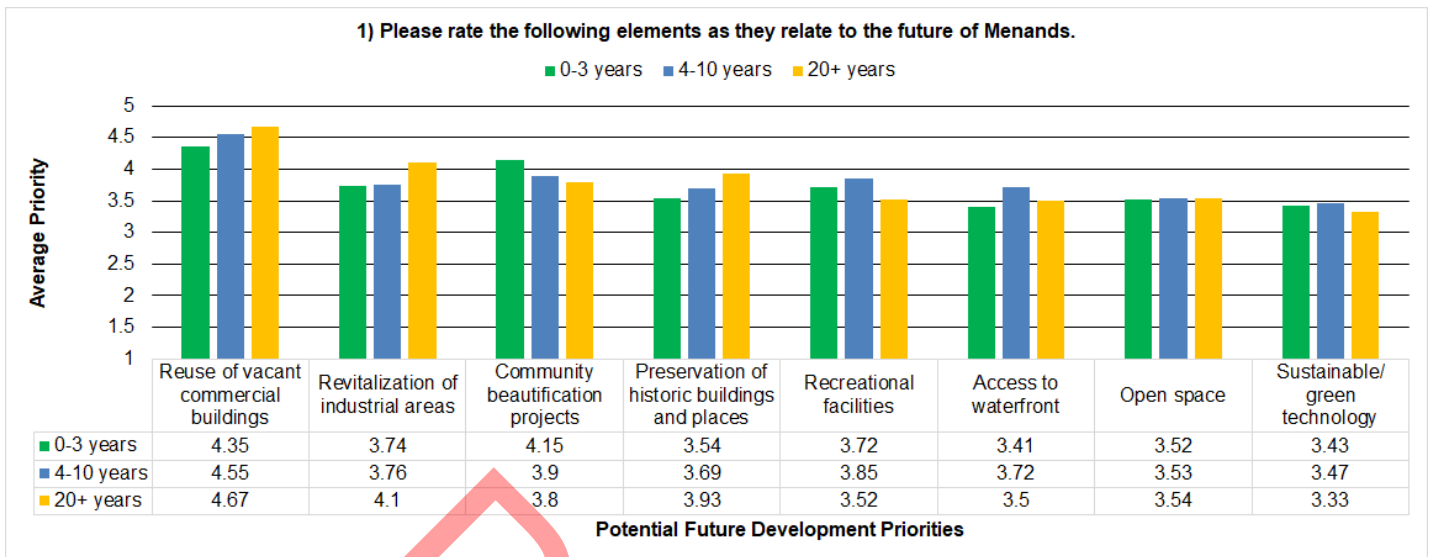
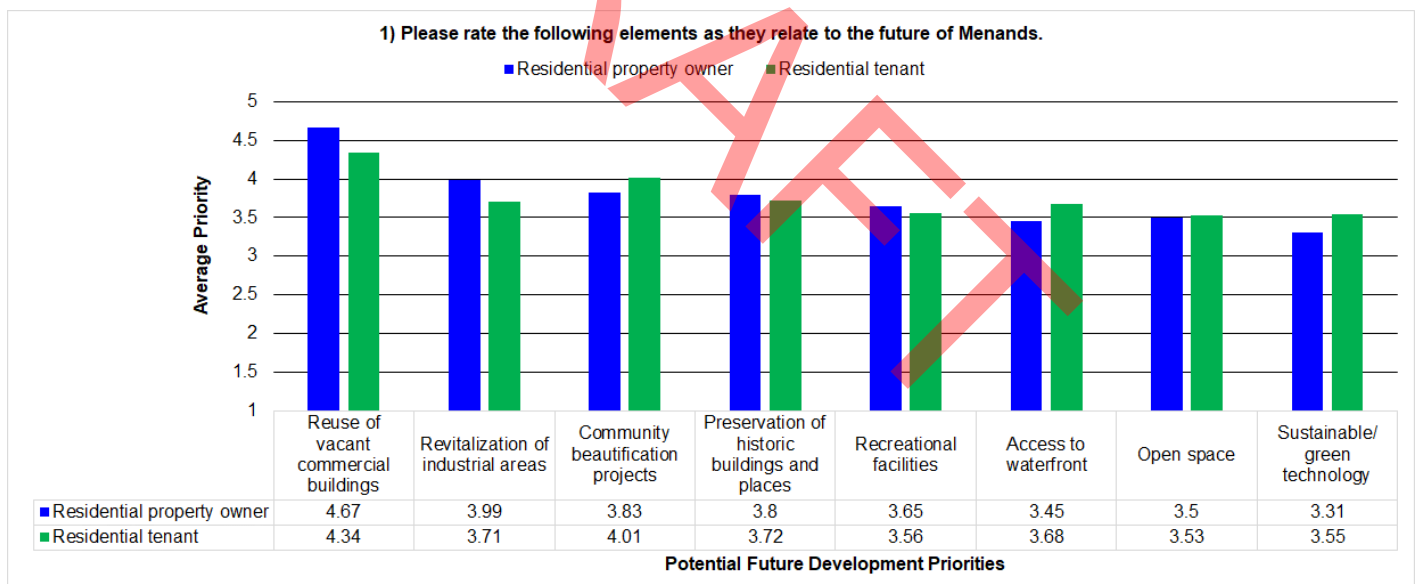


Figure 20: Potential Future Development Priorities by Status



Question 2 – Housing Type Needs

Figure 21: Q2 - Housing Type Needs - All Response Data

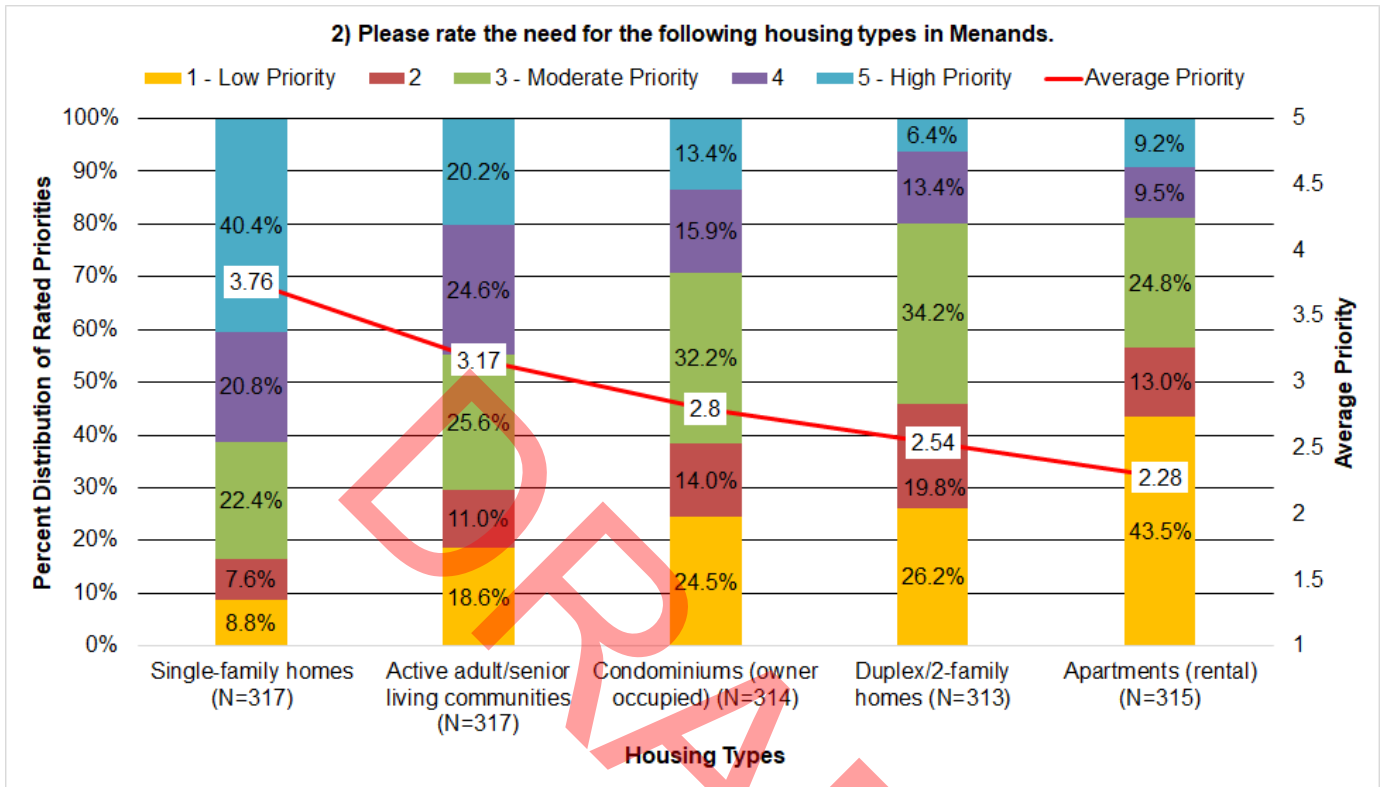


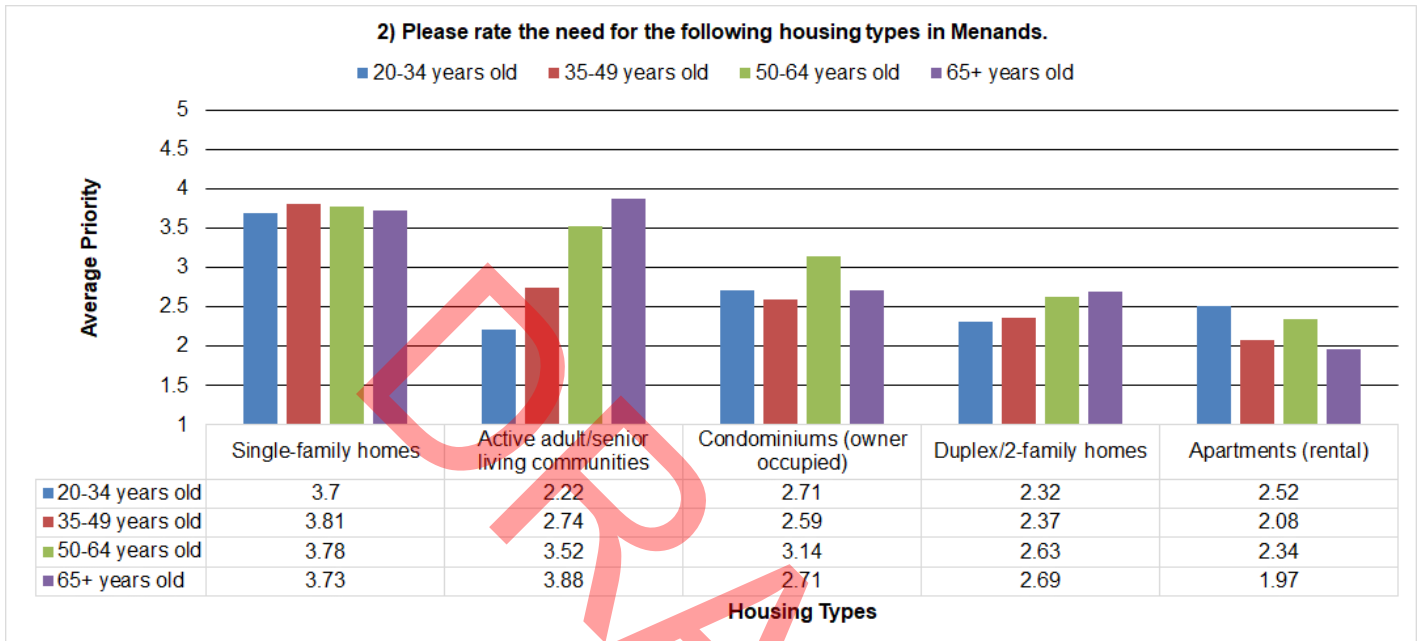
Figure 22: Q2 - Statistical Information - All Response Data

2) Please rate the need for the following housing types in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Single-family homes	317	3.76	1.29
Active adult/senior living communities	317	3.17	1.37
Condominiums (owner occupied)	314	2.8	1.33
Duplex/2-family homes	313	2.54	1.19
Apartments (rental)	315	2.28	1.35
Total Answered:	324	Total Skipped:	6

Question 2 asked survey respondents to rate the need for different housing types in Menands. This question had 324 responses, 6 participants left the question unanswered, and an additional 54 comments were received. According to survey respondents, the most needed housing type is single-family homes, at a moderate-high priority average of 3.76, with 40.4% of survey respondents rating it a high priority of 5. There was consensus among survey respondents of different age groups

and residency lengths, but a distinction among residential property owners and residential tenants. Residential property owners rated single family homes with a higher priority rating than residential tenants, a difference of 0.64 average priority rating calculated from results shown in Figure 25.

Figure 23: Housing Type Needs by Age



The next highest desired housing type is active adult/senior living communities with a moderate priority average of 3.17. This housing type received unevenly distributed priority ratings overall. This variation can best be explained by the responses broken down by age groups and residency lengths. Figure 24 shows how survey respondents that have resided in the Village for 20+ years gave a higher priority to active adult/senior living communities, while the respondents newest to the Village prioritized rental apartments.

The Village of Menands has recently seen and is currently undergoing the construction of new apartment rental units, which will contribute to the disproportionate rate between the number of single-family homes and rental units. Figure 21 shows that survey respondents rated rental apartments as the least desired housing type, with a low-moderate priority average of 2.28, and the low priority 1 rating receiving the most responses at 43.5% of survey respondents.

Figure 25 shows the biggest distinction in responses about apartments was between residential property owners and residential tenants, with an average priority rating of 1.76 and 3.23, respectively. Figure 24 shows that survey respondents who are newest to living in Menands, within the previous 3 years, gave rental apartments a much higher priority rating in comparison to survey respondents with residency lengths of 4-10 years and 20+ years.

Figure 24: Housing Type Needs by Length of Residency

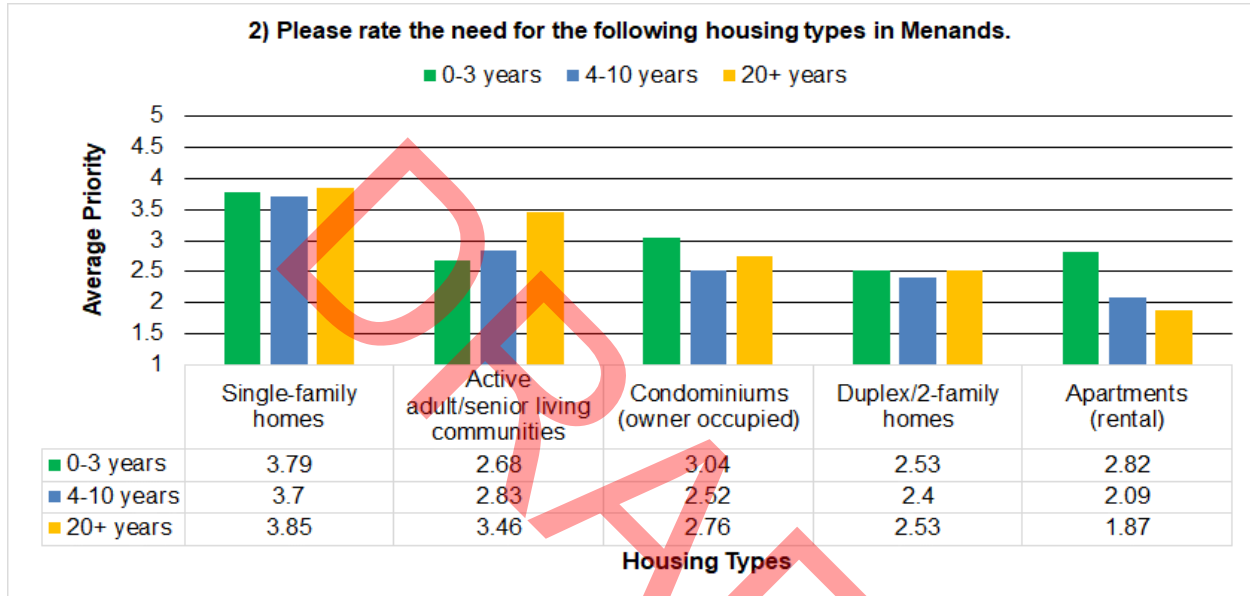
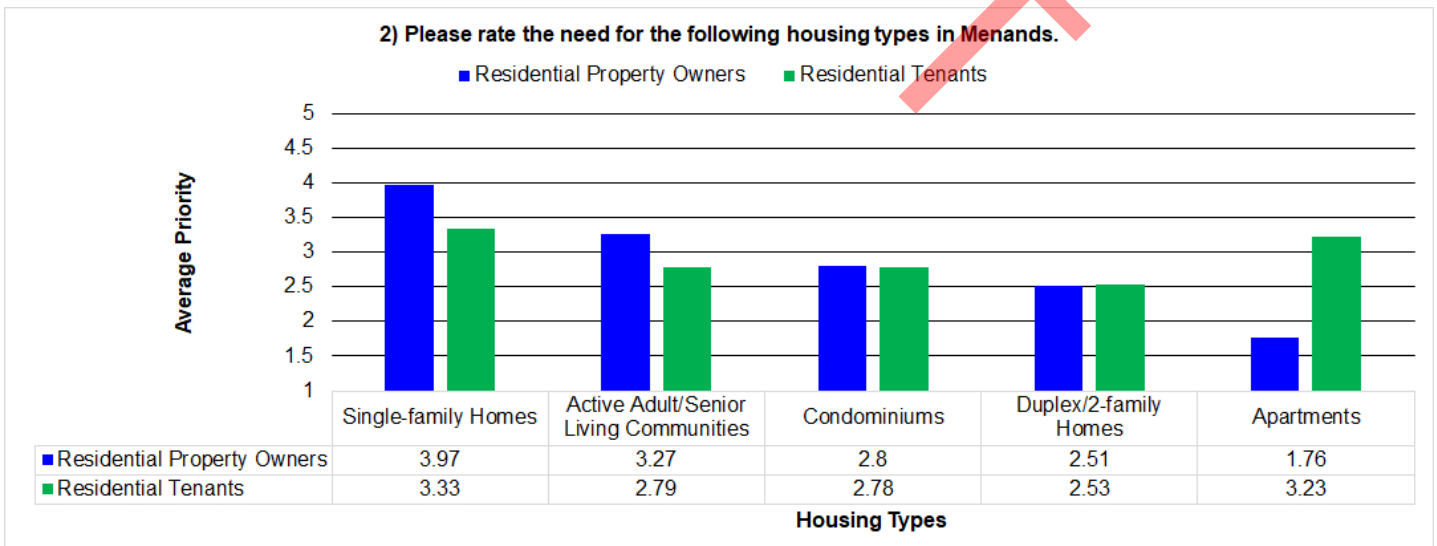


Figure 25: Housing Type Needs by Status



Question 3 – Transportation Features

Figure 26: Q3 - Transportation Features - All Response Data

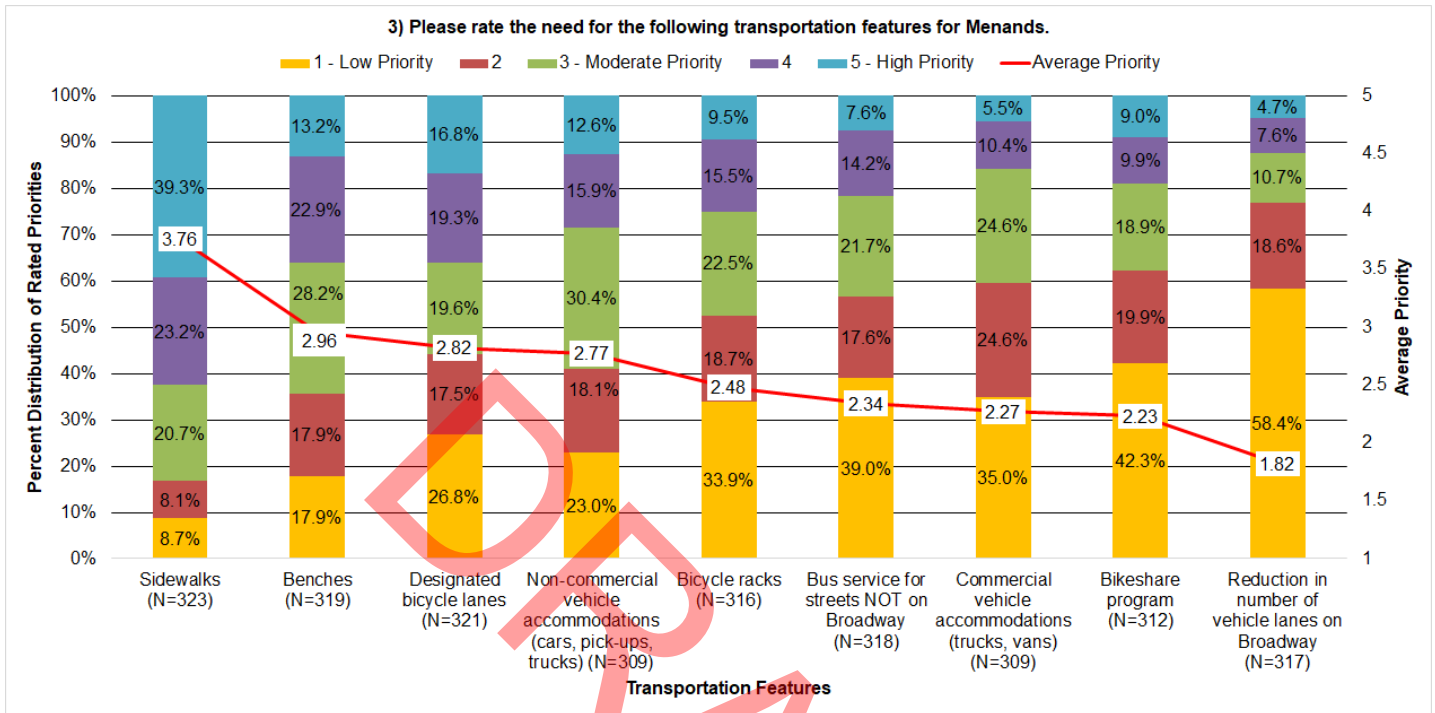


Figure 27: Q3 - Statistical Information - All Response Data

Answer Options	N	Average Priority	Standard Deviation
Sidewalks	323	3.76	1.28
Benches	319	2.96	1.28
Designated bicycle lanes	321	2.82	1.44
Non-commercial vehicle accommodations (cars, pick-ups, trucks)	309	2.77	1.31
Bicycle racks	316	2.48	1.34
Bus service for streets NOT on Broadway	318	2.34	1.32
Commercial vehicle accommodations (trucks, vans)	309	2.27	1.20
Bikeshare program	312	2.23	1.33
Reduction in number of vehicle lanes on Broadway	317	1.82	1.18
Total Answered:	325	Total Skipped:	5

A total of 325 survey respondents answered Question 3 on transportation features for the Village, 5 left it unanswered, and an additional 60 comments were received. Figure 26 shows sidewalks were rated the highest priority for transportation features, with 39.3% of survey respondents rating

it a high priority of 5, 23.2% rating 4, and 20.7% rating it a moderate priority of 3. This data supports the idea of incorporating a greater emphasis on sidewalks in the Village of Menands when considering future needs as they relate to transportation. It should be noted that across all ages, lengths of residency, and status, respondents rated sidewalks as having the greatest need among transportation features for the Village of Menands.

Figure 26 also shows that 58.4% of survey respondents rated the reduction in the number of lanes on Broadway a low priority of 1. Many respondents noted that they were unclear about that option, however, because they didn't know how you could reduce the number of lanes on Broadway any further. This may explain why few respondents (317 out of 330) rated that answer option, and this could have contributed to the low average priority of 1.82

Figure 28: Transportation Features by Age

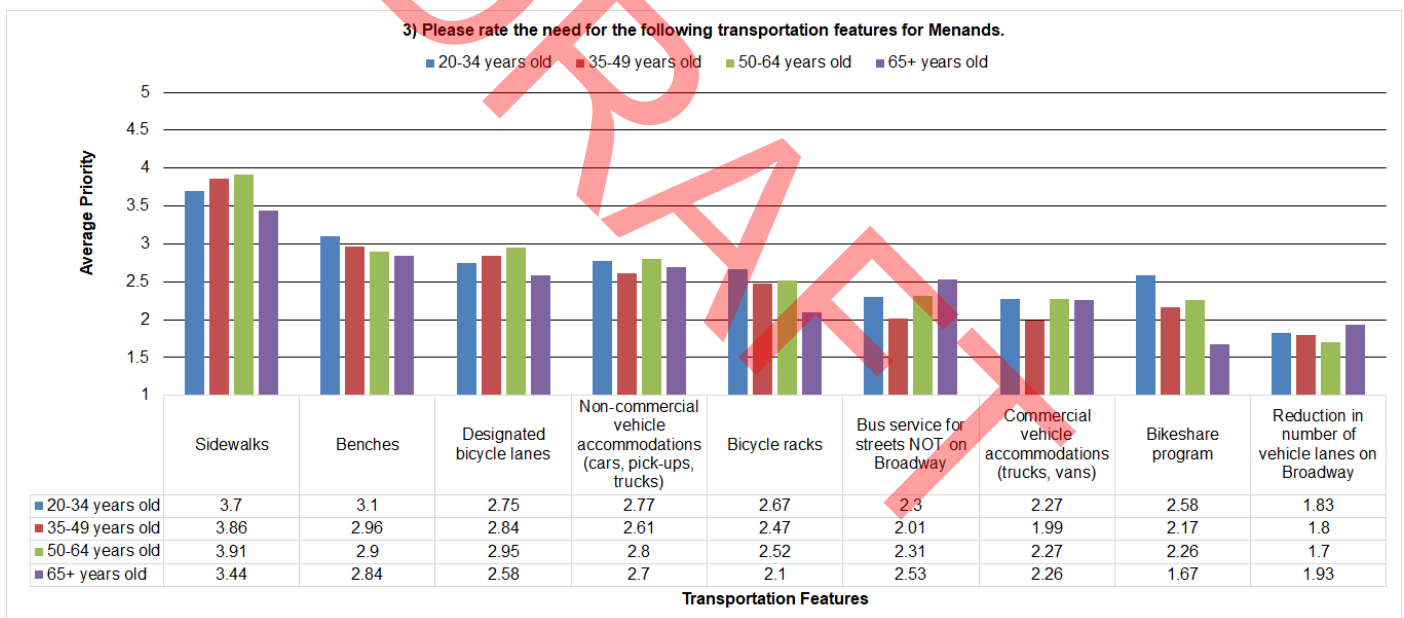


Figure 29: Transportation Features by Length of Residency

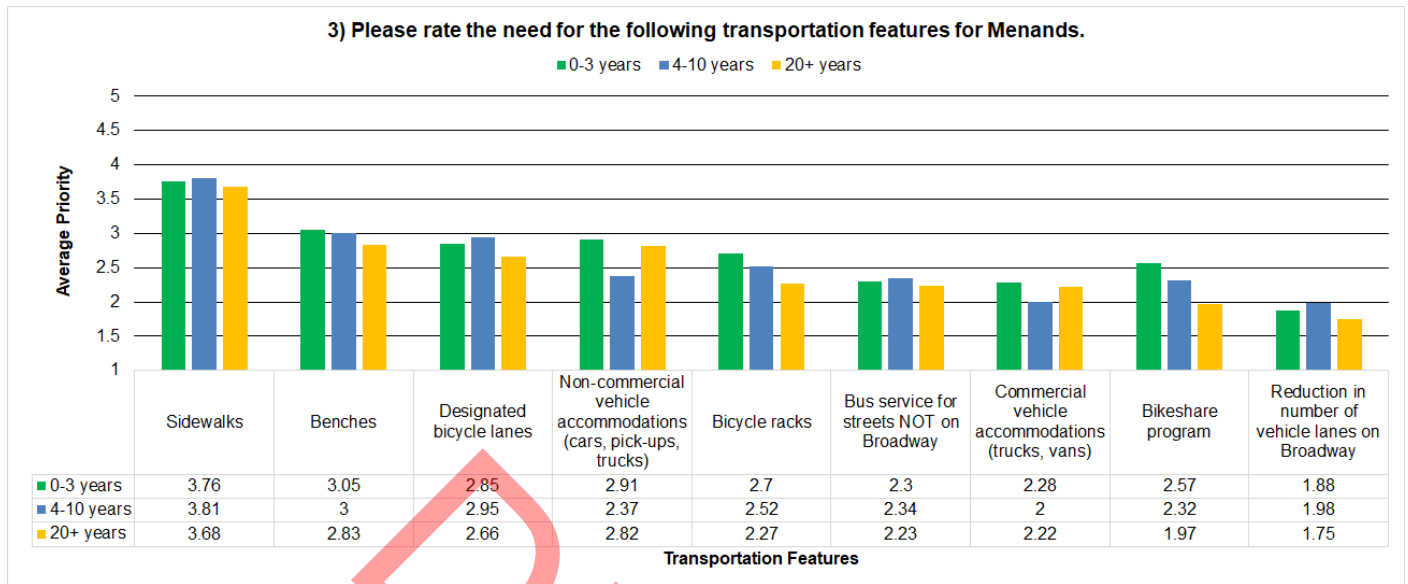
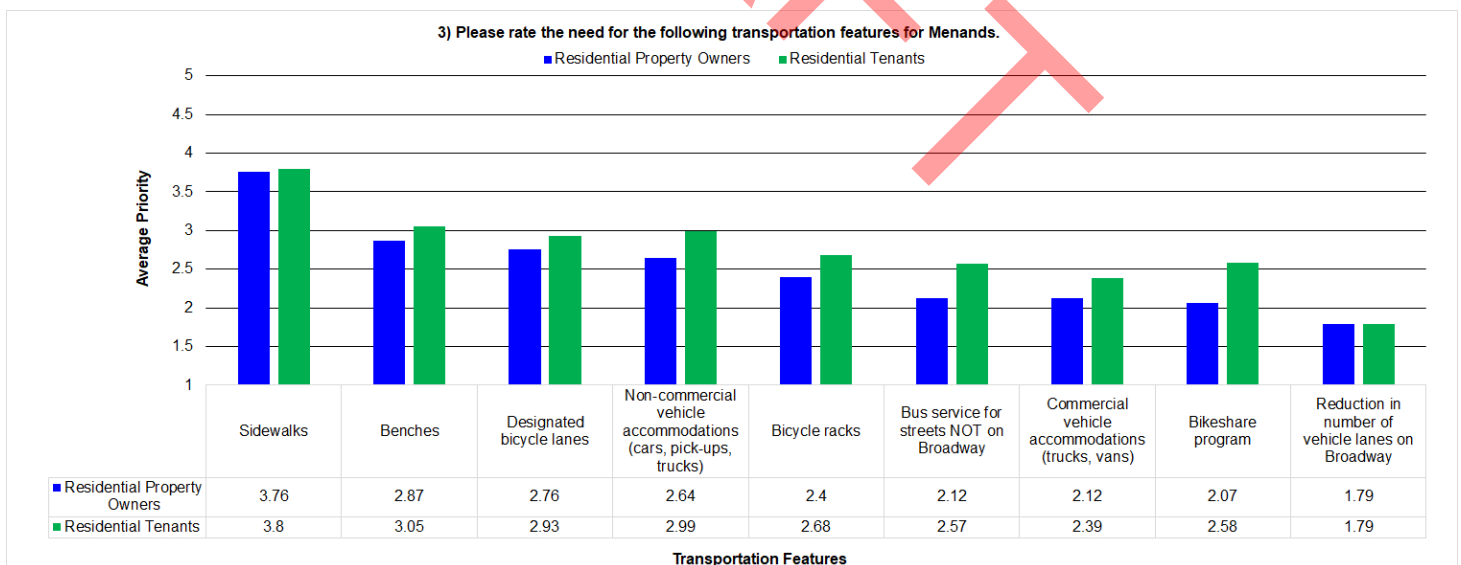


Figure 29 shows the results on transportation features broken down by length of residency. This shows a trend among survey respondents that have resided in the Village for 20+ years to give a lower priority to the bicycle related transportation features, while Figure 30 shows that residential tenants did the opposite and placed a higher priority on bicycle related transportation features.

Figure 30: Transportation Features by Status



Question 4 – Local Economic Development Options

Figure 31: Q4 - Local Economic Development Options - All Response Data

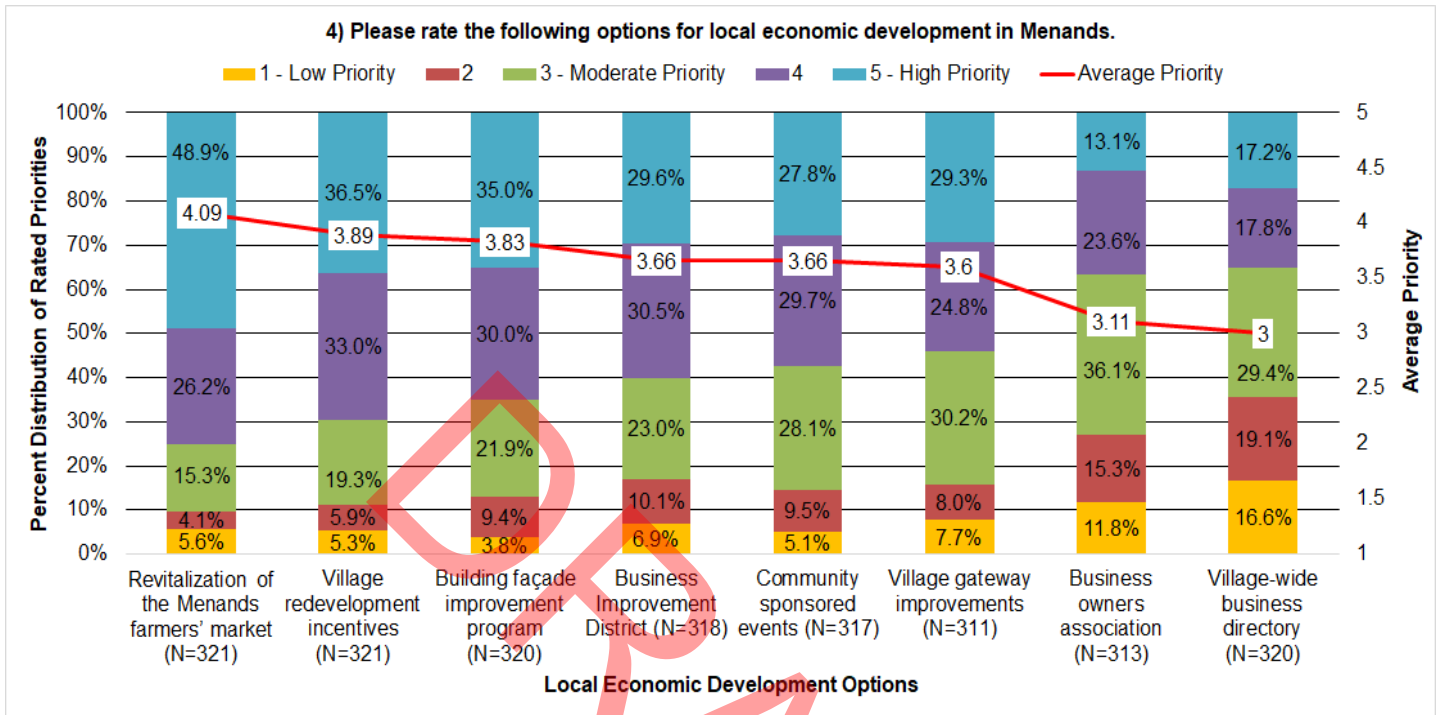


Figure 32: Q4 - Statistical Information - All Response Data

4) Please rate the following options for local economic development in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Revitalization of the Menands farmers' market	321	4.09	1.14
Village redevelopment incentives	321	3.89	1.12
Building façade improvement program	320	3.83	1.12
Business Improvement District	318	3.66	1.20
Community sponsored events	317	3.66	1.13
Village gateway improvements	311	3.60	1.20
Business owners association	313	3.11	1.17
Village-wide business directory	320	3.00	1.31
Total Answered:	327	Total Skipped:	3

Question 4 asked survey respondents to rate differed local economic development options. This question received a total of 327 survey responses, 3 respondents left this question unanswered, and an additional 49 comments were collected. Receiving a moderate-high average priority rating of 4.09 out of 5, survey respondents indicated that revitalization of the Menands farmers' market was

their top choice of the options that were listed in the question, with 48.9% of survey respondents rating it a high priority of 5. This was the case across all ages, lengths of residency, and status and indicates that survey respondents feel strongly about revitalizing the Menands farmers market as a local economic development activity.

The next two local economic development options with the highest average priority were Village redevelopment incentives and building façade improvement program, with an average priority of 3.89 and 3.83 respectively. These options also received a sweeping consensus among the different age groups, lengths of residency, and status of survey respondents.

It should be noted that all eight economic development options listed received an average priority rating of at least a 3 out of 5, indicating at least a moderate priority for each option, and the overall strong awareness and perceived importance of local economic development among respondents.

It should also be noted that the village gateway improvements option received the smallest number of responses (311) among the local economic development options listed and some of the comments indicated confusion around the term “gateway.” Therefore, the ratings for this option may not present a good representation of survey respondents’ opinions on this specific topic.

Figure 33: Local Economic Development Options by Age

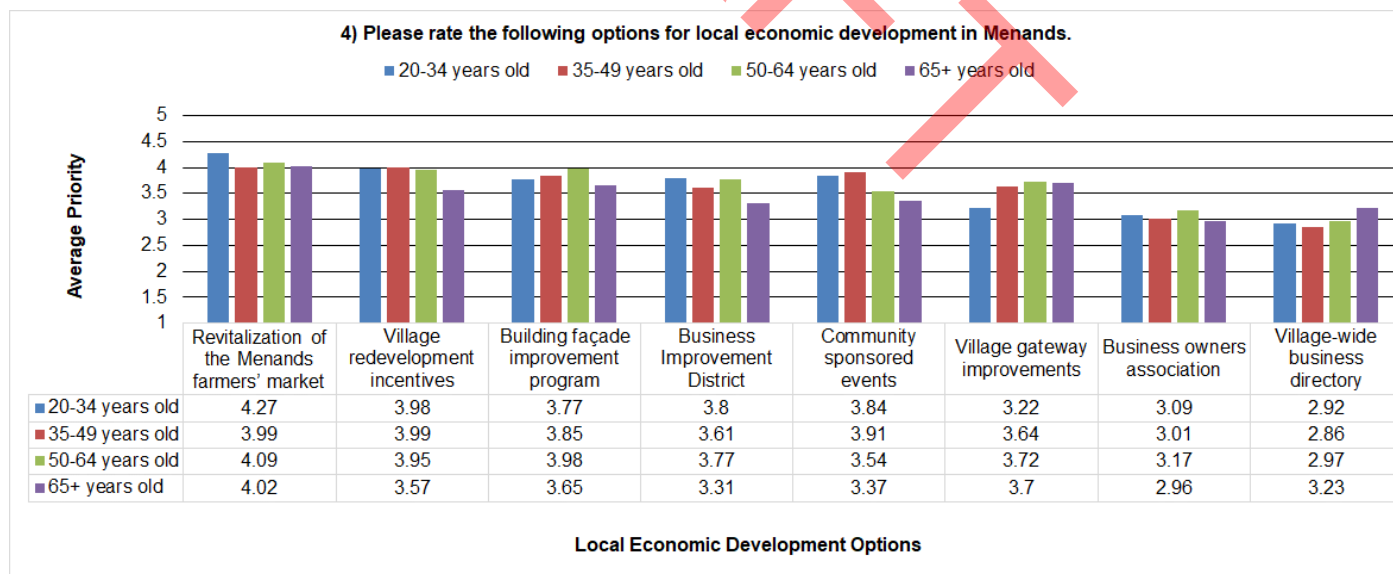


Figure 34: Local Economic Development Options by Length of Residency

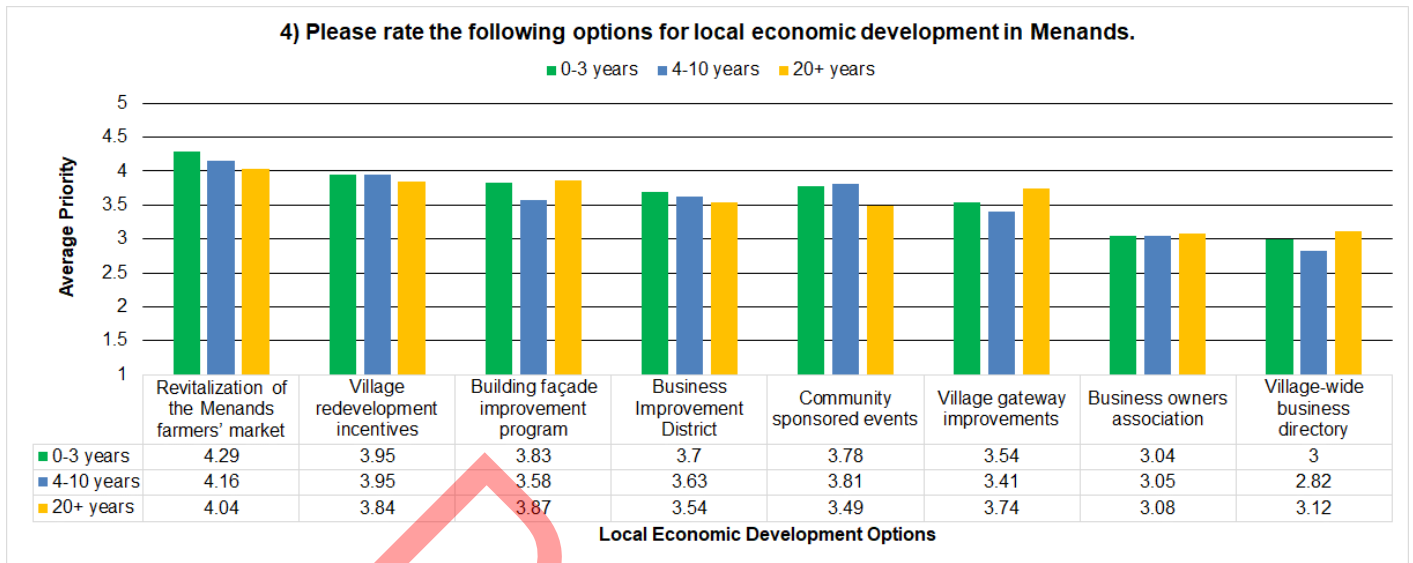
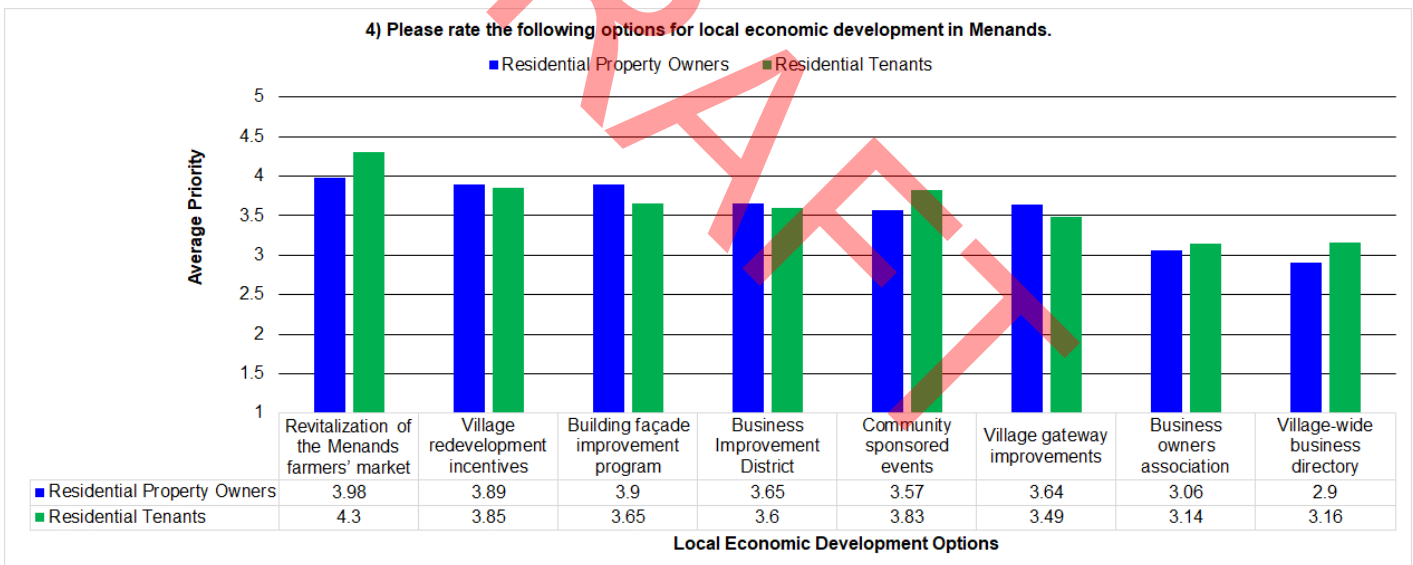
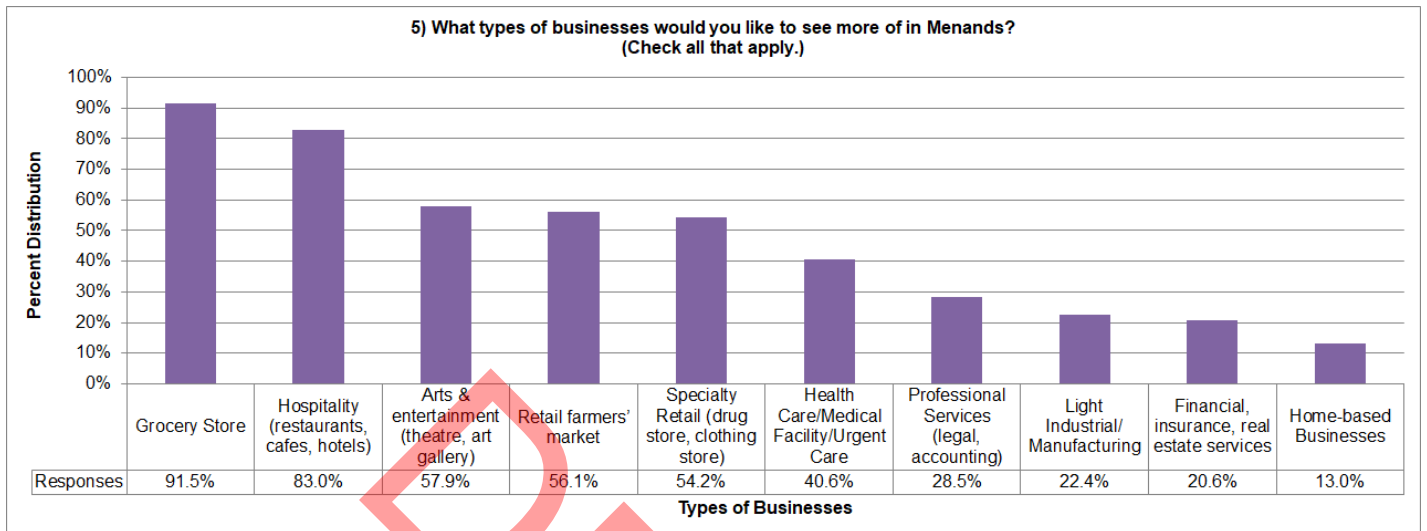


Figure 35: Local Economic Development Options by Status



Question 5 – Types of Businesses

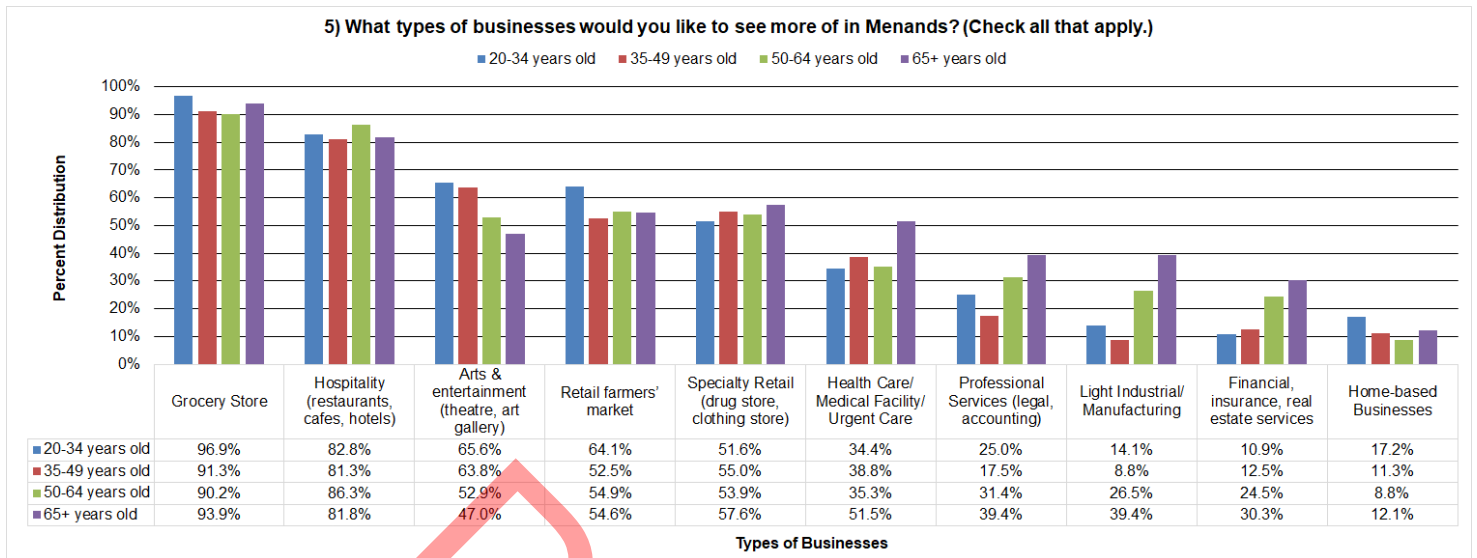
Figure 36: Types of Businesses - All Response Data



Question 5 asked survey respondents which types of businesses they would like to see more of in Menands and was filled out by all 330 survey respondents. It was no surprise that 91.5% of respondents selected grocery store because currently there is no grocery store within the Village limits. This was the most popular answer regardless of the respondents’ age, length of residency, or status. “Grocery store” was listed in its own category in the survey, separated out from the other types of businesses, in an attempt to gauge the level of interest on this specific type of retail service. The survey results reflected the high demand for a grocery store in Menands.

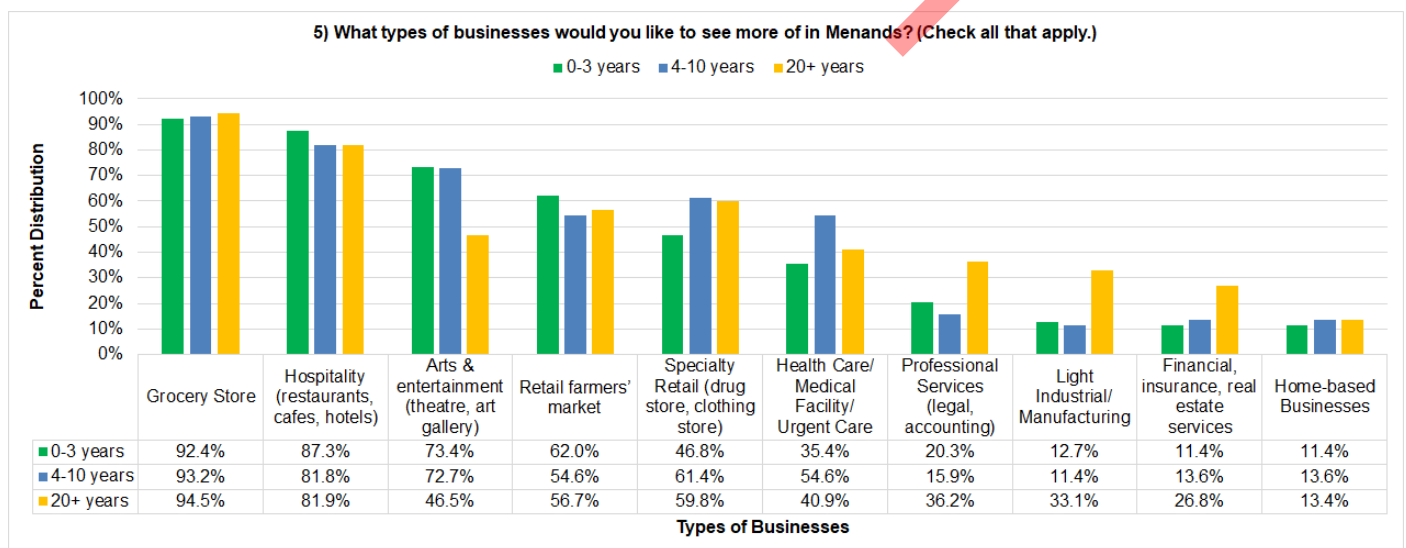
Hospitality (restaurants, cafes, hotels) was the second highest priority, with an 83% response rate. This was also consistent across age, length of residency, and status.

Figure 37: Types of Businesses by Age



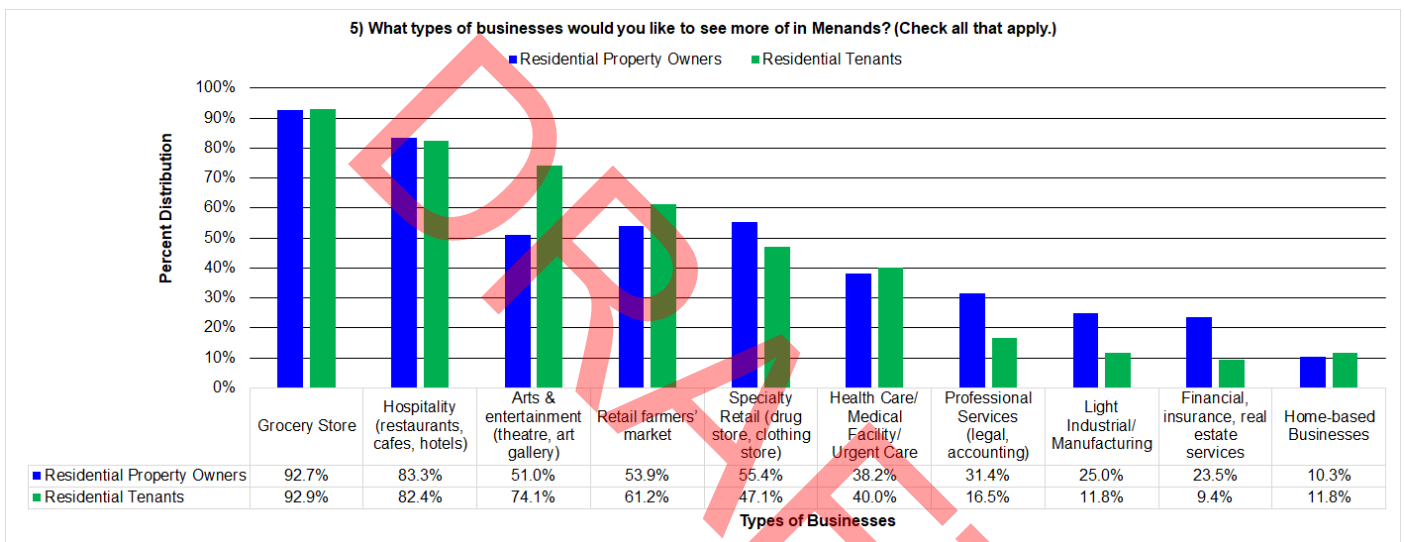
The next highest business types in demand -- arts and entertainment, retail farmers' market, and specialty retail -- received similar response rates ranging from 54.2% to 57.9%. There was a distinction for the demand of a retail farmers' market among the different groups of survey respondents; respondents in the 20-34 year-old, 0-3 year residency length, and/or residential tenant groups all show a higher demand for these business types than the other demographic groups of respondents. Figure 37 shows a trend that the younger the survey respondent, the higher the demand for businesses in arts and entertainment.

Figure 38: Types of Businesses by Length of Residency



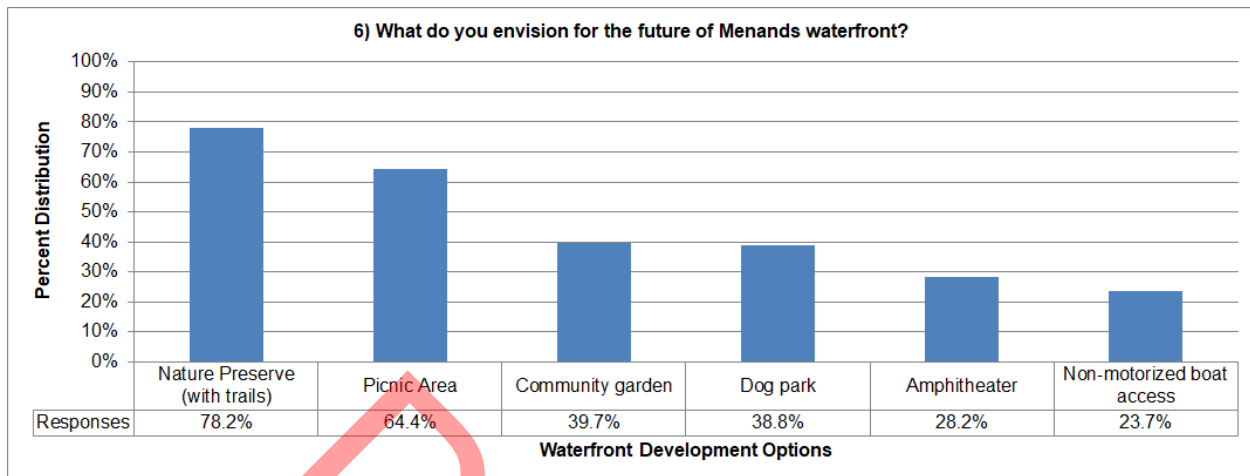
Figures 38 and 39 show that while the overall response rates were fairly low for professional services, light industrial/manufacturing, and financial, insurance, and real estate services compared to other business options, it should be noted that survey respondents who have resided in the Village for 20+ years and/or are residential property owners showed a higher demand for those types of businesses than the other demographic groups. These results showing the demand and interest for different types of businesses within the Village may be used to guide the Village’s future economic policies and incentives.

Figure 39: Types of Businesses by Status



Question 6 – Waterfront Development Options

Figure 40: Waterfront Development Options - All Response Data



Question 6 asked survey respondents to choose the potential development options they envision for the future of Menands waterfront. This question received 312 responses, 18 survey respondents left it unanswered. Survey respondents showed the highest demand for a nature preserve with trails at a 78.2% response rate, followed by a picnic area with a 64.4% response rate. The nature preserve received a sweeping consensus of response rates among the different respondent demographic groups. These two waterfront development options received much higher response rates than the rest of the options, and this reflects the general desire for less impactful development along the waterfront. It should be noted that some respondents commented that they did not understand the question because they were unaware that Menands had a waterfront and some respondents left this question unanswered.

Figure 41 breaks down the survey responses for waterfront development options into different age groups. While there is an overwhelming consensus of support for a nature preserve, there is a trend that the younger the survey respondent the higher demand for the waterfront to be developed into a picnic area, dog park, and community garden.

Figure 41: Waterfront Development Options by Age

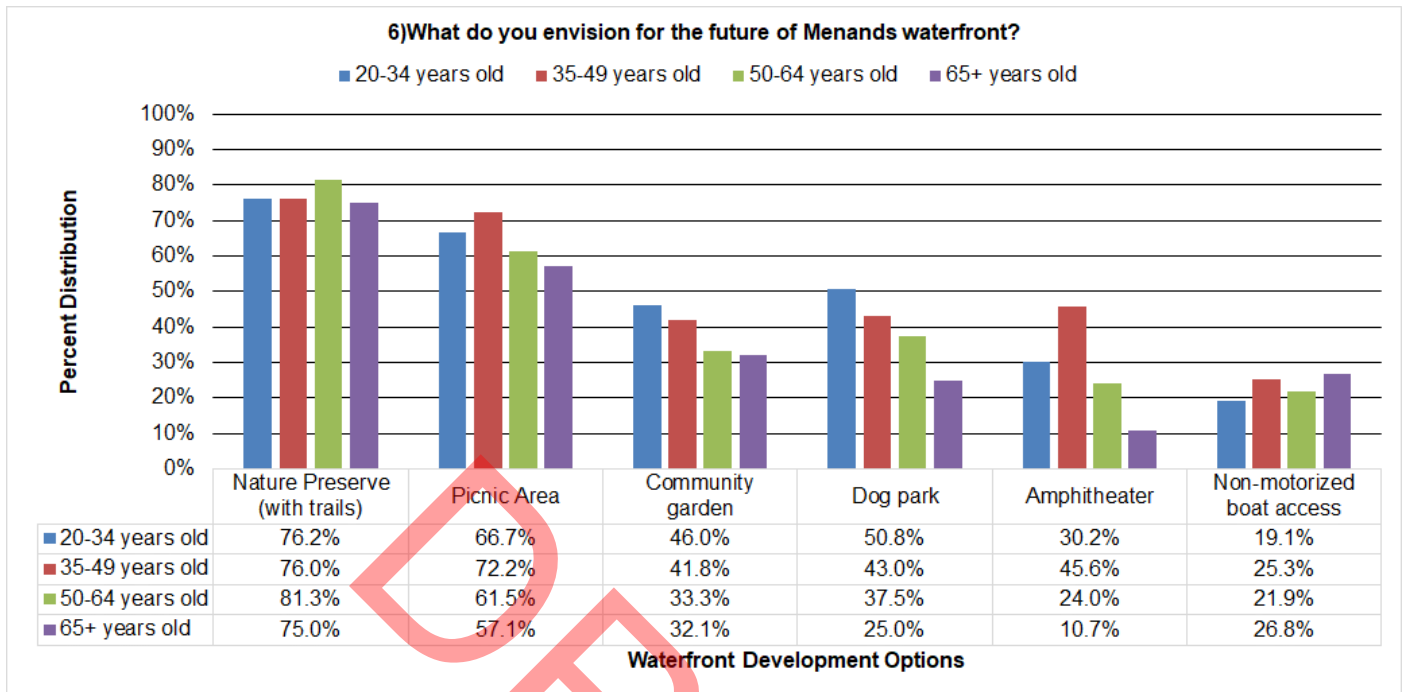


Figure 42: Waterfront Development Options by Length of Residency

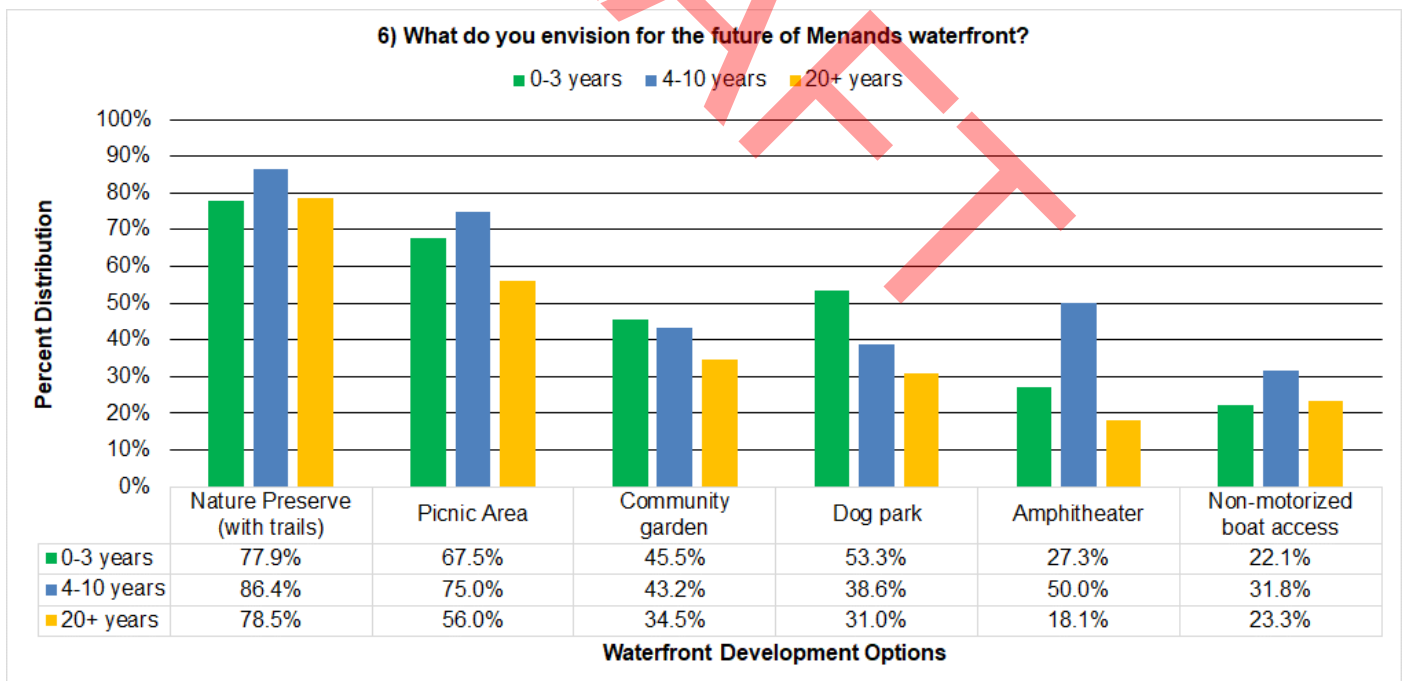
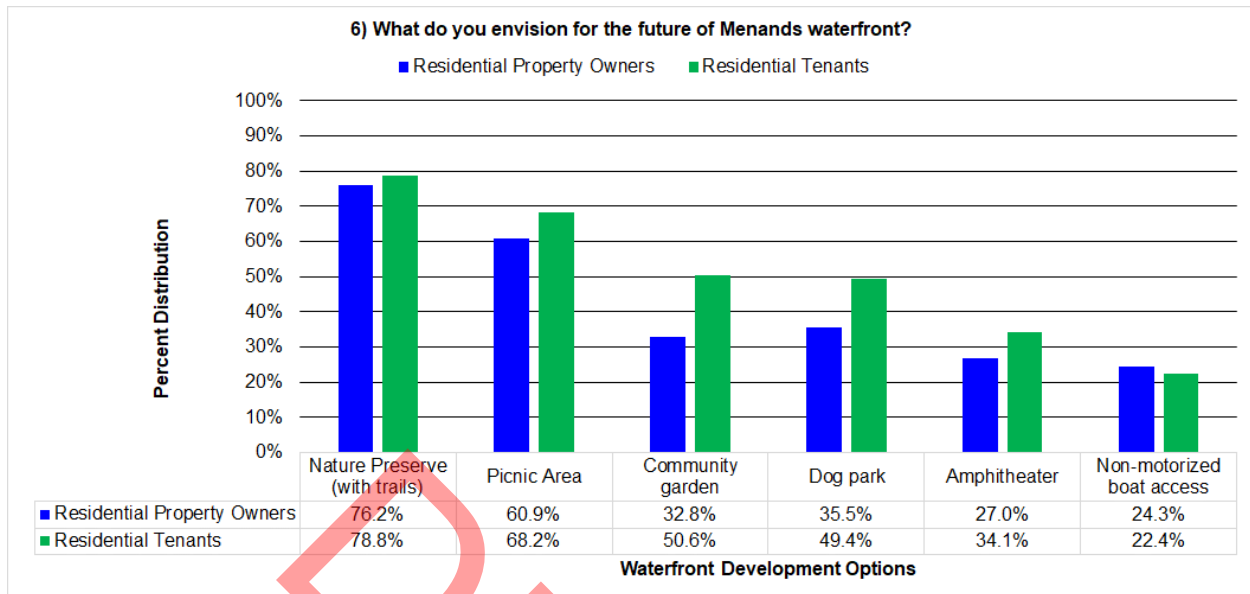


Figure 43: Waterfront Development Options by Status



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Question 7 – Reasons for Living in Menands

Figure 44: Q7 - Reasons for Living in Menands - All Response Data

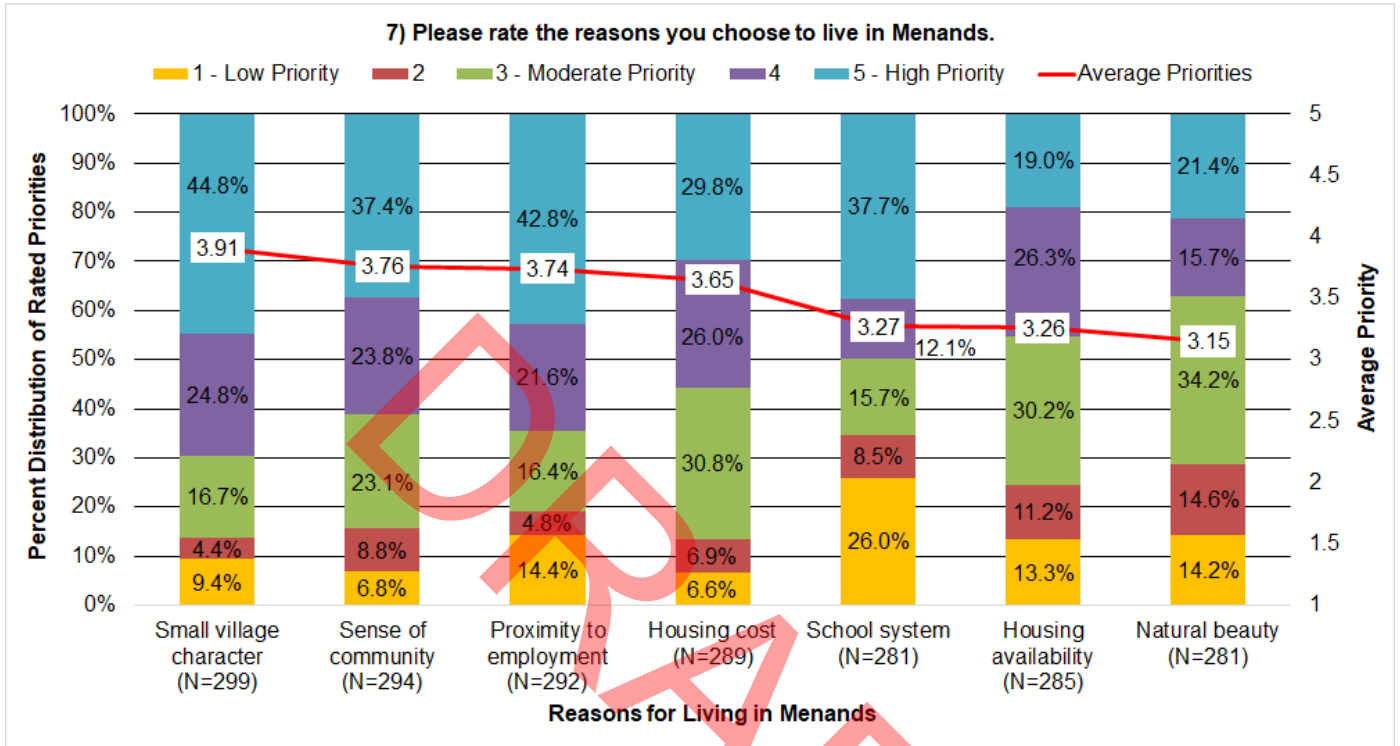


Figure 45: Q7 - Statistical Information - All Response Data

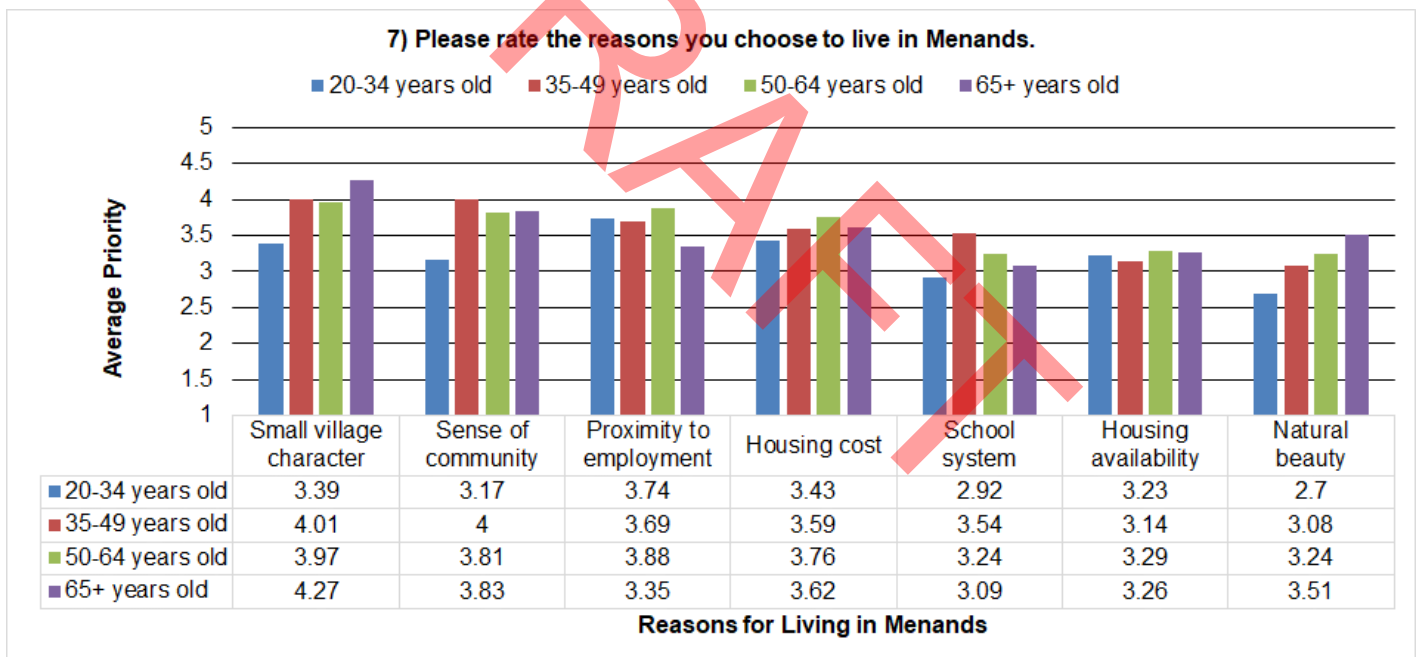
7) Please rate the reasons you choose to live in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Small village character	299	3.91	1.27
Sense of community	294	3.76	1.23
Proximity to employment	292	3.74	1.42
Housing cost	289	3.65	1.16
School system	281	3.27	1.64
Housing availability	285	3.26	1.26
Natural beauty	281	3.15	1.30
Total Answered:	311	Total Skipped:	19

Question 7 asked survey respondents to rate the reasons they choose to live in Menands. This question received a total of 311 responses, and 19 survey respondents left it unanswered. This lower response rate might be due survey fatigue because it was on the top of the third page of the survey, along with the qualitative questions that many respondents left unanswered.

The top three reasons survey respondents chose to live in Menands are the small village character, sense of community, and proximity to employment with an average priority of 3.91, 3.76, and 3.74 respectively. Residents within the Village of Menands greatly appreciate the community character and relationships formed between community members. This is valuable information as it relates to the implementation, construction, and investment of community facilities and programs.

Although housing cost received a lower average priority of 3.65, the priority ratings of 3-moderate priority to 5-high priority received much more of an equal distribution of responses. There was a flaw with the design of this question because many respondents noted that the school system was not applicable to their decisions, but N/A was not included as an answer option in the survey. This could explain the lower response rate and the lower average priority that the school system choice received.

Figure 46: Reasons for Living in Menands by Age



Under further analysis, the data clearly indicates that the older population cohorts in the Village of Menands place great value on small village character, sense of community, and natural beauty, but lower priority on the school system or proximity to employment. This makes sense because older populations tend to have no children in school and are nearing, or in, retirement.

Figure 47 clearly shows a trend among recent residents of Menands and those who have resided in the village for 4 to 10 years. These newer residents place a high value on aspects such as housing availability, housing cost, and proximity to employment. On the other hand, survey respondents that have resided in the village for 20+ years placed a higher value on village character, natural beauty, and the sense of community.

Figure 47: Reasons for Living in Menands by Length of Residency

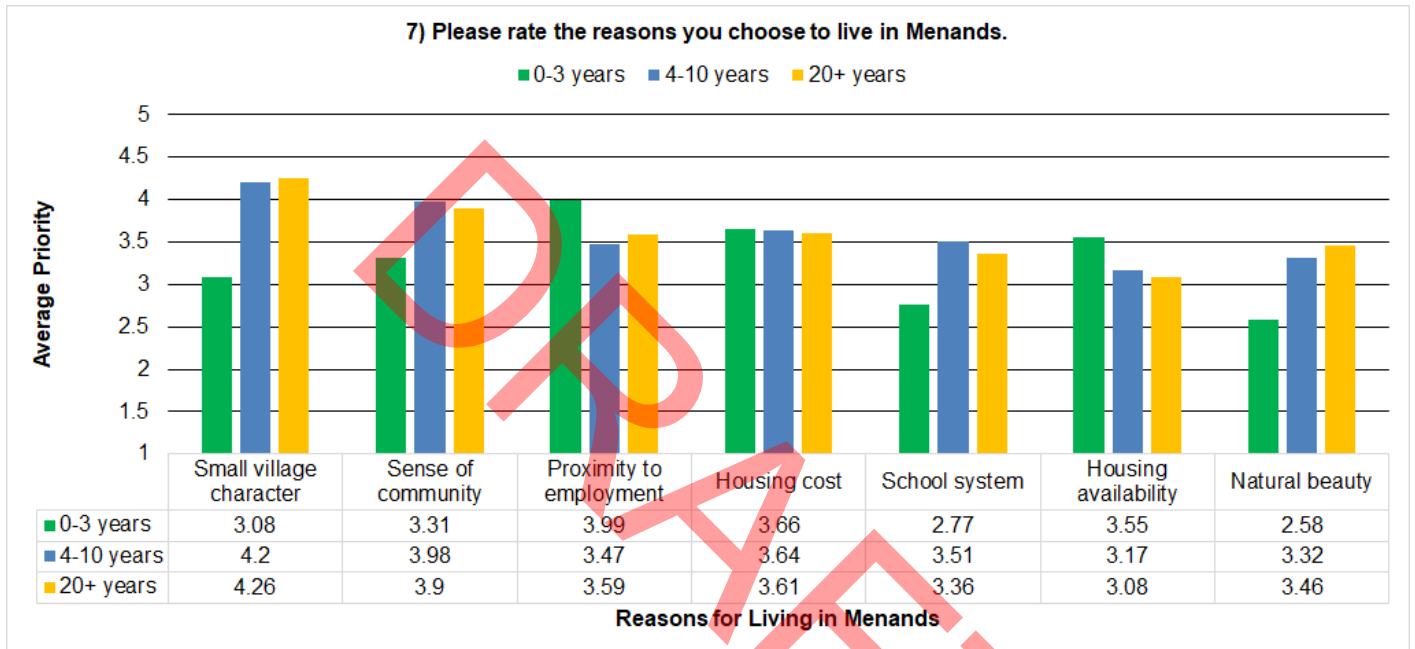


Figure 48: Reasons for Living in Menands by Status



Figure 48 shows responses broken down between residential property owners and residential tenants, and this shows a distinction among reasons for living in the Village. Residential property owners placed a higher value on small village character, sense of community, and the school system. Residential tenants placed a higher priority on housing availability, housing cost, and proximity to employment. These are common distinctions between residential property owners and residential tenants, so these results are not atypical, but because Menands has more rental households than home-owner occupied households, this is information that the Village should take into consideration as they move forward with future plans and projects. (American Community Survey data from 2015 indicates that 64 percent of residential units in Menands are renter-occupied, while 36 percent of residential units are owner-occupied.)

Question 8 – What do you enjoy most about living in the Village of Menands?

Figure 49: Q8 - Qualitative Analysis

Category	Number of Comments	Central Topic(s)
Quiet Village Character	48	<ul style="list-style-type: none"> • Small town feel and interconnectedness • Peaceful place with friendly people
Sense of Community	43	<ul style="list-style-type: none"> • Great place to raise a family • Everyone is looking out for each other • Activities and programs for people • Strong close-knit neighborhoods
Location / Proximity	38	<ul style="list-style-type: none"> • Centrally located in the region • Close to everything for basics needs • Many services and employment centers nearby
Public Services	34	<ul style="list-style-type: none"> • Places like library, school, and parks • Excellent Police and Fire Departments • Support from Dept. of Public Works
Accessibility	19	<ul style="list-style-type: none"> • Ease of access to highways and major bus route • Walkable pedestrian infrastructure

Question 8 asked survey respondents what they enjoyed about living in Menands. Roughly one-third of all survey respondents, or 114 out of 330 people, skipped this qualitative open-ended question. A qualitative analysis revealed that responses portrayed a common theme that most people appreciate the small-town feel and community character of the village, including the public services and public safety. The other primary reason people enjoy living in the Village is the convenience of access to many places through all modes of transportation (vehicle, bicycle, foot) both inside and outside the Village. Many responses mentioned the close-knit community fabric stitched around the school and Ganser-Smith Memorial Park. People in the Village enjoy being able to choose whether to walk or drive to where they are going, such as the local restaurants or open green spaces in or near the village. The Village can understand how to strengthen and improve these great assets by bringing people together through increased connectivity in the infrastructure. Other local municipalities have successfully implemented strategies to strengthen connections between people through shared experiences, such as community bike rides, a community garden for fresh produce, and festivals or events to celebrate culture and heritage. The comprehensive plan can help everyone understand how to strengthen connections between people and places in the village.

Figure 50: Q8 - Text Analysis

8) What do you enjoy most about living in Menands?			
Ranked #	Word	%	# Responses
1	Community	25.46%	55
2	Village	13.89%	30
3	Albany	12.50%	27
4	Location	8.33%	18
5	Highways	8.33%	18
6	Park	7.87%	17
7	Police	7.87%	17
8	Services	7.41%	16
9	Small Town	6.02%	13
10	Convenience	5.56%	12
11	Neighborhood	5.56%	12
Total Answered:	216	Total Skipped:	114

Figure 50 shows the ranking of the most commonly used words in response to Question 8. The text analysis revealed “community” to be the most commonly used word. Figure 51 shows word usage by survey respondents broken down by residential property owner and residential tenant, revealing similar themes among the two groups of survey respondents. Survey respondents like Menands because of small-town community culture and the proximity to highways for regional access.

Figure 51: Q8 - Residential Property Owners compared to Residential Tenants

8) What do you enjoy most about living in the Village of Menands?						
Ranked #	Out of 143 Residential Property Owners			Out of 56 Residential Tenants		
	Word	%	# Responses	Word	%	# Responses
1	Community	29.37%	42	Albany	26.79%	15
2	Village	18.18%	26	Highway	16.07%	9
3	School	11.89%	17	Proximity	14.29%	8
4	Proximity	11.89%	17	Quiet	10.71%	6
5	Services	10.49%	15	Sense of Community	5.36%	3

Question 9 – What do you wish were different about living in the Village of Menands?

Figure 52: Q9 - Qualitative Analysis

Category	Number of Comments	Central Topic(s)
Services/ Amenities	100	<ul style="list-style-type: none"> • Need a grocery store • More cafes and amenities • More entertainment and amenities
Aesthetics	37	<ul style="list-style-type: none"> • Need for beautification • Better code enforcement to cleanup rundown properties
Infrastructure	24	<ul style="list-style-type: none"> • Need to improve or upgrade sidewalks • Need to reuse vacant buildings • Better access to waterfront
Housing	10	<ul style="list-style-type: none"> • Opposition to new apartments • Need for senior citizen housing
Traffic	6	<ul style="list-style-type: none"> • Less Congestion • Bus Routes

Question 9 asked survey respondents what they wished were different about living in Menands. The response rate for this open-ended question was low, with 212 survey responses and 118 left unanswered. The qualitative analysis shown in Figure 52 indicates that survey respondents wished there were more services and amenities in Menands, specifically a grocery store, cafes, and more places providing entertainment. This corresponds to the overall emergent theme for the need for local economic development and amenities. Survey respondents also conveyed that they wished for better village aesthetics and would support beautification projects and better code enforcement. Next on the wish list were infrastructure improvements, specifically the need to upgrade the sidewalks, and the reuse of vacant buildings, and better access to the waterfront.

Figure 53: Q9 - Text Analysis

9) What do you wish were different about living in Menands?			
Ranked #	Word	%	# Responses
1	Grocery	26.89%	57
2	Wish	19.34%	41
3	Business	15.09%	32
4	Broadway	14.15%	30
5	Restaurants	10.85%	23
6	Village	9.91%	21
7	Access	7.08%	15
Total Answered:	212	Total Skipped:	118

The text analysis in Figure 53 shows the most commonly used words in the survey responses for question 9, and the text analysis in Figure 54 shows the same information broken down between residential property owners and residential tenants. These results follow the same theme for the need for local economic development, and also demonstrate that both residential property owners and residential tenants have very similar wishes for Menands.

Figure 54: Q9 - Residential Property Owners compared to Residential Tenants

9) What do you wish were different about living in the Village of Menands?						
	Out of 138 Residential Property Owners			Out of 56 Residential Tenants		
Ranked #	Word	%	# Responses	Word	%	# Responses
1	Grocery	22.46%	31	Grocery	30.36%	17
2	Wish	21.01%	29	Broadway	17.86%	10
3	Business	15.22%	21	Business	17.86%	10
4	Broadway	14.49%	20	Wish	17.86%	10
5	Village	12.32%	17	Restaurants	17.86%	10

Question 10 – What is your vision for the Village of Menands?

Figure 55: Q10 - Qualitative Analysis

Central Topics for Vision	Number of Comments
Need for a supermarket	32
Rehab and reuse of vacant properties.	30
More restaurants, entertainment, etc.	27
More retail options.	21
Increased walkability.	14
Waterfront access.	14

Question 10 asked survey respondents to write their vision for the Village of Menands. This open-ended question received 176 responses, while 156 respondents left this question blank. Figure 55 shows that emergent themes from the responses followed similar themes to the rest of the survey. The most popular response was that Menands needs a grocery store, which was a common topic of discussion throughout the survey responses and at both open houses. The second most popular answer was the rehabilitation and reuse of vacant properties, specifically near the corner of Broadway and Wards Lane. The next most popular answers follow a theme of not wanting to routinely leave the village for amenities. Respondents cited the need for more restaurant, entertainment, and retail options. The next two most popular answers were waterfront access and development and creating a more walkable community. These open-ended responses were consistent with responses to earlier survey questions, as well as conversations at both open houses. Another common theme that emerged from survey responses was the desire to create an environment in which development can take place while, at the same time, preserving the small-town character and sense of community that Menands is known for.

In a cumulative review of the long-answer written responses, survey respondents prioritize living in a place with small-town community culture with proximity to employment and regional access, over a place with immediate access to amenities such as retail shopping and dining options. The text analysis in Figure 56 reveals that survey respondents desire more businesses, such as restaurants, retail, and a grocery store. This shows that the Village is a desirable place to live, even without all of the items listed in response to Questions 9 and 10. With more sustainable development and improved access to amenities, Menands can become one of the most desirable places to

live in the Capital Region. Menands needs to capitalize on the strengths evident in the results of this survey, sense of community and proximity to highways (Figures 50 and 51), while working on issues such as lack of food access, walkability, and local economic development opportunities.

Figure 56: Q10 - Text Analysis

10) What is your vision for the village of Menands?			
Ranked #	Word	%	# Responses
1	Businesses	25.00%	44
2	Community	21.02%	37
3	Village	16.48%	29
4	Broadway	13.07%	23
5	Needs	10.80%	19
6	Shops	10.80%	19
7	Menands	8.52%	15
8	Grocery	8.52%	15
9	Vacant Buildings	5.11%	9
10	Apartments	5.11%	9
Total Answered:		176	Total Skipped: 154

Figure 57 is a striking visual for demonstrating that, even though Village residents may feel a tension or divide between the desires of residential property owners and residential tenants, their visions for the Village of Menands are much more aligned than they might perceive. This presents an opportunity to bridge these groups to build capacity for all residents by working together in planning for the future of the Village of Menands.

Figure 57: Q10 - Residential Property Owners compared to Residential Tenants

10) What is your vision for the Village of Menands?						
Ranked #	Out of 115 Residential Property Owners			Out of 43 Residential Tenants		
	Word	%	# Responses	Word	%	# Responses
1	Business	26.96%	31	Business	18.60%	8
2	Community	24.35%	28	Village	16.28%	7
3	Village	15.65%	18	Community	11.63%	5
4	Restaurants	11.30%	13	Broadway	9.30%	4
5	Grocery	10.43%	12	Grocery	6.98%	3

Survey Limitations

This community survey had some limitations in its implementation and analysis. Studio members decided to rely on more of a crowdsourcing strategy to distribute and gather the surveys by posting flyers, mailing out printed surveys, and having it available to complete online. Studio members could not evaluate the response rate of the survey because of the nature of its distribution. However, because there were over 300 survey responses, the results do hold valid and significant information for the community and Village of Menands.

The low number of responses from people under 20 years-old, and from business owners, offers opportunity for future outreach and analysis. Including these groups of the community is important because they can offer a unique perspective to planning for the future of Menands. It is valuable to gather input from people under 20 years old to specifically inform planning strategies for parks, open space and youth activities. The survey analysis yielded an emphasis on local economic development so it will be vital to include business owners in public outreach efforts moving forward.

The design of the survey proved to have a few unintended flaws. Some questions and answer options would have had a higher response rate if more background information was provided. For example, a definition of “gateway improvements” and an update on the I-787/Hudson Waterfront Corridor Study would have better equipped survey respondents to answer questions on local economic development and potential waterfront development. Some answer options did not apply to any survey respondents, so ‘Not Applicable’ should have been included as an answer option to lend a better outcome to the survey analysis. Also, the response rates for the qualitative questions 8, 9, and 10 were much lower than the other questions, likely due to survey fatigue and question format.

Studio members had limited capacity and time to carry out an analysis of survey results to its full potential. Questions were cross referenced by the demographic questions, but not by questions 1 through 7. For example, survey results from the respondents that gave a high priority of 5 to the revitalization of Menands farmers’ market as a local economic development option in question 4 could have been analyzed to see which businesses those survey respondents would also support by cross referencing with question 5. The survey results present more opportunities for analysis like

this. In addition, the written comments that survey respondents provided after each question were not analyzed, but are included in Appendix G.

Conclusion and Recommendations

The overwhelming theme from the results of this survey is the strong awareness and perceived importance of local economic development among survey respondents, while they also emphasized the desire to preserve Menands' small village character and sense of community. Respondents also chose to live in Menands because of its access to the highway and proximity to employment. Menands central location in the Capital Region and easy access to the highway should be considered an asset and be leverage by building a stronger sense of place and community identity moving forward.

Survey respondents had the most consensus on the reuse of vacant commercial buildings being the highest priority for future development priorities, followed by the revitalization of industrial areas and community beautification projects. Studio members recommend that the Village consider tapping into the cultural gardening heritage of Menands to include in beautification projects as a strategy for building a sense of place and preserving the sense of community.

Revitalization of the Menands farmers' market was rated a top priority by survey respondents. The Capital District Regional Farmers' Market hired a new market coordinator recently and is looking to expand the market to retail and potentially open a store front. This has the potential to help with local economic development and access to fresh food as well. Menands no longer has a grocery store and food access is in high demand. Studio members recommend that the Village work with the Capital District Regional Market Coordinator and Capital Roots to help meet the needs of the community. (See the companion document *Opportunity Analysis for Village of Menands Comprehensive Plan* for further discussion on food access.)

Village redevelopment incentives and a building façade improvement program were the next highest priorities for local economic development. Along with a grocery store, survey respondents expressed their desire for more businesses in the hospitality industry (restaurants, cafes) and arts and entertainment (theatre, art gallery). Survey respondents chose the lowest impact options of a nature preserve with trails and a picnic area for the development of Menands waterfront. Studio

members recommend that the Village work alongside local business owners and the Colonie Chamber of Commerce on planning for local economic development strategies around these survey results.

Along with local economic development, it is important to improve the accessibility and connectivity to businesses and parks within Menands. Pedestrian infrastructure was rated among the highest priorities in transportation features for survey respondents, first sidewalks and then benches. Studio members recommend the Village undertake a sidewalk inventory study to focus on areas that need the most improvement and discover opportunities to increase walkability, complete connections throughout the Village, and develop more options for access to the waterfront. Younger survey respondents, representing newer tenants to Menands, placed more of a priority on bicycle infrastructure compared to older survey respondents that mostly represented residential property owner that have lived in Menands for over 20 years. Studio members recommend reaching out to residents under 20 years old to gain input on future planning for the waterfront and other open spaces in Menands to help ensure increased future use.

There was consensus among survey respondents that single-family homes are the highest priority and apartment rentals are a low priority for housing needs in Menands. While Menands has recently experienced a growth in people moving to Menands to live in the growing number of apartments, the Village also has an older population that is aging in place. Survey respondents expressed the need for active adult/senior living communities to accommodate current and future needs.

The qualitative responses by residential property owners and residential tenants showed that these seemingly contrasted groups have a lot in common when it comes to their wishes and hopes for the future of Menands. This information can be related to the community and used to help bring together stakeholder for future public engagement.

Appendix A – Community Informational Flyers Distributed

Four Different Informational Flyers were posted around the Village, in business establishments and other public places. Flyers were distributed for the community survey, for the two public open house events, and for the final presentation by the University at Albany Studio.



**VILLAGE VISION:
COMPREHENSIVE PLAN
Menands Community Survey**



We need your help! The Village of Menands is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please complete a **community survey** and share your opinion with us on important issues that may affect the future of the Village of Menands.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>

To complete the survey online, go to:
www.surveymonkey.com/r/MenandsCS



Paper copies of the survey are available at:
Village Hall and Menands Public Library



**VILLAGE VISION:
COMPREHENSIVE PLAN
Open Houses**



Monday April 2nd
4:30 pm to 7:00 pm
Village Hall
250 Broadway, Menands, NY
&
Wednesday April 11th
4:30 pm to 7:00 pm
Albany Lofts at One Broadway
"The Lounge" Community Room
One Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please come share your thoughts with us!
Light Refreshments will be available.

For more information on the Comprehensive Plan, visit the Village website at: <http://villageofmenands.com>



**VILLAGE VISION:
COMPREHENSIVE PLAN
Open House**



Wednesday, April 11, 2018
4:30 pm to 7:00 pm
Albany Lofts at One Broadway
"The Lounge" Community Room
One Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please come share your thoughts with us!
Light refreshments will be available.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>



**VILLAGE VISION:
COMPREHENSIVE PLAN
Public Presentation**



Monday, April 30, 2018
5:30 pm
Village Hall
250 Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany Department of Geography and Planning, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

The UAlbany Planning Studio will present results from a community survey and two open houses, and recommendations for development of the future Comprehensive Plan.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>

Village of Menands

MAYOR
Megan Grenier
VILLAGE CLERK
Don Handerhan



TRUSTEES
Steve C. Boulet
Diane L. Foley
Seth Harris
Allen L. Nicoll

February 27, 2018

Subject: Letter of Introduction for University at Albany Planning Studio Students

To Whom It May Concern:

The Village of Menands is currently working on developing its first-ever comprehensive plan, with assistance from the University at Albany Graduate Planning Studio. A comprehensive plan sets the vision for future growth and development in the village. The students listed below are distributing a community survey to obtain input from village residents and business owners to be used in preparing the comprehensive plan. The students have identified your business or organization as a possible location for distributing the survey to individuals who live or work on the premises.

I am writing this letter in support of their efforts to distribute the survey and respectfully request that you will allow them to leave the surveys in a convenient location for your residents or employees, and to hold them until a student comes back to pick them up from you.

I thank you in advance for your cooperation.

Sincerely,

Mayor Megan Grenier

University at Albany Graduate Planning Studio Students:

Linda Allen
Nasibah Elmi
Bradley Hershenson
Daniel Johnson
Timothy Kennedy
Tanya McGee
Samuel Morreale
Michelle Rogat
Jon Thompson
Marcia Kees, Instructor

Tel: (518) 434-2922
Fax: (518) 427-7303

Municipal Building
180 Broadway, Menands, NY 12204

www.villageofmenands.com

Appendix C – Village Vision: Comprehensive Plan Community Survey

**Village Vision: Comprehensive Plan
Village of Menands Community Survey**

What is the purpose of this Community Survey?
The Village of Menands is developing a Comprehensive Plan with help from the University at Albany Graduate Planning Studio. A Comprehensive Plan is a guiding document for the growth and development of a municipality. This Community Survey seeks your opinions on important issues that may affect the future of Menands and will provide useful information for the Comprehensive Plan. We invite all residents and property owners in Menands to complete this survey. This survey takes 5 to 10 minutes of your time to complete.
Survey responses are anonymous so please do not include your name on this form.

For more information on the Comprehensive Plan or to complete the survey online, visit the Village website at: <http://villageofmenands.com>. Drop off your completed paper survey in person or mail your completed survey to Menands Village Hall, 280 Broadway, Menands, NY 12204 by **March 29, 2018**.

1. Please rate the following elements as they relate to the future of Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reuse of vacant commercial buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Preservation of historic buildings and places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Access to waterfront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Sustainable/green technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Community beautification projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1A) Please include any additional comments here:

2. Please rate the need for the following housing types in Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Condominiums (owner occupied)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Apartments (rental)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Duplex/2-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Active adult/senior living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2A) Please include any additional comments here:

3. Please rate the need for the following transportation features for Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Benches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Designated bicycle lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Bicycle racks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Bikeshare program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Non-commercial vehicle roadway access (cars, pick-ups, motorcycles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Commercial vehicle roadway access (trucks, vans)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Bus service for streets NOT on Broadway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Reduction in number of vehicle lanes on Broadway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3A) Please include any additional comments here:

4. Please rate the following options for local economic development in Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Village-wide business directory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Business owners association	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Business Improvement District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Village redevelopment incentives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Community sponsored events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Building façade improvement program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Village gateway improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Revitalization of the Menands farmers market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4A) Please include any additional comments here:

5. What types of businesses would you like to see more of in Menands? (Check all that apply.)

<input type="checkbox"/> a) Hospitality (restaurant, cafe, hotel, B&B)	<input type="checkbox"/> g) Home-based businesses
<input type="checkbox"/> b) Light industrial/manufacturing	<input type="checkbox"/> h) Specialty retail (drug store, clothing store)
<input type="checkbox"/> c) Professional services (legal, accounting, etc.)	<input type="checkbox"/> i) Retail farmers market
<input type="checkbox"/> d) Financial, insurance, real estate services	<input type="checkbox"/> j) Grocery store
<input type="checkbox"/> e) Arts & entertainment (theatre, art gallery)	<input type="checkbox"/> k) Other:
<input type="checkbox"/> f) Health care/medical facility/urgent care	

6. What do you envision for the future of the Menands waterfront?

<input type="checkbox"/> a) Nature preserve (with trails for pedestrians/non-motorized vehicles)	<input type="checkbox"/> e) Amphitheater
<input type="checkbox"/> b) Non-motorized boat access	<input type="checkbox"/> f) Community garden
<input type="checkbox"/> c) Dog park	<input type="checkbox"/> g) Other:
<input type="checkbox"/> d) Picnic area	

7. Please rate the reasons you choose to live in Menands.

	1 – Low Priority	2	3	4	5 = High Priority
a) Small village character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural beauty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Housing availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Housing cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Sense of community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) School system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Proximity to employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7A) Please include any additional comments here:

8. What do you enjoy most about living in the Village of Menands?

9. What do you wish were different about living in the Village of Menands?

10. What is your vision for the Village of Menands?

Please complete the following questions to help us obtain some characteristics of the respondents who completed this survey. Again, all surveys are anonymous and confidential.

11. Age: 19 and under 20-34 35-49 50-64 65+ years

12. How long have you resided in the Village of Menands? (if applicable)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

13. How long has your business been open in Menands? (if applicable.)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

14. Please indicate your current status in Menands.

<input type="checkbox"/> a) Commercial property owner	<input type="checkbox"/> d) Residential tenant
<input type="checkbox"/> b) Commercial tenant	<input type="checkbox"/> e) Non-Resident Employed in Menands
<input type="checkbox"/> c) Residential property owner	<input type="checkbox"/> f) Other

The Village of Menands thanks you for completing this survey!
 Please drop off or mail your completed survey to
 Menands Village Hall, 280 Broadway, Menands, NY 12204
 by **March 29, 2018**

Appendix D – Village of Menands Website Outreach

The screenshot shows the homepage of the Village of Menands website. At the top, there is a browser address bar with the URL 'villageofmenands.com'. Below the address bar, there are several tabs, including 'The Village of Menands - The Villa...'. A dark navigation bar contains the text 'HOME (518) 434-2922 handerhand@villageofmenands.com SEARCH'. Below this is a circular seal of the Village of Menands. A horizontal menu lists 'OUR VILLAGE', 'GOVERNMENT', 'DEPARTMENTS', 'COMMUNITY', and 'CONTACT US'. The main content area features a large photograph of a colorful playground with green slides and red structures. Below the photo, the text reads 'VILLAGE VISION: MENANDS COMPREHENSIVE PLAN' followed by 'Please participate by taking the Community Survey. We want your voice and vision to be included.' and 'There will be a Public Presentation on the Comprehensive Plan on April 30, 2018 at 5:30pm. Stop in at the Menands Village Hall.' Two red buttons are visible: 'MENANDS COMMUNITY SURVEY' and 'PUBLIC PRESENTATION FLYER'. At the bottom, a grey footer contains the text 'THE VILLAGE OF MENANDS'.



VILLAGE VISION: COMPREHENSIVE PLAN

MENANDS COMMUNITY SURVEY

[CLICK HERE TO COMPLETE THE SURVEY ONLINE](#)

We need your help! The Village of Menands is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please complete the **Menands Community Survey** and share your opinion with us on important issues that may affect the future of the Village of Menands.

[Click here](#) to download and print a PDF of the survey.

Paper copies of the survey are available at the Village Office at 280 Broadway.

The deadline for the surveys to be returned is March 29th, 2018.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a document that a municipality prepares to guide future growth and development. Over the next several months, the Village of Menands, with assistance from the University at Albany Graduate Planning Studio, will be working on its first ever Comprehensive Plan. The plan will cover a wide range of topics, from transportation and housing to types of recreational facilities and businesses desired in the community.

OPPORTUNITIES FOR COMMUNITY INVOLVEMENT AND PUBLIC PARTICIPATION

Public participation is a hallmark of local government and integral to drafting a comprehensive plan. The creation of a comprehensive plan is a collaborative process. Your opinion matters! There will be several ways for you to participate, including submitting the [Menands Community Survey](#), attending a [community open house](#), and submitting your comments below. Please watch this website for announcements of upcoming opportunities to participate.

COMMUNITY COMMENTS


LEAVE A REPLY

Your email address will not be published. Required fields are marked *

Name *

Email *

Website

I'm not a robot 
reCAPTCHA
[Privacy](#) - [Terms](#)

POST COMMENT

[COMPREHENSIVE PLAN](#)

[Take the Online Survey](#)

VILLAGE EVENTS

<< APR 2018 >>						
Mon	Tue	Wed	Thu	Fri	Sat	Sun
26	27 DA NIGHT	28	29 SURVEY SUBMISSION DEADLINE IS MARCH 29TH, 2018 SENIORS MEETING	30	31	1
2 COMMUNITY OPEN HOUSE ON COMPREHENSIVE PLAN VILLAGE BOARD OF TRUSTEE MEETING	3 FIRE COMPANY BOARD OF DIRECTORS MEETING FIRE COMPANY MONTHLY MEETING	4	5 SENIORS MEETING	6	7	8
9	10 VILLAGE COURT NIGHT	11 COMMUNITY OPEN HOUSE ON COMPREHENSIVE PLAN MENANDS FIRE COMPANY AUXILIARY MONTHLY MEETING	12 SENIORS MEETING	13	14	15
16 SMALL CLAIM/EVICTION COURT SESSION VILLAGE BOARD OF TRUSTEE MEETING	17	18 VILLAGE COURT NIGHT	19 SENIORS MEETING	20	21	22
23	24 DA NIGHT	25	26 SENIORS MEETING VILLAGE COURT NIGHT	27	28	29
30 PUBLIC PRESENTATION ON COMPREHENSIVE PLAN	1 FIRE COMPANY BOARD OF DIRECTORS MEETING FIRE COMPANY MONTHLY MEETING	2	3 SENIORS MEETING	4	5	6

BY CATEGORY

[FUNDRAISERS](#)
[LIBRARY EVENTS](#)
[SENIOR TRIPS](#)
[SUMMER CONCERT SERIES](#)
[VILLAGE PICNIC](#)
[YOUTH PROGRAMS](#)
[PUBLIC HEARING](#)

BY LOCATION

[VILLAGE COURT ROOM](#)
[VILLAGE BOARD ROOM](#)
[MENANDS FIRE HOUSE](#)
[MENANDS PUBLIC LIBRARY](#)
[GANSER-SMITH MEMORIAL PARK](#)

Village of Menands

MAYOR
Megan Grenier

VILLAGE CLERK
Don Handerhan



TRUSTEES
Steve C. Boulet
Diane L. Foley
Seth Harris
Aileen L. Nicoll

**FOR IMMEDIATE RELEASE:
March 28, 2018**

Village of Menands Announces Open Houses for Comprehensive Plan

Menands, NY – The Village of Menands has announced that the first Open House for the Village’s Comprehensive Plan will be held on Monday, April 2, 2018 at Village Hall, 250 Broadway from 4:30 pm to 7:00 pm. During the Open House, the Village, in partnership with students from the Master’s Program in Regional Planning at the University at Albany, will solicit public input on topics such as current land uses, economic development, housing, recreation and transportation, which will be addressed in the Comprehensive Plan.

Menands Mayor Megan Grenier said, “The graduate students are providing tremendous assistance to the village as we reach out to listen to those who live and work here to learn what they would like the future of the village to be. We encourage everyone to attend.” Light refreshments will be available.

A second open house is scheduled for April 11, 2018 from 4:30 pm to 7:00 pm and will be held in the community room at The Albany Lofts at One Broadway, in Menands.

Tel. (518) 434-2922
Fax: (518) 427-7303

Municipal Building
280 Broadway, Menands, NY 12204

www.villageofmenands.com

Appendix F – Community Survey Respondent Numbers Per Question

There were 14 questions included in the community survey that was distributed throughout the Village in both paper format and available in electronic format online via the SurveyMonkey platform.

- Questions 1, 2, 3, 4, and 7 - survey respondents rated the answer options from ‘1-Low Priority’ to ‘5-High Priority’.
- Questions 5 and 6 - survey respondents were asked to check all applicable answer options that they envisioned for the Village.
- Questions 8, 9, and 10 - open-ended qualitative questions intended to capture creative and imaginative side of the community.
- Questions 11 through 14 - demographic information of survey respondents.

Question #1 - Please rate the following elements as they relate to the future of Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Revitalization of industrial areas	319
b) Reuse of vacant commercial buildings	330
c) Preservation of historic buildings and places	326
d) Recreational facilities	321
e) Open space	323
f) Access to waterfront	327
g) Sustainable/ green technology	325
h) Community beautification projects	322
Please include any additional comments here:	69
Total Answered:	330
Total Skipped:	0

Question #2 - Please rate the need for the following housing types in Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Condominiums (owner occupied)	314
b) Apartments (rental)	315
c) Single-family homes	317
d) Duplex/2-family homes	313
e) Active adult/senior living communities	317
Please include any additional comments here:	54
Total Answered:	324
Total Skipped:	6

Question #3 - Please rate the need for the following transportation features for Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Sidewalks	323
b) Benches	319
c) Designated bicycle lanes	321
d) Bicycle racks	316
e) Bikeshare program	312
f) Non-commercial vehicle accommodations (cars, pick-ups, trucks)	309
g) Commercial vehicle accommodations (trucks, vans)	309
h) Bus service for streets NOT on Broadway	318
i) Reduction in number of vehicle lanes on Broadway	317
Please include any additional comments here:	60
Total Answered:	325
Total Skipped:	5

Question #4 - Please rate the following options for local economic development in Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Village-wide business directory	320
b) Business owners association	313
c) Business Improvement District	318
d) Village redevelopment incentives	321
e) Community sponsored events	317
f) Building façade improvement program	320
g) Village gateway improvements	311
h) Revitalization of the Menands farmers' market	321
Please include any additional comments here:	49
Total Answered	327
Total Skipped	3

Question #5 - What types of businesses would you like to see more of in Menands? (Check all that apply.)	
Answer Options	# of Respondents = N
a) Hospitality (restaurants, cafes, hotels)	274
b) Light Industrial/ Manufacturing	74
c) Professional Services (legal, accounting)	94
d) Financial, insurance, real estate services	68
e) Arts & entertainment (theatre, art gallery)	191
f) Health Care/Medical Facility/Urgent Care	134
g) Home-based Businesses	43
h) Specialty Retail (drug store, clothing store)	179
i) Retail farmers' market	185
j) Grocery Store	302
Other (please specify)	61
Total Answered	330
Total Skipped	0

Question #6 - What do you envision for the future of Menands' waterfront?	
Answer Options	# of Respondents = N
a) Nature Preserve (with trails)	244
b) Non-motorized boat access	74
c) Dog park	121
d) Picnic Area	201
e) Amphitheater	88
f) Community garden	124
Other (please specify)	48
Total Answered	312
Total Skipped	18

Question #7 - Please rate the reasons you choose to live in Menands.	
Answer Options	# of Respondents = N
a) Small village character	299
b) Natural beauty	281
c) Housing availability	285
d) Housing cost	289
e) Sense of community	294
f) School system	281
g) Proximity to employment	292
Please include any additional comments here:	54
Total Answered	311
Total Skipped	19

Question #8 - What do you enjoy most about living in the Village of Menands?	
Answered	Skipped
216	114

Question #9 - What do you wish were different about living in the Village of Menands?	
Answered	Skipped
212	118

Question #10 - What is your vision for the Village of Menands?	
Answered	Skipped
176	154

Question #11 – Age (of the respondent)	
Answer Options	# of Respondents = N
19 and under	11
20-34	64
35-49	80
50-64	102
65+ years	66
Total Answered	323
Total Skipped	7

12) How long have you resided in the Village of Menands? (If applicable)	
Answer Options	# of Respondents = N
0-3 years	79
4-10 years	44
11-15 years	31
16-20 years	25
20+ years	127
Not Applicable	15
Total Answered	321
Total Skipped	9

13) How long has your business been open in Menands? (If applicable.)	
Answer Options	# of Respondents = N
0-3 years	9
4-10 years	3
11-15 years	3
16-20 years	0
20+ years	6
Not Applicable	250
Total Answered	271
Total Skipped	59

14) Please indicate your current status in Menands.	
Answer Options	# of Respondents = N
a) Commercial property owner	4
b) Commercial tenant	3
c) Residential property owner	204
d) Residential tenant	85
e) Non-resident employee	12
Other	15
Total Answered	323
Total Skipped	7

Appendix G – Additional Comments As Written By Survey Respondents

Question 1:

- green space, even to consider community gardens and/or farm animals (for mowing, educational, etc.), grocery/general store please!
- road maintenance and enforcement of parking, safety regulations, especially within proximity of intersections
- Roadways (Broadway) are in poor condition
- Access to waterfront would be nice but probably cost prohibitive. A walkable Menands with nice places to walk to and high end lighting and landscaping is important. The location is so convenient for business that a healthy balance of commercial, residential, and industrial seems possible and should provide necessary tax revenues. Safety is #1 so village police and fire resources should not be reduced and should be enhanced, if possible.
- Restoration, revitalizing the city should not be held up by historical buildings. The city needs work completed at a fast rate or you may lose what you have now.
- valid supermarket
- valid supermarket
- I would like to see the Broadway corridor have more greenery and nicer signage from business owners so it doesn't look so industrial.
- Commercial & industry in Menands keeps taxes low.

- Williams Press building is eyesore and detriment to village - owner should be forced to sell or renovate it before it falls down. Vacant stores at Rite Aid location need new owners/tenants - should be priority.
- We need a supermarket and business that support and sustain the families in the village
- We need a grocery store and additional restaurants.
- Too many apartment buildings going up in the village! Increased traffic. Please preserve the village! Do not keep approving variances!
- Have not seen any information on or about a waterfront in Menands.
- Make Menands attractive. Broadway is a disaster
- Disband village government; let us become part of Town of Colonie. Save us money!
- Should be as nice as Loudonville - too dingy
- Too much blight along Broadway corridor. Would be nice to have grocery store. Aldi?
- No more apartments.
- Something needs to be done about William Press, what an eyesore.
- The Tri-City area does not know what a "gem" Menands is because all they see is vacant run-down buildings along Broadway.
- Menands is very well managed and kept very beautiful.
- Keep potential for residential within previous industrial buildings.
- What waterfront? Reuse Tagson's building - commercial and historic. Tear down plaza. Wards Lane & Broadway.
- The revitalization of Broadway - do something with the vacant business lots. It would make the village look so much more appealing.
- Waste of money. All plants go to flats 4 times per year. Dump at river.
- Demolish OLD Williams Press Building! EYESORE. Whoever owns this property is more than likely using it as a tax loss on income tax. Menands has always dragged its feet on demolishing derelict buildings. For ex: Old Menands School, Village Hall on Lyon Ave.
- Menands greatest asset is the waterfront. Have vision and think big, it would be nice if we could develop village charm - that is a big ask, given the current condition of the village.
- If you help bring more business or apartments to the area it will solve a lot of problems, especially south of the Montgomery Ward building.

- Fill those vacant buildings and the place will look a lot better. I want foot access to Watervliet & Jennings Landing, footpath along the river!
- clean up graffiti, get a tenant into Tagson's [sic] (Tagson's?)
- waterfront?
- stop the sprawl! save the green open space
- a grocery store
- Creating a commercial corridor along Broadway to create the "main street"
- We believe access to the waterfront, including the running/walking trail should be a top priority for (1) safety reasons and (2) attract people/businesses to our village. We don't feel there is a safe access point to the Corning Trail. The industrial areas should be razed or repurposed into housing or other uses.
- The former mid city shopping center needs to be utilized. It is an eye sore and that space should be filled with a new supermarket which would be more accessible to our residents.
- Access to waterfront is highest for me.
- Street paving on Pawling St - street is crumbling apart
- It is sad to see so many shuttered businesses. Despite the traffic from large office buildings Menands has very few eateries. We no longer have a Grocery store either.
- find an answer to the Williams Press building
- Broadway could definitely use some work to empty storefronts, businesses as well as an increase in flower boxes etc. the village does a great job currently but we could maybe use a gardening committee or something to increase what we have
- Would love to see more restaurants/food places in the industrial areas. I need more takeout options! Thanks :-)
- Most important is that we get another supermarket in village
- The Broadway area near Mobil, Tagsons, and the other vacant buildings are an embarrassment to the tax payers.
- we need trader joes or hannafood in our community
- too many blight areas on Bway near Stewarts
- Start with fixing Broadway

- The intent of question one is not clear. Do you mean revitalization of the industrial sector or revitalization of the physical area?
- These abandoned buildings with graffiti are hard to look at, add some independent stores, boutiques, coffee shops and grocery stores. That plaza with the old grocery store could be turned into something wonderful. If you added a hannaford, Starbucks, little restaurants you would get business from all the apartment dwellers like in the Lofts
- Menands needs a new grocery store
- We need more businesses (restaurants, bars, grocery stores)
- No potentially hazardous businesses
- There should be more opportunity for physical activity i.e. pool recreation centers
- More locations with entertainment to attract kids and teens.
- We Should have for physical activity
- There are too many vacant buildings in Menands. We need some kind of incentive for merchants to bring their business here. (i.e., stores like Price Chopper, Save-A-Lot, etc.)
- It really would be great to see some of the old vacant buildings get some new life. The plaza that used to house Price Chopper and many others is a waste and an eyesore and I sure miss having a grocery store close by. Really most of the main strip of Broadway I feel like is not as nice as some of the residential areas that make up much of Menands.
- Revitalization of the business base is my highest wish for this Village.
- We need a super market
- Need some type of grocery store
- Enforcement of current building code!!
- The village is in dire need of beautification projects to enhance our corridor for people passing through and there needs to be stricter rules for business to place so many cheap signs and advertisements along the corridor especially the flashing neon sign at the pizza place next to Poppy's Place!!! What were you all thinking allowing that....
- Access to the waterfront would be an awesome boon to our community.
- We need more businesses that the public can use regularly, not more apartment complexes
- We need a grocery store!

- Unfortunately the Village isn't doing much to bring new business to the community... Born and raised here and sad to see it diminishing!
- The preservation of historical buildings is not only important it adds the beautification of the village.
- Proper funding for the Fire Department to ensure public safety

Question 2:

- Olympic lanes was a great part of Menands for 60+ years and they were sold down river for condos
- Owner occupied housing is highest priority.
- I would work on building on what the city has before building new houses.
- There seems like a nice amount of apartments and homes in the village but I think it would be a great place for seniors. It's a nice quiet centralized area with buses they can utilize.
- I don't have access to the data I would need to weigh in on this. I don't know how much we have of each type currently, nor what the demand is for each type. Would prefer whatever preserves diversity. That's what I like about Menands. Condos might help keep good families here.
- The village has lots of single family homes and apartment complexes, don't think more are needed
- None of the above
- There is enough housing in Menands, becoming too crowded.
- Why does Menands need more apartment buildings? Our school is full now.
- not much land to build on anymore. improve existing housing instead.
- Enough apartments. We need long term owners
- At capacity with apartments. Negatively affecting the school system
- Affordable - a lot of seniors don't earn anything beyond social security and/or small pension. Some of us only earn \$30,000 or less a year like me. And no local family to help out. And do not drive.
- Concern is that school won't be able to accept greater capacity and tax levy will be placed on citizens. A senior community would be nice, not a senior living center/home.

- Condos or townhomes need to be owned by occupant. No more rentals or leases. Need more tax payers that live in village.
- There is enough low income housing.
- Why do we need senior communities? All our seniors live with family in this village. 2-family homes attract land-lords from downstate (it's more "city" living). Younger generations are prepared to buy condos prior to starting their family and they are attractive to seniors ready to sell their homes. (Menands kids, Menands seniors, LOVE Menands)
- Equal access for any culture and ethnicity with their needs melding with the needs of ALL.
- Condominiums and apartments should be clustered with appropriate amenities: services, retail, hospitality.
- We don't need any more housing in any way, shape, or form. We need a decent grocery store, not a foreign one, not a family dollar *[sic]*, a real grocery store.
- Too many apartments. No school taxes. Ghost village. No food store. Seniors have no help for anything. Surcharge apartments.
- Too many apartments. Too many transients. We don't need more homes! Which creates loss of a community. Overbuilding, too much loss of trees and green space.
- Too many rentals have a negative impact on the value of owner-occupied houses. We have too many rentals, Menands needs to STOP allowing this.
- The village is fragmented by blighted property.
- No opinion. Biggest issue is to make sure affordable areas are also safe areas. I.e., keep out the drugs.
- like the mix as is
- The influx of large rental communities and properties is a significant challenge for Menands School and places an unfair burden on those who support the education system by paying school taxes and the children in the school who are challenged by the enrollment changes. The school expansion was developed without the increasing numbers from rental properties included in the mix. Single family housing is what is needed to balance and grow the community.
- no more apartment buildings
- just moved to Albany lofts

- will we ever see light rail in the greater capital district?
- We need sustainable long-term home owners now
- No more apartments!
- Menands has enough apartments, would like to see more single family homes .
- The lack of available/affordable single family housing will negatively impact the diversity that makes Menands a strong community
- Townhouses for folks downsizing
- Until the Village can encourage more commercial development and services housing expansion especially apts., condos, sr. housing etc. is not practical. Develop the former to support the later.
- Menands is virtually ALL apartment dwellings, some have remained incomplete for several years, why in Heaven would we need more?
- need more affordable senior citizen housing
- There are many apartment complexes already. I don't think more of the same thing is necessary.
- No need for any more apartments in the Village
- Nice housing to attract
- there should definitely be a well taken care of pool
- We need more active adult/senior living communities here in Menands.
- AFFORDABLE condos 200K max
- This would be a major burden on the fire department
- Build more homes please. Way too many apartments.
- We need to attract new retail businesses to Broadway. A grocery store would be a significant benefit to the community
- If Menands is going to increase housing a grocery store within the community needs to be added back. Bigger and better than what we had. Also more food/restaurant type business.
- Rental people don't get involved in community or school.
- We have an abundance of apartments in the Village now. More building of apartments will not add to the quality of life in the Village.
- There isn't much available land for single family homes.

- No more apts.... need businesses for the current residents! We need a grocery store!!
- Single-family long-term home ownership is the best investment for the village.
- No more apartments of any kind.

Question 3:

- choice i) very much. too fast, discourages walking, businesses
- 30 mph speed limit is too low, 35-40 mph would be better
- I would like to see the Village trend toward more young professionals. They bring enthusiasm, energy. I think coming out of Albany and warehouse district and somewhat close proximity to the river lends itself to walking and biking.
- Almost all of Broadway in Menands is one lane vehicle and re lanes coming off the highway which is needed!
- I think transportation and traffic is good in this area. Some additional crosswalks over Broadway would be good since it seems a lot of people walk and cross for bus stops.
- should be evaluated based on demand
- I don't understand what you're asking on f & g. Don't vehicles already have access? Need to explain if there is a debate here. For h- I'm assuming this is to accommodate those with mobility issues.
- have no idea what is meant by 3f & 3g - for 3i, if you reduce lanes any more, you'll make commuter traffic mess worse!
- where can you reduce lanes on Broadway
- do not need buses on smaller streets.
- Broadway is very congested during the evening rush hours now. When there is an incident on 787, it is almost impossible to get out a side street that doesn't have a light.
- There is no reason why broadway is 5-6 lanes in some areas. That does not bode well for a living/working community
- Please create an ordinance that bans commercial vehicles from parking in street overnight. Driving hazard.
- a jitney type bus

- Would like to see mandate for trains to be shorter AND for train hours of silence between 9pm-7am when crossing over road (or altogether silenced).
- Connect sidewalks from Broadway to 377 Van Rensselaer Blvd via Wards Lane - should be given the highest priority.
- Bus service to Van Rensselaer Blvd? YES! Otherwise people should walk to Broadway or Blvd for bus, but we need safe sidewalks on these main corridors and elsewhere. I hated single-lane Broadway, but now love it, slowed traffic!
- We already have designated bike lanes!
- Sidewalks should be kept flat and level, and especially cleared of leaves and salted so snow doesn't turn to ice. Also, salt is also important to prevent black ice in freezing temperatures.
- Separate commercial and residential thoroughfares as feasible. Reduce vehicle lanes in order to reduce speeding and increase pedestrian safety.
- The change on Van Renss, although I think it was great to reduce the speed, I fear each time I have to turn right on my street due to the vehicle behind me, since there is no longer a turning lane.
- None of these are important.
- No transportation for seniors or handicap to get food, drugs, etc.
- Keep trucks out of Menands, off streets such as Wolfert Ave. Trucks ignore restriction flags/signs anyway. They should be limited to use 377, 378, Broadway, and Wards Lane ONLY! If N. Albany keeps trucks off Lawn Ave, why doesn't Menands keep trucks off streets off of Van Rensselaer?
- The bike lanes on 378 are absurd. No one uses them and now we have backed up traffic. Stop reacting to the loud minority. Question: where would the sidewalks go?
- I don't think we need many more sidewalks, but a lot of them need to be repaired.
- Is the bike lane on Van Rensselaer ave a success? I have not seen a bike on there yet. It would have made more sense for Rt 32 but that may be 10-15 years out. No need for bike lane for now.
- we need new curbs
- if there's one lane each way, how can you reduce a lane?
- parking for Menand Road, walking 200 yards with 6 gallons of water at 85+, NO fun

- Walking access between lower/upper Menands-Too noisy & uncomfortable to walk on Menand & Van Rensselaer roads-upper & lower Menands are cut off from each other
- Broadway should be 2 lanes, both north and south bound
- How do you reduce 2 lanes of traffic?
- A bikeshare program, and bicycle lanes, would be nice combined with access to the Corning Trail / waterfront. An access point centrally located in Menands would be attractive for visitors and residents.
- Not sure what to answer for question f.
- I don't think I understand questions f and g
- Please, please add more sidewalks, especially on parts of Broadway and Van Rensselaer. Walkability is linked to higher quality of life and health measures!
- the crosswalk light features that were recently installed in front of Village One Apartments is useless, pedestrians don't use it as they don't think it does anything effective and when it does get used, cars speed up to blow through the crosswalk BEFORE the pedestrian can cross completely, something more needs to be done.
- There are areas with more lanes that aren't necessary and areas without that need it
- There NEEDS to be a stop sign at the corner of Wolfert and Hutton - it's a bus stop and cars SPEED down that hill! Also, there needs to be a traffic light at the school entrance!
- Reducing the vehicle lanes on Broadway will cause unnecessary congestion.
- Don't take away the lanes
- Turning lane down Broadway
- Sidewalks on Van Rensslear Blvd. are needed. Sidewalks from mid Wards lane to Van Rensslear [*sic*] Blvd are high priority. Safety concerns for people walking in the street.
- QUIET ZONE for train horns!!!
- Broadway has already been reduced to 1 lane. Traffic is now horrible because of this.
- The vehicle lanes on Broadway are just fine as they are now.
- Menands is a small community. we have sidewalks where we need them most people walk and ride in road (main part of village)
- Need sidewalks that link RT. 377 and Broadway for those that take the bus and walk from the apartments to the busses and into the Village. It is all interconnected.

- Protected bike lanes on Broadway
- Clean up building along Broadway and it would look better. Hanging pots and banners look great!
- Not sure what you mean by vehicle accommodations. The lanes on Broadway have already been reduced.
- More posted speed limit signs
- No more apartments!!!
- Changing Van Rensselaer [*sic*] Blvd to one lane each way was a bad idea.... change the speed to 45 mph, great but it was wide enough to keep it 2 lanes each way!
- If you reduce the number of vehicle lanes on Broadway, it would not be a two-way street anymore. I am confused by that statement. Do not reduce the number of lanes on Broadway anymore.
- Reduction of lanes on Broadway slows first responder times
- The CD TA bus is a great resource and underutilized. We need less scary vehicles on Broadway and more pedestrian/bicycle traffic which will hopefully grow along with retail business.
- Done already
- Broadway needs to be 4 lanes from Albany line to Watervliet.

Question 4:

- A mixed business community (shops, grocery store, coffee shop, family friendly cafe/activities center), would greatly improve quality of life in Menands
- what is a village gateway?
- I am not a business owner so I can't effectively respond. I am not sure I know what Village gateway improvements means.
- There are some dilapidated buildings in Menands that detract. Not sure if they need a facelift, or to be razed. The Williams Press building is an eyesore, right as you get off the highway, for example. I loved the farmers market. I gave it a 3 because I'm not sure if it could work, but would enjoy having it!
- Supermarket!

- curbing - water drainage
- Please respect the history of Menands. New windows and vinyl siding are not the answer. Educate property owners and embrace the history/architecture.
- Redo the area where Price Chopper and ShopRite liquor used to be. Only thing left at 444 Broadway is the Rite Aid being taken over by Walgreens.
- Historically businesses don't succeed in Menands. Would like to see study done or have consultant share why? Seems like Menands is ideal location for something bigger, like a children's museum in Old William's Press?
- Either improve the run down buildings or tear them down.
- A small area that would have ice cream shop, coffee shop, and possibly area for outdoor seating.
- 1-lane on Northern Blvd is terrible, morning and afternoons. Drivers are out of control.
- We have many community/village events, to make this a priority at this time does not make sense.
- Farmer's market could be major draw. Have band, food, etc.
- I think Menands has great community events. When comparing to adjacent towns, we surpass. No need to focus there. But let's build our village to be attractive to visitors. We are immediately of 787!
- Businesses should be handicap/wheelchair accessible with ramps/elevators, and short distance so easily walked to as well.
- Building facade programs have changed the public perception in other areas but needs to be packaged with other programs of financial support for any long term benefit. Gateway improvements too often fall short of intended outcomes when not combined with additional program options for area businesses.
- stop worrying about "gateway" improvements, clean up the two vacant shopping centers or tear them down and build a grocery store.
- Fast food. Their nothing here. Banks, store, businesses.
- We need new buildings for shopping.

- How would Menands pay for a business improvement district? Village redevelopment incentives, building facade improvements, gateway improvements... NO TAX INCREASES!
- I think more living space comes before trying to establish community events/farmer's market.
- improve Broadway to Albany
- For d- NO! NO! Never pay people to come here. That is a false economy. Make it a good place to live and businesses will come here without financial incentives. How about a focus on arts? Art challenge? Art festival?
- when Pred Cole (?) was here the Menands Market was great!!
- Shopping district that is inviting!! to try to find what one needs
- The Farmer's Market should be revitalized so it draws more people in from surrounding areas.
- Not sure what to say about business owners association. Isn't there one already? My husband & I really miss the Menands farmers' market. We would love to patronize the market for more than spring/summer flowers.
- Who uses a directory anymore? Most people will use google.
- With some of the abandoned or run down store fronts and industrial buildings could we attempt a "Breathing Lights" type program, draw attention to the properties through a social context to draw people in for investment
- The village does a great job with community involvement and the activities letter is amazing, maybe asking for more community groups can increase the amount of involvement as well as activities and improvement around town
- Existing businesses need to clean up their area... how long does the Broadway liquor store need to keep up banner that it "just opened"... and that parking lot especially needs to be swept/ washed.
- Before Troy the Menands Farmers Market was very active. It might be again
- Again, the vacant buildings, graffiti, and general unsightly appearance of the Village would not encourage business to come here...
- Definitely farmers market it used to be great and loved having the annual garage sale

- Give residents a reason to be excited about where they live, and workers a reason to stay after they get out of work.
- Not sure what gateway improvements are.
- The farmers market could be huge and a big draw to this area if it was a nicer farmers market with better variety
- Yes, the Menands farmers' market is not like it used to be.
- *Xxc [sic]*
- It would be wonderful if a creative reuse could be available to the sites on Broadway that appear to be abandoned.
- Old buildings are decaying. Need to be refurbished. We need a Village business revitalization plan, and we need to execute on it.
- Farmer's Market made more accessible
- Get business here by offering incentives and thinking outside the box. Forgive taxes. Clean up property that is contaminated. No one wants that now
- We keep losing businesses. Attracting businesses and creating places for residents to shop and eat will attract residents. Quality of life has dropped drastically since the loss of the stores in the Price Chopper Plaza.
- Most people in the village don't even know the farmers market exists or that they have access to it
- When I was growing up in Menands, there was a greater sense of community. I think by continuing community sponsored events, this sense of community can be reformed.
- We need to Attract family friendly business here by any means necessary
- I miss a supermarket.

Question 5:

- fitness: gym, yoga, etc., record store, vet care/dogsitting, music venue
- No hotel please. Bakery, coffee shop, boutique type shops would be good.
- Grocery store is the highest in this town over everything else. Without one it will keep the town from long term growth.
- Supermarket!!!!!!!!!!!! Gym.

- banks
- ANYTHING BUT MORE INDUSTRIAL
- When I moved here there was a grocery store, a post office, and a bank. Now they are gone!!! What is going on???
- Revitalize small strip mall areas with walkable retail for residents and employees of business, during M-F.
- We don't want an industrial district, we'd have to clean up Broadway before we could consider hospitality businesses.
- Village is NOT big enough to warrant a clothing store.
- Post office, bank(s), staples, big box store, walmart
- If we increase residential density in the area, the businesses will come.
- No second rate grocery stores. A good name brand store, like Hannaford, Trader Joe's, ShopRite. No Dollar Stores.
- physical fitness avenue
- public swimming pool
- drive-in theatre April-Oct
- is there space for a community playhouse/theatre group?, Menands diner
- If THE farmers' market is revitalized no need for retail farmers' market
- I miss the Price Chopper
- Grocery store is a must-have! Losing Price Chopper and the liquor store in the plaza on Broadway makes that area just sad.
- A cafe would be nice
- Supermarket
- A grocery store is a high priority.
- Brewery/Restaurant
- Coffee shops, restaurants, hipster bars
- Gym, activity area for kids
- NO MORE INDUSTRY AND COMMERCIAL BUSINESSES. We need businesses that the people that live here can utilize and that may attract others to come here. No one cares

about the new office building or the plumbers trade building. It does nothing to elevate our quality of life here in menands

- Restaurants or take out places that don't look like the univiting stores in the strip malls... so dirty looking, like I would not want food from them. And you did not mention laudramat... I don't need it, but is there a need for such
- There is ONE restaraunt and a few run-down fast-food locations...very sad. Most importantly, where is the Grocery Store?! Residents shopping at Dollar General is not an option...
- We need a decent grocery store such as Price Chopper or Shop Rite again.
- trader joes or hannafood
- Use builidins on broadway to do this
- Whole Foods!
- Grocery store
- Grocery store a must
- Trader Joe's
- Absolutely a grocery store near the north albany end
- We need a good grocery store.
- It would be great to have a 'destination' grocery store, like the Market Bistro in Latham. Or better yet, a Wegmans. Also would be great to have a coffee place, like a Starbucks.
- A grocery store or market would be so helpful!!!
- Small market/convenience store, local restaurant would be nice
- A Mall
- Community Pool
- Bank
- We need a bank, any bank! And a decent grocery store like Aldi...clean up the strip center where pchop was and fill it...
- Anything is better than what we have
- need grocery
- Something other than apartments!

- Target, Walmart, movie theatre, The Crossings type Park (adding more equipment to Menands Park)
- Shopping
- We need a big grocery store.
- Destination place like IKEA or a Trader Joe's
- A Veterinary office/ kennel for pets
- cannot believe we worry more about Il Faro than getting a grocery store in here
- Chick fil a
- Bank
- The reason I loved this village is for everything it had to offer... now.. sometimes regret buying my home here.... Please make Menands great again!!
- Really very upset that Price Chopper is not longer in Menands. I know it isn't your fault.
- We have nothing without price Chopper or the liquor store in the plaza.waste pf space
- A gym!
- We need a grocery store back in the village

Question 6:

- Where?? 787?
- Personal safety is paramount in whatever is done.
- off-roading 4x4
- restaurant (casual chic)
- what waterfront?
- see existing plan, circa 1970 NYSDOT
- boat basin and canal off Hudson
- have heard nothing about this
- pollutants from past industry might require soil testing?
- Anything
- better access for small motor (under 15mph)
- motorized boat access
- Controlled environment would be safe, but I don't feel the waterfront is safe.

- artwork, sculpture, cafe or bar with deck
- Everyone being responsible of loudness and cleanliness, and pets respecting noise boundaries.
- Residential! The other options will come naturally.
- What waterfront? Where?
- Marina
- I don't think Menands needs a waterfront!
- no need for waterfront
- senior apartment/condo
- places to sit and observe river
- I'm not really sure what and where Menands waterfront is--more information would need to be made available to inform the decisions.
- What waterfront?
- development of vacant land along river
- where is our waterfront?
- Outdoor cafes/restaurants, summer outdoor arts/farmers' markets
- restrooms, water fountains/pet drinking area, emergency phones
- It is good as is. Maybe have a barrier for road noise from 787.
- I would like a nice area, not another glorified dog run, as the Crossings has become. Maybe a river view restaurant.
- Connections to other waterfront parks. Bike trails, parking.
- Waterfront? Is there one? Where?
- Motorized boat launch with a marina. The marina could include a restaurant/bar.
- Larger space for farmer's markets and year-round activities.
- connection to existing Mohawk-Hudson trail is doable!
- More walking/running trails and more dog friendly parks please!
- Waterfront access to trails for exercising!
- Pavilion, marina
- Walkable Village to retail and hospitality types of stores.
- Power boat ramp & marina

- Pay attention to the basic- revitalize the empty buildings
- benches; or swinging benches
- I have never seen the waterfront and I have lived there for years. It would be really cool to have something there.
- Anything would be an improvement but this list is excellent.
- W
- I don't want to hangout by the Hudson River and smell the Sewage Treatment Plant from Albany or Rensselaer
- Don't waste the money
- Access

Question 7:

- Menands is close to everything
- Very convenient location and North Colonie schools are a big plus.
- Not too expensive living cost
- N/A - Don't live here
- Turn the village back to the magical place
- Diversity of population is missing from your list! That is VERY important to me. We lose good families to Latham because they have few housig options here. Maybe condos are the answer. Affordable, small footprint in a small village like this.
- Moved because we saw house we wanted, nothing to do with Menands, per se.
- Small village character is decreasing constantly. Have lived here over 20 years. So many new apt approvals is disheartening. Green space being filled with apartments is undesirable.
- I just hope it stays affordable, not forcing me to sell.
- My former hometown, Albany, became unliveable due to crime. Menands must endeavor to discourage the hoi polloi in the future.
- a + b was at one time, not now
- need to move out now, too many apartments and crime
- proximity to airport and downtown Albany

- QUIET ZONE NOW. Give the residents QUALITY OF LIFE
- We need a quiet zone for the train. It is ridiculous.
- Apartment complexes were reasonable, but mine has gotten ridiculous and run down.
- Need to maintain school system to attract new house buying families to district.
- We stay here because the school and staff are excellent and we love the village feel.
- My family has lived here for 3 generations, close to 70 years. The school? Luckily my family has no kids in that school. Was always safe otherwise.
- No more buildings business
- I found a house I love in close proximity to roadways.
- Menands used to be a lovely little community, not anymore, there is nothing appealing about it. It's dirty, houses are a mess, vacant buildings all over.
- No reason to live here.
- The village and roadways are unattractive. Taxes are too high. There are too many rentals.
- people are friendly and helpful
- It's not that pretty.
- Menands is a gateway, close to Vermont, Mass, CT, train station in Rensselaer to go to NYC
- homestead, born and raised here
- I was appalled to learn there is both a superintendent (\$140k) and principal (\$190k) for ~250 students
- I don't live here. I just work here. If I were to move here it would be 100% only due to proximity to employment. I do not see many other upsides to living here.
- Non-resident, employee with company based in Menands
- low taxes, Village services are great, sense of security with periodic police patrols through neighborhoods
- Menands is a sweet village and improvements especially on Broadway for enhance this place for future years
- We chose it despite the lack of natural beauty and access to nature, which were BIG factors for us since we moved here from one of the most beautiful and outdoorsy cities in the country. The school system and community drew us in but we would be much more likely

to stay after our daughter graduates if the city had more trails/walkways/parks/outdoor space.

- We fell In love with our neighborhood before stepping into our house. The amount of community with both your neighbors and as a town is something most take for granted as we feel like we hit the jackpot here and we tell that to everyone we meet.
- Access to 787
- I moved here 30-years ago, and it was a charming community, thriving with a sense of pride. The Boulevard, for example, was repaved every year whether it needed it or not...we had 3 grocery stores, a diner, and all the businesses on Broadway were operational and kept up...
- Central location to the Capital Region.
- I enjoy the small community and village morale as it creates a easy, peaceful and family centered place to live and would not feel comfortable if it became more developed. Improved yes with a focus on fun activites, friendships and family, but not over developed and populated.
- I commute to work in Menands. I'm not a resident.
- Albany Lofts at One Broadway has great amenities at a reasonable cost. Menands is easy commute to work.
- I chose Menands because the Lofts were the nicest apartment available in the area. I enjoy the fact that hospitality businesses are opening (vintage, Fort Orange Brewery etc). Would enjoy more walkable area and c
- Best place we have ever lived!
- I do not work, I am retired so proximity to employment is low priority.
- retirement home
- Love living here!
- The town has gone down hill. Embarrassing
- when we moved to town there were only 2 houses on the market. The small town feel was a big attraction as were all of the family friendly activities. Easy access to 787 makes this a great location, but the Broadway corridor is in disrepair and no longer looks welcoming.
- Easy and quick access to the highway.

- The excellent school is the reason we stay in Menands!
- menands is a joke and needs to be taken over by the town of colonie
- Definitely a hidden gem if you can get beyond the blight of Broadway.
- The school is not as great as I thought it was.
- Born and raised

Questions 8 – 10 were qualitative questions, and the analysis is provided in the body of this report.

Questions 11 – 13 were demographic questions with no qualitative sections.

Question 14:

- Student
- Child of property owner.
- I am a student I dont own property
- Child of Property Owner
- Former homeowner
- Teacher at Menands School.

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APPENIDIX B: PUBLIC ENGAGEMENT

SECTION 2:
REPORT ON OPEN HOUSE

SPRING 2018



Village of Menands, New York

REPORT ON
OPEN HOUSE PUBLIC INPUT
FOR THE COMPREHENSIVE PLAN

MRP Studio



UNIVERSITY^{AT} ALBANY
State University of New York

The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan. The spring 2018 MRP Planning Studio included:

Students: Linda Allen, Nasibah Elmi, Bradley Hershenson, Daniel Johnson, Timothy Kennedy, Tanya McGee, Samuel Morreale, Michelle Rogat, Jon Thompson

Instructor: Marcia Kees

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This plan was funded in part by a grant from the Hudson River Valley Greenway.



Introduction

Open houses are often used to gather public input to inform the development of a comprehensive plan. To support development of the Village of Menands Comprehensive Plan, the University at Albany conducted two open houses, on April 2 and 11, 2018, at the Village Hall and The Lofts, respectively. A total of forty-six (46) persons attended the Open Houses; twenty-one (21) persons on April 2 and twenty-five (25) persons on April 11. Overall, attendees identified specific areas within the Village where improvements were desired for sidewalks and landscape beautification, and potential re-use of commercial buildings as well as locations for new community amenities, such as picnic areas and dog parks. Additionally, attendees voiced concerns over construction of additional apartments and the lack of a grocery store in the Village while also highlighting the unrealized potential that exists in the Village and the sense of community and charm that residents love about living in Menands.

This *Report on Open House Public Input* documents and analyzes the public input obtained during these two events and is organized as follows: the next



section discusses the methodology to gather public input used during the Open Houses, followed by a detailed discussion and analysis of the public input obtained, and then a summary with conclusions and recommendations. The data obtained during the Open Houses were incorporated into the opportunity analysis for the Comprehensive Plan.

Methodologies

The primary focus of the Village of Menands Comprehensive Plan Open Houses was to gather input from the public on various planning topics that may be covered in the Comprehensive Plan. The following methods were used to gather and analyze this public input:

1. Base maps paired with questions on seven specific planning topics. A mapping exercise was conducted that consisted of displaying base maps of the Village around the room and attendees were asked to place a dot identifying a single location that best responded to seven specific planning questions. The topics for the planning questions were identified based on a preliminary review of the responses from the Village of Menands Community Survey administered in March 2018. During the second Open House, additional notes were taken at each mapping station to confirm the specific location of the dots that were being placed on the maps by the attendees. The data gathered from the base mapping exercise were analyzed for spatial distribution and basic statistics such as frequency distribution.
2. Word clouds inquiries. Word clouds are “graphical representations of word frequency that give greater prominence to words that appear more frequently in a source text” (Better Evaluation, n.d.). Each attendee was asked to identify one word that best describes the Village of Menands today and in the future, which were then displayed using **WordItOut®**.
3. One-on-one discussions. University of Albany representatives conducted informal one-on-one discussions with attendees during the Open Houses. Handwritten notes were taken of these discussions and comments were analyzed qualitatively using content analysis and then were aggregated into specific categories that captured the central themes of the content (e.g. infrastructure, housing, services). These categories were developed in conjunction with the analysis of other qualitative data from handwritten comments.
4. Attendee handwritten comments. Attendees were provided an opportunity to submit handwritten comments anonymously during the Open Houses. These comments were compiled and analyzed qualitatively using content analysis and then were aggregated into specific categories that capture the central themes of the content, as noted above.

Attendees were requested to sign-in at the Open Houses, but all public input and comments was provided anonymously.

Public Outreach for Open Houses

The week prior to each Open House, a press release and media advisory were issued by the Village to the major media outlets and offices of local elected officials in the Capital Region (see Appendix A, which also includes announcement in the *Times Union*), an announcement was

placed on the Village website (see Appendix B) and in the Menands Activities Newsletter, and a flyer was distributed to organizations and venues throughout the Village (see Appendix C). A television news clip of the April 11 Open House by Spectrum News is available but cannot be embedded into this Report.

Analysis of Open House Public Input

Mapping exercise: The base mapping exercise was the principle method used to gather data and it was intended to solicit from the public specific geographic locations for seven planning topics covered in the Community Surveys. Appendix D includes photos of the actual maps with both locations identified by attendees during the Open Houses. The questions posed to the attendees and the number of attendees that responded to each question are summarized in Table 1.



Table 1: Questions for Mapping Exercise

Map Question	Number of Respondents Open House 1	Number of Respondents Open House 2	Total Number of Respondents
1. Where do you think the center of the village should be?	16	19	35
2. Which vacant commercial building is your highest priority for re-use?	17	26	43
3. Which location is your highest priority for landscape beautification projects, programs, and investment?	16	24	40
4. Where would you like to see improvements in sidewalk infrastructure?	17	16	33
5. Where do you think a dog park could be located?	13	17	30
6. Where do you think a community garden could be located?	16	13	29
7. Where do you think a picnic area could be located?	14	19	33

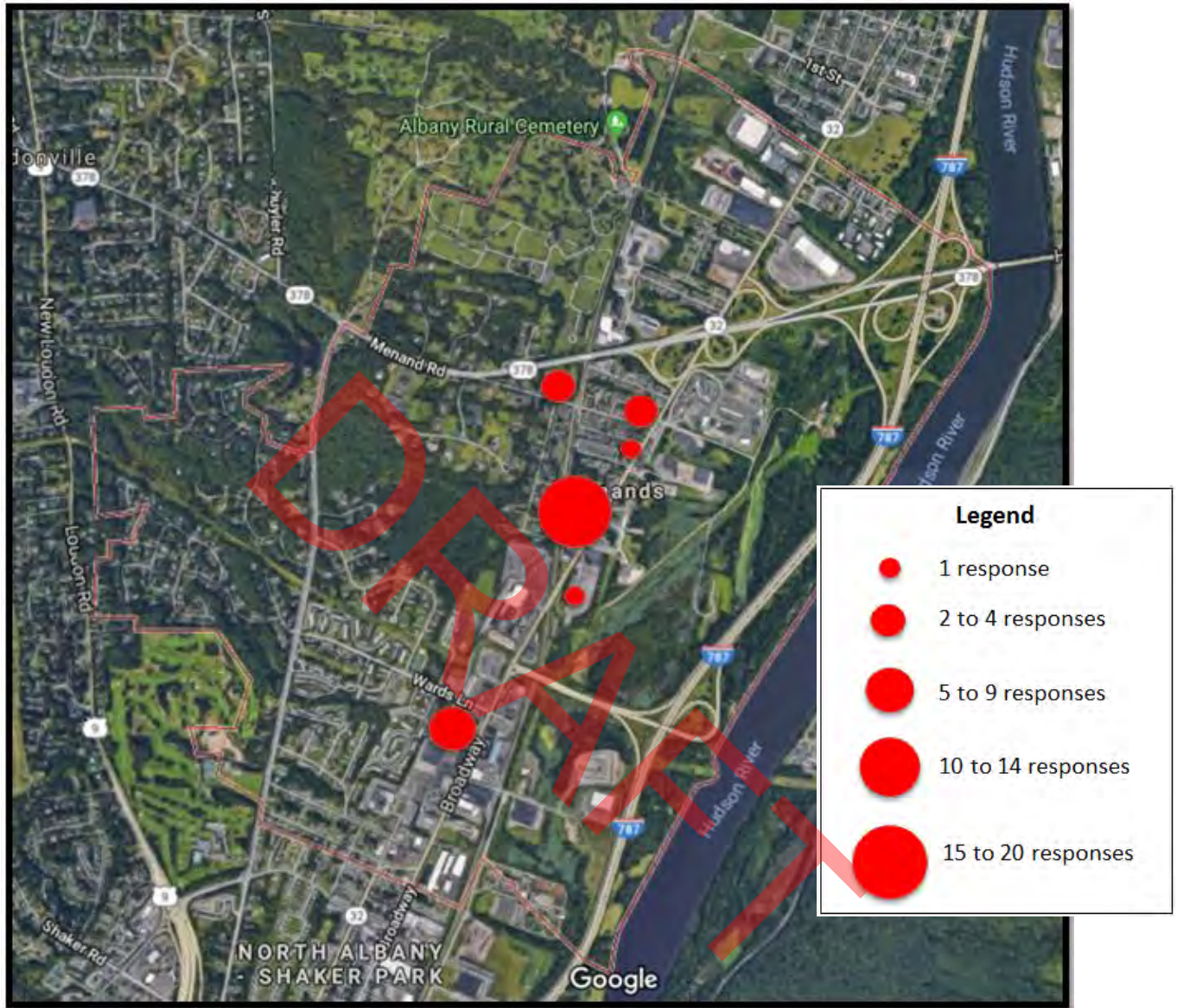
As is shown in Table 1, the total number of attendees that responded to each question for the base mapping exercise varied. The following sections provide a more detailed discussion of the responses as well as a spatial display of their distribution on the base map. Summary statistics for the responses are also provided. Please note that the size of the locational marker shown in the figures below is proportional to the number of responses, and the accompanying legend to the maps provides the proportionality scale.

Question 1 – Center of Village

Question 1 solicited the attendee’s opinion on where the hypothetical center of the Village should be located. A total of 35 attendees responded to this question and Figure 1 shows the spatial distribution of the responses for this question. Nineteen (19) attendees selected the Village Hall at 250 Broadway as the center of the Village, while nine (9) attendees selected Mid-City Shopping Center near the intersection of Broadway and Wards Lane where the vacant Ideal Food Basket and NYS Workers Compensation Board buildings are located. Three (3) attendees selected the Ganser-Smith Memorial Park and two (2) attendees selected the corner of Menands Road and Broadway as the center of the Village. One (1) attendee selected the Village Office at 280 Broadway, while one (1) attendee selected another location along Broadway. Table 2 summarizes the location of the responses, the number of responses, and percent of total responses for Question 1, and Figure 2 show the same breakdown of the responses graphically.

As the distribution of responses indicates, the attendees identified two principle locations that they felt should be the center of the Village, with a majority (54 percent) selecting the Village Hall and 26 percent selecting Mid-City Shopping Center near the intersection of Wards Lane and Broadway. While the attendees were not asked the reason why they selected the particular location that they did, in general, the center of a community could be a place of historical significance, or a place where key activities occur, such as commercial activities in a central business district or public administration at a municipal government complex, or a place where major infrastructure is located, such as an intersection of principle thoroughfares.

Figure 1: Location of Center of Village (n=35)



The Village Hall at 250 Broadway is where the Fire and Police Departments, and Village Court are located, as well as the location used for the Village Board meetings and other public activities. Adjacent to this location, at 280 Broadway, is the Village Office where the Mayor and Clerk are located, which was identified by one (1) attendee as the center of the Village. If these two sites were considered together, then almost 60 percent of the attendees identify them collectively as the Village center. Overall, the center of the Village identified by the majority of the attendees coincides with the center of major public services or public administration for the Village.

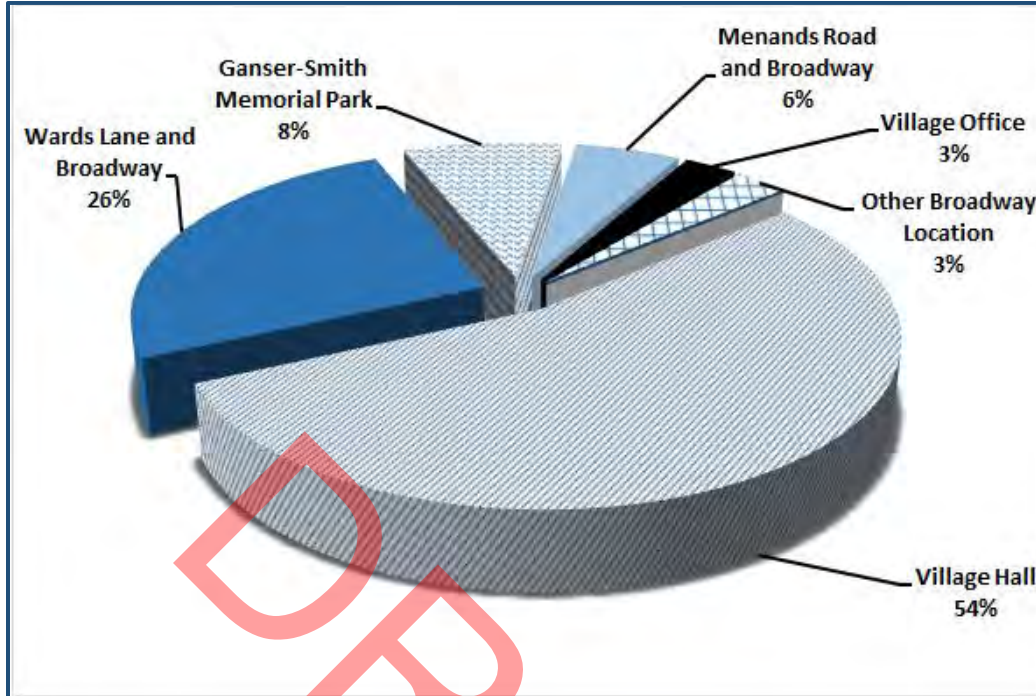
Given the selection of the Village Hall as a hypothetical center of the community, the Village might consider establishing other features at or near this location to strengthen its identity as the Village center. For example, the Village could place a large interpretative sign in the immediate vicinity that provides the history of the Menands as well as a map of key attractions throughout the Village. The Village could also consider sponsoring an annual event at this location, such as an annual plant sale or gardening fair, which would pay homage to community’s history as a center for horticulture and reinforce the perception of the Village Hall area as the Village center.

The Mid-City Shopping Center at 100 Broadway appears to be more of a center for commercial activities, and although at present most of the commercial space in this mall is vacant, it is located in the heart of the Broadway Business District (BBD) (Village of Menands, 2016). Thus, its selection as a center of the Village by some attendees indicates that the BBD is perceived as another core area of the community. However, given the limited amount of commercial activity that is currently occurring at this location, as is discussed further under Question 2, and the drab appearance of the site, as discussed further under Question 3, transforming this strip mall into a thriving central business district will likely require a long-term strategy.

Table 2: Number of Responses and Percentages for Location of Village Center

Location	Number of Respondents	Percent of Total Responses
Village Hall at 250 Broadway	19	54
Wards Lane and Broadway	9	26
Ganser-Smith Memorial Park	3	8
Menands Road and Broadway	2	6
Village Office at 280 Broadway	1	3
Other Broadway Location	1	3
Total	35	100%

Figure 2: Distribution of Reponses for Location of Village Center (n = 35)



Question 2 – Vacant Commercial Buildings for Re-Use

Question 2 asked attendees to identify vacant commercial buildings that would be the highest priority for re-use. Overall, the Village of Menands had approximately 100 vacant properties as of 2017, of which about 60 were residential properties and 40 were commercial properties (Village of Menands, 2017). During the Open Houses, forty-three (43) attendees identified six (6) vacant commercial buildings in the Village that were their highest priority for re-use. Figure 3 shows the location of these buildings. Sixteen (16) attendees selected the Ideal Food Basket building and New York State Worker's Compensation Board building co-located in the Mid-City Shopping Center at 100 Broadway as their highest priority for re-use while thirteen (13) attendees identified the Williams Press building at the intersection of Broadway and the I-787 Exit 6 ramp as their highest priority. Eight (8) attendees selected the former Price Chopper building at the end of I-787 Exit 7 ramp to Broadway, while three (3) attendees selected the former Broadway Diner as their highest priority. One (1) attendee each selected: a brick building at around 175 Broadway, the carwash at 228 Broadway, and a vacant lot on Private Road C. Except for the vacant lot on Private Road C, all other locations identified were on Broadway, the main thor-

oughfare in the Village which has the greatest visibility within the community. The Private Road C site does not have a vacant commercial building, so it is not discussed further in this analysis.

The Mid-City Shopping Center at 100 Broadway has several large vacant commercial buildings. The 19,000 square-foot former Ideal Food Basket building opened in 2013 and closed in 2015 (O'Brien, 2013; Nearing, 2015), and has been vacant since then. Directly adjacent to this space is another vacant building where the Family Dollar store was located before moving to a new building at 22 Broadway in 2015. Also located in the shopping center is the 21,000 square-foot former New York State Worker's Compensation Board building, which has been vacant since 2015 (DeMasi, 2015). These three vacant buildings are fronted on Broadway by large surface parking lots, one of which is currently used during the daytime as park and ride lots by commuters to downtown Albany. There is also a separate building at the northeast corner of the shopping center where several small active commercial establishments are located, but the majority of commercial space within the shopping center is in the larger vacant buildings.

The State Worker's Compensation Board building is owned by British American and is currently on the market for \$4.5 million (Pyramid Brokerage Company, n.d.). The former Ideal Food Basket and Family Dollar buildings and the building with active businesses are separate from the Worker's Compensation Board building and were purchased last year by the developer that also owns the Riverview Center. The developer has made some improvements to the site, such as cleaning up the area, installing new LED lighting in the parking lots, and patrolling the parking lots to reduce overnight truck parking, but the developer does not have any specific plans at present for re-using the existing vacant space (Burtman, 2018).

The Williams Press Building, located on 6.5 acres, is a historic building situated at a major intersection in Menands. The 283,000 square-foot building was constructed in 1929 and housed a major "press operation that printed magazines, catalogs, books and other large-format material" (Flickr, n.d.; DeMasi, 2018). The building has not been used for many years, but was sold to U-Haul in January 2018 (DeMasi, 2018). According to the president of U-Haul Co. of Eastern New York, "At this point, we are unsure of our future plans for the building, but our main focus is to bring the building back from its dilapidated state The building has been vacant for many years and there are numerous repairs that need to take place. As we continue to learn more about this building, we will be able to develop a plan for use" (as quoted in DeMasi, 2018).

Figure 3: Vacant Commercial Building with Highest Potential for Re-Use (n=43)

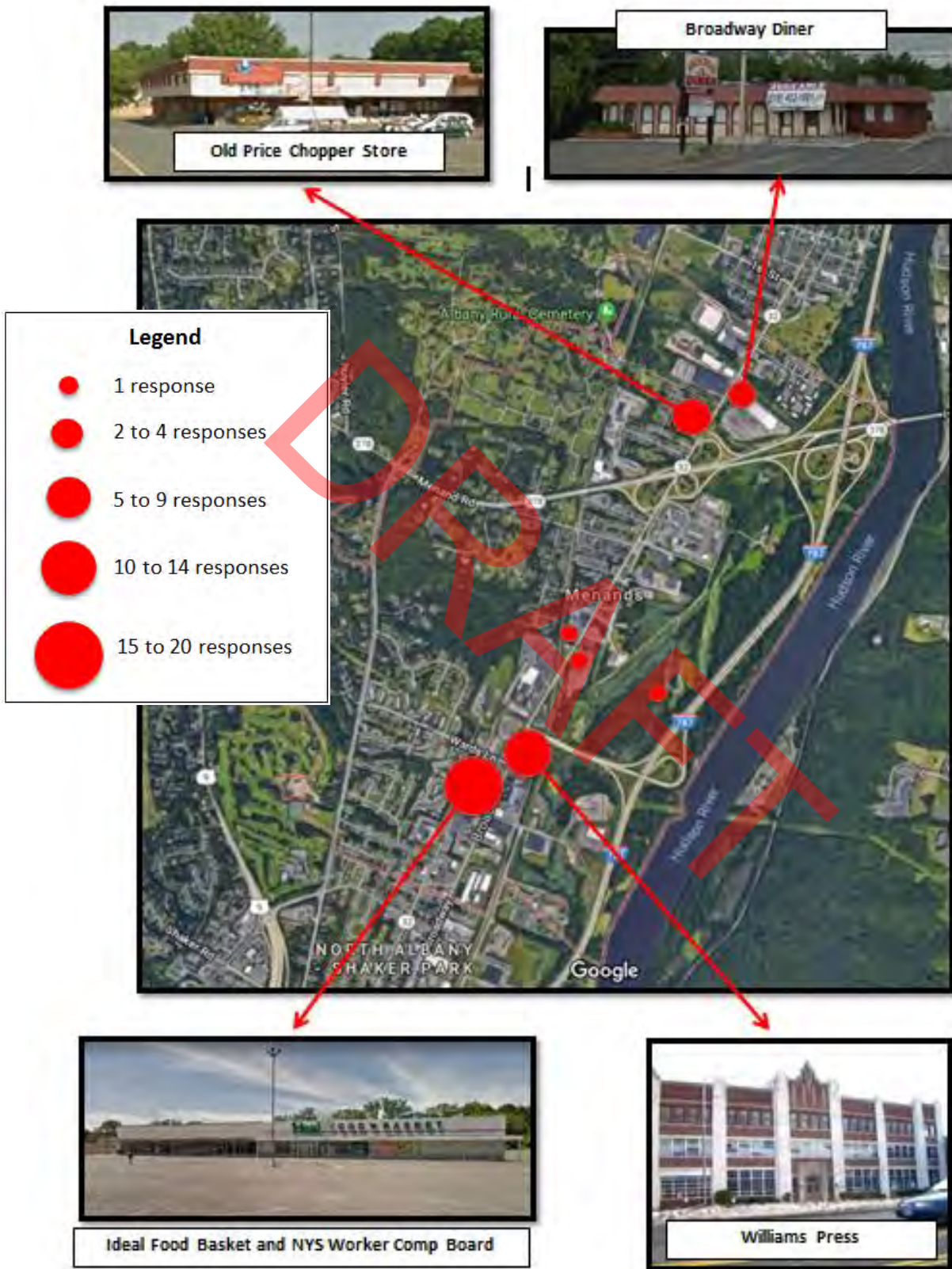


Table 3 summarizes the location of the responses, the number of responses, and percent of total responses for Question 2, and Figure 4 show the same breakdown of the responses graphically.

Table 3: Number of Responses and Percentages for Vacant Commercial Buildings

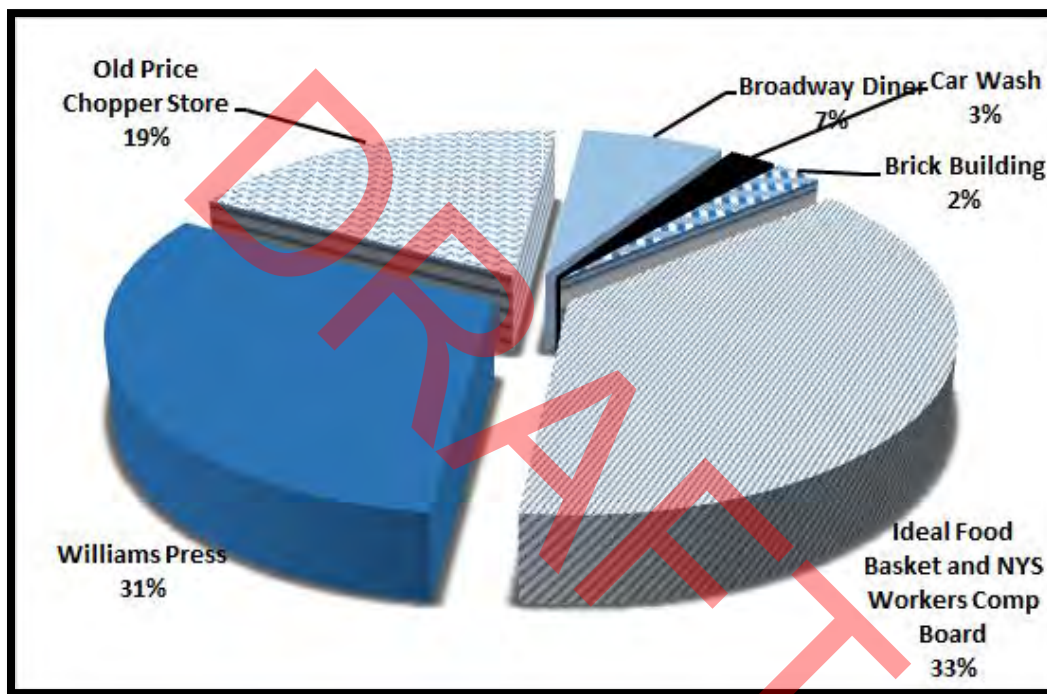
Location	Number of Respondents	Percent of Total Responses
Ideal Food Basket and NYS Workers Compensation Board	16	33
Williams Press	13	31
Former Price Chopper Store	8	19
Broadway Diner	3	7
Car Wash	1	3
Brick Building	1	3
Total	42	100%

The former Price Chopper store, a 34,000 square-foot facility located at 444 Broadway, closed in early 2017, leaving the Village of Menands without a grocery store located within its municipality (Liberatore, 2017). The store was one of the smallest and oldest Price Choppers in the grocery chain, and according to the Golub Corporation, the rationale for closing the store was because “[a] good deal of our business has gone to our sister stores in the area [including] in Latham and the Watervliet and Shaker Road [stores] (as quoted in Liberatore, 2017). The other vacant commercial buildings identified for re-use were the former Broadway Diner at 563 Broadway, a car wash at 228 Broadway and a brick building at around 175 Broadway. Although these three building are not significant structures in terms of size, they are located in an area with more active businesses, and thus they may stand out more in the community due to their vacancy.

Overall, the Open House attendees focused overwhelming on vacant commercial buildings on Broadway as priorities for re-use, perhaps because of their high visibility along this main thoroughfare. The highest priority for re-use, the Ideal Food Basket and New York State Worker's Compensation Board buildings, located in the Mid-City Shopping Center, could be the focus of the community's efforts in the near future to transform the area into a thriving central business district. Some of this vacant space has been recently purchased, but some of it is currently on the market. Given the size and potential cost for the purchase and upgrading of these buildings, it is likely that a large developer or corporation would need to be involved in this effort. The second

highest priority vacant commercial building, Williams Press, was recently purchased by U-Haul, although its specific plans for re-use are not known at present. The next highest priority, the former Price Chopper store near the I-787 Exit 7 ramp, has not been vacant for very long, only about one year, but the prioritization of this site to the community may be due more to the fact that it was the sole grocery store within the Village until it closed in 2017 and a desire within the community for a replacement store.

Figure 4: Distribution of Responses for Vacant Commercial Buildings (n = 42)

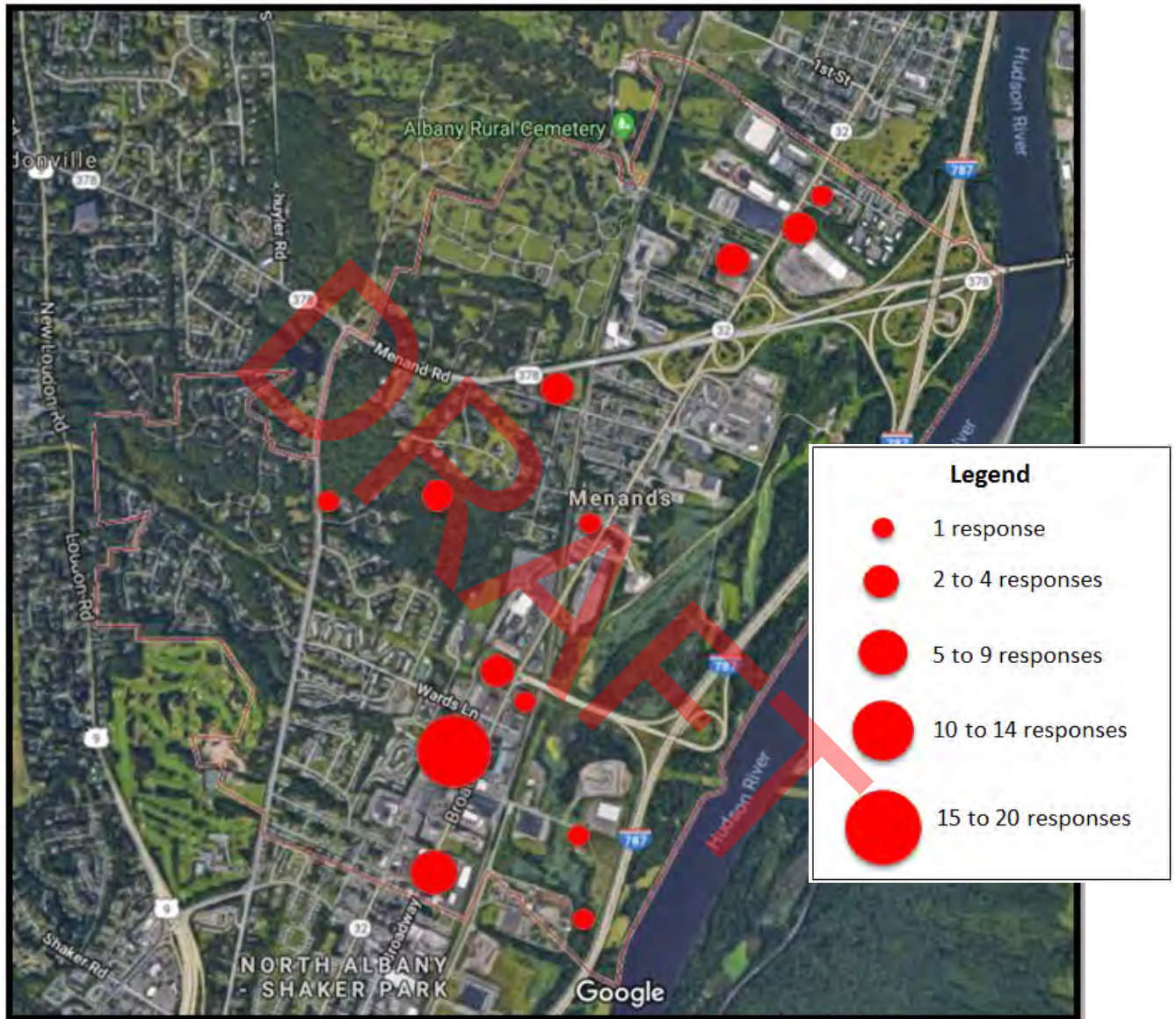


Question 3 – Landscape Beautification

For Question 3, attendees were asked to identify locations within the Village that were their highest priority for landscape beautification projects, programs, and investments and Figure 5 shows the locations selected. Out of forty (40) attendees that responded to this question, eighteen (18) selected the Mid-City Shopping Center where the Ideal Food Basket and New York State Worker’s Compensation Board buildings and parking lots are located. Five (5) attendees selected an area near The Lofts at One Broadway, three (3) attendees selected the former Coca Cola bottling site and Price Chopper store at the foot of the I-787 Exit 7 ramp, two (2) attendees each selected the Ganser-Smith Memorial Park, former Broadway Diner, National Grid substation at the

foot of the I-787 Exit 6 ramp, and a wooded area near Upland Roads. Six (6) attendees each selected single locations elsewhere in the Village.

Figure 5: Location of Highest Priority for Landscape Beautification (n=40)



Two general conclusions may be drawn from Figure 5. First, the most apparent eyesore in the Village is the Mid-City Shopping Center at the intersection of Broadway and Wards Lane, which has two large vacant buildings and extensive surface parking lots. Attendees also identified the vacant buildings at this location as a priority for re-use for Question 2, thus any plans that may be made in the future to re-use or redevelop this site should include landscape beautification as a priority as well. Second, there was limited clustering of the remaining responses and considera-

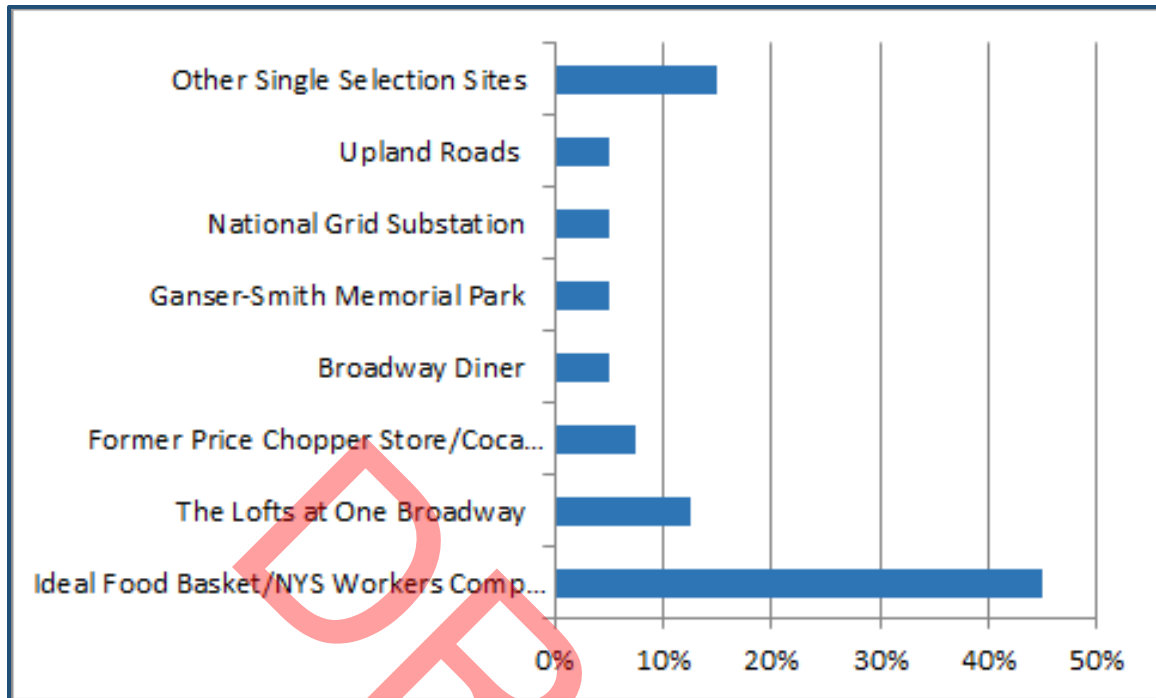
ble spatial variation, perhaps indicating a broader need for landscape beautification within the Village. Past studies, such as the *Village of Menands Broadway Corridor Study* (The Saratoga Associates, 2002) and the *Village of Menands Broadway Corridor Study: Economic Development Initiative* (Schwenzfeier, 2009), have already identified a definite need for landscaping along Broadway corridor. Thus, the general findings from the mapping exercise are consistent with the earlier studies and provide an initial prioritization of the areas that warrant attention, which can be undertaken as part of other development or infrastructure programs, such as a transportation project, or independent of them.

Table 4 summarizes the location of the responses, the number of responses, and percent of total responses for Question 2 and Figure 6 show the same breakdown of the responses graphically.

Table 4: Number of Responses and Percentages for Landscape Beautification

Location	Number of Respondents	Percent of Total Responses
Ideal Food Basket and NYS Workers Compensation Board (Mid-City Shopping Center)	18	45
The Lofts at One Broadway	5	13
Former Price Chopper Store/Coca Cola Bottling	3	8
Broadway Diner	2	5
Ganser-Smith Memorial Park	2	2
National Grid Substation	2	2
Upland Roads	2	2
Other Single Selection Sites	6	15
Total	40	100%

Figure 6: Distribution of Responses for Landscape Beautification (n = 40)



Question 4 – Sidewalk Improvements

Thirty-three (33) attendees identified locations for sidewalk improvements for Question 4. As is illustrated in Figure 7, attendees identified locations throughout the Village, in both residential areas and the business district along Broadway, as well as areas with existing sidewalks that needed improvement and areas without sidewalks, during this mapping exercise. However, as a caveat, when attendees selected a location, it was sometimes specific to a well-defined sidewalk segment while at other times it was associated with sidewalks along a particular stretch of road or in a general area. Thus, for this particular mapping exercise, it was difficult to delineate the actual extent of the selected areas using markers at a single location on the maps, so this limitation should be kept in mind when reviewing the results presented on Figure 7.

In general, sidewalks along two major roadways received most of the attention from the attendees. Ten (10) attendees selected sidewalks along Wards Lane as the highest priority, while eleven (11) attendees identified various stretches of sidewalk along Broadway. The other twelve (12) attendees selected individual locations elsewhere in the Village, indicating that preferences

for sidewalk improvements are likely to be specific to individuals. Past studies of transportation related infrastructure, such as the CDTC (2008) *Transportation Access and Land Use Improvement Study*, also highlighted the need for improvements in sidewalks at particular locations. Thus, there appears to be a well-documented need for sidewalk improvements in certain areas but given the spatial distribution of the responses, a more detailed study is warranted to identify overall priorities for the sidewalk improvements within the Village.

Figure 7: Locations for Sidewalk Improvements (n=33)

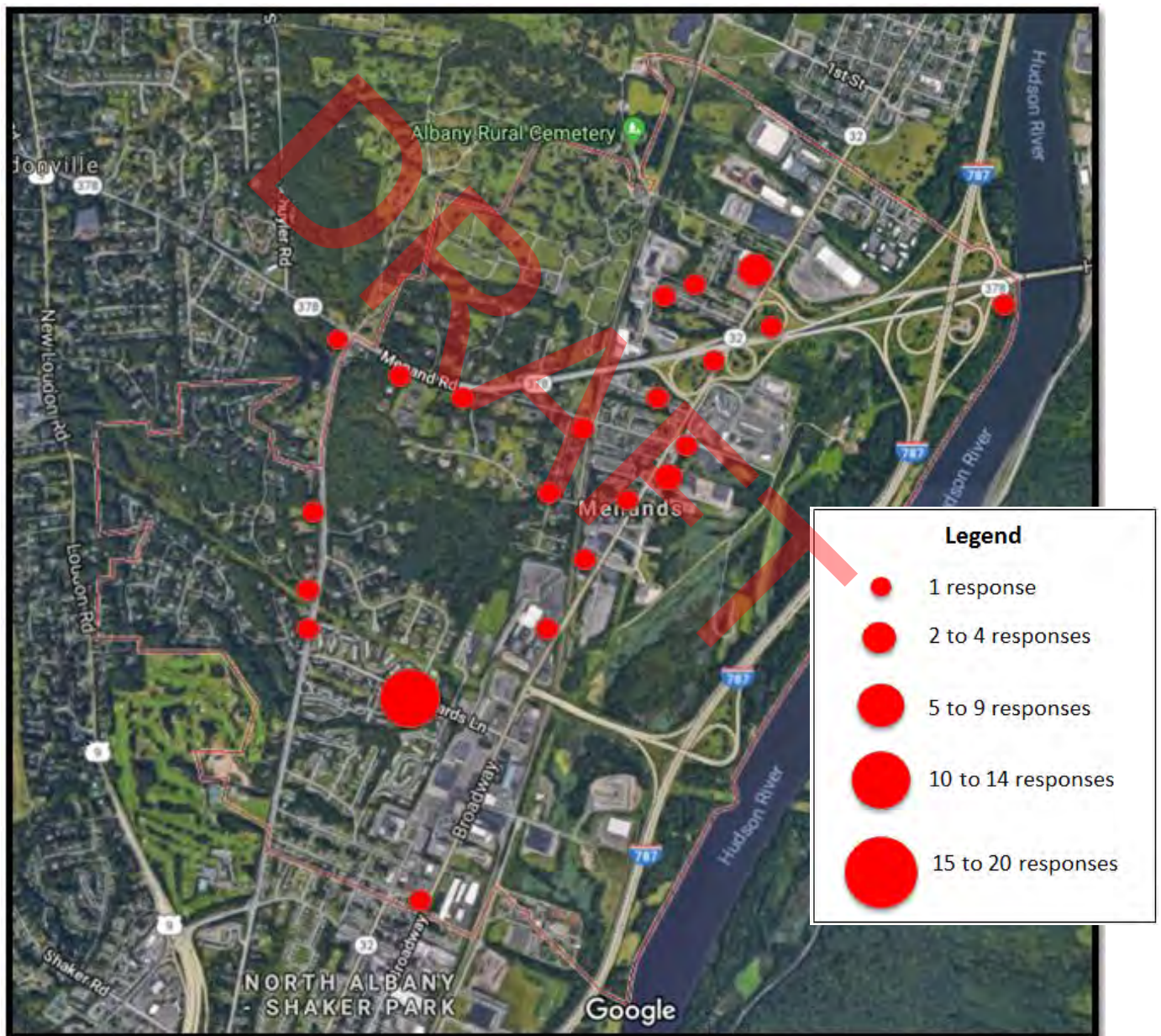


Table 5 summarizes the location of the responses, the number of responses for Question 4. Given the broad spatial distribution of responses across single sites, a graphical representation of the distribution is not provided for the responses for this question.

Table 5: Number of Responses and Percentages for Sidewalk Improvements

Location	Number of Respondents	Percent of Total Responses
Broadway	11	33
Wards Lane	10	30
Van Rensselaer Boulevard	4	12
Single Site Locations	8	24
Total	33	100%

Question 5 – Dog Park

For Question 5, attendees were asked to identify locations for a dog park and their responses are shown on Figure 8. A total of thirty (30) attendees responded to this question, and the most widely selected site was Capital District K9 Memorial Park by eight (8) attendees. Five (5) attendees each selected the green space or pocket park between the vacant bowling alley and Glenwood Road, and an area located near Amsterdam Avenue and Park Lane East. Four (4) attendees selected a location on the northeast side of the I-787 Exit 6 ramp and two (2) attendees each identified a location at the end of Private Road C, an area near the Farmers Market, and an undeveloped area north of Simmons Lane. The remaining two (2) attendees selected individual locations elsewhere in the Village.

According to the Town of Colonie (Handerhan, 2018), there are 142 dog licenses issued for the Village of Menands. However, additional information on the number and location of existing dog parks within Menands was not readily available to determine if there is unmet demand for this type of amenity. However, based on the responses provided, it appears that there is definitely an interest in the Village for dog parks, and the locations identified during this mapping exercise should be further studied to determine their size, current land use, availability (e.g. ownership), accessibility, and suitability for this use. For example, the location identified northeast of the I-

787 Exit 6 ramp appears to have plenty of space available, and is publicly owned land (New York State), thus it could be a site for a dog park, but it is currently not accessible due to I-787.

Figure 8: Locations for Dog Park (n=30)

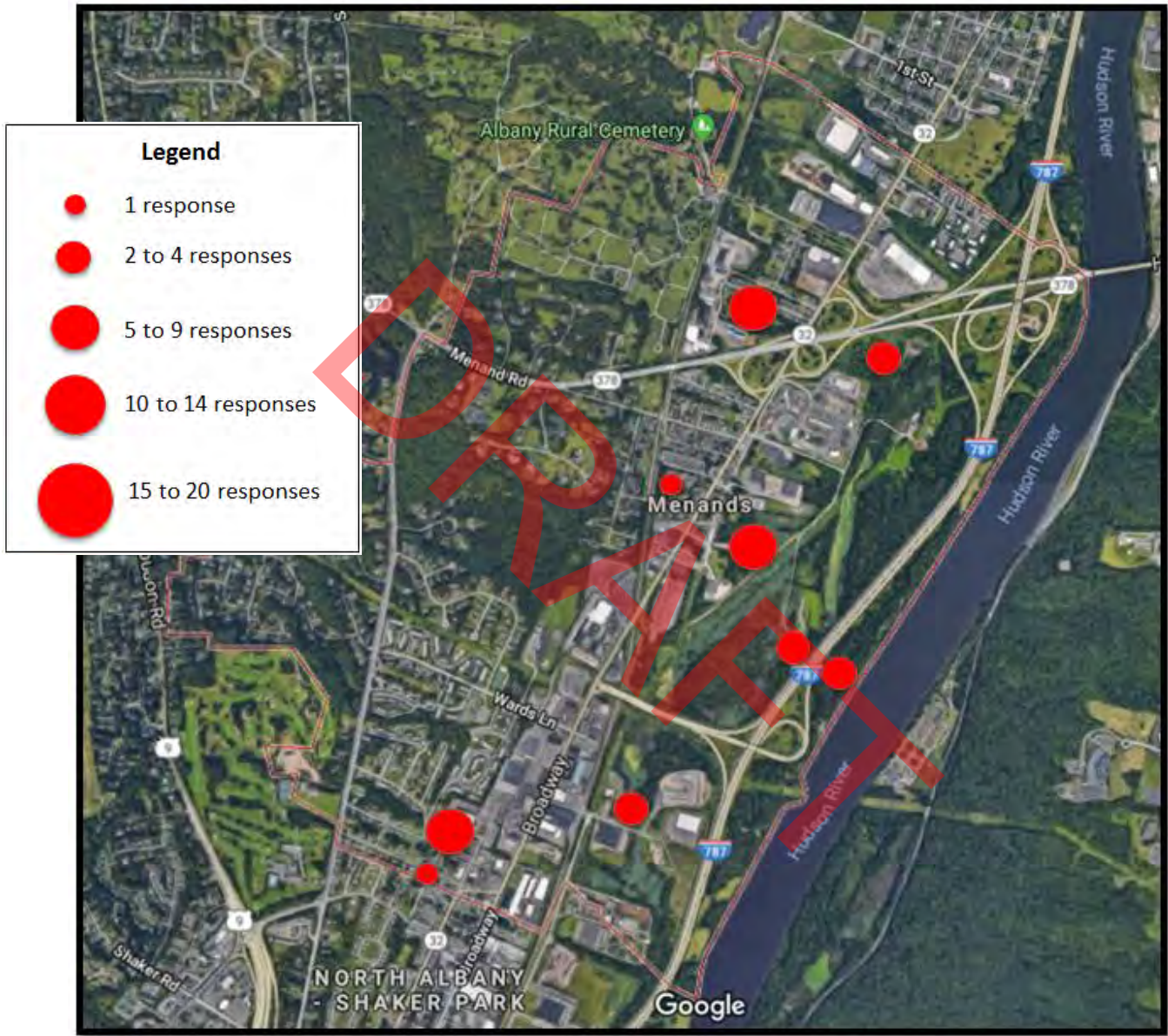
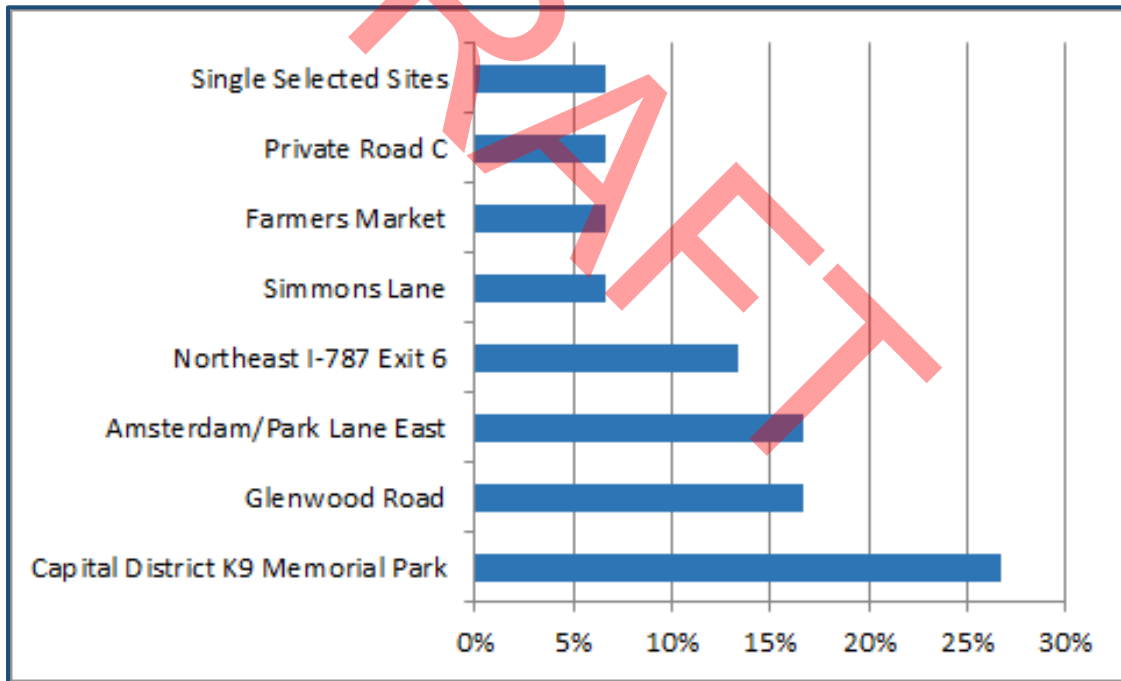


Table 6 summarizes the location of the responses, the number of responses, and percent of total responses for Question 5 and Figure 9 shows the same breakdown of the responses graphically.

Table 5: Number of Responses and Percentages for Dog Park

Location	Number of Respondents	Percent of Total Responses
Capital District K9 Memorial Park	8	27
Glenwood Road	5	17
Amsterdam/Park Lane East	5	17
Northeast I-787 Exit 6	4	13
Simmons Lane	2	7
Farmers Market	2	7
Private Road C	2	7
Single Selected Sites	2	7
Total	30	100%

Figure 9: Distribution of Responses for Dog Park (n = 30)



Question 6 – Community Garden

Attendees were asked to identify potential locations for a community garden, and Figure 10 shows the locations identified. Of the twenty-nine (29) attendees that responded to this question, six (6) selected an area near the Farmers Market as the preferred location for a community gar-

den, while four (4) identified an area near the Capital District K9 Memorial Park, four (4) attendees identified Ganser-Smith Memorial Park, and three (3) attendees identified an area between Amsterdam Avenue and Park Lane East. Two (2) attendees each selected areas near the Menands School, on the northeast side of the I-787 Exit 6 ramp, near River Hill Avenue, Village Hall, and The Lofts. Two (2) other attendees each identified a single location elsewhere in the Village. The responses indicate sincere interest in establishing this type of amenity in the Village; however, the locations identified should be further studied to determine their size, current land use, availability (e.g. ownership), accessibility, and suitability for this use.

Figure 10: Locations for Community Garden (n=29)

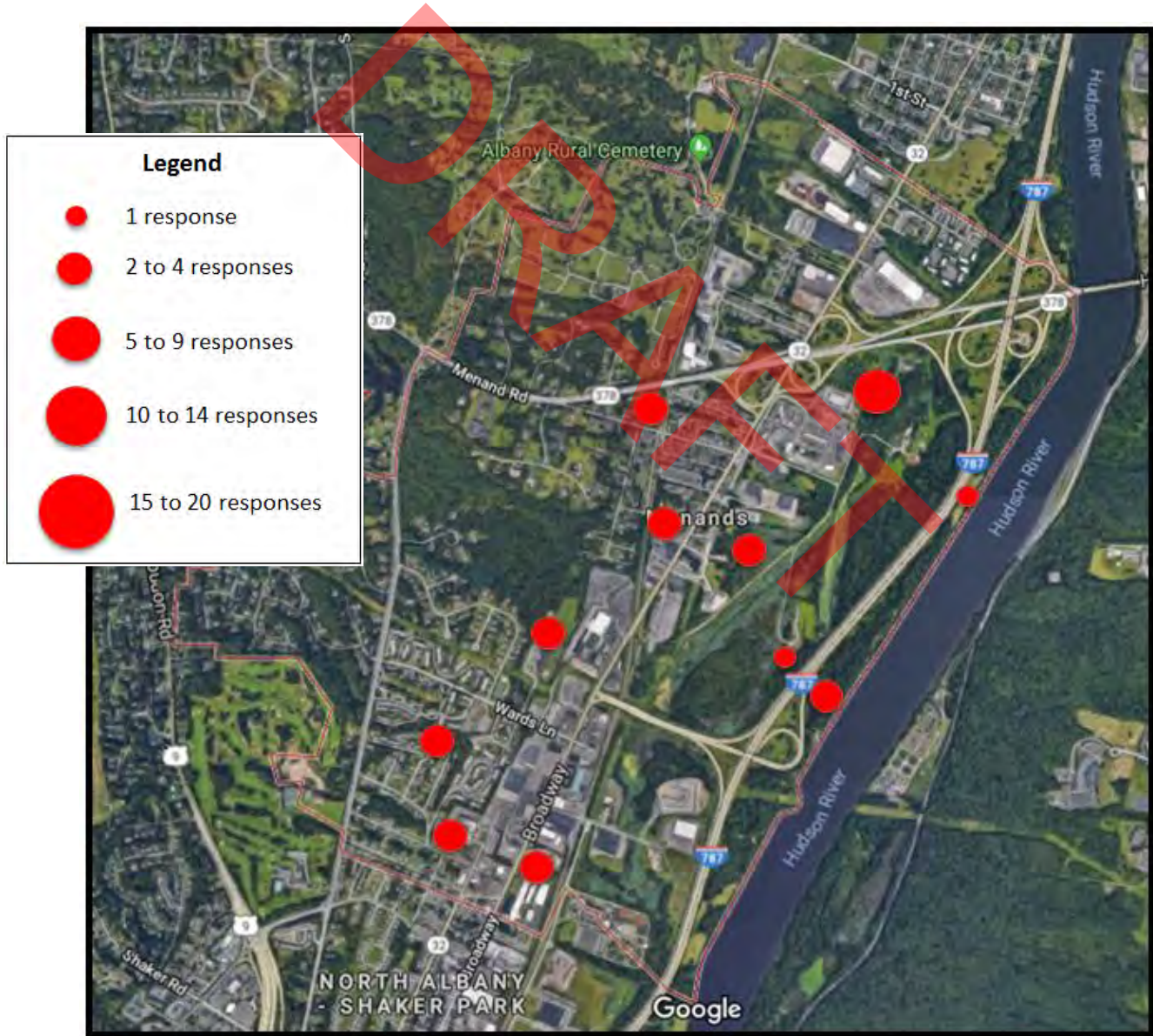
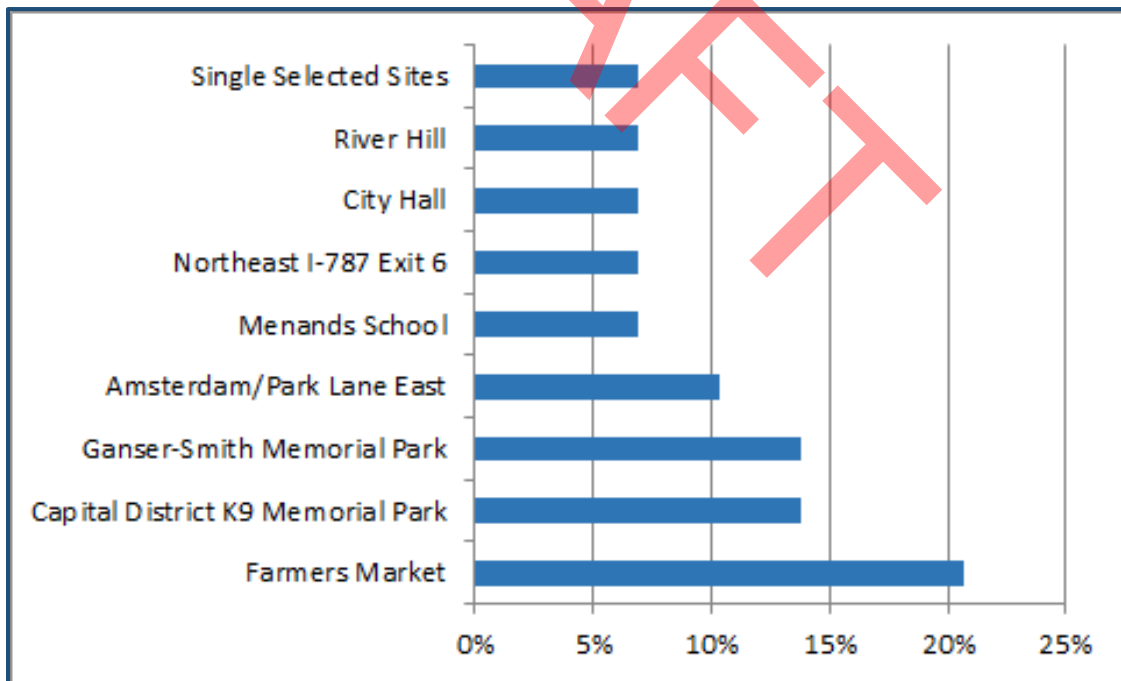


Table 6 summarizes the location of the responses, the number of responses, and percent of total responses for Question 6 and Figure 11 shows the same breakdown of the responses graphically.

Table 6: Number of Responses and Percentages for Community Garden

Location	Number of Respondents	Percent of Total Responses
Farmers Market	6	21
Capital District K9 Memorial Park	4	14
Ganser-Smith Memorial Park	4	14
Amsterdam/Park Lane East	3	10
Menands School	2	7
Northeast of I-787 Exit 6	2	7
Village Hall	2	7
River Hill	2	7
Single Selected Sites	2	7
Total	29	100%

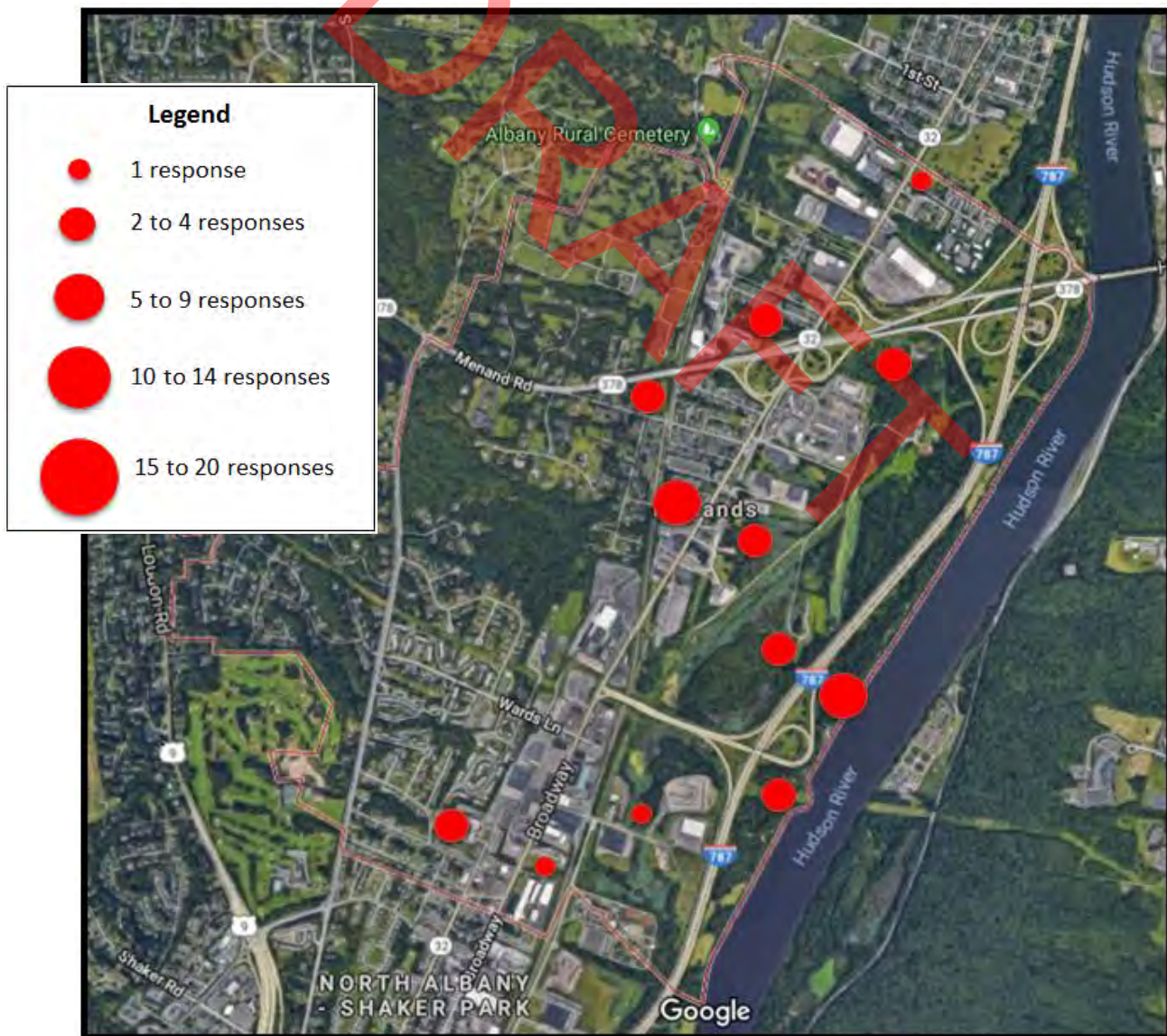
Figure 11: Distribution of Responses for Community Garden (n = 29)



Question 7 – Picnic Area

For Question 7, attendees were asked to identify locations for picnic areas, and the responses from thirty-three (33) attendees are shown in Figure 12. Eight (8) attendees selected an area on the east side of the I-787 Exit 6 ramp, while five (5) attendees identified a location behind Village Hall. Four (4) attendees selected the Ganser-Smith Memorial Park, and three (3) attendees each identified an area at the end of Private Road C, the pocket park between the vacant bowling alley and Glenwood Road, and the Capital District K9 Memorial Park. Two (2) attendees each identified areas near Amsterdam Avenue and Park Lane East and the Farmers Market, while the remaining three (3) attendees identified individual sites elsewhere in the Village.

Figure 12: Locations for Picnic Area (n=33)

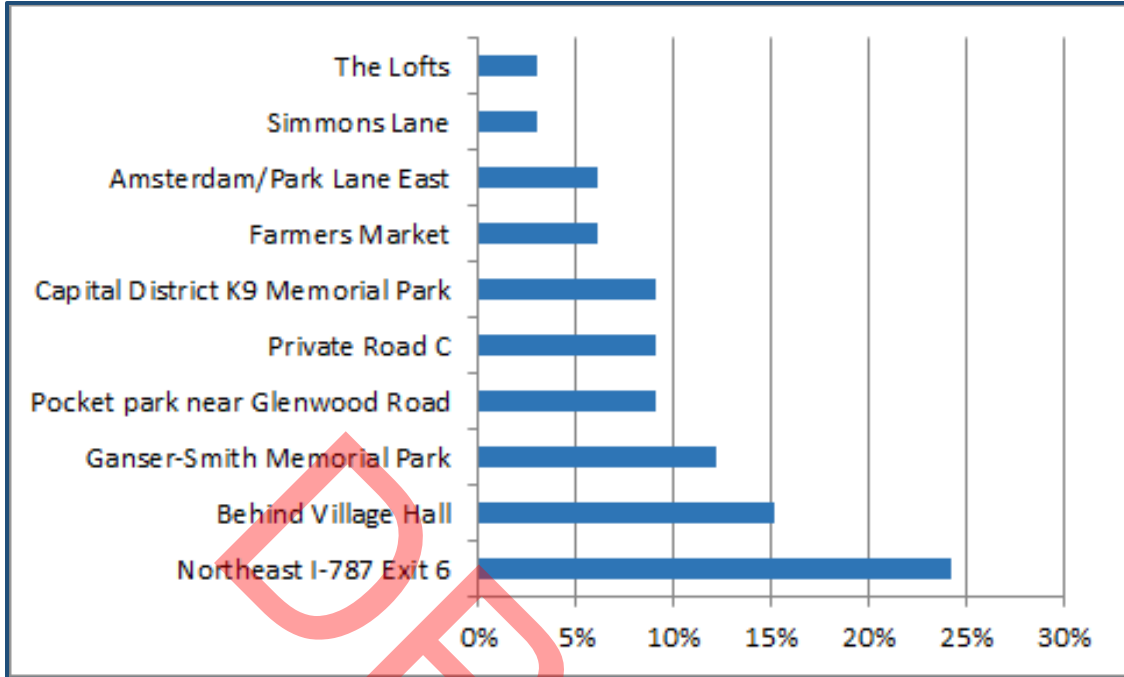


Similar to the responses for the location of the dog park, detailed data on the presence of picnic areas within the Village is not readily available at present, however, the responses indicate a strong interest in more picnic areas within the community. Thus, the locations identified should be further studied to determine their size, current land use, availability (e.g. ownership), accessibility, and suitability for this use. Table 7 summarizes the location of the responses, the number of responses, and percent of total responses for Question 7 and Figure 13 show the same breakdown of the responses graphically.

Table 7: Number of Responses and Percentages for Picnic Area

Location	Number of Respondents	Percent of Total Responses
Northeast I-787 Exit 6	8	24
Behind Village Hall	5	15
Ganser-Smith Memorial Park	4	12
Pocket Park near Glenwood Road	3	9
Private Road C	3	9
Capital District K9 Memorial Park	3	9
Farmers Market	2	6
Amsterdam/Park Lane East	2	6
Single Selected Sites	3	9
Total	33	100%

Figure 13: Distribution of Responses for Picnic Area (n = 33)



Word Clouds

Attendees were asked to provide one word to describe the Village of Menands today and another word to describe the Village in the future. The responses were grouped using word clouds, or tag clouds, to visually represent the one-word descriptions, but with the most frequently tagged words appearing using the largest font. In general, these word clouds are used to highlight the attendees' perception of the Village. The word clouds generated from the activity at both Open Houses are shown in Figures 14 and 15.

Figure 14: Word Cloud – Menands Today (n=35)

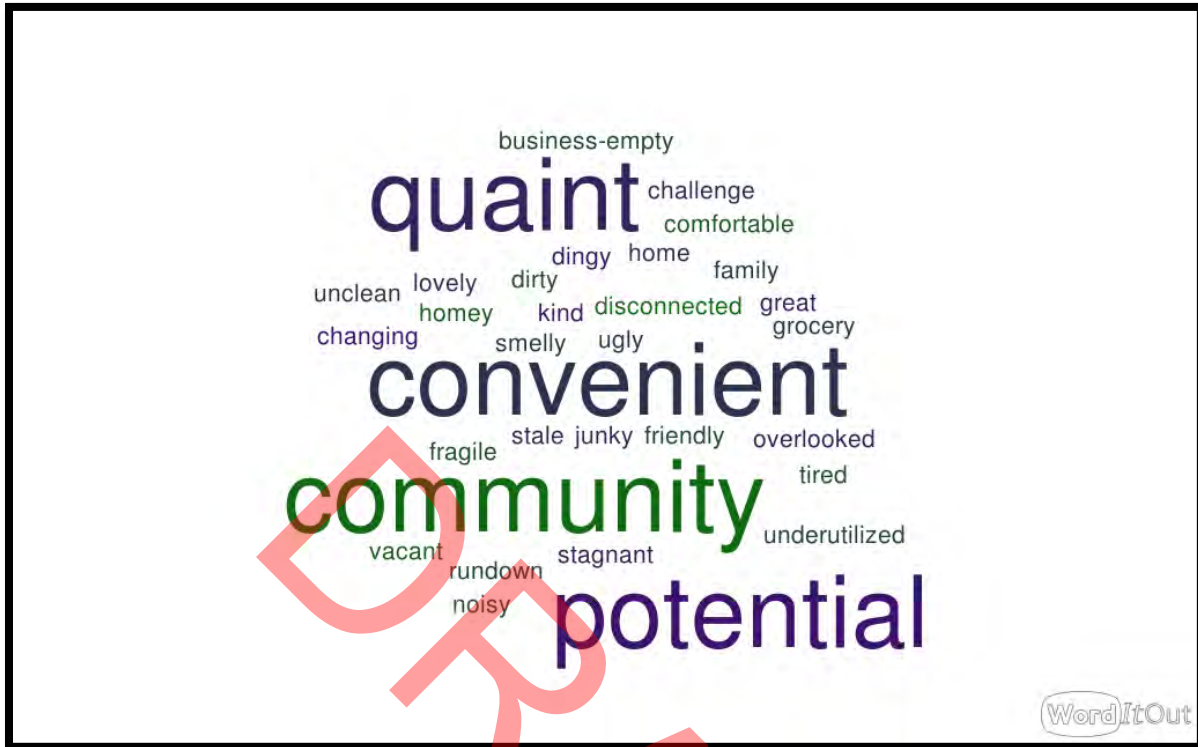
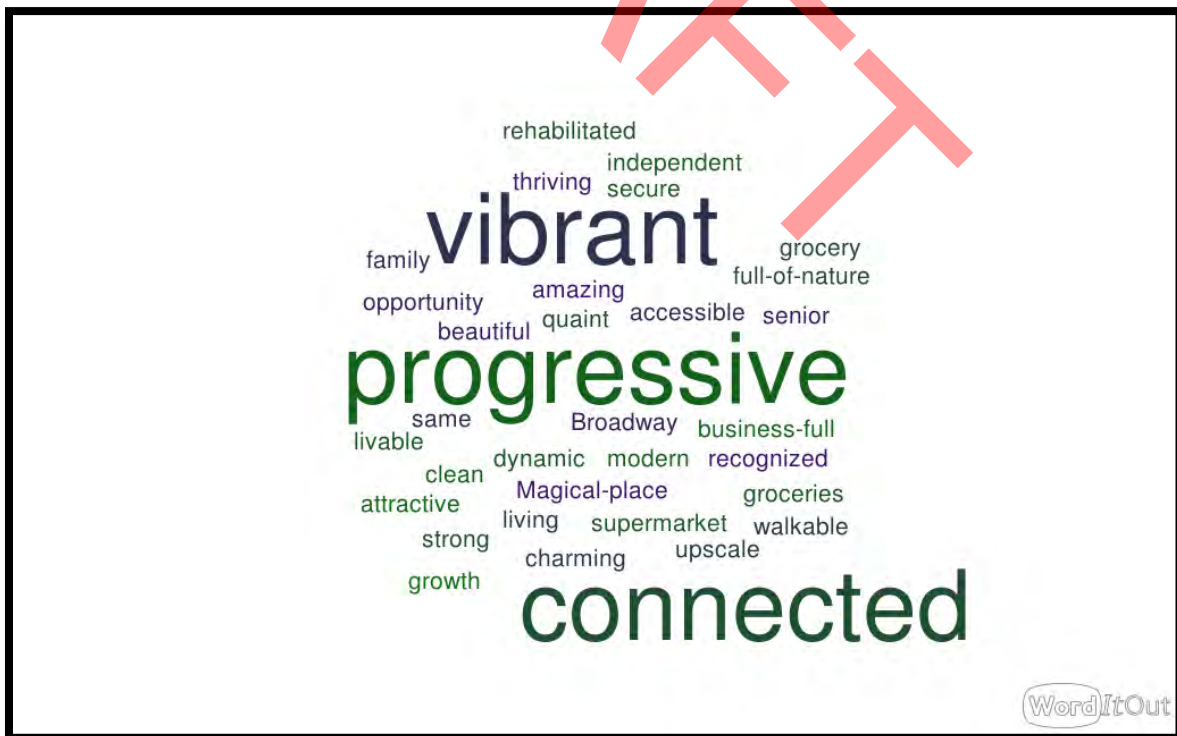


Figure 15: Word Cloud – Menands in the Future (n=35)



Attendee Comments

One-on-One Discussions and Handwritten Comments: During the Open Houses, attendees provided additional oral or handwritten comments and Appendix E includes a summary of these comments. A preliminary qualitative analysis of these comments was completed using content analysis and Table 8 summarizes the general content and frequency of the comments.

Table 8: Categorization of Verbal and Written Comments

Category	Number of Comments	Central Topic(s)
Housing	4	<ul style="list-style-type: none"> - Opposition to new apartments - Need for senior citizen housing
Infrastructure	7	<ul style="list-style-type: none"> - Need to improve or upgrade sidewalks - Need to re-use vacant buildings - Better access from Menands Road to cemetery and Glenwood pocket park - Better access to waterfront
Traffic	4	<ul style="list-style-type: none"> - Heavy truck traffic on Railroad Avenue - Motorcycle drag racing on Broadway - Train traffic
Services/Amenities	17	<ul style="list-style-type: none"> - Need a grocery store - Need a dog park - Would like to see Farmer's Market increase in size - Lack of entertainment and amenities in Village - Snow removal on Broadway - More cafes and amenities - More entertainment and amenities
Aesthetics	4	<ul style="list-style-type: none"> - Need for beautification - Better code enforcement to cleanup rundown properties

Summary and Conclusions

Two Open Houses were conducted in April 2018 to gather public input that will be used to inform the development of a Comprehensive Plan for the Village of Menands, N.Y. at some point in the future. Overall, a total of forty-six (46) persons attended the events and shared their views on a range of planning topics, from identifying areas for landscape beautification and sidewalk improvements to prioritizing vacant commercial buildings for re-use and identifying the center of the Village. The principle method for gathering the public input was a mapping exercise and

based on a detailed review of the responses received, the results indicate that attendees were in general agreement on responses for some but not all the questions.

The highest degree of consensus was associated with the identification of the center of the Village, with fifty-four (54) percent of the attendees indicating that the Village Hall should be the center of the Village. The second most preferred center of the Village, selected by twenty-six (26) percent of the attendees, was the Mid-City Shopping Center. Conceptually, residents may associate the center of a community with a place of historical significance, or a place where key activities occur, such as commercial activities in a central business district or public administration at a municipal government complex. In the case of Menands, the center of the Village selected by the majority of the attendees coincides with the existing center of key public services and public administration for the Village. Given the selection of the Village Hall as the center of the community, the Village might consider establishing other features at or near this location to strengthen its identity as the Village center. For example, the Village could place a large interpretative sign in the immediate vicinity that provides the history of the Menands as well as a map of key attractions throughout the Village. As another example, the Village could consider sponsoring an annual event at this location, such as an annual plant sale or gardening fair, which would pay homage to community's history as a center for horticulture and reinforce the perception of the Village Hall area as the Village center. The Mid-City Shopping Center was also identified as a center of the Village and given its location within in the heart of the Broadway Business District, this mall has the potential to become a center for commercial activities. However, at present most of the commercial space in this shopping center is vacant, thus transforming this location into a thriving central business district will likely require a long-term strategy

Other questions where there appeared to be a high degree of consensus were associated with the prioritization of vacant commercial buildings for re-use and locations for landscape beautification. Coincidentally, attendees identified the Mid-City Shopping Center, where the vacant former Ideal Food Basket and NYS Worker's Compensation Board buildings are located, as the highest priorities for vacant commercial building re-use (33 percent) as well as landscape beautification (45 percent). Clearly, revitalizing and improving the aesthetics of this site is a major concern for the Village residents and is needed to transform the site into the commercial center of the Village. In addition to the Mid-City Shopping Center, there were others areas in the Village identi-

fied by attendees as needing attention, and the list of sites developed from the Open Houses can serve as a basis for prioritizing community efforts to return these properties to beneficial use.

Sidewalks were an important topic of discussion during the Open Houses and attendees identified two major roadways, Wards Land and Broadway, where sidewalk improvements are needed. These results, coupled with past transportation related studies, can be used to make an initial list of priorities areas for sidewalks improvements. However, given the variability in the attendees' responses, a broader study of the sidewalk conditions is warranted.

Attendees also identified numerous locations and showed strong support for the establishment of dog parks, community gardens, and picnic areas within the Village, however, the relatively low level of clustering of their responses indicates less consensus for particular sites and further study of the locations identified should be pursued to determine their size, current land use, availability (e.g. ownership), accessibility, and feasibility for these uses.

Word clouds were used to graphically represent how the attendees would describe the Village of Menands today and in the future. Overall, the range of words provided by the attendees reflected both negative perceptions as well as positive perceptions of the Village, indicating that the community has some shortcomings but it has many positive aspects as well. Overall, however, the positive perceptions appeared to prevail. Lastly, a limited number of oral and written comments were gathered during the Open Houses and a preliminary content analysis of these comments indicates that there are several common themes or topics that capture the gist of the concerns, with the primary themes being housing, infrastructure, traffic, aesthetics, and services / amenities. Some of the major concerns identified in these comments were the need for a grocery store as well as other services and amenities in the Village, the need for sidewalk improvements to improve walkability of the Village, and the need for community beautification.

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Village of Menands

MAYOR
Megan Grenier
VILLAGE CLERK
Don Henderhan



TRUSTEES
Steve C. Boulet
Diane L. Foley
Seth Harris
Aileen L. Nicoll

**FOR IMMEDIATE RELEASE:
March 28, 2018**

Village of Menands Announces Open Houses for Comprehensive Plan

Menands, NY – The Village of Menands has announced that the first Open House for the Village’s Comprehensive Plan will be held on Monday, April 2, 2018 at Village Hall, 250 Broadway from 4:30 pm to 7:00 pm. During the Open House, the Village, in partnership with students from the Master’s Program in Regional Planning at the University at Albany, will solicit public input on topics such as current land uses, economic development, housing, recreation and transportation, which will be addressed in the Comprehensive Plan.

Menands Mayor Megan Grenier said, “The graduate students are providing tremendous assistance to the village as we reach out to listen to those who live and work here to learn what they would like the future of the village to be. We encourage everyone to attend.” Light refreshments will be available.

A second open house is scheduled for April 11, 2018 from 4:30 pm to 7:00 pm and will be held in the community room at The Albany Lofts at One Broadway, in Menands.

Tel. (518) 434-2922
Fax: (518) 427-7303

Municipal Building
280 Broadway, Menands, NY 12204

www.villageofmenands.com

A comprehensive plan is a blueprint for guiding future development and growth in the village. The University at Albany graduate students have structured a two-part public engagement process. A public survey was distributed and collected in March to gain input from those who live and work in the village. The Open Houses on April 2 and April 11 will cover different topics than those covered in the community survey. Results of the public engagement process will be compiled by the students and presented to the village in late April. Information gathered through the public engagement process will be used to shape the recommendations and priorities in the comprehensive plan.

This project is funded, in part, by a grant the Hudson River Valley Greenway. The event is open to the public and is accessible to the handicapped. For additional information, see the Village of Menands web site at <http://villageofmenands.com/>.

Contact:
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MAYOR
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VILLAGE CLERK
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TRUSTEES
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Village of Menands

250 Broadway
Menands, NY 12204
(518) 434-2922
Fax (518) 427-7303

FOR IMMEDIATE RELEASE:
April 6, 2018

Second Open House for Menands Comprehensive Plan

Menands, NY – The Village of Menands extends an invitation to the second public Open House for the Village's Comprehensive Plan on Wednesday, April 11, 2018 in the community room at the Albany Lofts at One Broadway. People may stop by anytime between 4:30 pm to 7:00 pm. Remarks by local public officials will begin at 5:30 pm.

Participants will have the opportunity to engage in interactive mapping exercise with graduate students from the University at Albany Master's Program in Regional Planning on topics such as housing, current land uses, economic development, transportation and recreation, which will be addressed in the Comprehensive Plan.

Menands Mayor Megan Grenier said, "We encourage everyone who lives and works in Menands to attend to provide their comments. The UAlbany students are gathering all of the public input and will present us with a report at the end of April. We will use this information as we move forward with future planning."

A comprehensive plan is a blueprint for guiding future development and growth in the village. The University at Albany graduate students have structured a two-part public engagement process to help the village. A community survey was distributed in March to gain input from those who live and work in the village. The Open House on April 11 will cover different topics than those included in the community survey. Results of the public engagement process will be compiled by the students and presented to the village in late April. Information gathered through the public engagement process will be used to shape the recommendations and priorities in the comprehensive plan. For further information on the comprehensive plan, go to the Village of Menands web site at: <http://villageofmenands.com/>.

Funding for this project is provided, in part, by a grant from the Hudson River Valley Greenway. The event is open to the public and is accessible to the handicapped. Light refreshments will be available.

The Albany Lofts at One Broadway is located at 1 Broadway in Menands, NY (the former Albany International building). For information on the meeting location, see:

<https://www.1broadwayalbanv.com/>

Contact:
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Village of Menands

MAYOR
Megan Grenier

VILLAGE CLERK
Dan Mandarian



TRUSTEES
Steve C. Boutin
Diana L. Fardy
Sam Harris
Aileen L. Nicoli

FOR IMMEDIATE RELEASE

Date: March 28, 2018

Contact:

Marcia Kees
(518) 813-2166
mkees@albany.edu

******* MEDIA ADVISORY *******

WHO: Village of Menands, Menands, NY
WHAT: Open House for Village Comprehensive Plan
WHEN: Monday, April 2, 2018 – 4:30 pm to 7:00 pm
WHERE: Village Hall
250 Broadway
Menands, NY 12204

The Village of Menands announces that the first Open House for the Village's Comprehensive Plan will be held on Monday, April 2, 2018 at Village Hall, 250 Broadway from 4:30 pm to 7:00 pm. The Comprehensive Plan will be a blueprint for guiding future development and growth in the village. Students from the Master's Program in Regional Planning at the University at Albany, will be on hand to ask for input on topics such as current land uses, economic development, housing, recreation, and transportation, which will be addressed in the Comprehensive Plan.

This project is funded, in part, by a grant the Hudson River Valley Greenway.

The event is open to the public and is accessible to the handicapped. Light refreshments will be available.

Tel. (518) 434-2922
Fax: (518) 427-7303

Municipal Building
250 Broadway, Menands, NY 12204

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MAYOR
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Village of Menands

200 Broadway
Menands, NY 12204
(518) 434-2922
Fax (518) 427-7303

FOR IMMEDIATE RELEASE
Date: April 6, 2018

Contact:
Marcia Kees
(518) 813-2166
mkees@albany.edu

******* MEDIA ADVISORY *******

WHO: Village of Menands, Menands, NY
WHAT: Open House for Village Comprehensive Plan
WHEN: Wednesday, April 11, 2018 - 4:30 pm to 7:00 pm. Remarks at 5:30 pm.
WHERE: Albany Lofts at One Broadway
Community Room
1 Broadway
Menands, NY 12204

The Village of Menands announces that the second public Open House for the Village's Comprehensive Plan will be held on Wednesday, April 11, 2018 at the community room at the Albany Lofts at One Broadway. Remarks by local officials and representatives from the University at Albany will be presented at 5:30 pm.

The Comprehensive Plan will be a blueprint for guiding future development and growth in the village. Students from the Master's Program in Regional Planning at the University at Albany,

will be on hand to ask for input on topics such as current land uses, economic development, housing, recreation, and transportation, which will be addressed in the Comprehensive Plan. People may stop by anytime between 4:30 pm to 7:00 pm to work on interactive mapping exercises with the graduate students.

Funding for this project is provided, in part, by a grant from the Hudson River Valley Greenway. The event is open to the public and is accessible to the handicapped. Light refreshments will be available.

For further information on the comprehensive plan, go to the Village of Menands web site at: <http://villageofmenands.com/>

The Albany Lofts at One Broadway is located at 1 Broadway in Menands, NY (the former Albany International building). For meeting location, see: <https://www.1broadwayalbany.com/>

Times Union, April 1, 2018, retrieved from
<https://www.timesunion.com/local/article/community-Briefs-12796553.php>

Open houses to address Menands planning

MENANDS – Two open houses are scheduled this month in Menands as part of an interactive workshop led by University at Albany master of regional planning program graduate students.

The public workshops follow up on a community survey taken by about 300 respondents, distributed to residents and businesses. Many respondents place priority on implementing a dog park, picnic area, community garden, sidewalks, and re-use of vacant buildings.

Open houses will be at 4:30 p.m. Monday at Village Hall and at 4:30 p.m. Wednesday, April 12 at Albany Lofts, One Broadway (Community Room).

PAST EVENTS

Community Open House on Comprehensive Plan at the Albany Lofts – April 11th, 2018

Community Open House on Comprehensive Plan at the Village Hall – April 2nd, 2018





VILLAGE VISION: COMPREHENSIVE PLAN Open House



**April 2, 2018
4:30 pm to 7:00 pm
Village Hall
280 Broadway, Menands, NY**

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

The Village is hosting an Open House on April 2 to present information on the Comprehensive Plan and learn about your vision for the future of the community. Please come share your thoughts with us!

For more information on the Comprehensive Plan, visit the Village website at:

<http://villageofmenands.com>



VILLAGE VISION: COMPREHENSIVE PLAN Open House



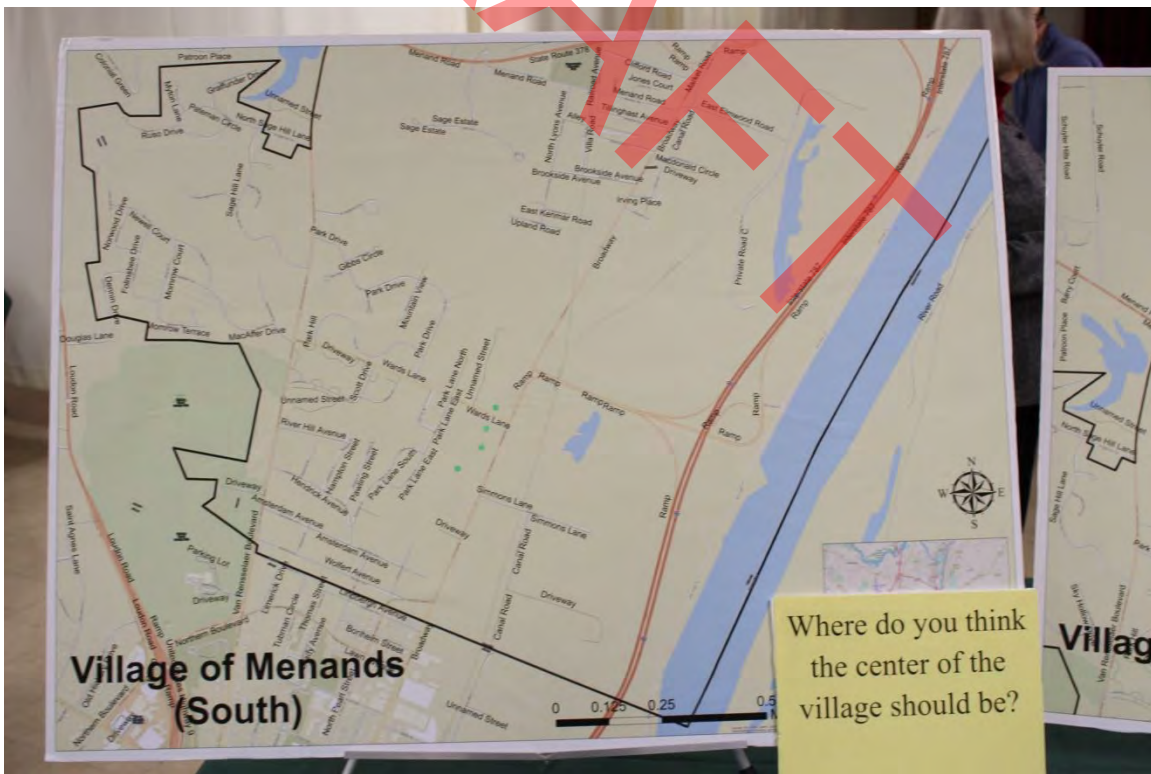
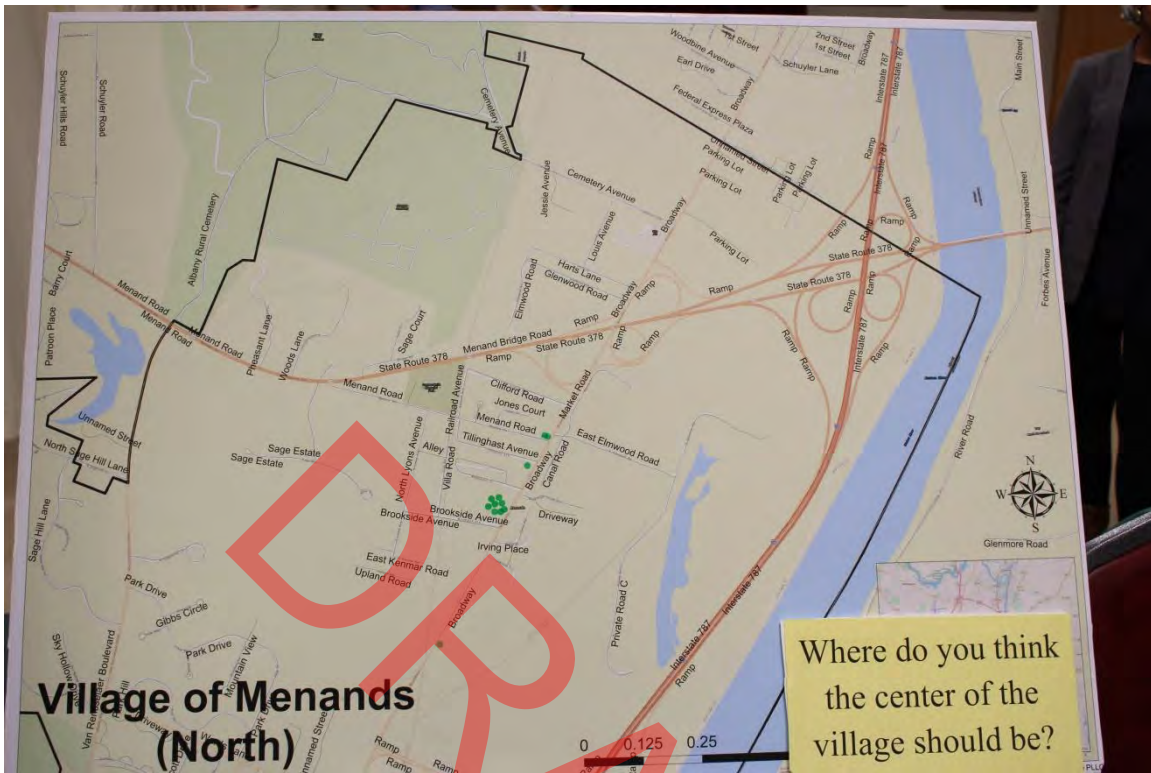
Wednesday, April 11, 2018
4:30 pm to 7:00 pm
Albany Lofts at One Broadway
“The Lounge” Community Room
One Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

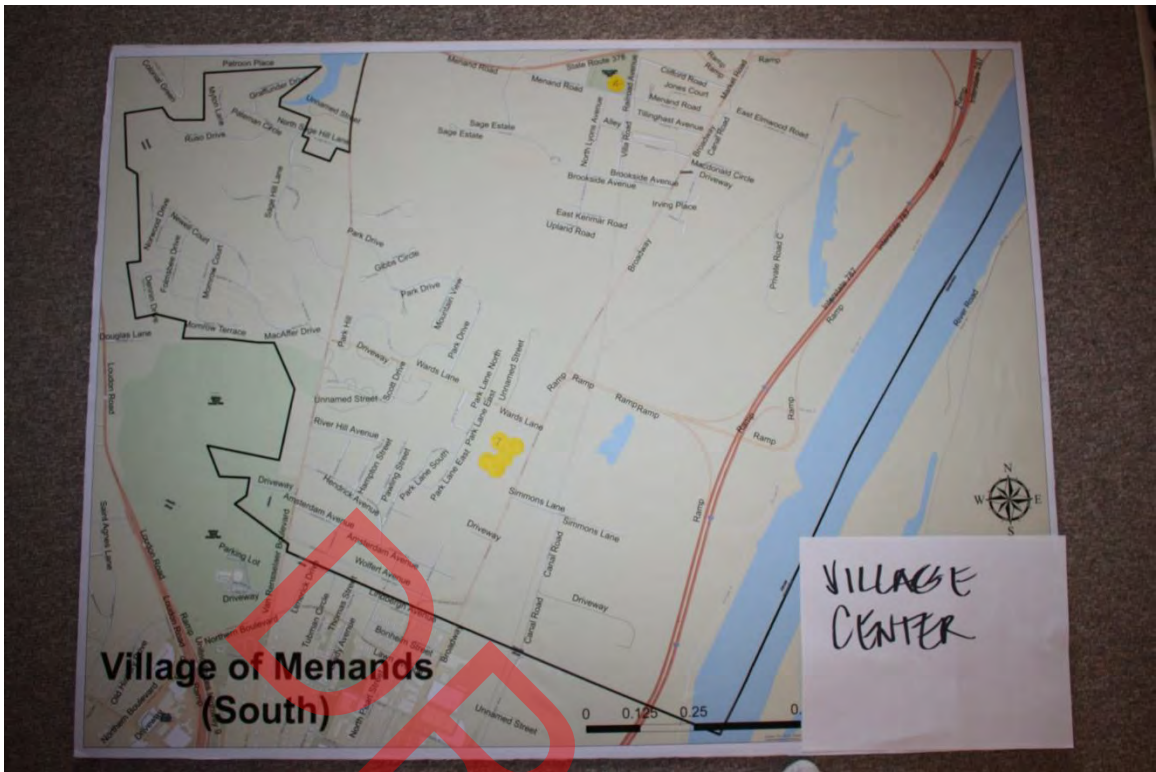
Please come share your thoughts with us!
Light refreshments will be available.

For more information on the Comprehensive Plan,
visit the Village website at:
<http://villageofmenands.com>

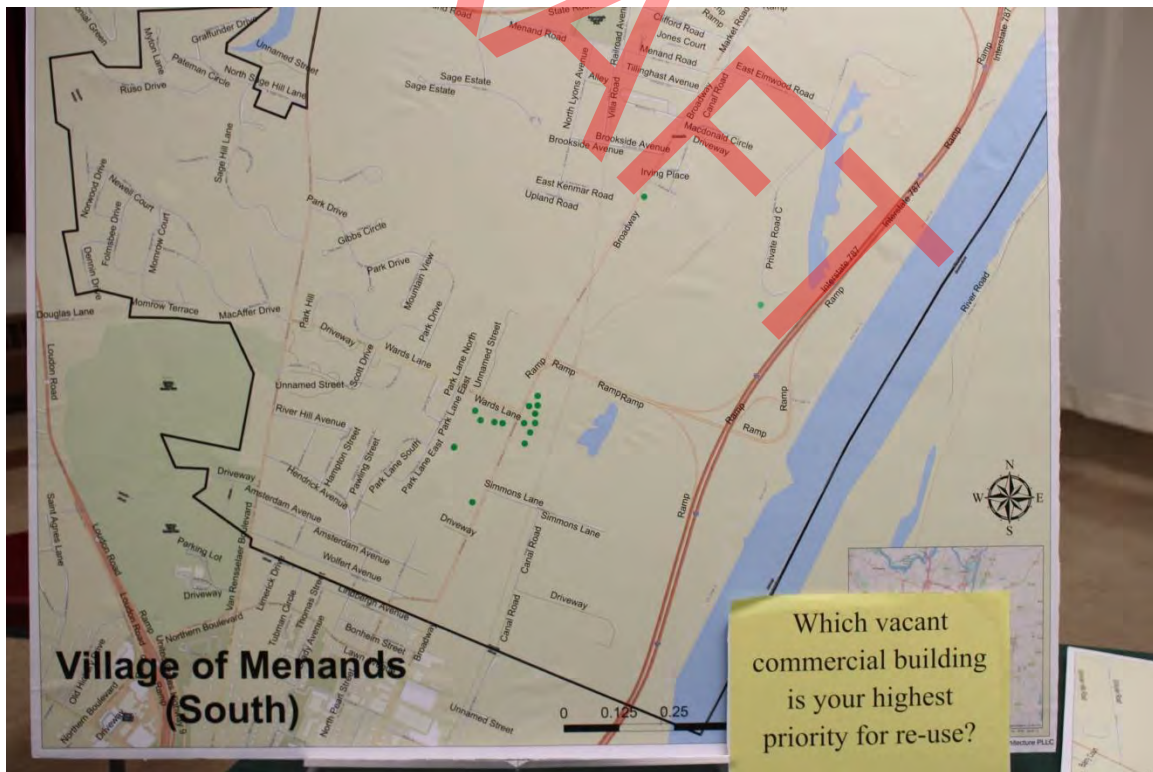
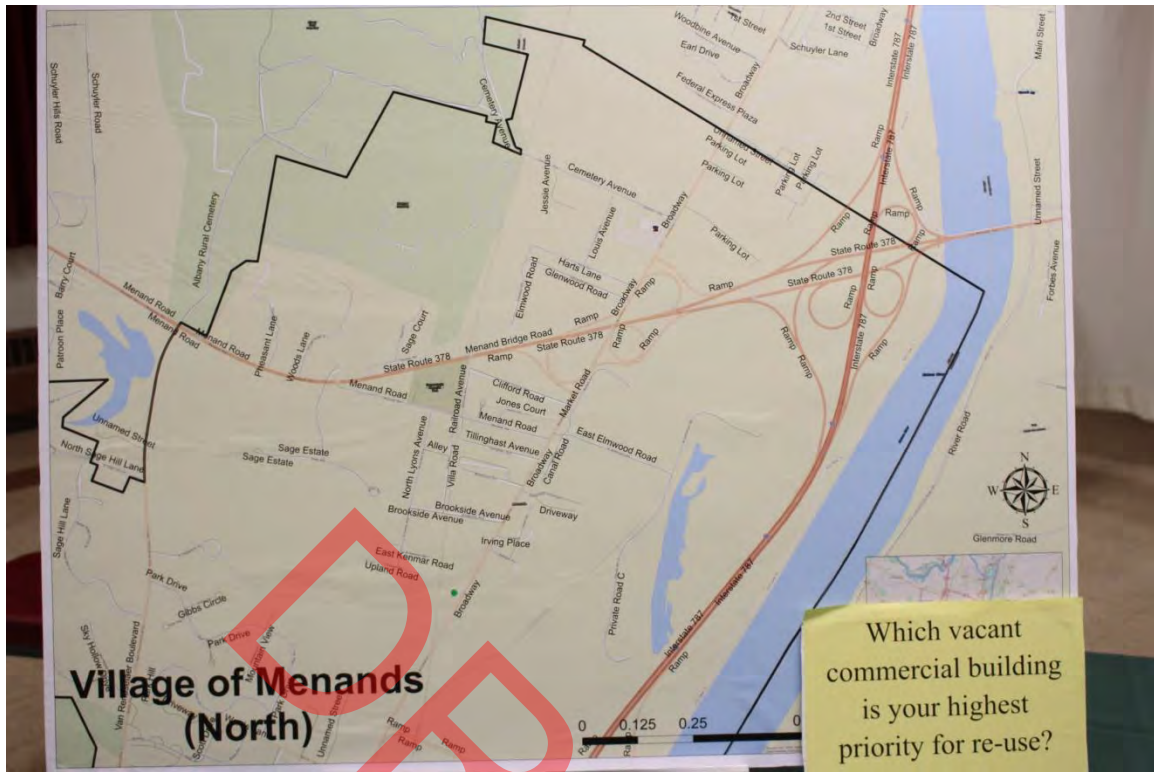
Appendix D – Photos of Mapping Exercise



Open House 1: Location of Village center



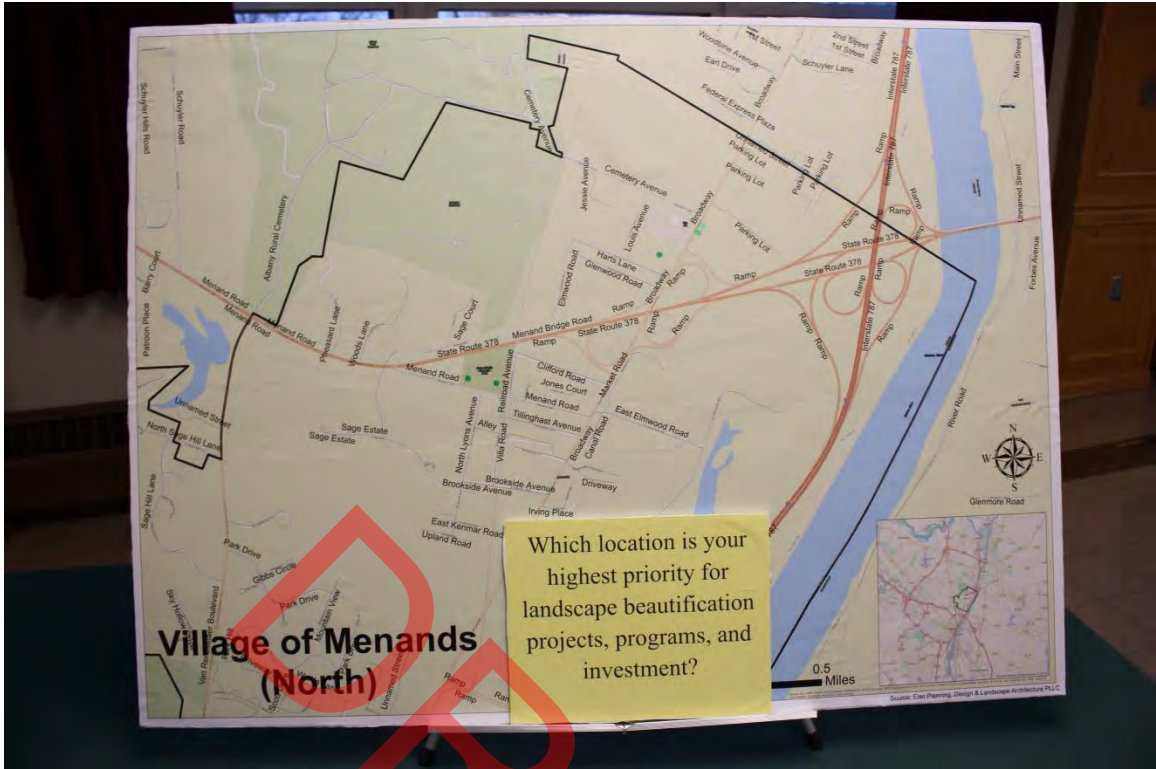
Open House 2: Location of Village center



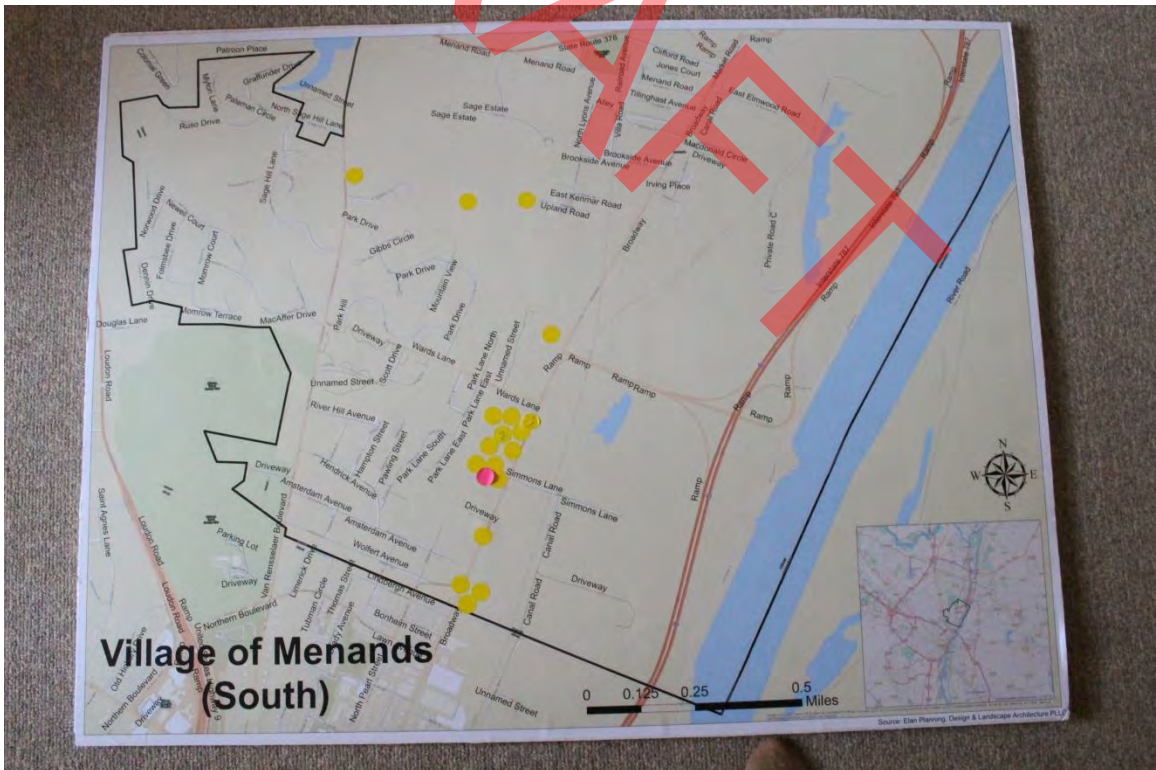
Open House 1: Highest priority vacant commercial building for re-use.



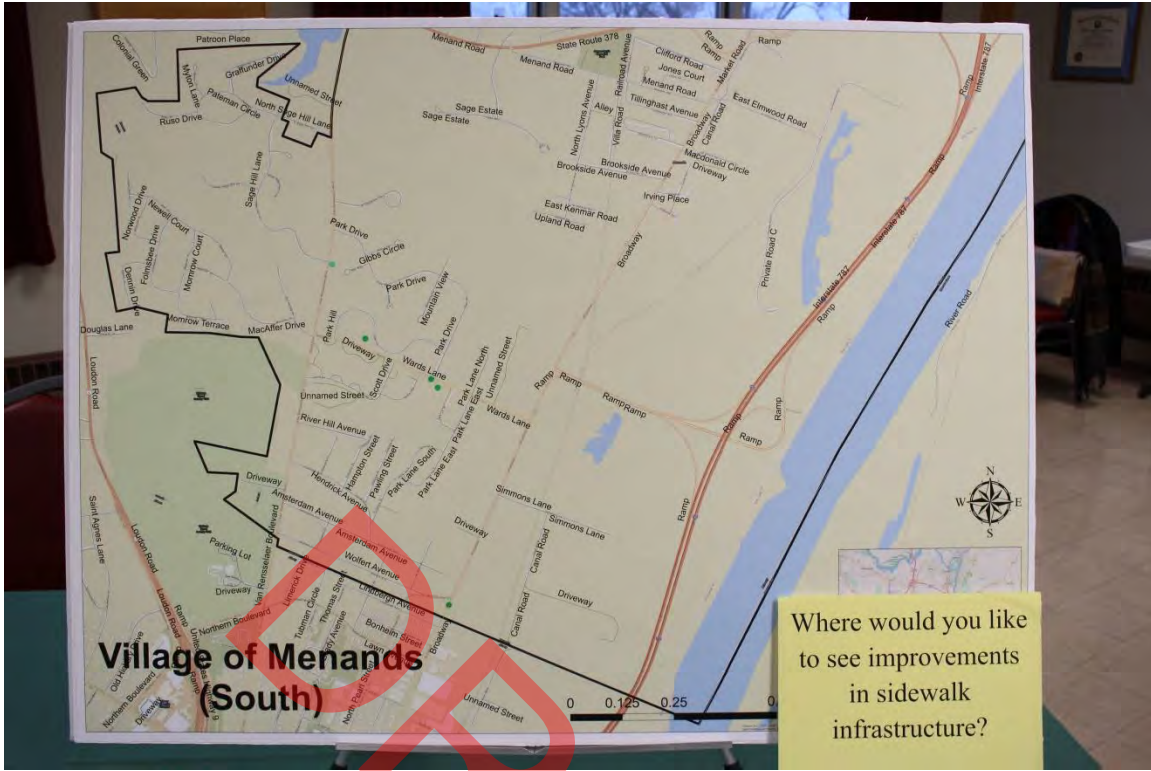
Open House 2: Highest priority vacant commercial building for re-use.



Open House 1: Location of highest priority for landscape beautification.



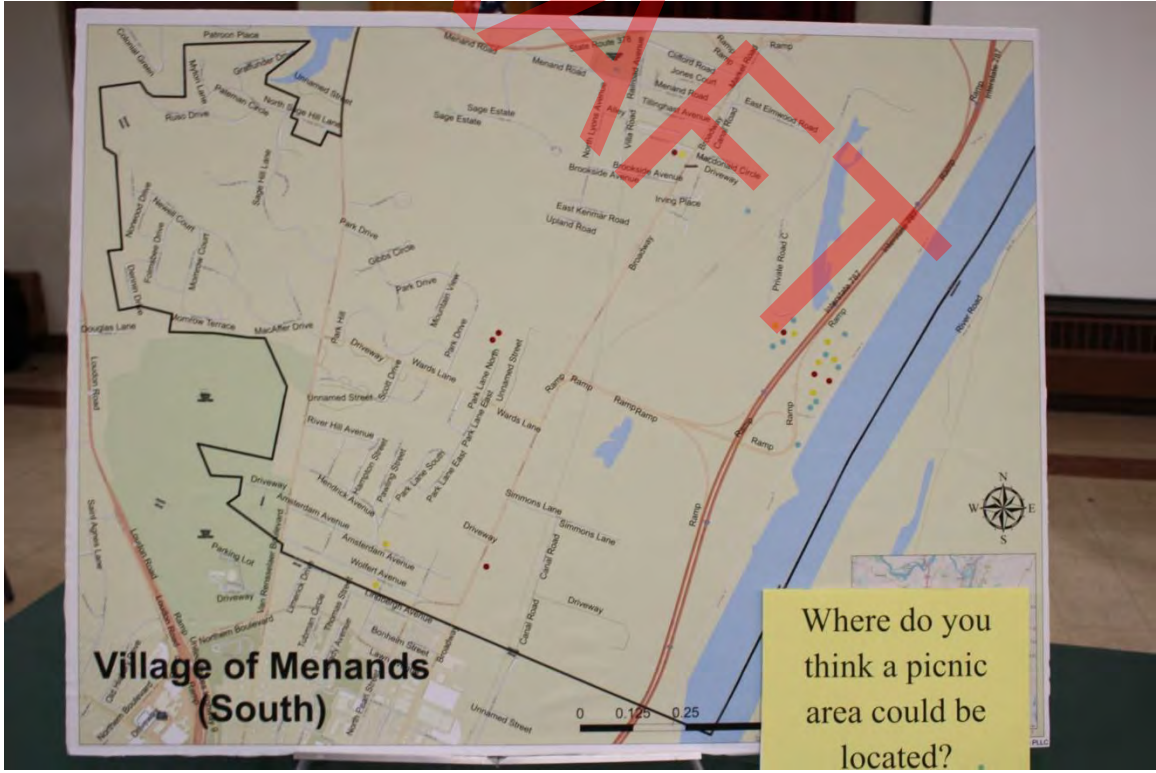
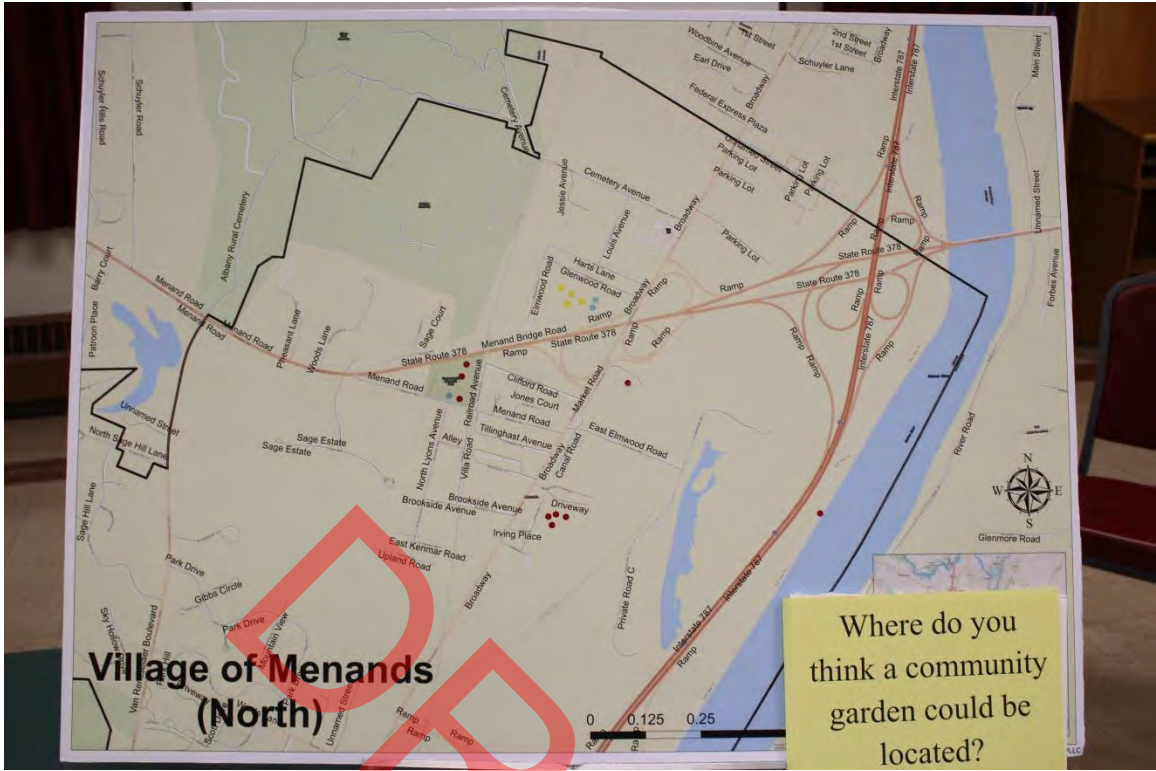
Open House 2: Location of highest priority for landscape beautification.



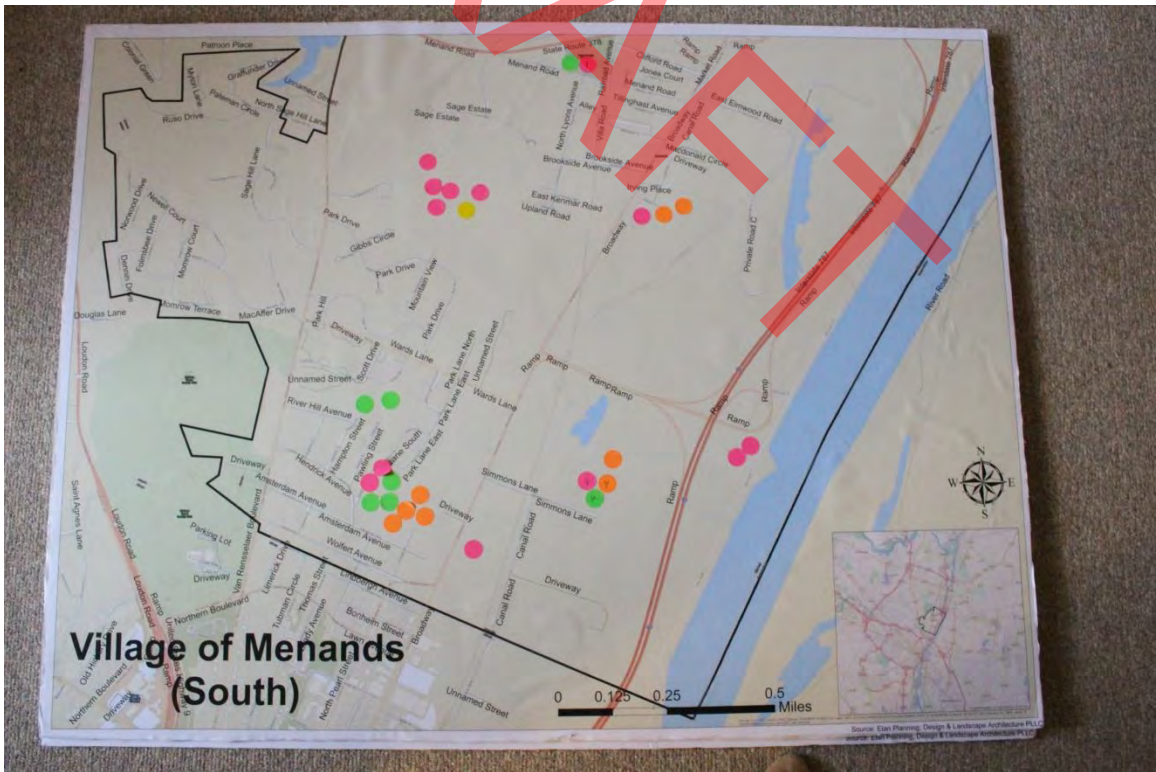
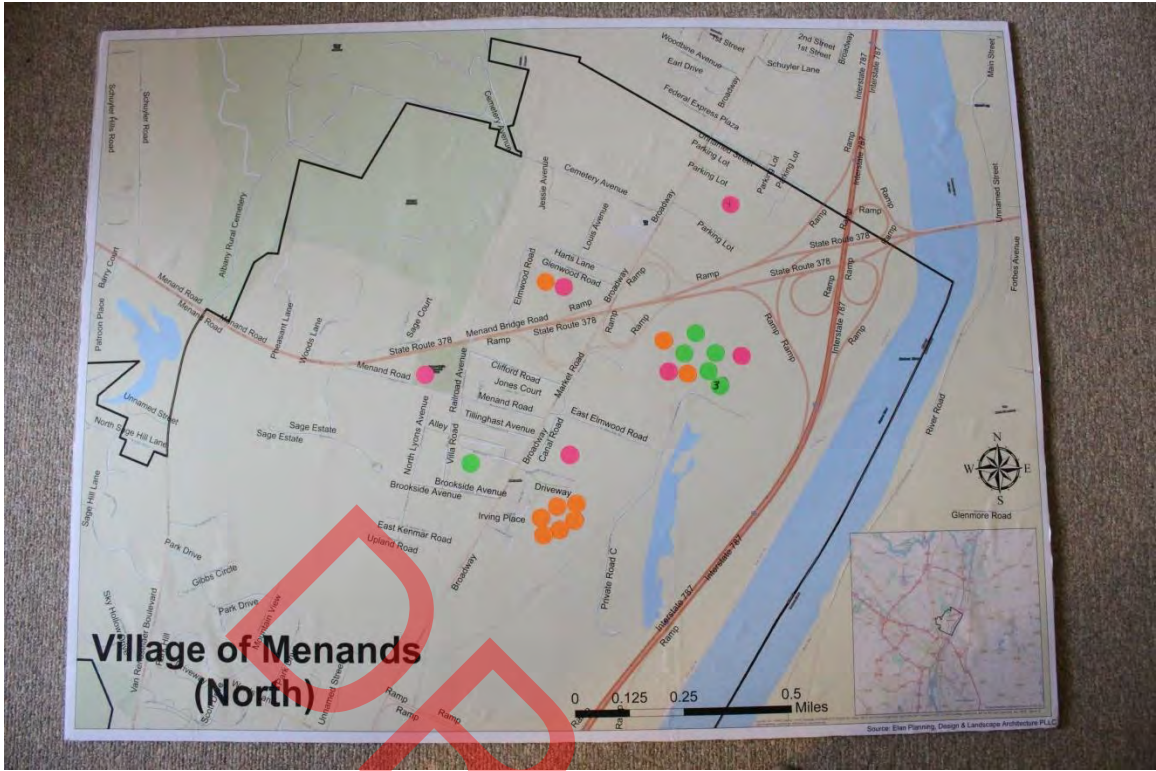
Open House 1: Location of highest priority for sidewalk improvements.



Open House 2: Location of highest priority for sidewalk improvements.



Open House 1: Location of dog parks (yellow), community gardens (red), picnic areas (blue).



Open House 1: Location of dog parks (orange), community gardens (green), picnic areas (pink).

Appendix E – Oral and Handwritten Comments

The following is a summary of paraphrased verbal comments provided by Open House attendees.

1. An elderly woman stated that it's important to consider the comments of the older generations. She was born and raised in the Village of Menands and said that she has seen it change and it "hasn't been for the better". She made an additional comment in regard to her disfavor of the surplus of apartment units. She was particularly upset at the fact that the Village gave the green light to transform the bowling alley into additional units.
2. Another attendee, who came to originally look at apartment units, explained her discontent with tears, of having to take two buses to Latham, NY to grocery shop. She came with her daughter, who had special needs. I believe she completed a survey during the event.
3. From both open houses it appears that Village Hall is firmly the center of the village, or at least what the center of the village is perceived to be.
4. Sidewalks have been a popular topic of discussion, especially along Broadway and Wards Lane.
5. A popular site for rehab and re-use seems to be the building across from KFC that U-Haul just purchased.
6. People really seem to love the community. Some people are recent transplants to Menands from surrounding communities and expressed how much they love the village.
7. Multiple people mentioned a north/south divide in the village. Looking at the map there are two clusters of population that correspond to the north and south ends of the village and people identify themselves with one of the two.
8. There seems to be a desire to develop the 100 Broadway park and ride into something other than just a surface lot. There is also a desire to redevelop the buildings that are a part of that site.
9. One individual expressed concern for sidewalks and indicated the need to upgrade sidewalks in Menands. Most people indicated that they believed that landscape beautification projects and programs were a priority for Main Street (South Menands).
10. Several people stated that the land near the I-787 ramp and the riverfront would be ideal for all three public amenities for dog park, picnic area, and community garden.
11. Many people mentioned they liked Menands for the small-town character. Residents at both meetings called for more walkable streets with better accessible parks and trails. The attendees chose many points of interest in public parks to indicate that investment is needed to realize full potential of recreational amenities. There are amazing parks and trails throughout the village that are hardly known about rather than celebrated. Some attendees asked for picnic areas along the nature trails to help enhance the experience.
12. Several residents were disappointed in the lack of investment in landscape beautification improvements at Albany Lofts, especially along the Broadway frontage. The Albany Lofts are touted as above market rate luxury apartments but the exterior appearance is sub-par.
13. The signage at the 378 eastbound exit to Broadway needs to clearly indicate that the exit is for Broadway south, not north. Cars exit and then need to pull into Clifford Avenue to turn-around.
14. Too much heavy truck traffic on Railroad Avenue.

15. Property owners along Broadway are not taking care of their property and the entire road is a disgrace. There is very limited upkeep, the properties, even if occupied, look rundown, with garbage, limited landscaping, and vacant buildings. Village to enforce code if it exists or create new code.
16. Attendee doesn't support the construction of more apartments.
17. The Village needs a senior citizen home.
18. Would like to see the Farmer's market increase in size, it used to be much bigger, now it is only two businesses.
19. Sidewalks need to be shoveled and cleared of snow in the winter, poor clearance is a major problem for the elderly and handicapped.
20. Need a dog park for small dogs and a dog park for large dogs.
21. Large groups of motorcycles appear to drag race in the evening up and down Broadway, making a lot of noise late at night that disturbs residents that live close to the road.
22. Would like to see more business to employment in Menands, but also other businesses that provide services or other amenities for residents.
23. **Aggravation among village residents since there is no longer a grocer within walking distance.** Many of the residents are elderly – walking to a grocer or a super market became a daily routine. They were allowed to see many familiar faces and continue to foster a sense of community. Without a grocery store, the village is at risk of being a food-desert.
24. **Lack of entertainment and amenities available in the village.** Residents and visitors consistently complained about the lack of entertainment and amenities available in the village. With the closing of the bowling alley combined with the fact that many of the residents have lived in the Village over 10 years, residents and visitors are finding themselves having to travel out of the Village in order to enjoy themselves. There is not a live, work, play atmosphere for the residents. Thus adding to fear that the Village will become a transient village.
25. **Amount of apartment complexes being developed in the Village has brought tension between residents who live in these apartment complexes and residents who live in single family homes.** The rise in apartment complexes in the Village has been viewed overall as an asset because apartment complexes attract younger people to the Village. Since the majority of the residents in the village are empty-nesters they recognize that in order to move forward the Village must attract younger generations, but at the same time, they also recognize that the Village does not have much to offer in amenities and entertainment to bridge apartment renters into residents. This is a growing concern that there is too much apartment complexes that are coming to the Village and when the trend shifts from people wanting to live in urban areas, many of the complexes will become deserted and dilapidated.
26. **The rich history of the village is viewed as a Village asset and should be expanded upon.** The history of the Village adds great value to the sense of community, charm, and ultimately the care the residents have for the Village. Hence, many of the single-family homeowners have lived in the village for over a decade and chose to remain in the Village rather than to move to Colonie or other neighborhoods. In particular the Albany Rural Cemetery is a place where many residents walk around for exercise.

The following is a summary of written comments submitted by attendees during the Open Houses.

1. What is the status of FIOS?
2. What consideration is being given regarding the railroad situation?
 - a. Multiple trains/day
 - b. Cargo?
3. Dog park with artificial grass, no mud
4. "sidewalks all along Broadway"
5. Try to get Wegmans to come and build a grocery store
6. Cycling/running access to waterfront trail
7. Love the diversity!
8. Need better access from Menand Road to cemetery and Glenwood Pocket Park
9. Snow removal on Broadway in front of 1 Broadway.
10. I feel that the web presence could be more accurate and timely.
11. I emailed someone about snow removal. I got an answer, then sent another question and never got an answer. Better communication would be nice.
12. Grocery store needed ASAP.
13. Retail spots cleaned up and filled ASAP.
 - a. Past-worker comp bldg
 - b. Old PC bldg
14. More cafes and activities
15. A puppy park and a GameStop on top of the hill at Village One
16. A huge pond with lily pads and fireflies! Maybe a whole park dedicated to love, life and family :)

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APPENIDIX B: PUBLIC ENGAGEMENT

SECTION 3:
FOCUS GROUPS
PUBLIC WORK SHOP

VILLAGE OF MENANDS: COMPREHENSIVE PLAN

Focus Groups & Public Workshop Strategy

Date: April 5, 2019

The following document summarizes the suggested approach to focus group meetings and public engagement.

Good community planning is collaborative process that meaningfully engages a wide range of stakeholders. Focus groups are a valuable means to bring together stakeholders from various interest groups and to gain a better understanding of the issues and influences impacting the community. In addition to the input to the planning process, focus group meetings also provides the opportunity for individual members of the focus groups to have a dialogue with one another.

A series of individual stakeholder interviews were conducted in 2017. SUNY Albany MRP student interviewers asked residents and business owners a script of general questions. This exercise provided insight that was used to inform the additional public outreach and analysis performed by the SUNY Albany MRP students.

Since the first round of stakeholder interviews, a series of ideas and opportunities have emerged from the planning process. There is an additional opportunity to reach back out to stakeholders to have a deeper conversation about the topics that are important to residents.

Based upon our review of the planning efforts to date the following potential focus group topics emerged:

1. Transportation

- Pending improvements to the Broadway Corridor, the Mohawk Hudson Multi-use Trail, and the Bus Rapid Transit (BRT) system have the potential to impact the Village. Long-term projects like the possible removal and relocation of the

2. Infrastructure

- If the Village desires infill development and the adaptive reuse of vacant sites in select areas, there must be adequate infrastructure in place to service new development.
- Infrastructure is a huge expense and requires competitive grant funding. The Village has struggled to secure funding without a Comprehensive Plan that articulates the connection between community goals and infrastructure investments.

3. Development

- As noted at the first meeting, there has been a flurry of activity on Broadway. Who is buying properties and why?
- What types and style of development do residents and the development community want to see built and how can it be achieved?
- Due to the impact that rental housing has in the Village, this group should include rental housing developers.

Group Composition

The following lists of individuals/organizations are the suggested attendees/participants for the focus groups.

1. Transportation Group

**Please note, Chazen conducted a preliminary call with these individuals in March with the intent of coordinating impending transportation project milestones.*

- a) Ross Farrell (CDTC)
- b) Will Hu (NYSDOT)
- c) Brent Irving (CDTA)
- d) Sandy M. (CDTC)
- e) Doug Teator (Creighton Manning traffic engineer)
- f) Michael Williams (CDTC)
- g) Greg Wichser (NYSDOT)

2. Infrastructure Group

**Please note, due to the technical nature of this meeting, it may not be necessary to hold this on the same day of the public workshop. Chazen's Troy office may be utilized for this meeting because of the technology available there.*

- a) Chazen staff involved with Menands infrastructure projects
- b) Menands Department of Public Works (Foreman Mike Hagmann)
- c) Albany County Sewer District, Executive Director Timothy Murphy (518-447-1617)
- d) Albany Stormwater Coalition (Paul Reuss is the local coordinator, Nancy Heinzen is the program coordinator/director Nancy.heinzen@albanycountyny.gov)
- e) Water: Menands purchases water from the City of Troy's Tomhannock Reservoir which is managed by the City of Troy Department of Public Utilities.

3. Development Group

- a) Jankow Companies, developer of several infill housing projects including the Playdium Bowling Alley site in Albany and 48 N. Pearl Street in Albany
- b) Vecino Group, a housing developer who is doing work in Troy Hudson Arthaus and 444 River Lofts
- c) Fairbank Properties, residential developer working in Capital District and NYC
- d) Harmony Group, Uri K, developed the Mills in Cohoes and Albany International in Menands
- e) Redburn Development Partners, Jeff Buell leader. Redburn has completed multiple projects around the area, including Watervliet, Troy and Schenectady
- f) 100N5, brothers Paul and John Bonacquisti and partner Sean Curtin. Have experience in Cohoes and Troy

- g) Galesi Group, longstanding Capital District developer of industrial, commercial, residential and offices. Recently completed the Mohawk Harbor townhouses in Schenectady.
- h) Rosenblum Corp., commercial real estate development company based in Albany.
- i) Capital Companies NY, have properties in Albany and are restoring buildings on Remsen Street in Cohoes. Represented by Daniel Oh.

Focus Group Sessions & Public Workshop Format

The following section outlines the proposed approach to holding focus group meetings and public workshop on the same day. The intent of this strategy is to obtain direct feedback from key individuals and to provide the public with an opportunity to share their insight on a variety of key topic areas. Below is the proposed format.

- 1) If there is adequate space at the Village offices, we propose that the focus group meetings occur there throughout the day.
- 2) The public workshop is proposed to be held at Menands School (pending availability). Based on conversations at the March 21st Committee meeting it is recommended that multiple tables are set up by topic, like the focus groups. These topics will include infrastructure, transportation, development and a quality of life table. Each table will include a Chazen representative who will be facilitating the conversation and taking notes.

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APPENIDIX C: PRESENTATIONS

SECTION 1:
COMMUNITY PROFILE (12/05/2017)

Village of Menands Community Profile



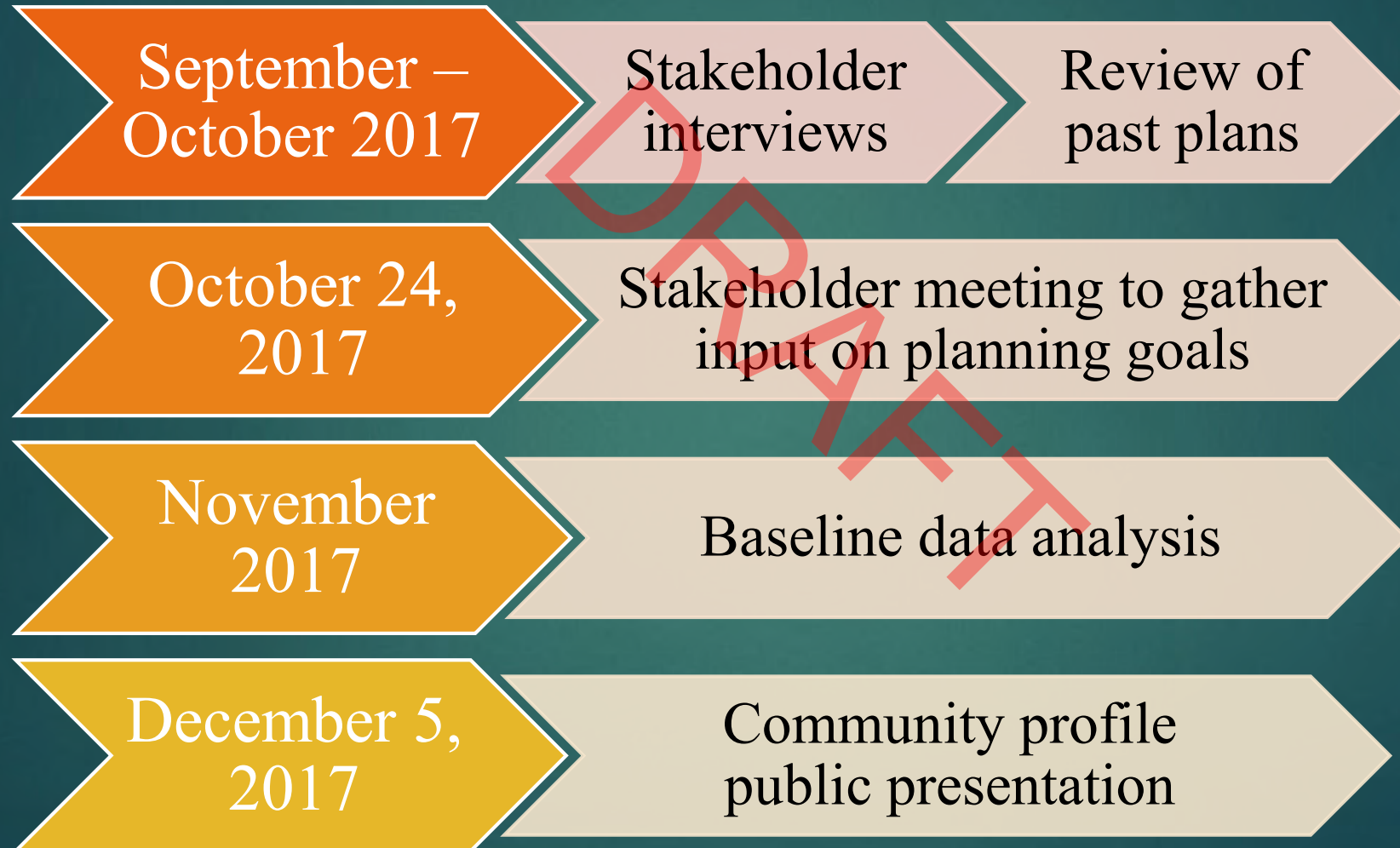
UNIVERSITY AT ALBANY PLANNING STUDIO

12/05/2017



Zeynep Tas, Eric Stotsky, Sean
Taylor, Jad Edlebi, Dhaval
Dhamelia, Ketura Vics, Aneisha
Samuels

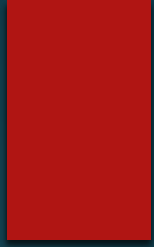
Overview of Studio Work Tasks



Review of Past Plans

Stakeholders categorized the following suggestions from *previous plans* as high priority:

- **Enhance Menands' sense of place and establish it as a destination by bringing shopping, restaurants, and community entertainment space**
- **Improve intersection signals, pedestrian walkability, and business entrances**
- **Utilize the wetland/tidal estuary area to potentially include a wildlife education center. Create a culvert to create a pedestrian passage to the waterfront. Provide access to create a sense of place and destination**



History of Menands

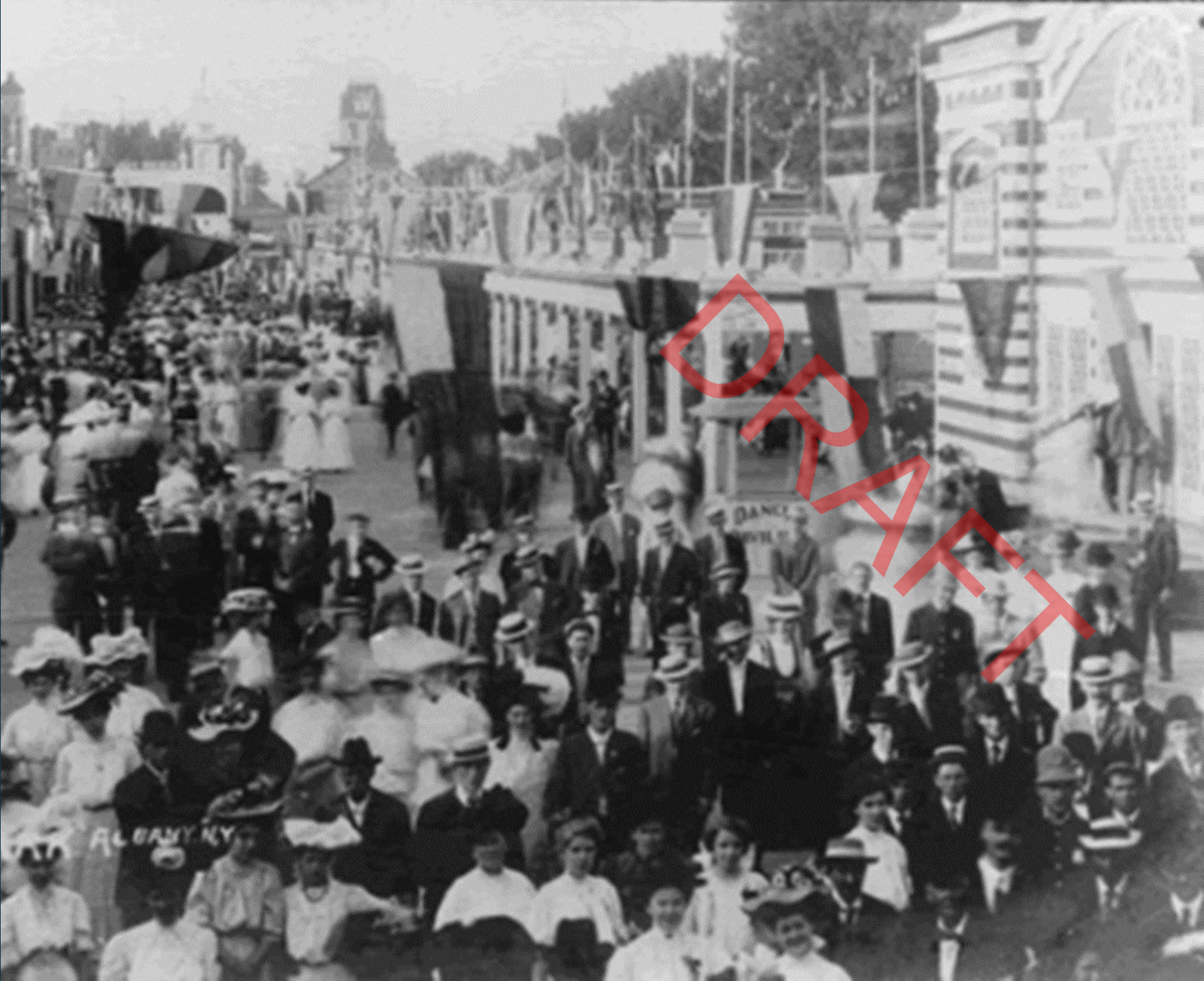


PASSENGER STATION

BUILT IN 1877. ENLARGED AND REMODELED IN 1887

Before Village Incorporation

- Began as agricultural community with most land owned by the Van Rensselaer patroonship
- Broadway Turnpike, Erie Canal, and railroads all traveled through Menands
- Industry became prevalent in the village, such as,
 - Albany Felt Company - 1902
 - Simmons Machine Tool Corp. - 1910



Al-Tro Park, Menands, NY

<http://aloverallbany.com/archive/2010/06/08/al-tro-park-the-capital-region-getaway-in-menands>

Incorporation as a Village - 1924

- **Named after Louis Menand**
 - **A florist and horticulturist**
 - **Established a variety of nurseries and greenhouses on his property**



After 1924

- **Early residential developments built on hillside**
 - **Around 1924, mostly single-family homes**
 - **Apartment complexes, starting with Dutch Village after World War II**
- **Broadway mainly for business and industry**
 - **Businesses and industries moved to Menands because of low taxes and open land**
- **Development along waterfront displaced by construction of I-787**

Menands Demographics

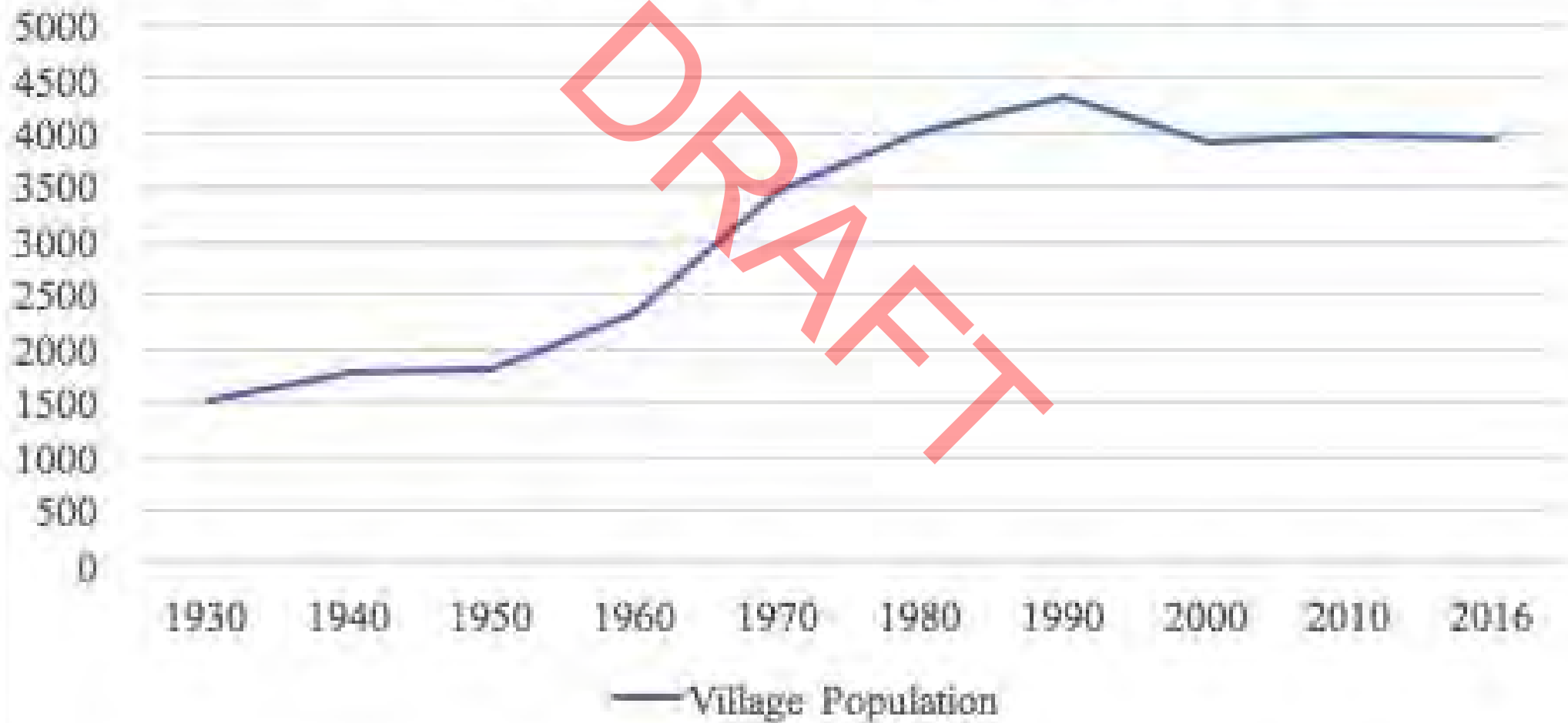
DHAVAL DHAMELIA

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Population

Village of Menands Population from 1930-2016



Age Distribution





**Menands Union Free School
District**

JAD EDLEBI



Menands Union Free School District

Consists of one K-8 institution, Menands School
Located on Wards Lane



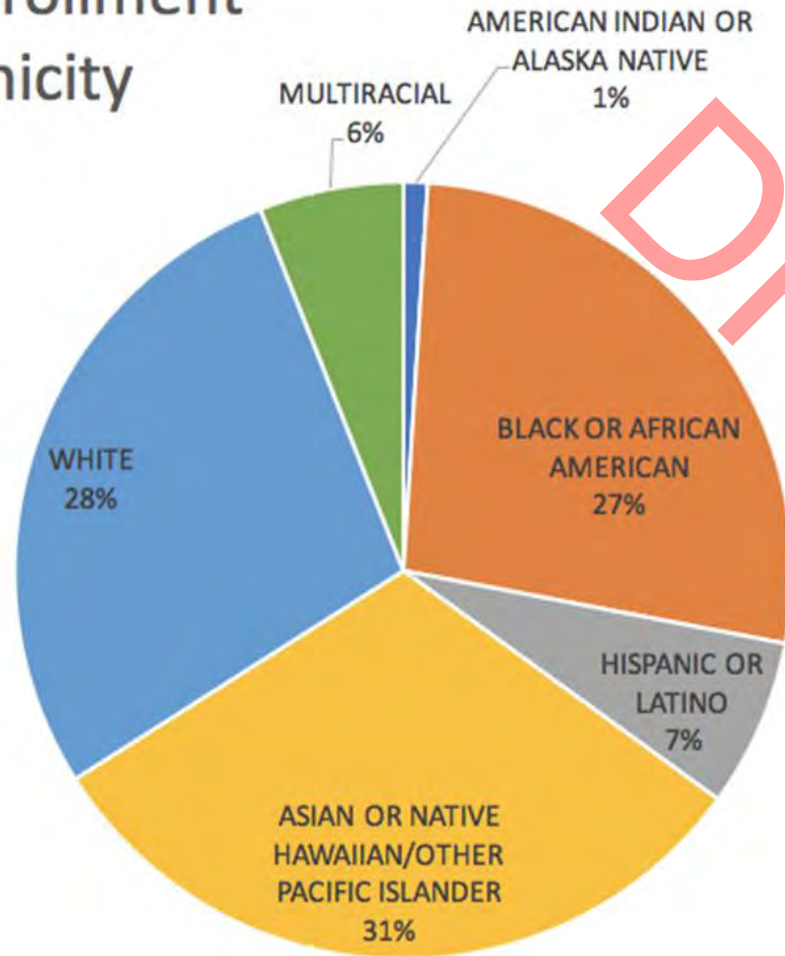
Menands School Mission

Menands School Enrollment

STUDENT ENROLLMENT




Student Enrollment by Ethnicity



Menands School Enrollment



Menands
SCHOOL DISTRICT



A small school community with big aspirations

Menands Academic Program

Source:

http://www.menands.org/aspnet_client/Academics/academics.cfm

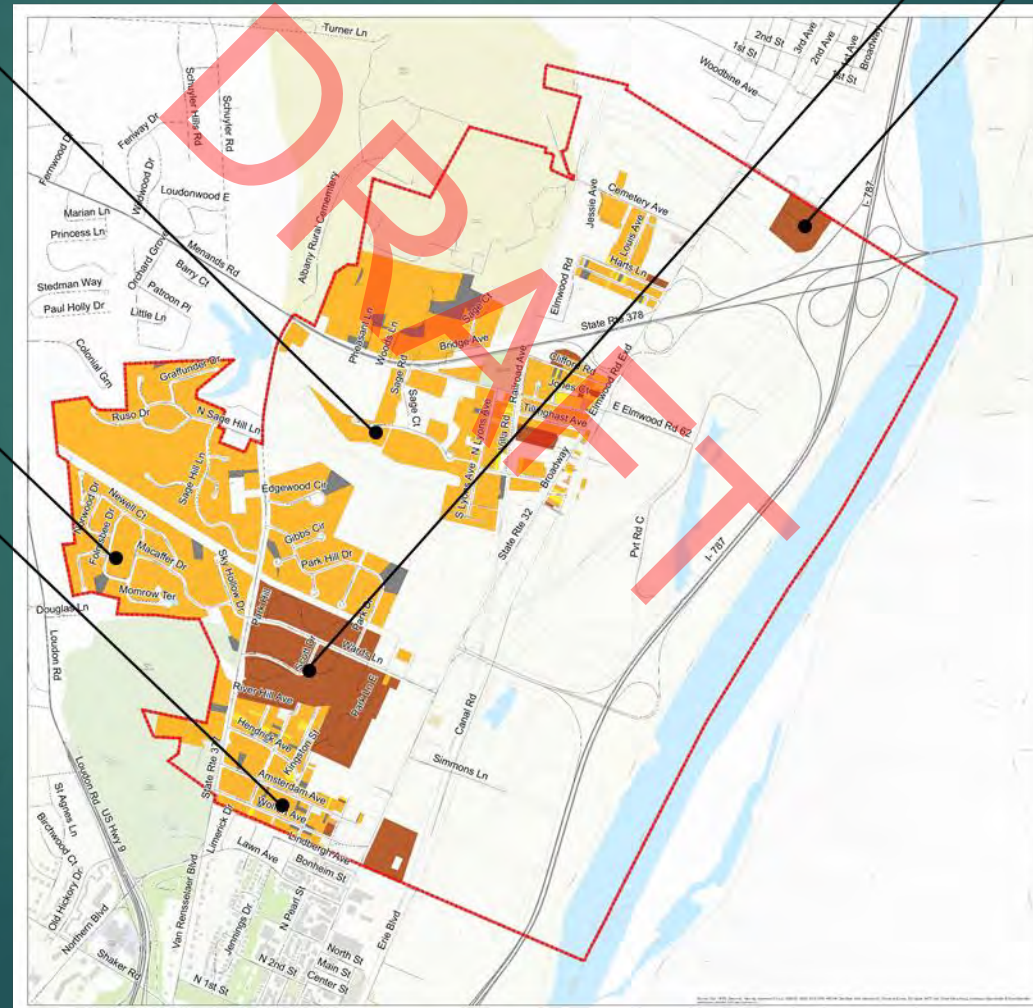


Menands Housing

ZEYNEP TAS

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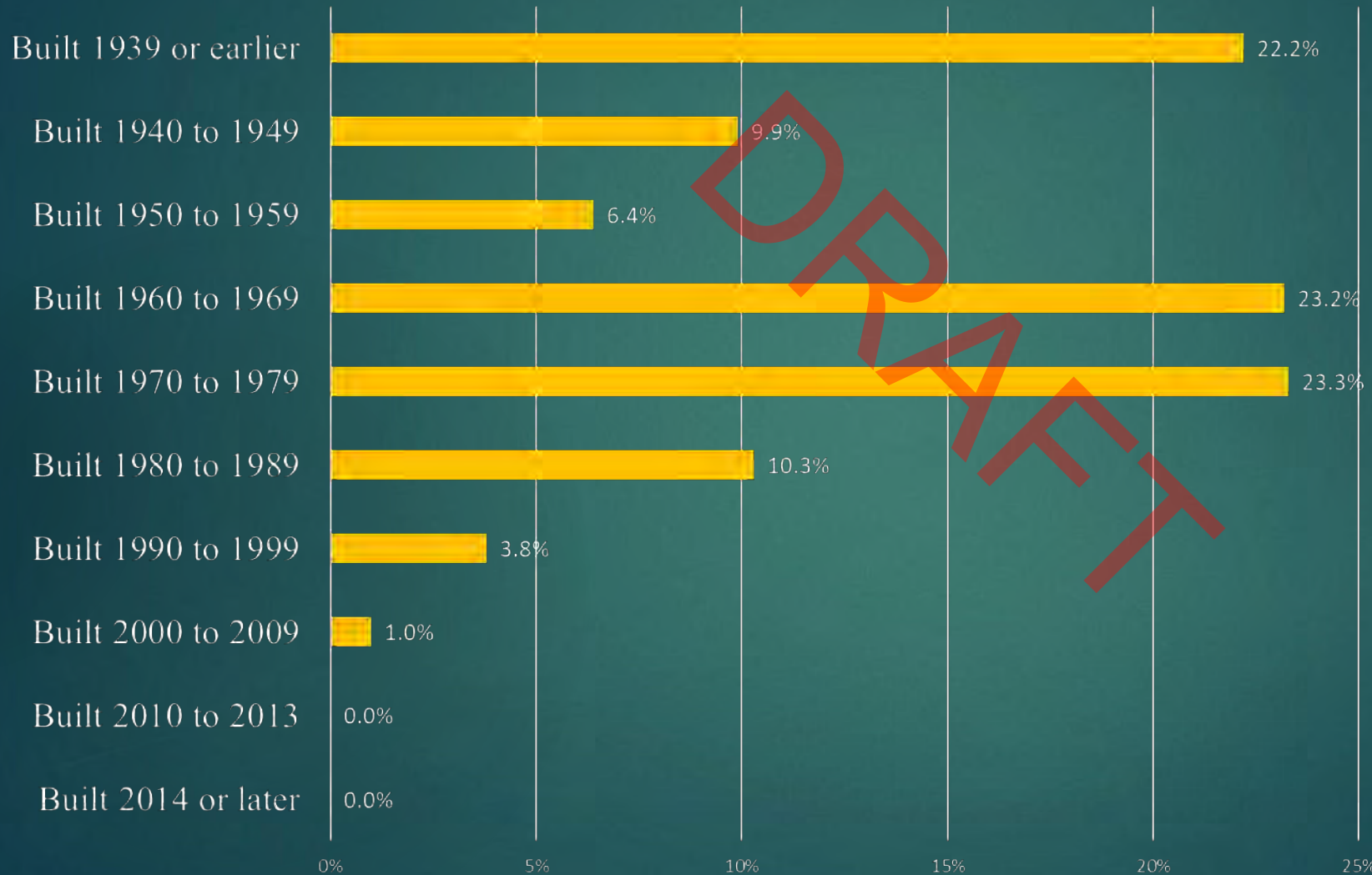
Housing in Menands



Legend

-  Village Boundary
-  Single Family Residential
-  Downtown Row Detached Residential
-  Two Family Residential
-  Three Family Residential
-  Residential Vacant
-  Residential Including Small Improvements
-  Apartments

Year Built for All Housing Units



2015 ACS



Housing Units in Structure



2015 ACS

Single-Family Housing in the Village



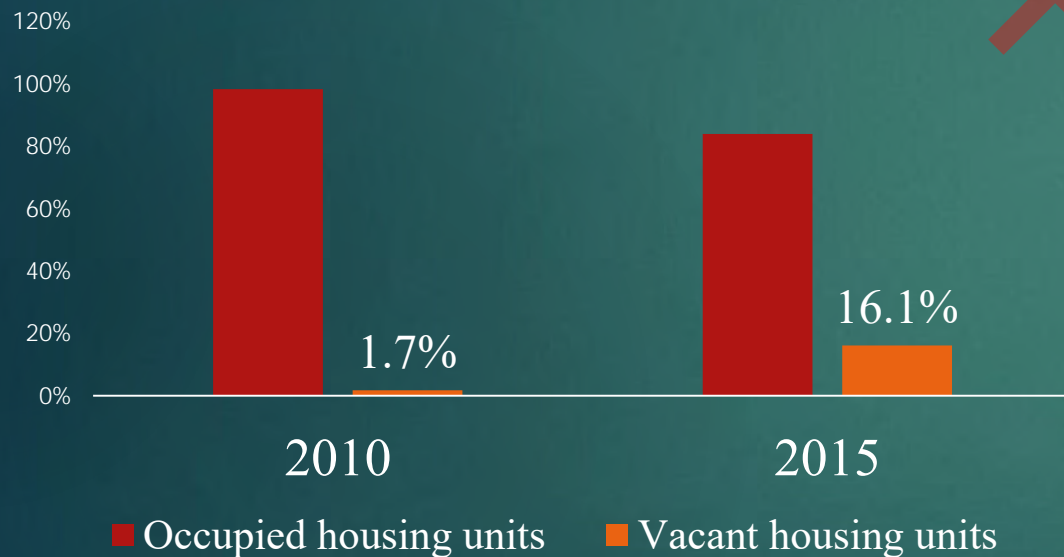
Multi-Family Housing in the Village



Source: Google Imagery

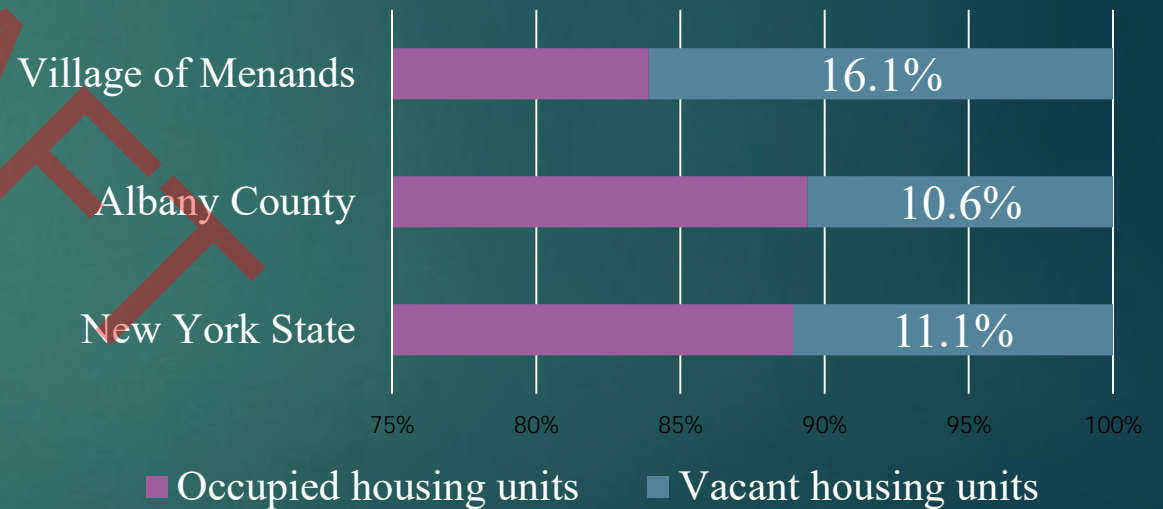
Housing Vacancy

Village of Menands Housing Vacancy



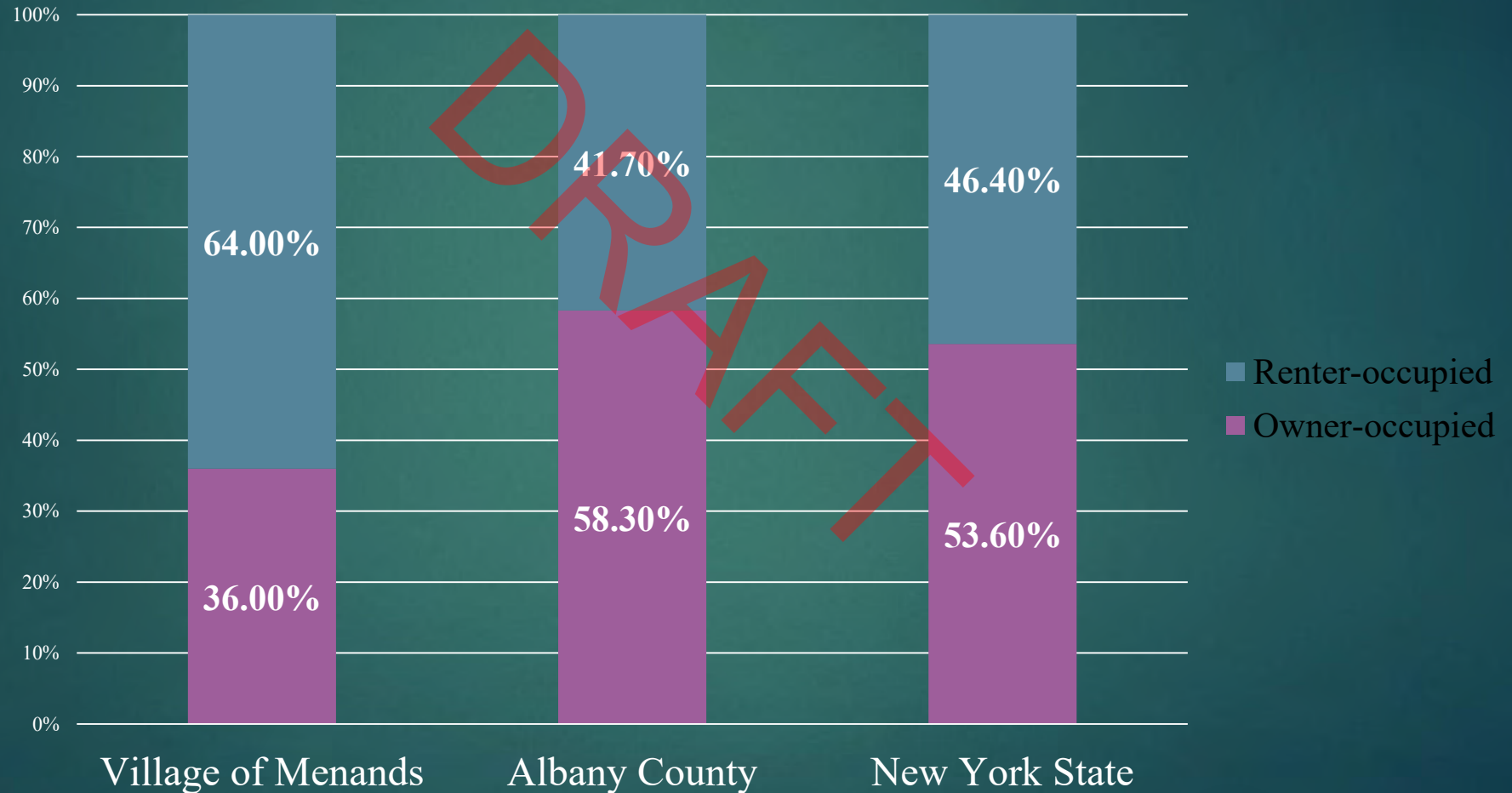
2010 Census, 2015 ACS

Housing Vacancies in the Village of Menands, Albany County, and New York State



2015 ACS

Housing Tenure

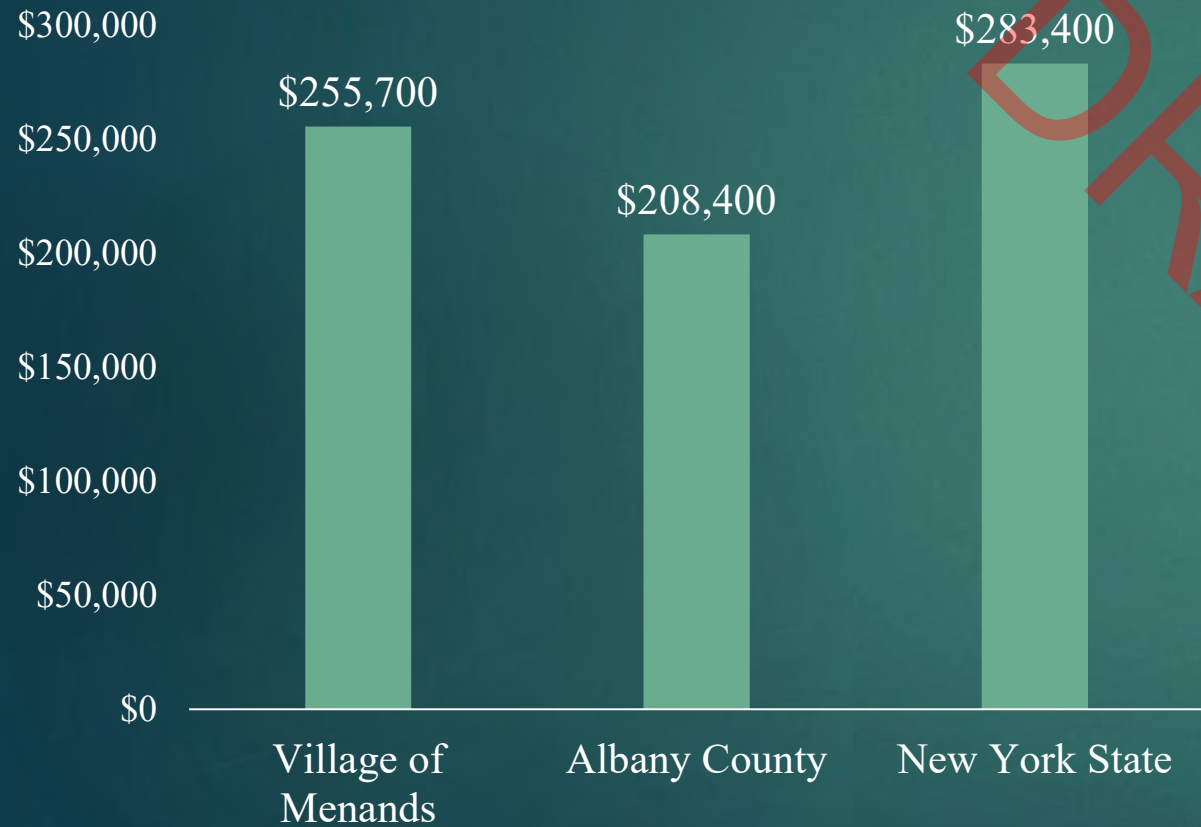


2015 ACS

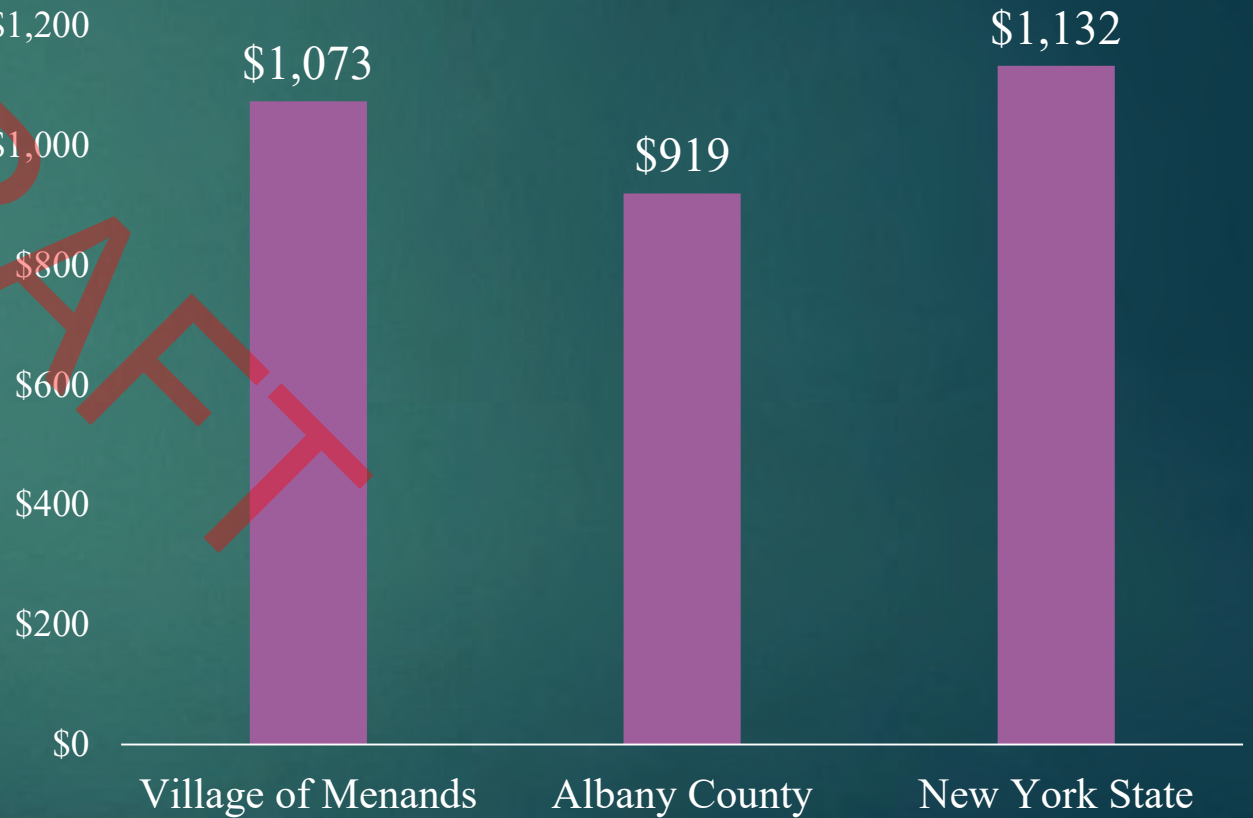
Housing Value

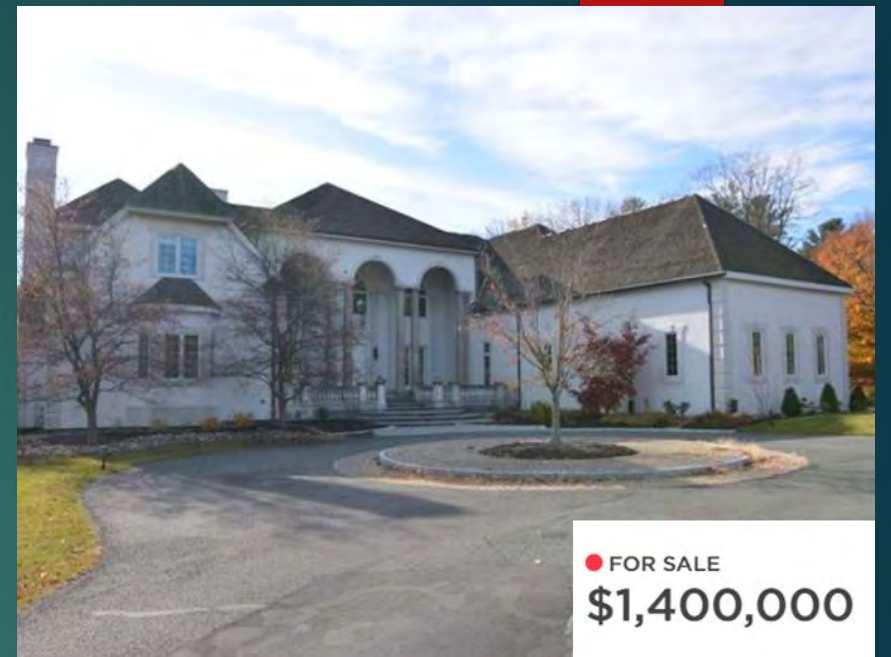
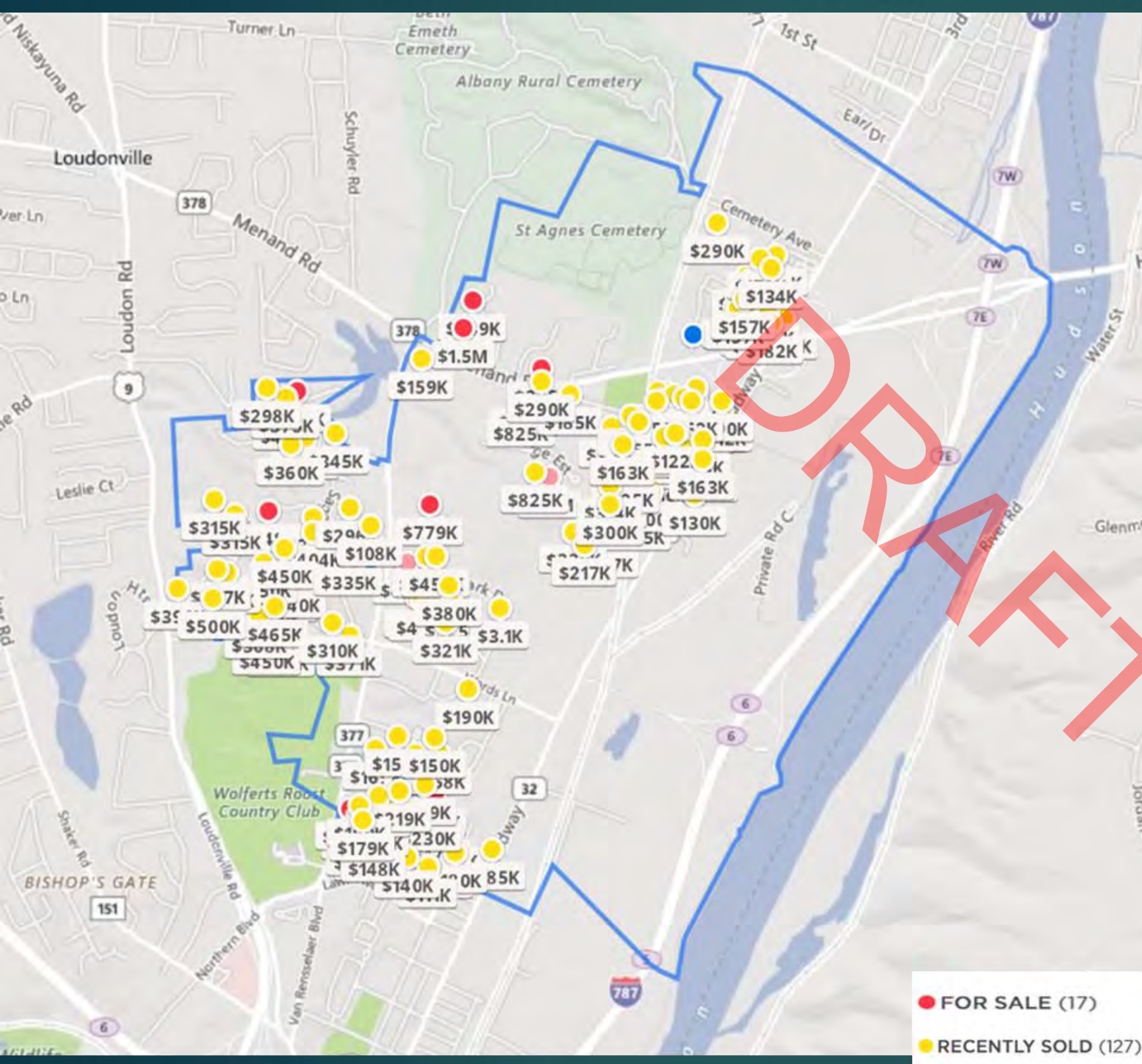


Median Housing Value



Median Housing Rent



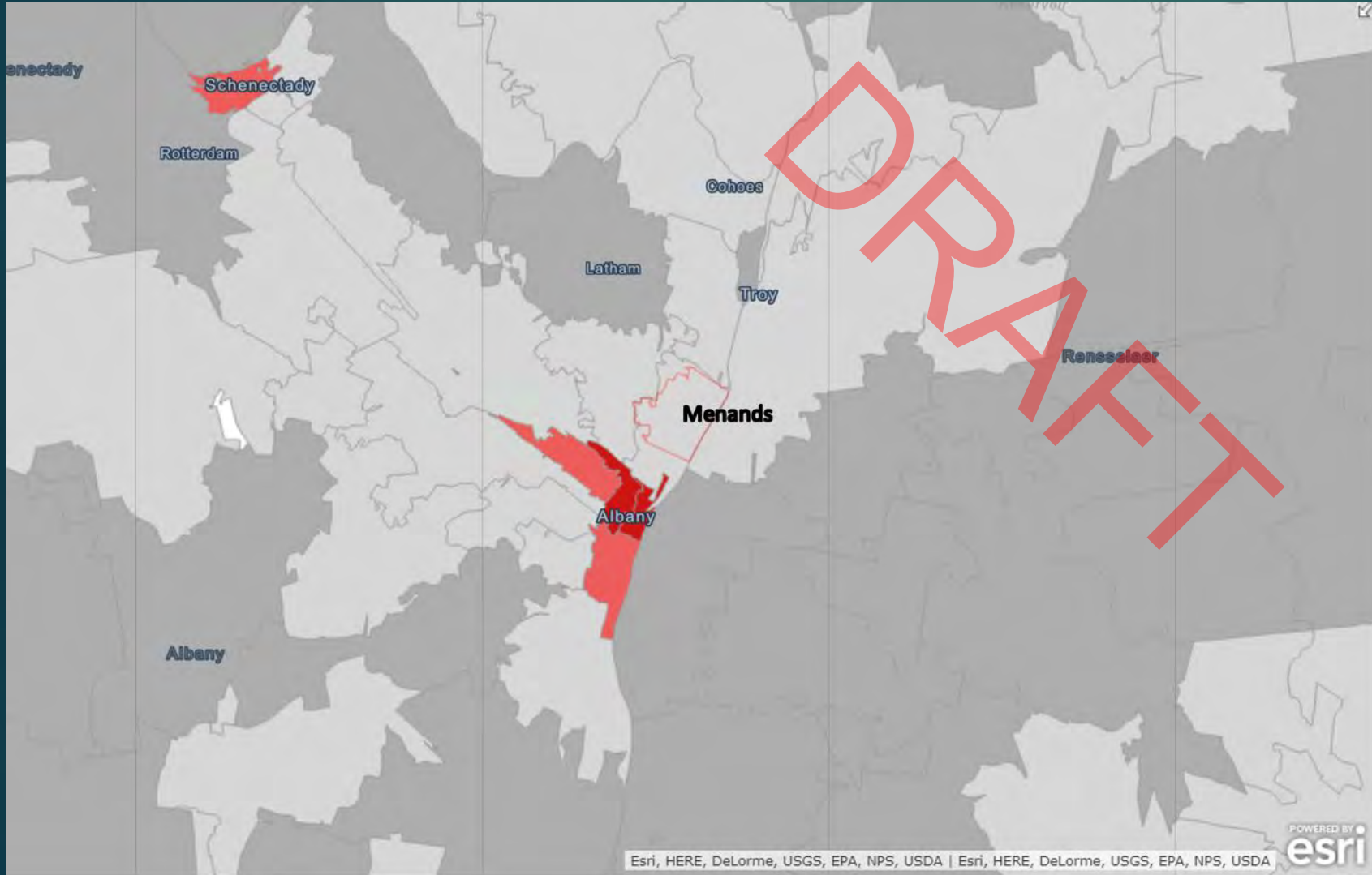


● FOR SALE
\$1,400,000



● SOLD: \$74,025

Housing Affordability



The Housing Affordability Index (HAI) for the Village of Menands is estimated at 127.



Source: Esri Updated Demographics, US Census Bureau, Esri Data Development

Menands Economy

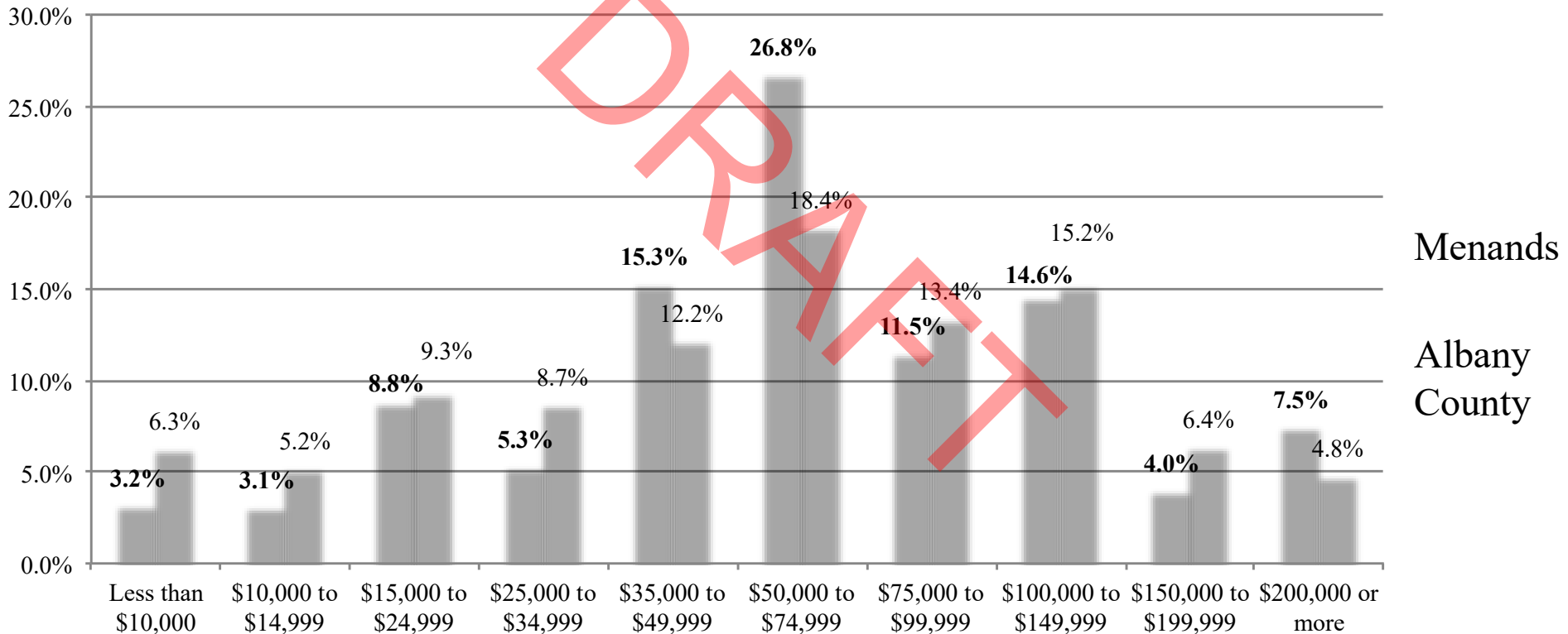
KETURA VICS

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Income

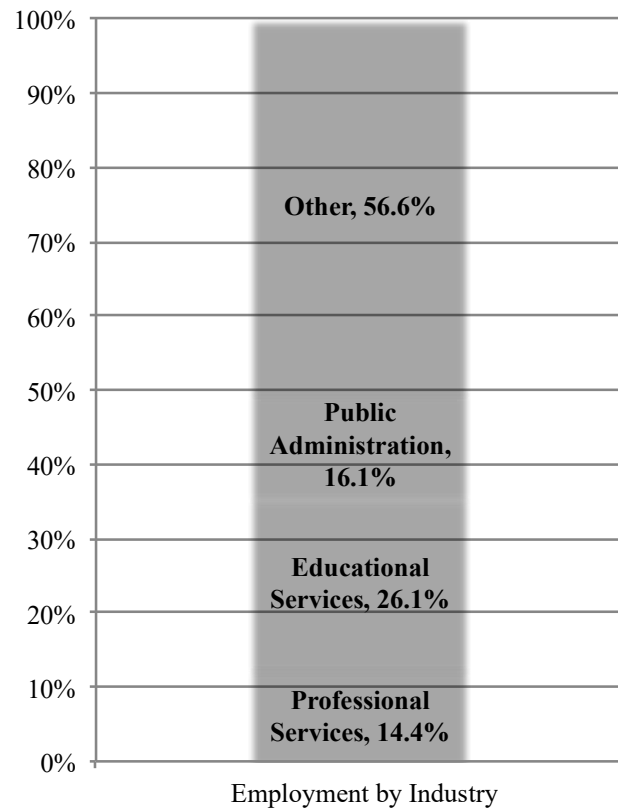
Annual Median Household Income in Menands and Albany County, 2015



2015 ACS

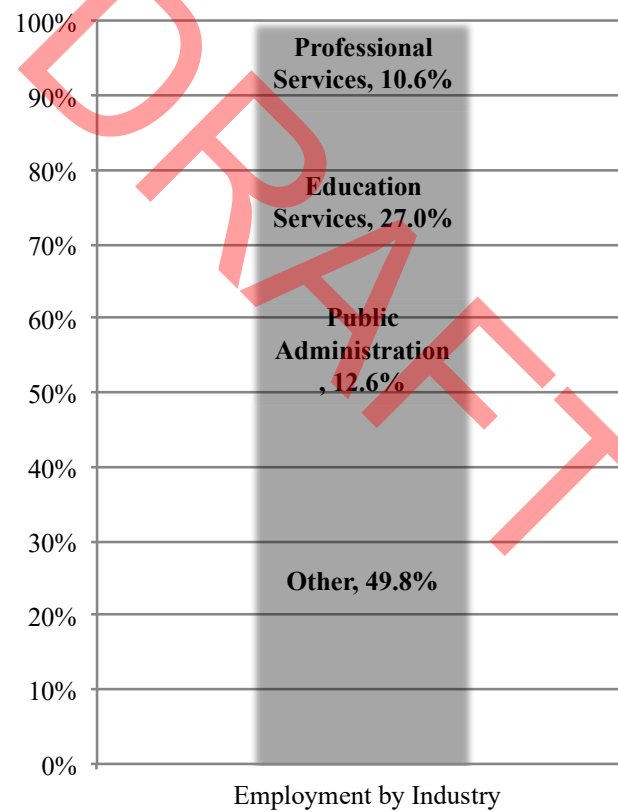
Residential Employment by Industry

**Employment by Industry in Melrose
ACS 2015**



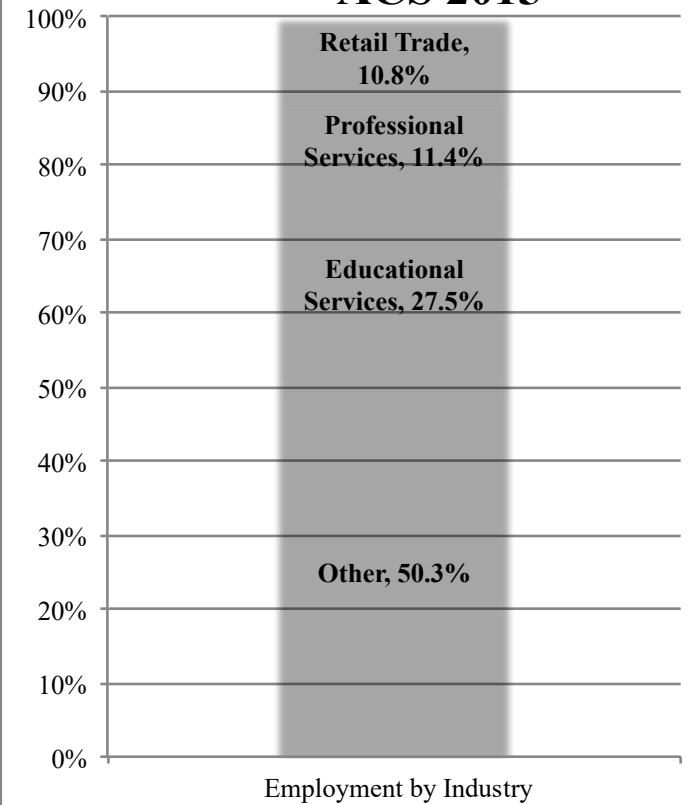
2015 ACS

**Employment by Industry in Albany
County, ACS 2015**



2015 ACS

**Employment by Industry in New York
State,
ACS 2015**



2015 ACS

Inflow/Outflow Job Counts Menands, NY



JOB COUNTS MAP LEGEND:

- 4,005 - Employed in Selection Area, Live Outside
- 1,674 - Live in Selection Area, Employed Outside
- 158 - Employed and Live in Selection Area

*Green overlay arrows do not indicate directionality of worker flow between home and employment locations

*2015 U.S. Census On the Map Tool
<https://onthemap.ces.census.gov/>

Inflow and Outflow of Jobs

Employment in Menands, 2016

Employed
and Living
in the
Selection
Area
4%



Employed
in the
Selection
Area but
Living
Outside
96%

2016 U.S. Census On the Map Tool

Employment in Albany County, 2016

Employed
and Living in
the Selection
Area
40%

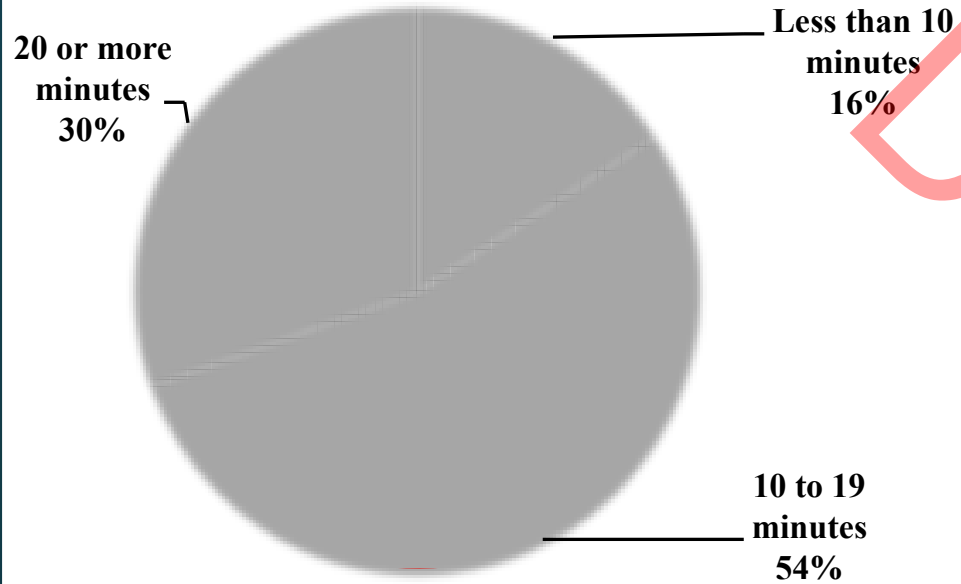


Employed in
the Selection
Area but
Living
Outside
60%

2016 U.S. Census On the Map Tool

Commuting Characteristics

Residents of Menands Travel Time to Work, 2015



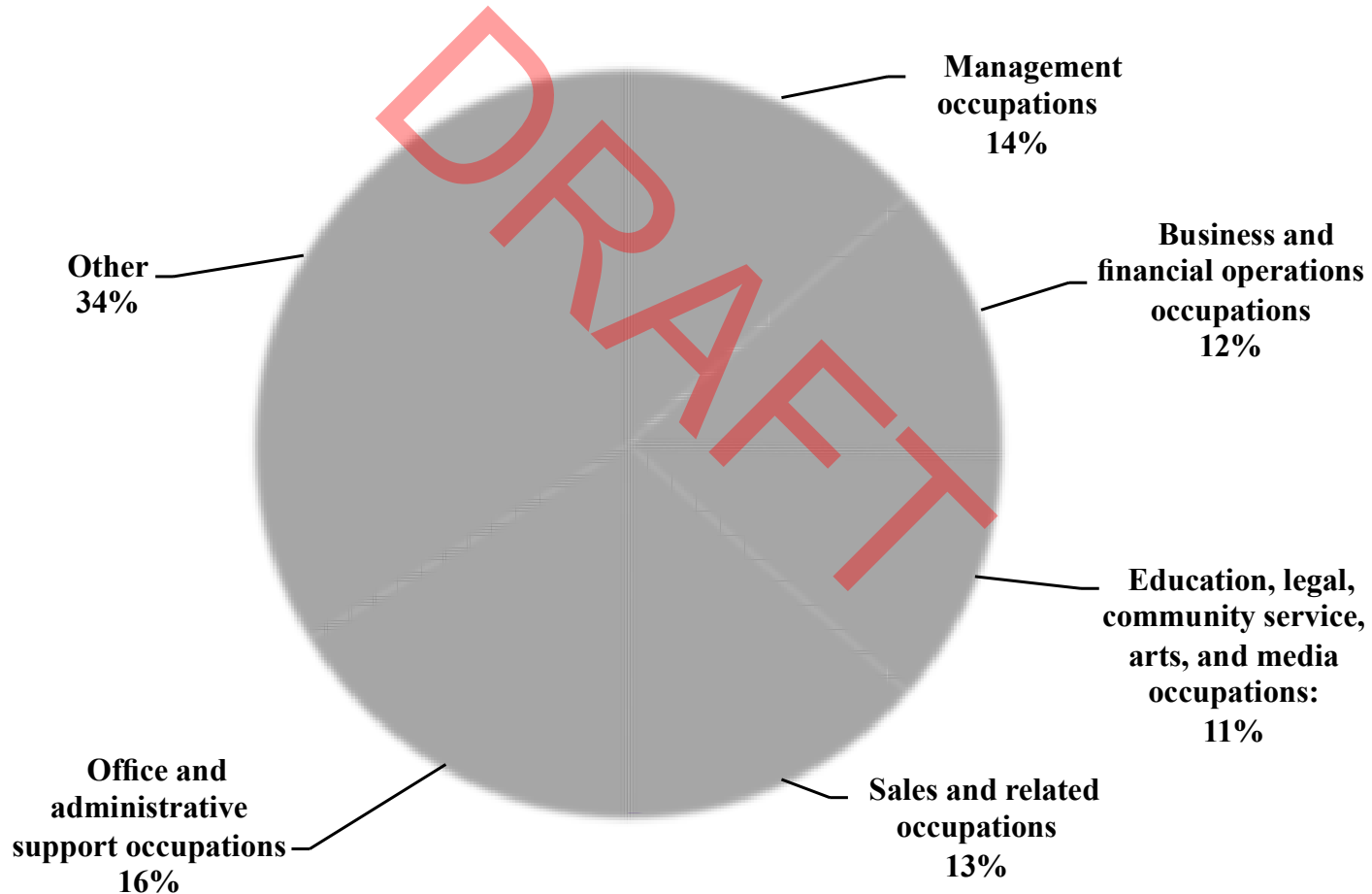
2015 ACS

Means of Transportation to Work	% of Working Population
Car, truck, or van	85.0%
Public transportation	7.6%
Walked	1.3%
Bicycle	0.0%
Taxicab, motorcycle, or other	0.8%
Worked at home	5.2%

2015 ACS

Residential Occupations

Employment by Occupation in Menands, 2015



Conclusion

- Menands median household income is about 4.5% higher than that of Albany County
- Menands has a very high commuting population, only 4% of residents live and work in the village
- 70% of the working population commutes less than 20 minutes
- Education, management, and office administration account for 43% of the occupations of the resident population

Transportation in Menands

ERIC STOTSKY

DRAFT



Transportation Studies

Route 32 Linkage Study

Conceptual Plan Development & Transportation Analysis



Final Report—January 2011
For the Village of Menands,
Town of Colonie, City of
Watervliet and Capital District
Transportation Committee



TRANSPORTATION ACCESS AND LAND USE IMPROVEMENT STUDY



Broadway (NY Route 32)
Village of Menands, NY



Capital District
Transportation Committee

One Park Plaza
Albany, NY 12208

September 2008

Prepared by:
CME
17 Corporate Drive West
Albany, NY 12205
Phone: 518.486.0376

Major Roads

378 Interchange

Menard

Menand Road

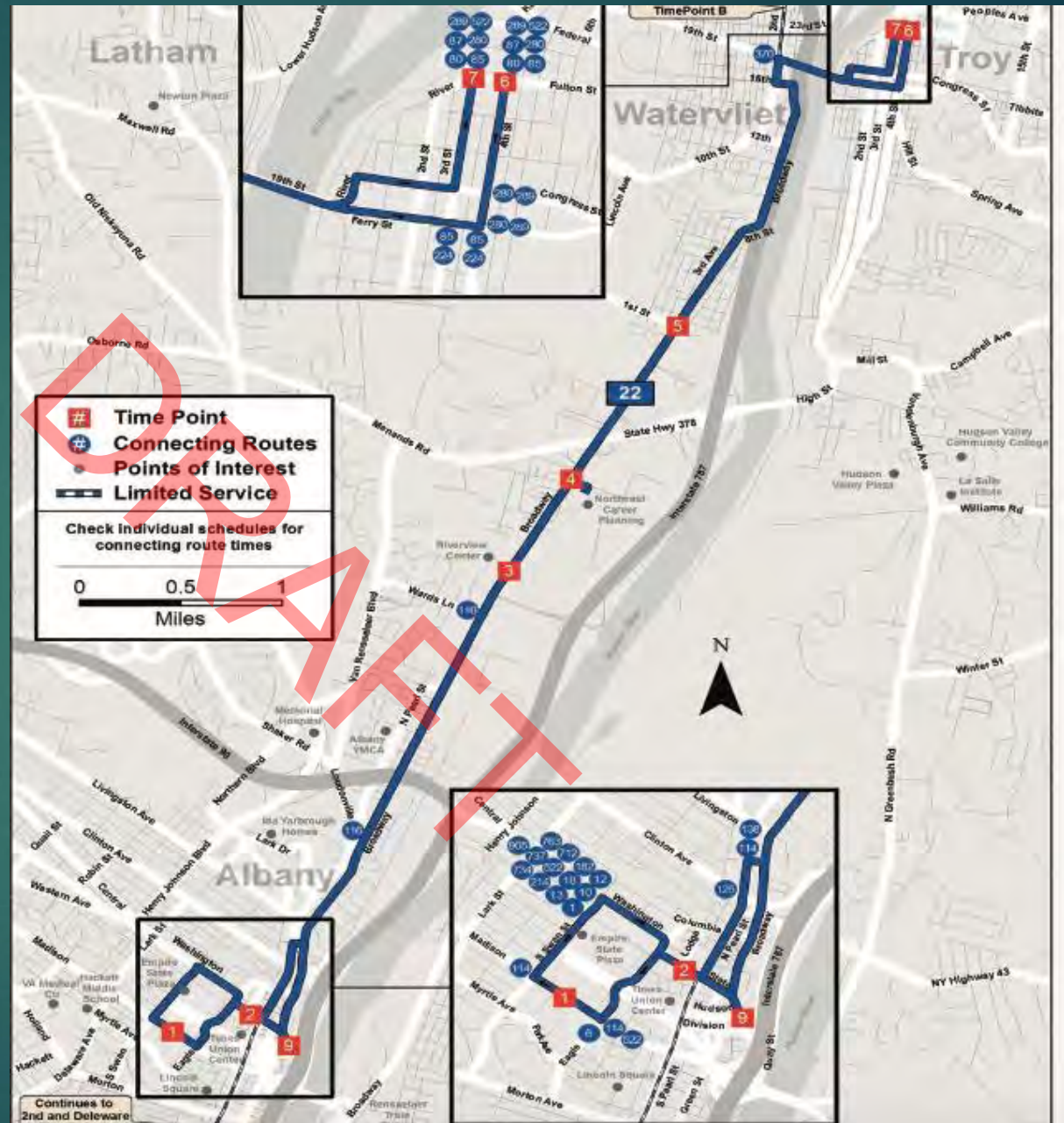
Wards Lane

Wolfert



Public Transit

- CDTA Route 22 travels through Menands
- Bus Rapid Transit in the planning stages by CDTA



Bus Rapid Transit

- Will run from 4am to 2am every day
- Buses will arrive every 10 minutes



Bicycle Transportation

- **Bike lane and shared use lanes added to Van Rensselaer Boulevard and Broadway**
- **Empire State Trail not currently connected**
 - **NYSDOT plans to bridge over I-787 to connect trail in 2018-2019**
- **Unsafe for bikers on most roads**
 - **Not enough space for bike lanes**

Pedestrian Transportation

- **Broadway and Van Rensselaer Boulevard road diet allowed for more “complete streets”**
 - ▶ **Still inconsistent pedestrian amenities along other streets**
- **Inconvenient crosswalks placed away from public transit and businesses**
- **Lack of street lighting on Broadway, north of Rt. 378 interchange**



Environmental Assets in Menands

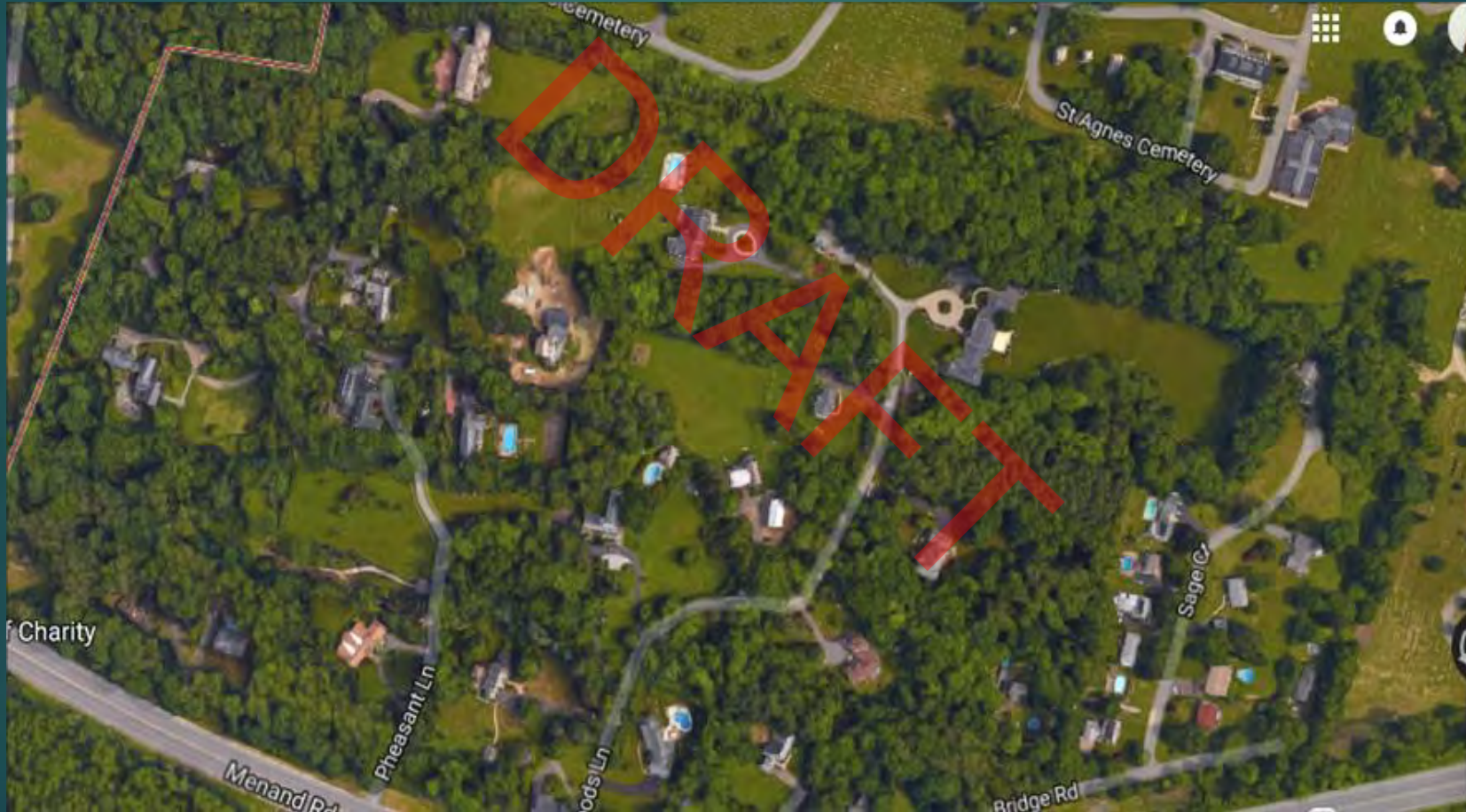
ANEISHA SAMUELS AND SEAN TAYLOR

Developed open space: Ganser-Smith Memorial Park



Source: Google images/ google map

Developed Low Intensity: Sage Estate



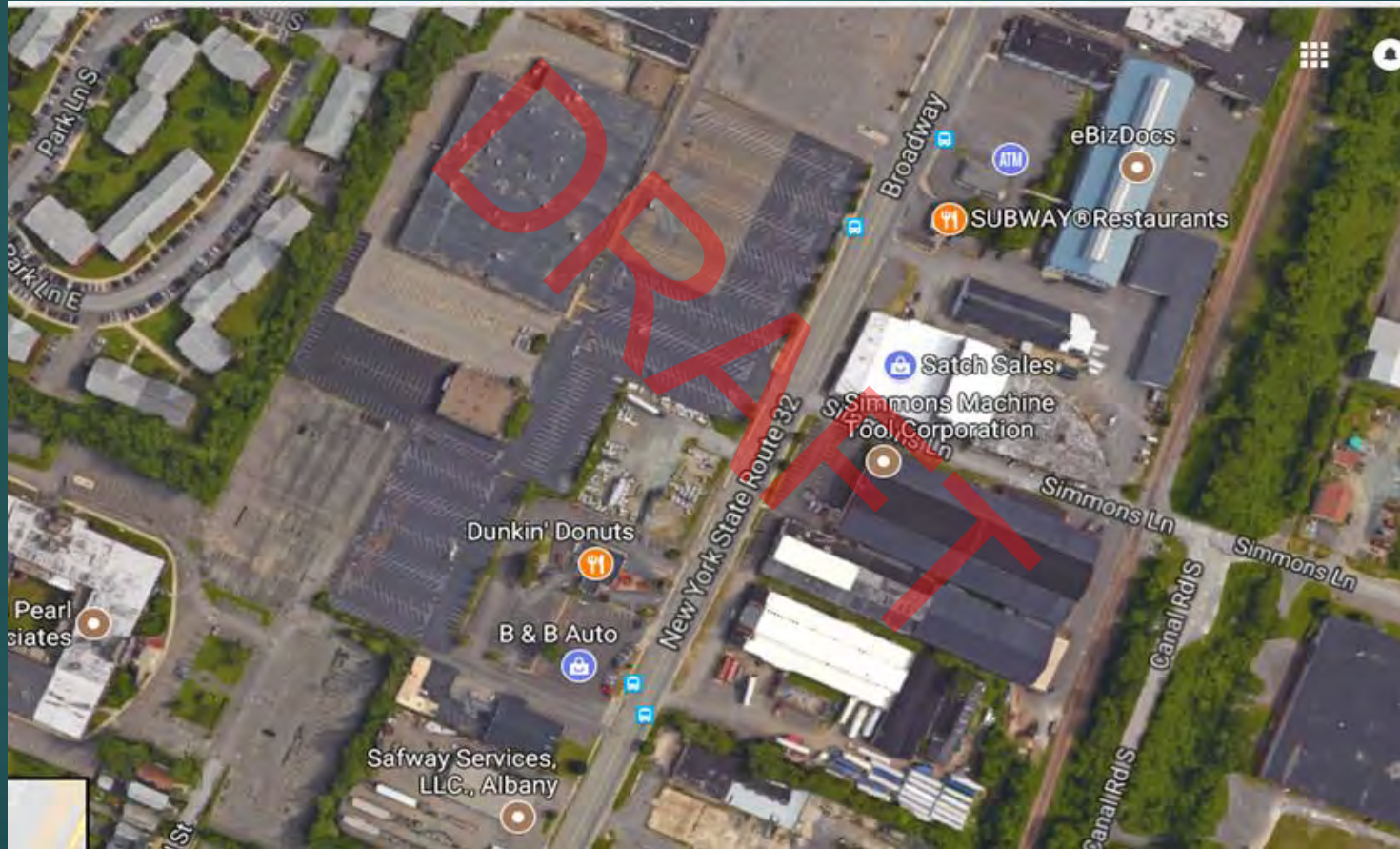
Source: Google images/ google map

Developed Medium Intensity



Source: Google images/ google map

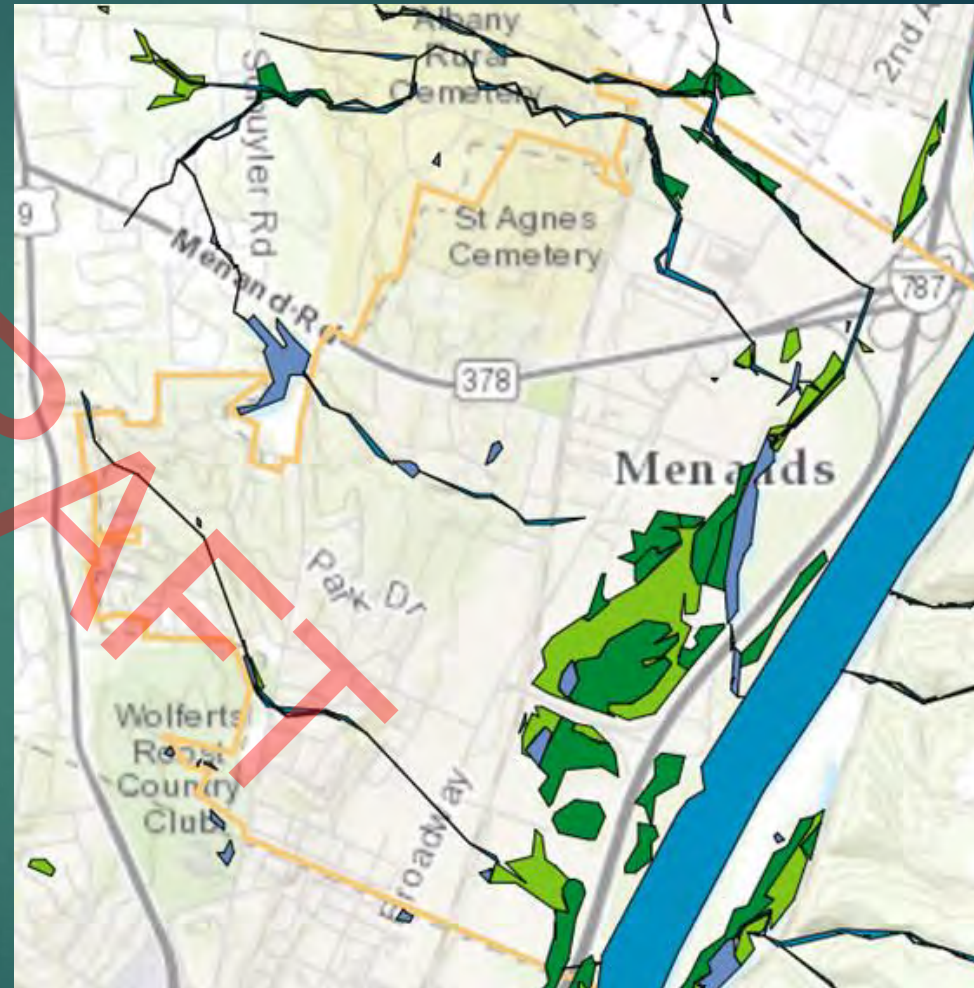
Developed High Intensity: Broadway Corridor



Source: Google images/ google map

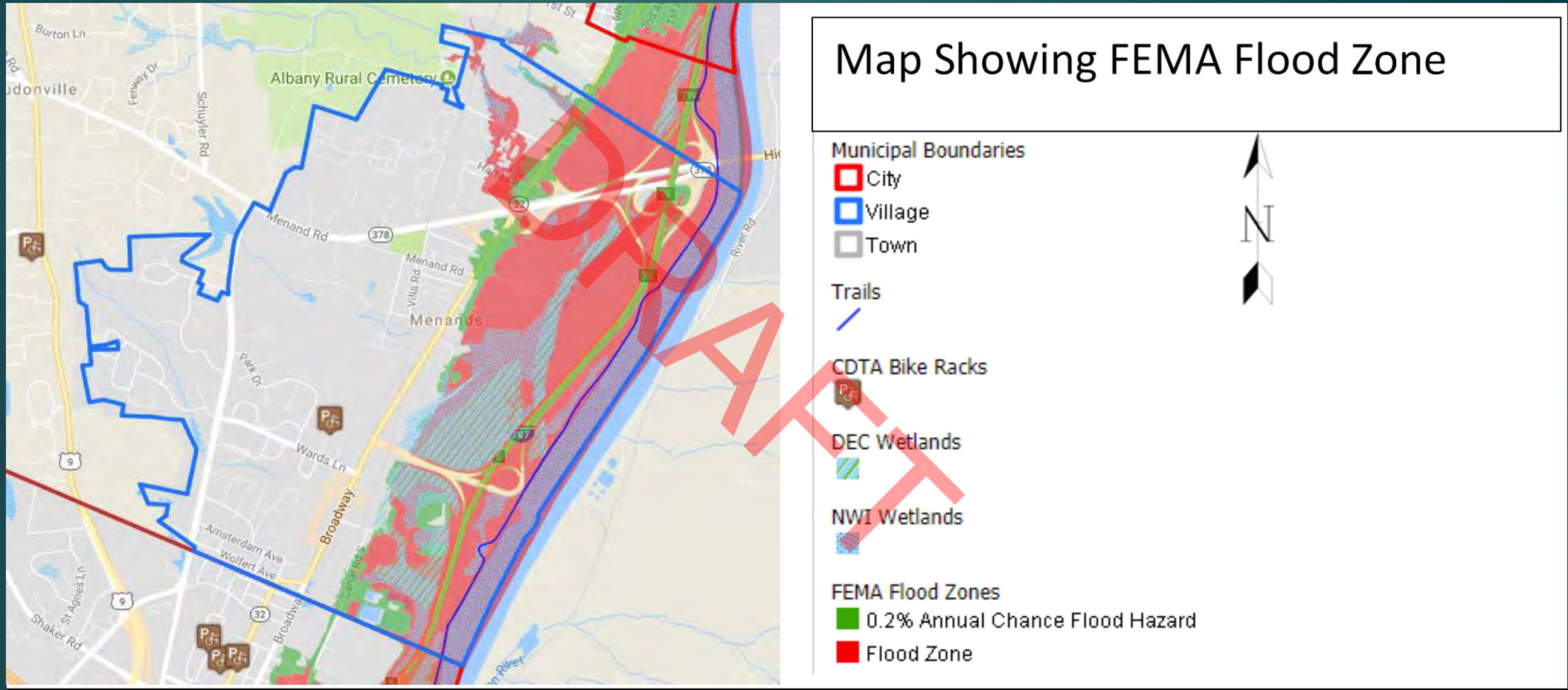
Wetlands

11% of Menands is wetlands this includes:
freshwater emergent and
freshwater forest wetlands.



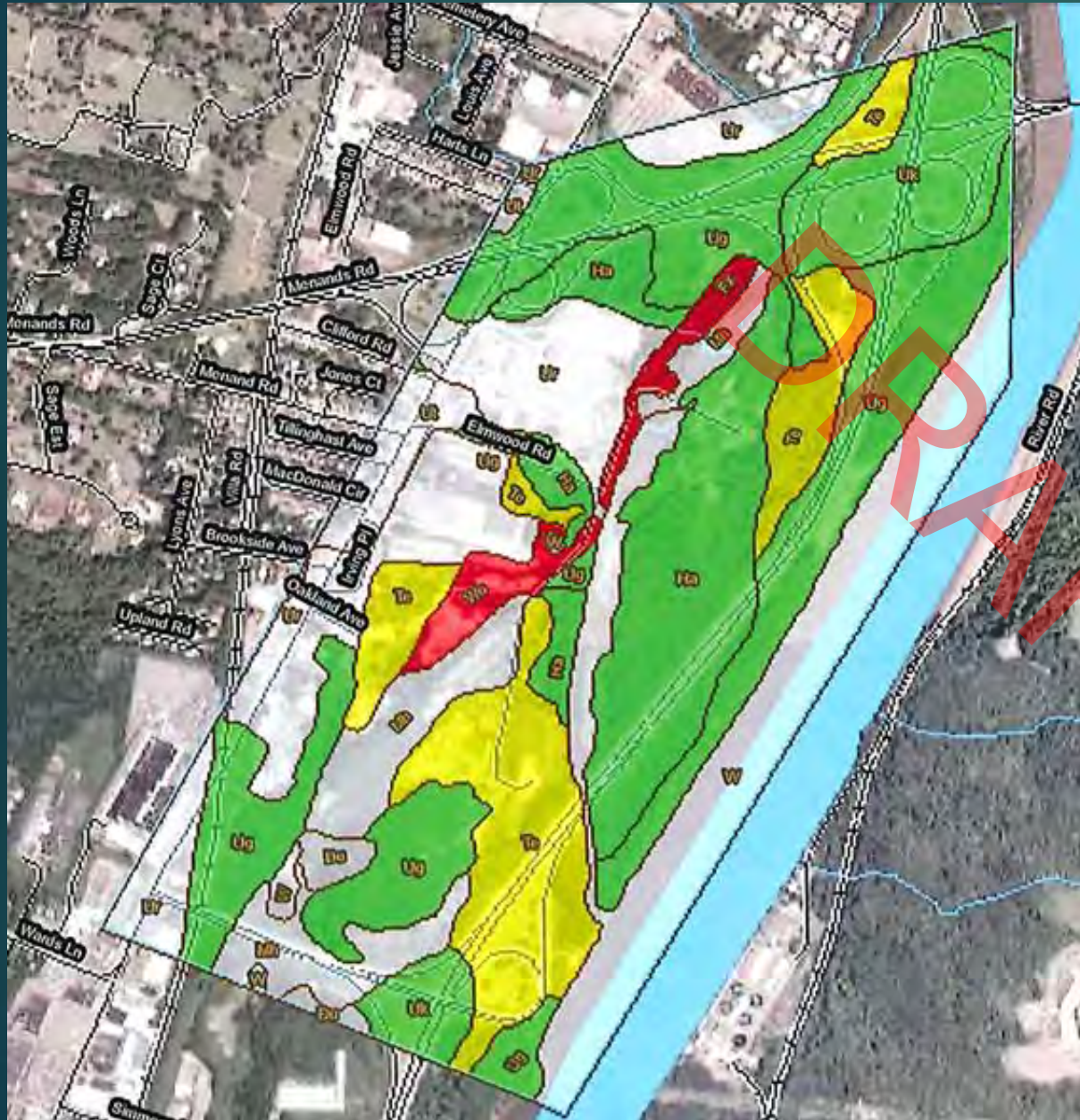
Source: <http://www.dec.ny.gov/gis/erm/>

FEMA Flood and Flood Check Zones



Source: <http://gismap.albanycounty.com/gisviewer/> (Albany County Interactive Mapper)

Menands Waterfront Soil Suitability



 Very Limited

 Somewhat Limited

 Not Limited

Paths and Trails—Albany
County, New York (Menands-
Soils Suitability Map)



Street Trees



Stormwater pollution prevention plans

- ▶ The Village of Menands is member of the Stormwater Coalition of Albany County formed in 2008 by local government in Albany County.
- ▶ The coalition is comprised of 11 municipalities



Tillinghast Ave Water Line

Water Dept SCADA UPDATE

Sage Hill Pump Station – Upgrades

So Lyons Ave – Project

Wards Lane/Scott Drive Sanitary
Sewer Reline

Clifford Road Sanitary Sewer
Reline

Sage Hill/Sky Hollow Water

Scott Drive rehab –Road and Storm

Wards Pump Station Rehab

Canal Road Sanitary Sewer Reline

Van Rens Blvd water proj.

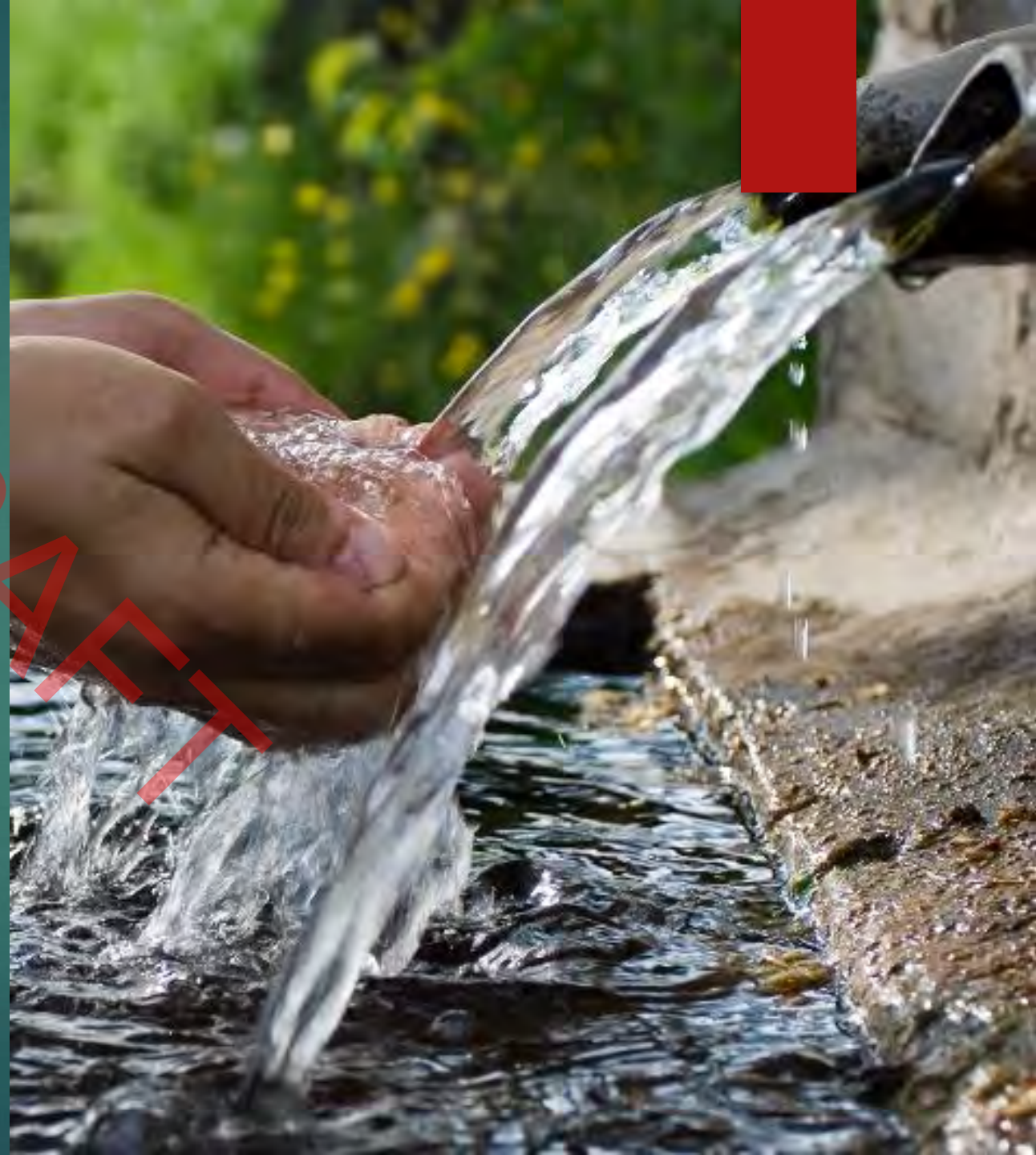


From 2009 to 2016
Menands invested
\$5.5 million in its
sewer infrastructure.

WATER/ SEWER PROJECTS

NYSDEC Water Quality Improvement Grant

The NYSDEC Water Quality
Improvement Grant was
awarded to Albany County in
December 2010.



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Environmental Assets Conclusion

Good soil health in wetlands with slight limitation moving inland

Implementation of street trees increasing drainage and aesthetic appearance for business

NYSEDEC Water Quality Improvement Grant



Image capture: Nov 2015 Images may be subject to copyright. [Terms](#) [Privacy](#)

Source: <https://www.google.com/maps/uv?hl=en&pb=>

The Lofts

\$34M, all vacancies occupied within 6 months of opening



Riverview Center

Purchased for \$20M and
investment of over \$5M;
employ nearly 2,500 people



Mohawk Hudson Humane Society

Invested \$7.2M in
Animal Care Center

Source: <https://www.google.com/search?q=mohawk+hudson+humane+society+menands+ny+building&rlz>

The Finishing Trades Institute

- Over \$1M invested in state of the art training facility



\$50 Million in Investment in Recent Years

**The Lofts at 1
Broadway, 145 high
end units**

*\$34M, all
vacancies
occupied within 6
months of opening*

**431 Broadway,
Columbia
Development
Corps**

*Bought for \$4.9M,
\$3.5M in renovation*

*Infrastructure
Headquarters, \$5M
and 500-1,500
employees*

**The Finishing Trades
Institute**

*Over \$1M invested
in state of the art
training facility*

**Mohawk Hudson
Humane Society**

*Invested \$7.2M in
Animal Care
Center*

Riverview Center

*Purchased space
for \$20M and have
invested over \$5M
and employ nearly
2,500 people*

Conclusion

Menands has a long history of agriculture, manufacturing, and business success. The waterfront, transportation infrastructure, environment, housing characteristics, and economy of the village have always been strong. With community involvement in the planning process, Menands can maintain, improve and grow as a healthy, vibrant community.

Inflow/Outflow Job Counts Menands, NY



JOB COUNTS MAP LEGEND:

- 4,005 - Employed in Selection Area, Live Outside
- 1,674 - Live in Selection Area, Employed Outside
- 158 - Employed and Live in Selection Area

*Green overlay arrows do not indicate directionality of worker flow between home and employment locations

*2015 U.S. Census On the Map Tool
<https://onthemap.ces.census.gov/>

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APPENIDIX C: PRESENTATIONS

SECTION 2:
PUBLIC ENGAGEMENT AND OPPORTUNITY ANALYSIS (4/30/2018)



Public Engagement and Opportunity Analysis for the Village of Menands Comprehensive Plan



UNIVERSITY
AT ALBANY
State University of New York

April 30, 2018

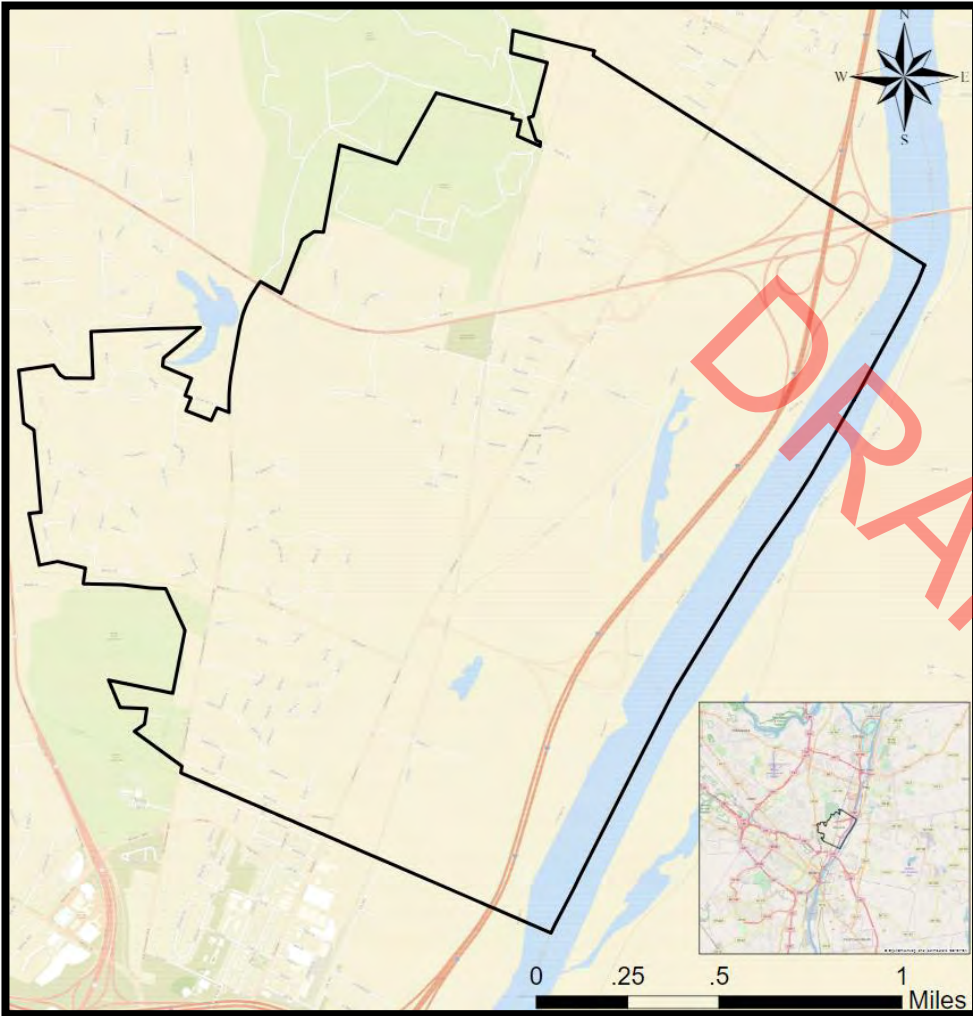
First Steps Toward the Comprehensive Planning Process for the Village

A document to help guide the future growth and development of your community

- Land use potential
- Housing alternatives
- Recreation & open space
- Economic development



Village of Menands, New York



Initial Coordination Efforts

- **Capital District Regional Planning Commission began coordinating with UAlbany MRP and Menands in 2017.**
- **UAlbany assisted Menands with the application for a grant from Hudson River Valley Greenway (HRVG).**
- **Menands received the \$9,900 grant in November 2017 to put towards the comprehensive planning process.**



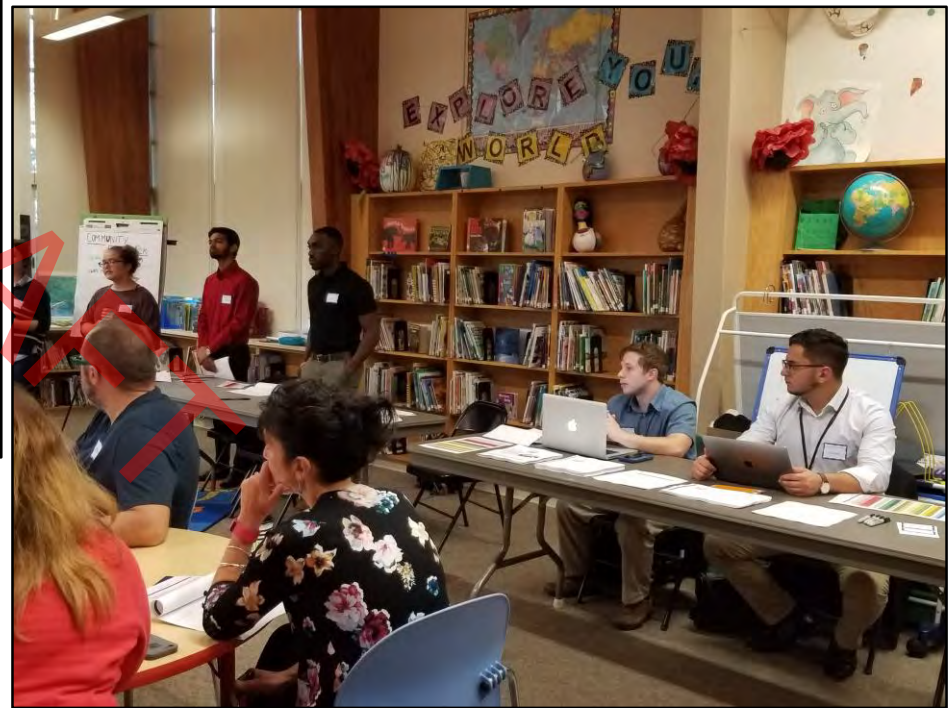
Initial Coordination Efforts

- Menands passed a resolution to commit match funds for the HRVG grant, plus additional funds for the completion its first Comprehensive Plan. This plan is funded in part by a grant from the Hudson River Valley Greenway.
- University students have contributed roughly 2,000 hours of work; including outreach, research, and analyses.
- Village Trustees, Stakeholders, and Residents have provided input throughout the planning process.

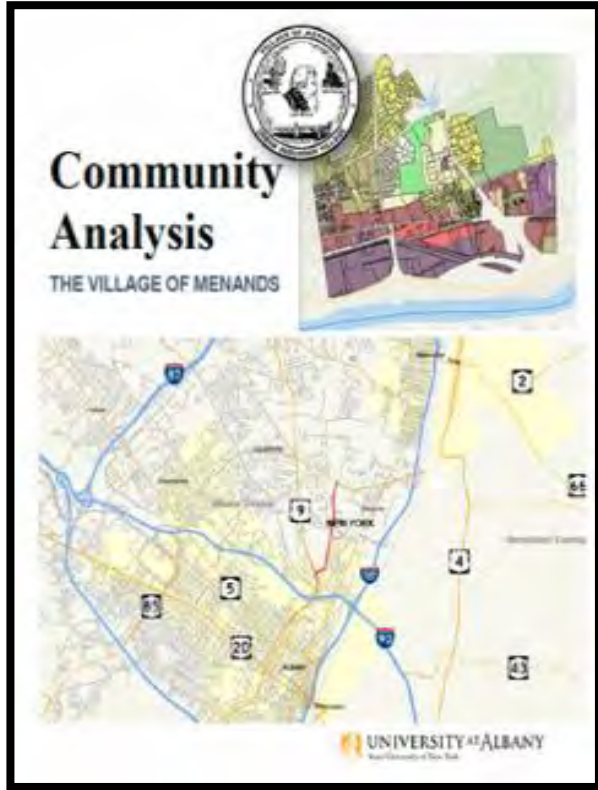


Timeline Overview - Fall 2017

- Review and analysis of past plans and foundational/historical documents
- Stakeholder interview sessions
- Workshop event in October 2017
- Public presentation in December 2017



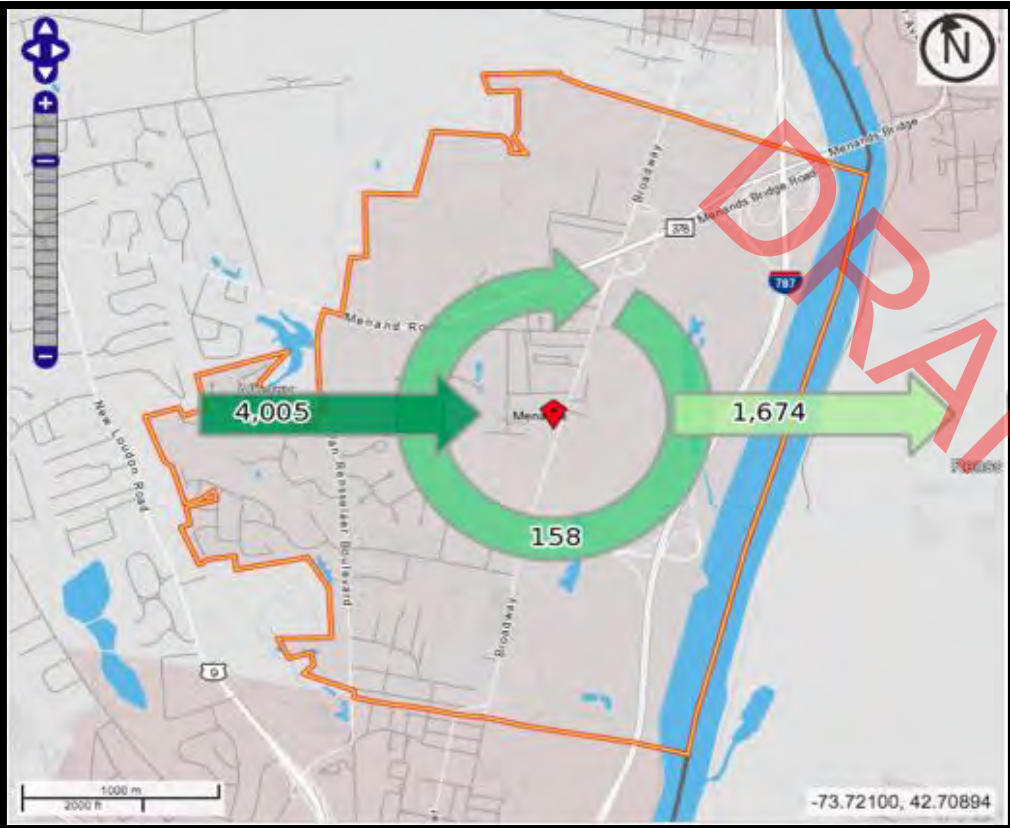
**October 2017 Workshop
with Stakeholders at the
Menands School**



Public presentation on community profile data in December 2017 presented information such as:

- Population
- Number of housing units
 - Owner-occupied
 - Renter-occupied
- Median housing value
- Employment

Inflow/Outflow Job Counts Menands, NY



JOB COUNTS MAP LEGEND:	
Dark Green Arrow	4,005 - Employed in Selection Area, Live Outside
Light Green Arrow	1,674 - Live in Selection Area, Employed Outside
Dark Green Circle	158 - Employed and Live in Selection Area

*Green overlay arrows do not indicate directionality of worker flow between home and employment locations

*2015 U.S. Census On the Map Tool
<https://onthemap.ces.census.gov/>

Timeline Overview - Spring 2018

- Stakeholder Interviews Summary
- Public Engagement Efforts:
 - Village website content
 - Social media presence
 - Menands Activities Report
 - Menands Community Survey
 - Two open house events

Village Vision: Comprehensive Plan

Village of Menands


Community Survey

Menands Community Survey

To gain public input early in the process to guide the later phases of research, public engagement, and drafting the comprehensive plan.

Survey questions covered:

- Demographics
- Housing Alternatives
- Transportation Features
- Economic Development
- Future of Menands Waterfront
- Village Vision



Village Vision: Comprehensive Plan
Village of Menands Community Survey

What is the purpose of this Community Survey?
The Village of Menands is developing a Comprehensive Plan with help from the University at Albany Graduate Planning Studio. A Comprehensive Plan is a guiding document for the growth and development of a municipality. This Community Survey seeks your opinions on important issues that may affect the future of Menands and will provide useful information for the Comprehensive Plan. We invite all residents and property owners in Menands to complete this survey. This survey takes 5 to 10 minutes of your time to complete. | **Survey responses are anonymous so please do not include your name on this form.**

For more information on the Comprehensive Plan or to complete the survey online, visit the Village website at: <http://villageofmenands.com>. Drop off your completed paper survey in person or mail your completed survey to Menands Village Hall, 280 Broadway, Menands, NY 12204 by **March 29, 2018.**

1. Please rate the following elements as they relate to the future of Menands.

	1 - Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reuse of vacant commercial buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Preservation of historic buildings and places	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Access to waterfront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Sustainable/green technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Community beautification projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1A) Please include any additional comments here:

2. Please rate the need for the following housing types in Menands.

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a) Condominiums (owner occupied)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Duplex/2-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Active adult/senior living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2A) Please include any additional comments here:

Survey Distribution & Collection

Survey Collection Period: March 10th to April 12th

Response Rate: 330 Participants

Distribution Methods:

- Village of Menands website
- Village of Menands Facebook page
- Menands School e-news
- Menands electronic alert system
- Menands Activities Report
- Participating businesses & organizations
- Menands Fire Company Fish Fry Dinner





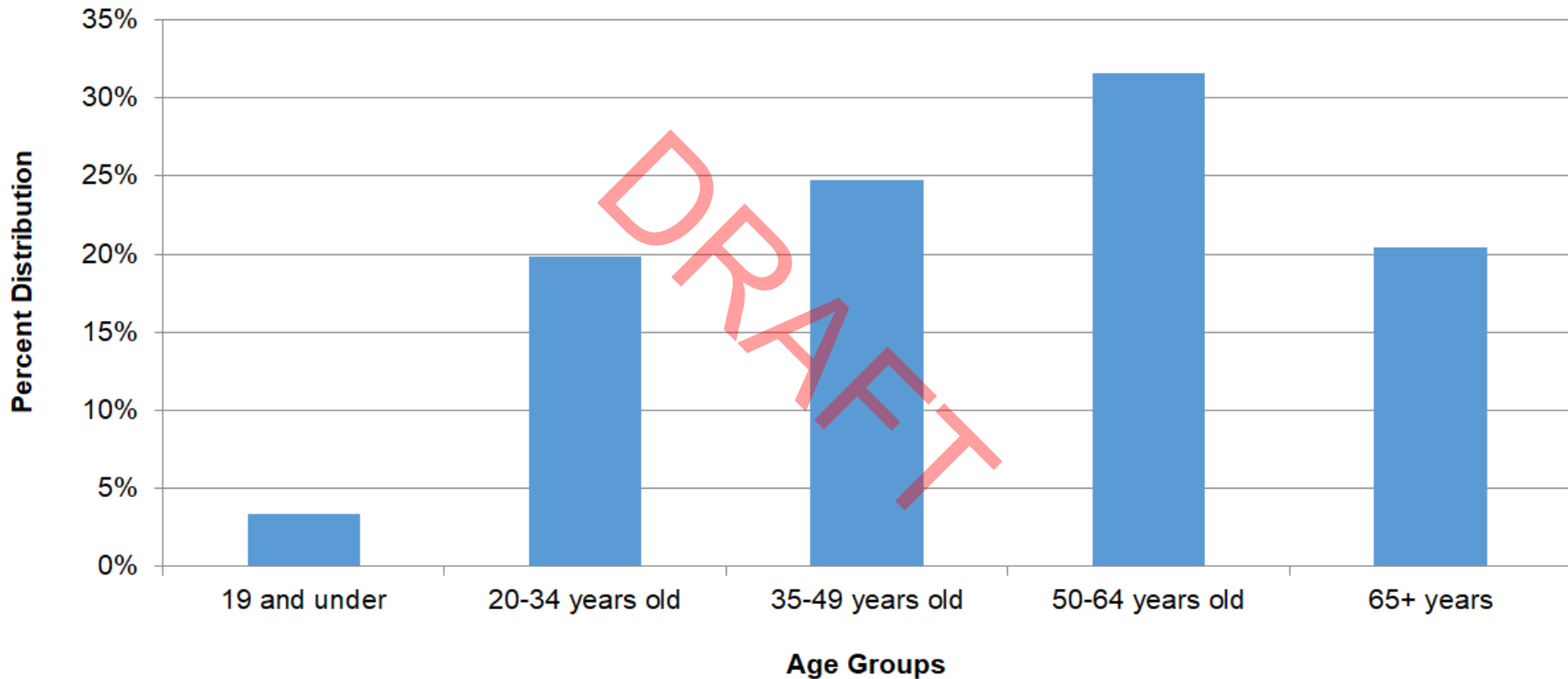
UAlbany graduate students, Sam Morreale & Michelle Rogat, provide information on the Community Survey at the Menands Fire Company Fish Fry Dinner, Friday, March 23, 2018.

Demographics of Survey Respondents

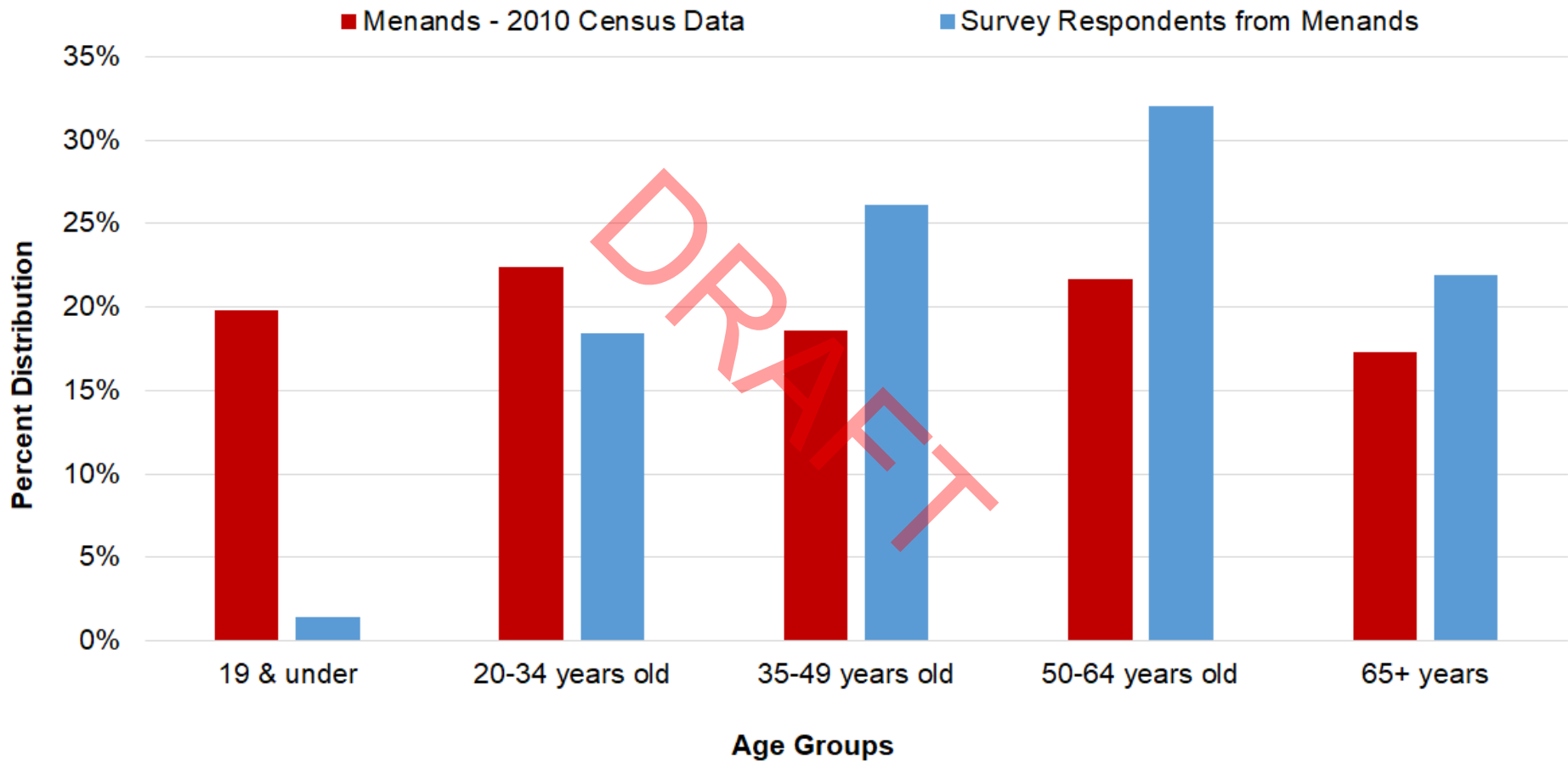
- Age
- Length of Residency
- Status in Menands
 - Commercial Property Owner
 - Commercial Tenant
 - Residential Property Owner
 - Residential Tenant
 - Non-Resident Employee
 - Other

Age of the Survey Respondents

Age of All Survey Respondents

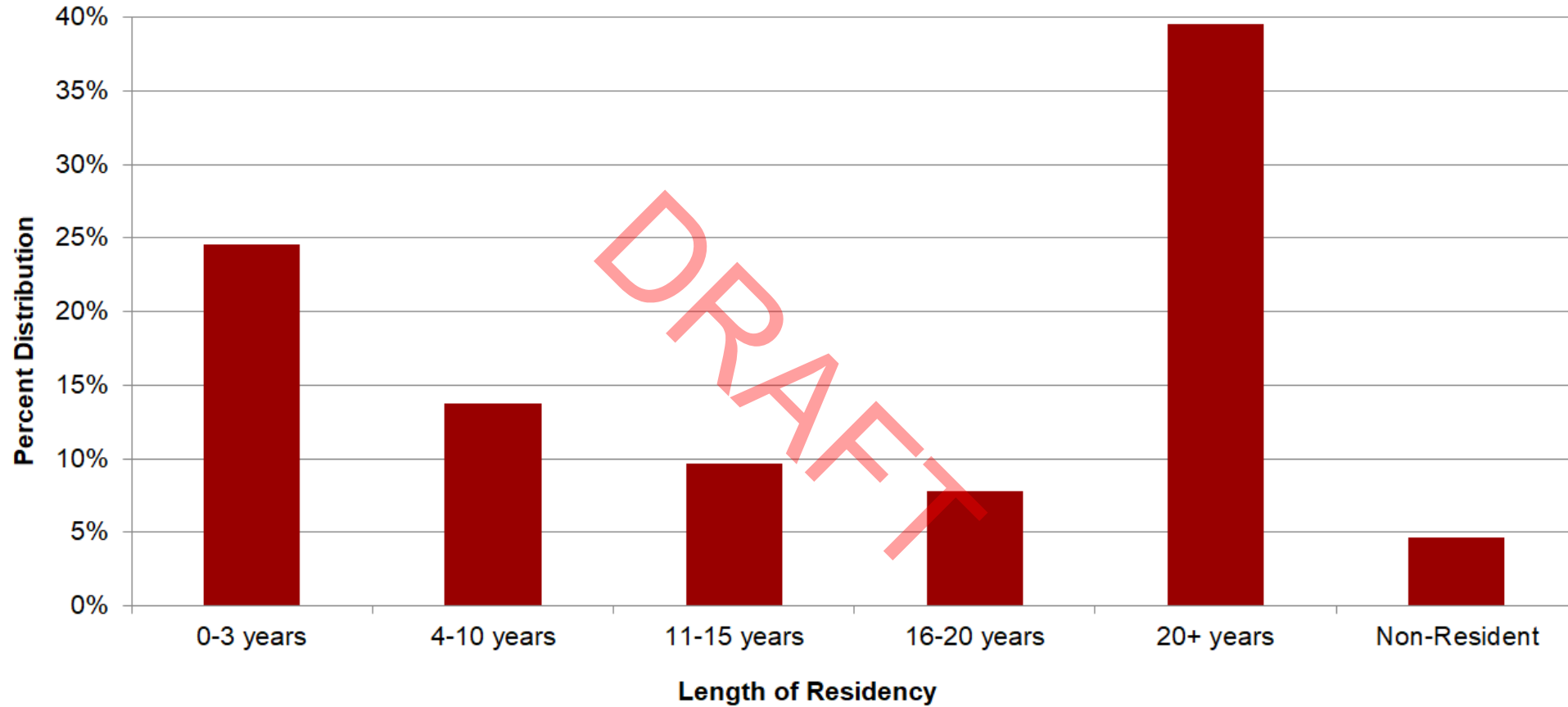


Age Comparison – Menands Population vs Survey Respondents



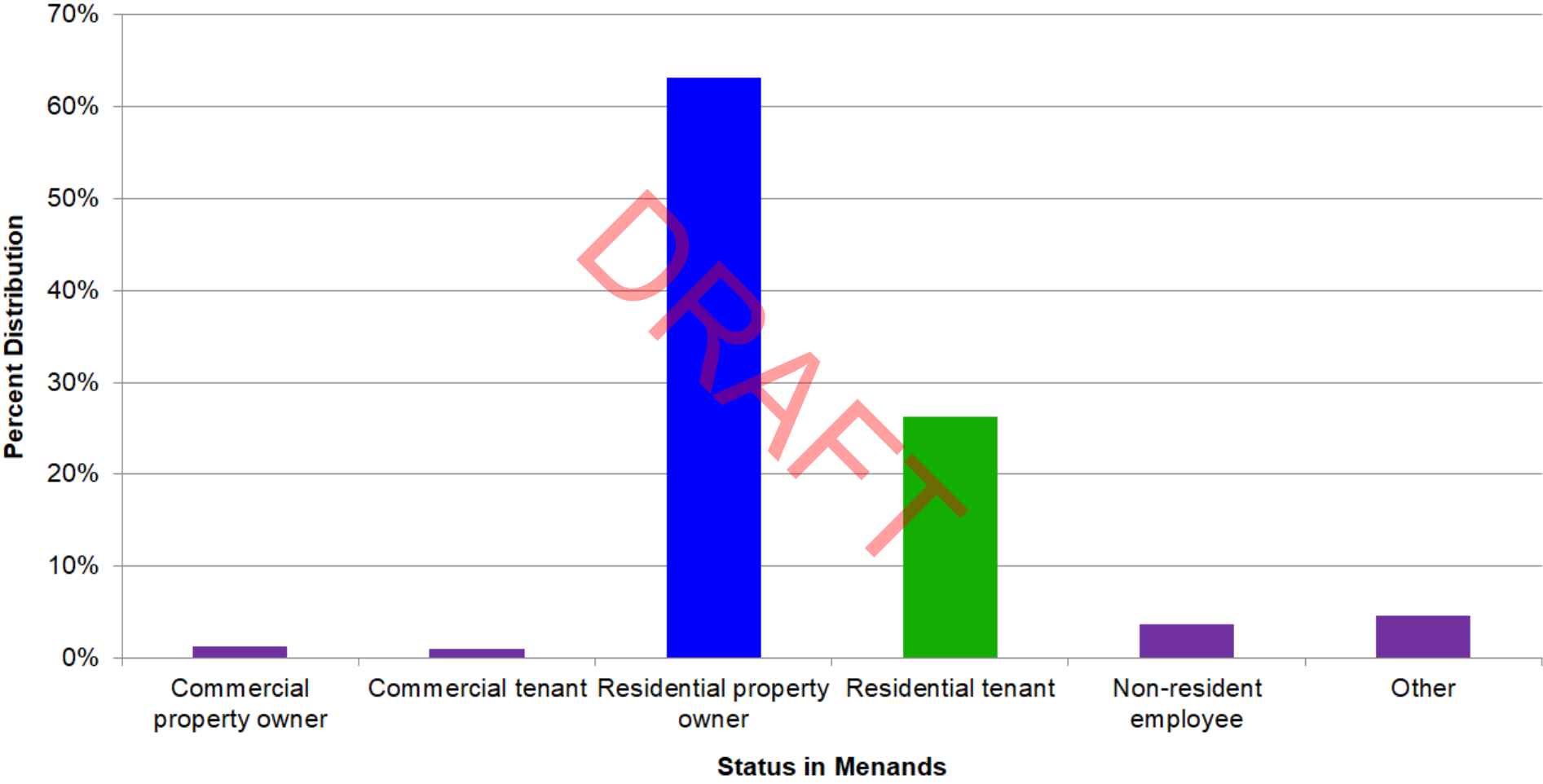
“Length of Residency of the Survey Respondents”

Length of Residency of Survey Respondents



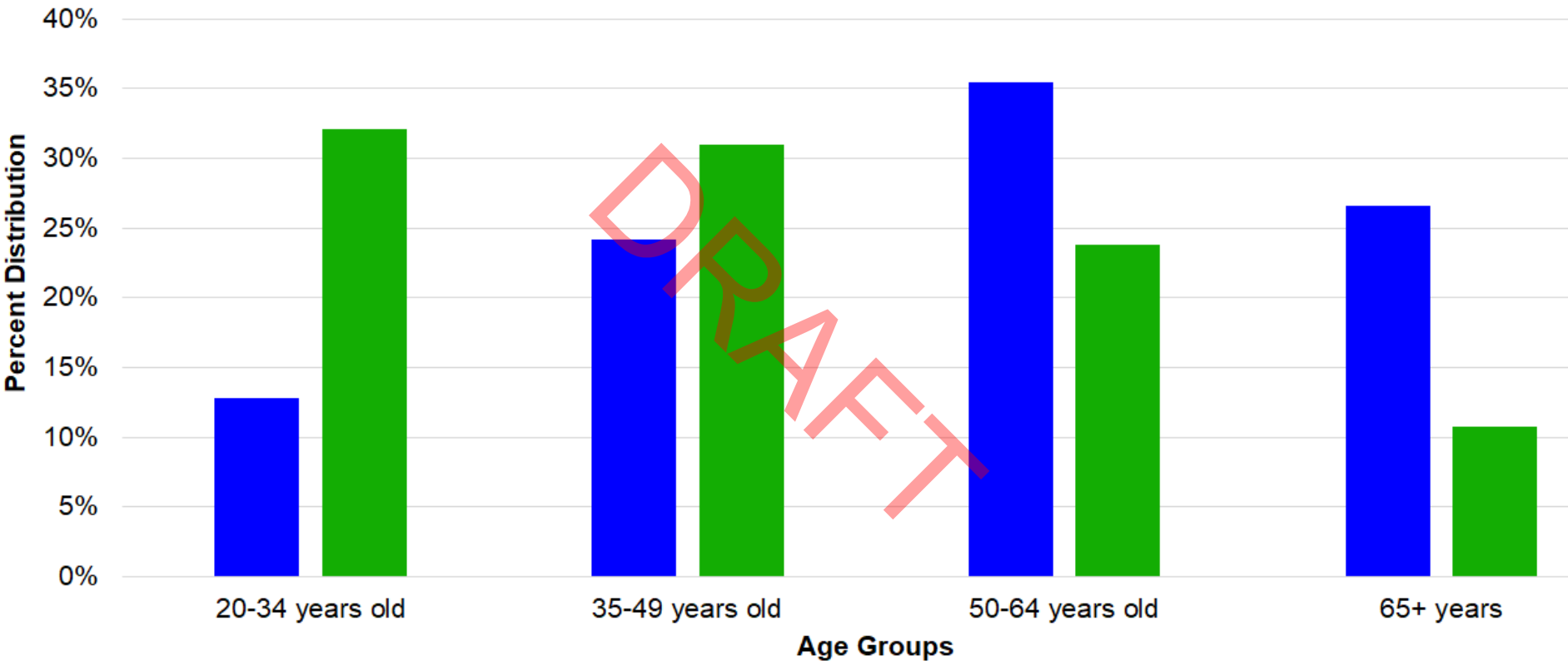
**“Status of the
Survey Respondents
in Menands”**

Status of Survey Respondents in Menands



Age of Survey Respondents

■ Residential Property Owners ■ Residential Tenants



Survey Questions & Answers

Questions asked "Please rate." Answers shown with Average Priority.

1-Low
Priority

2

3

4

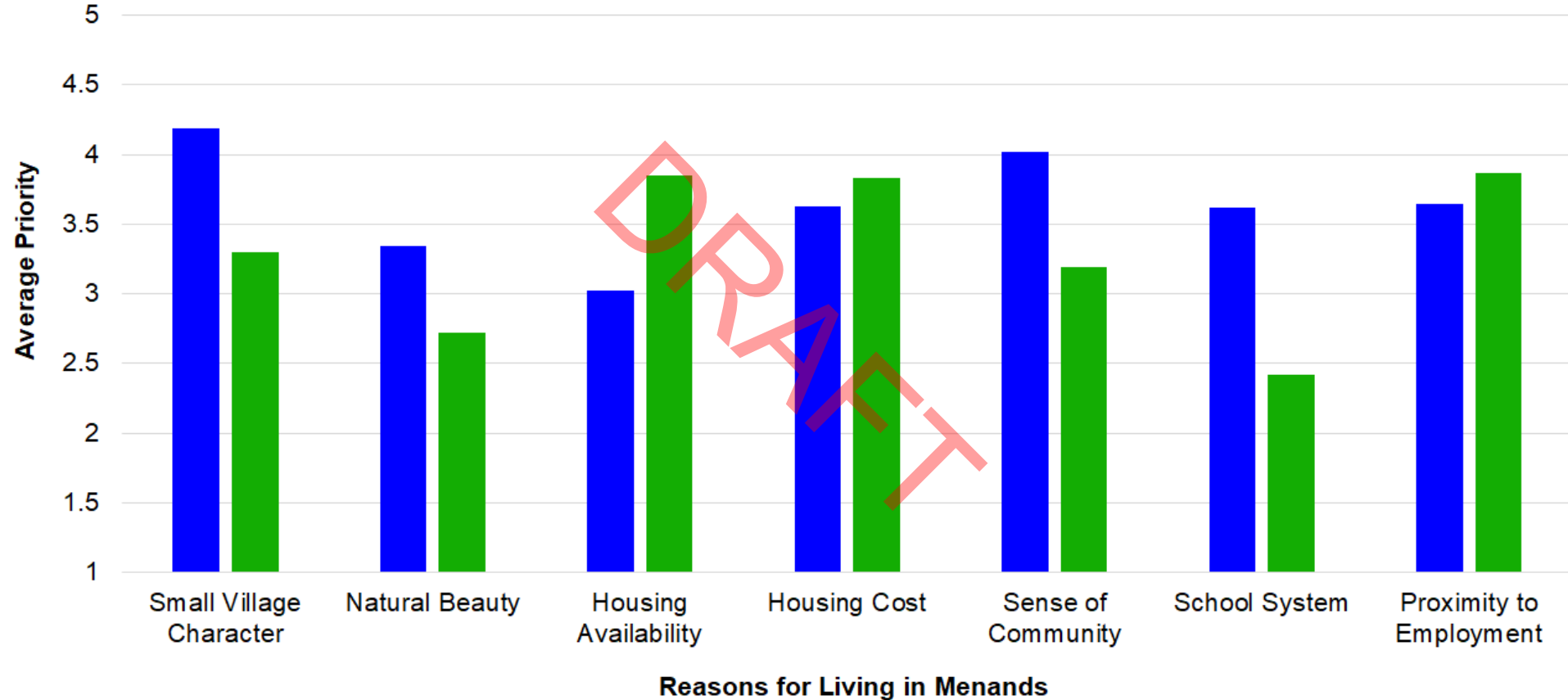
5-High
Priority

Questions asked to "Check all that apply."
Answers are shown with Percent Distribution.

**“Rate the reasons you
choose to live in Menands”**

Reasons Survey Respondents Choose to Live in Menands

■ Residential Property Owners ■ Residential Tenants



Reasons that Survey Respondents Choose to Live in Menands

Residential Property Owners

- Small village character
- Sense of community
- School system

Both Owners And Tenants

- Natural beauty
- Proximity to employment
- Housing cost

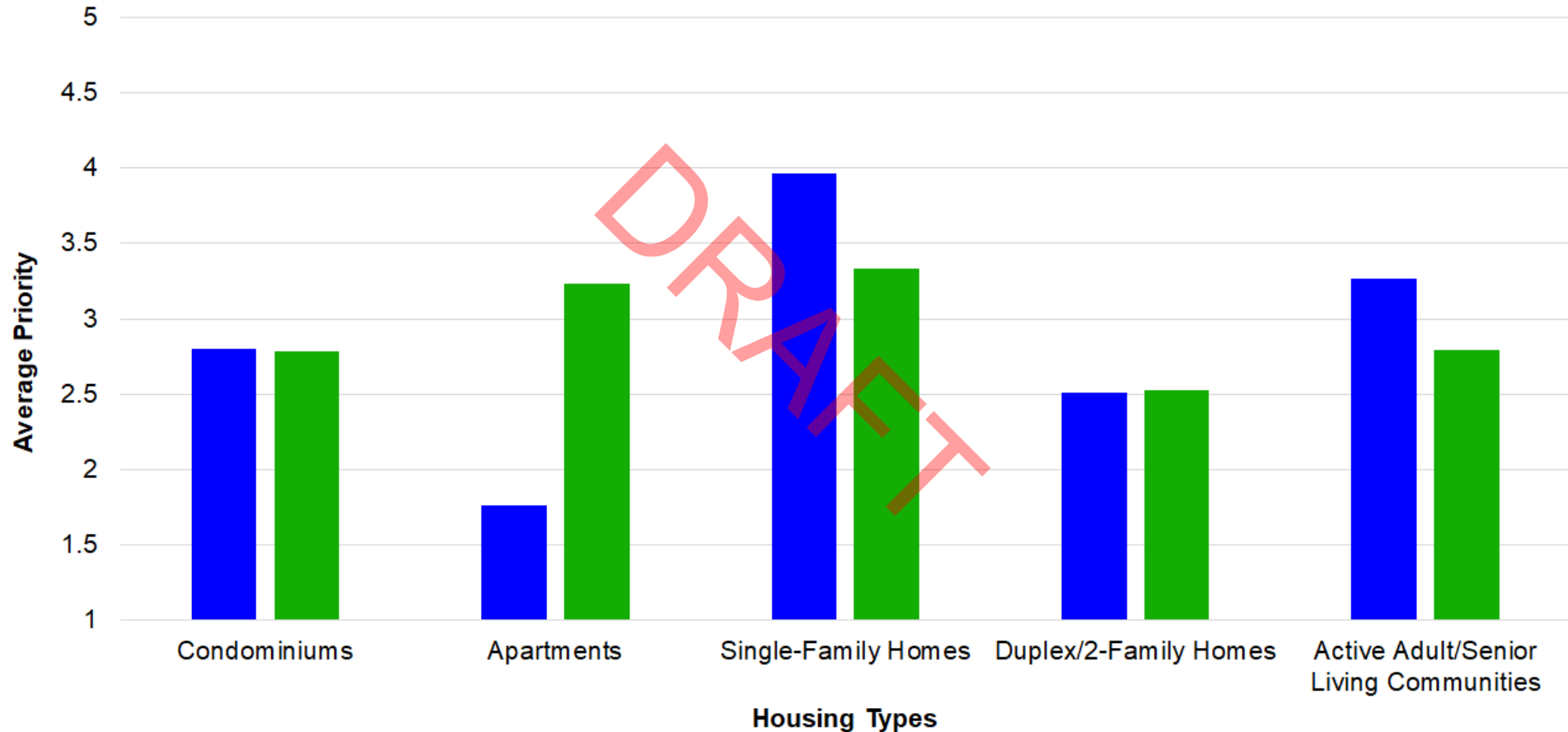
Residential Tenants

- Housing availability

**“Rate the need for the following
housing types in Menands””**

Survey Respondents' Priorities for Housing Types in Menands

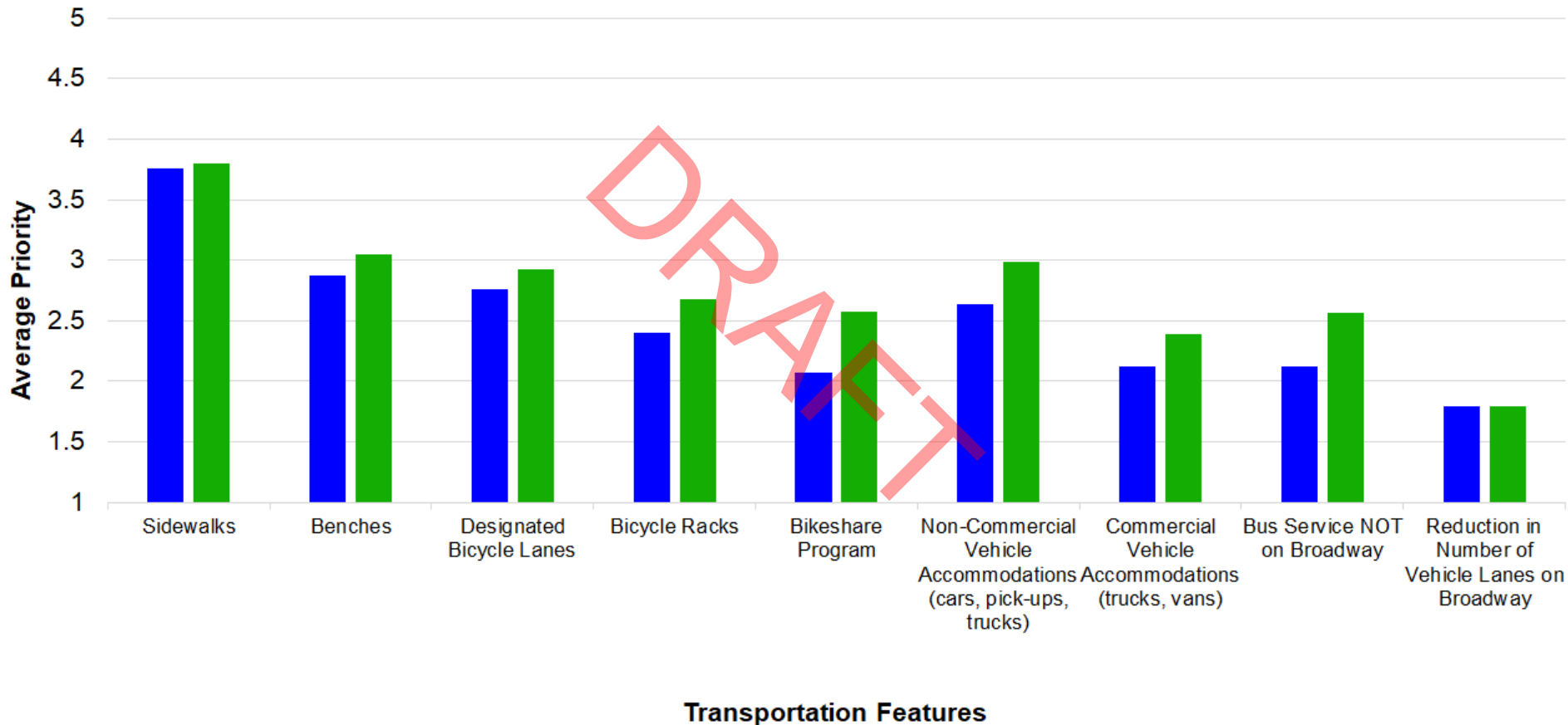
■ Residential Property Owners ■ Residential Tenants



**“Rate the need for the
following transportation
features for Menands””**

Survey Respondents' Priorities for Transportation Features in Menands

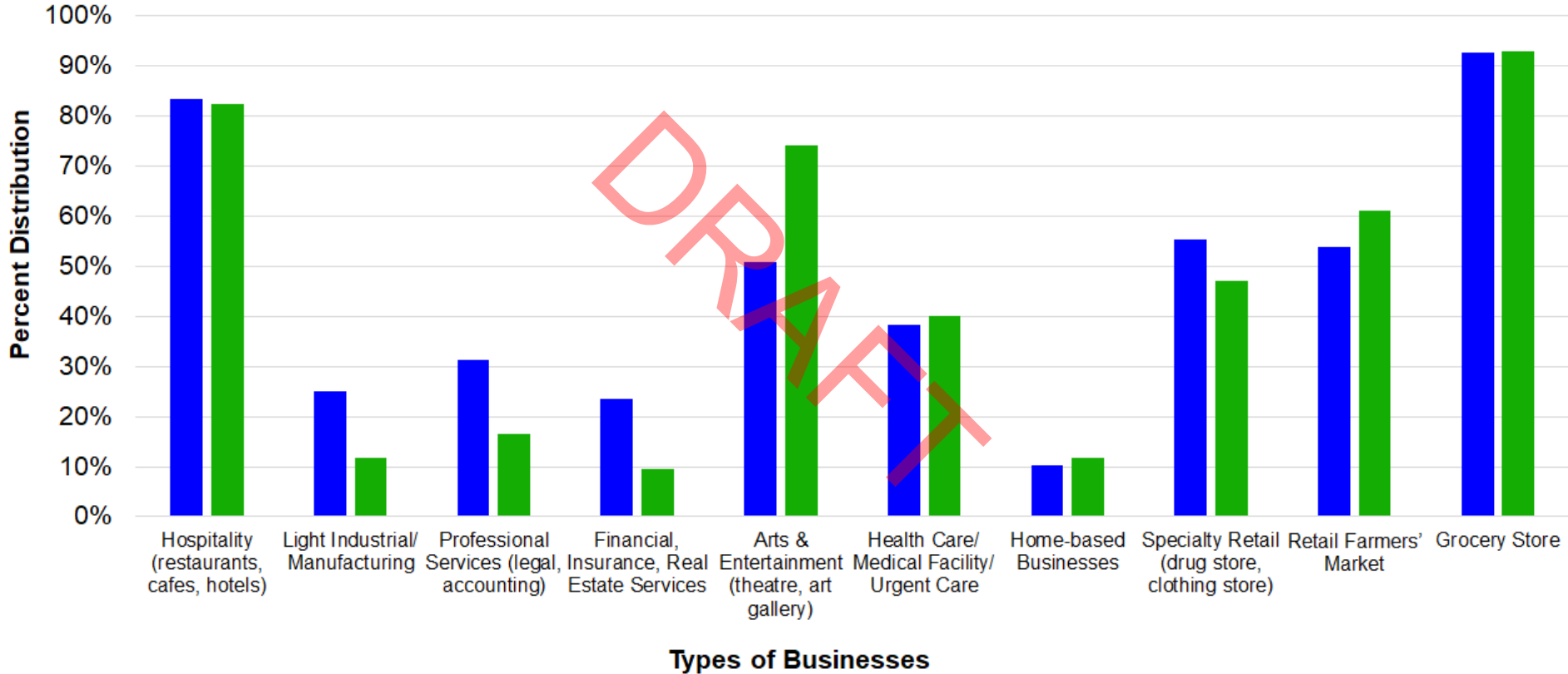
■ Residential Property Owners ■ Residential Tenants



“What types of businesses would you like to see more of in Menands?”

5) What types of businesses would you like to see more of in Menands? (Check all that apply.)

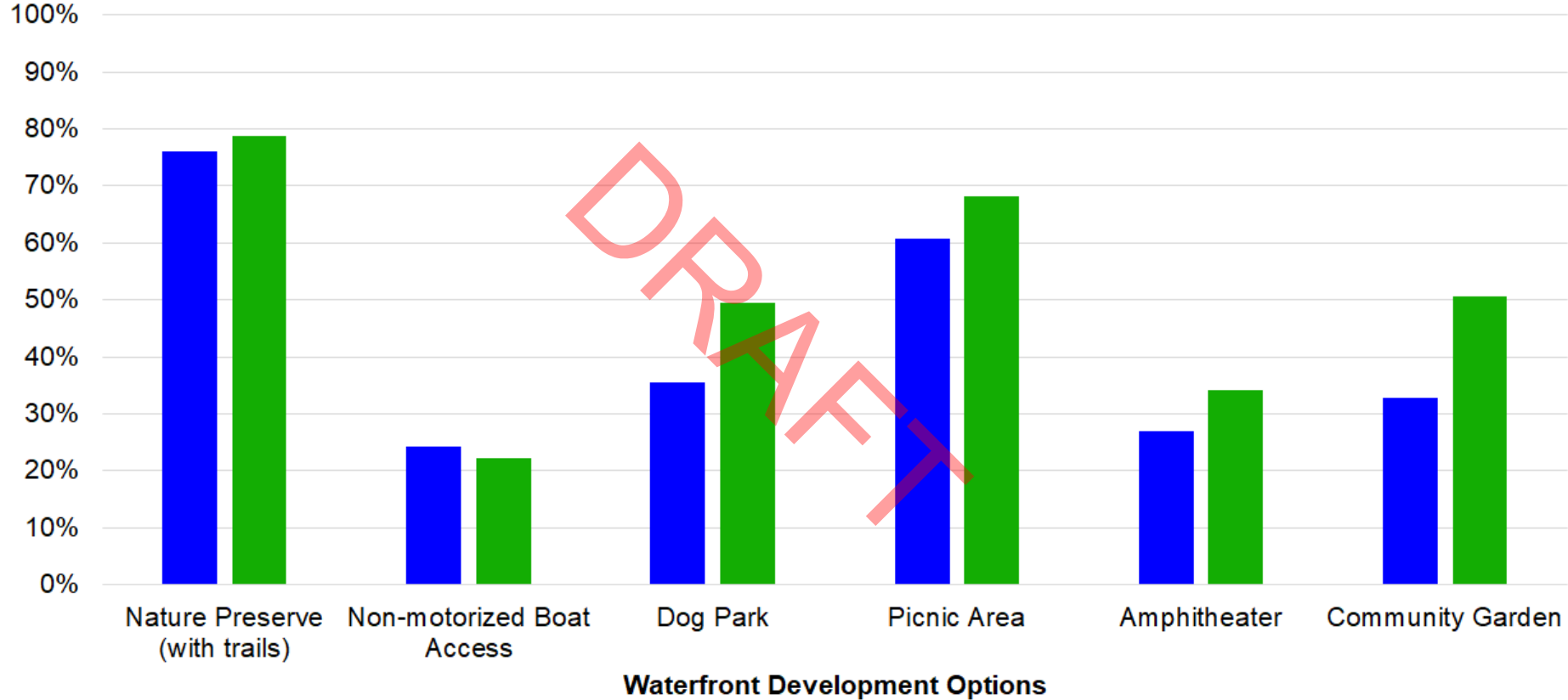
■ Residential Property Owners ■ Residential Tenants



**“What do you envision
for the future of the
Menands waterfront?”**

Survey Respondents' Vision for Waterfront Development

■ Residential Property Owners ■ Residential Tenants



Key Survey Findings

Community Amenities

- Sidewalks
- Waterfront Access/
Open Space

Housing Types

- Single-Family Homes
- Apartment Units

Economic Development

- Food Access
- Hospitality Industry
- Redevelopment/

Beautification

- Village Center Zone

Community Open House Event #1

Menands Village Hall

April 2, 2018

Community Survey Guided the Structure of Open House Events

- One-on-One walk-through for input
- Provide one word to describe Menands
- Mapping amenities and enhancements
- Anonymous comments box

Mapping Exercises at the Public Open House Events

- Re-use of vacant commercial buildings
- Center of the village
- Sidewalk infrastructure
- Public amenities:
 - Community garden
 - Picnic area
 - Dog Park
- Landscape beautification







Community Open House Event #2

Albany Lofts at One Broadway

April 11, 2018



SCHENECTADY

9:36 37°

**SPECTRUM
NEWS**

DEVELOPING COMPREHENSIVE PLAN FOR MENANDS

UALBANY STUDENTS ARE HELPING VILLAGE CREATE BLUEPRINT FOR FUTURE

Menands

EXIT

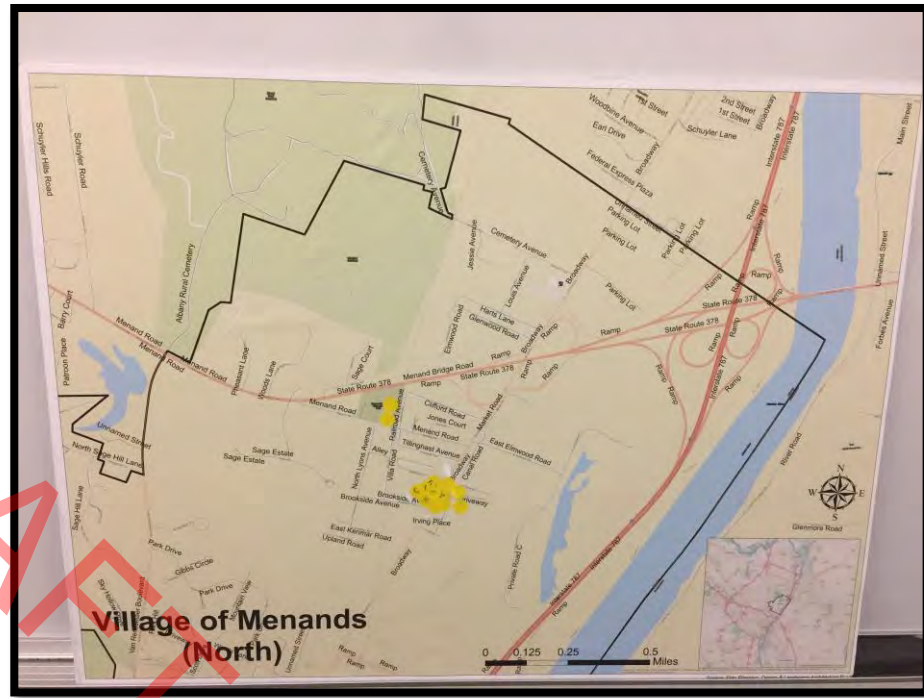


...ding for this project is
...ided in part by a grant
...in the Hudson River
...Valley Greenway.

DRAFT



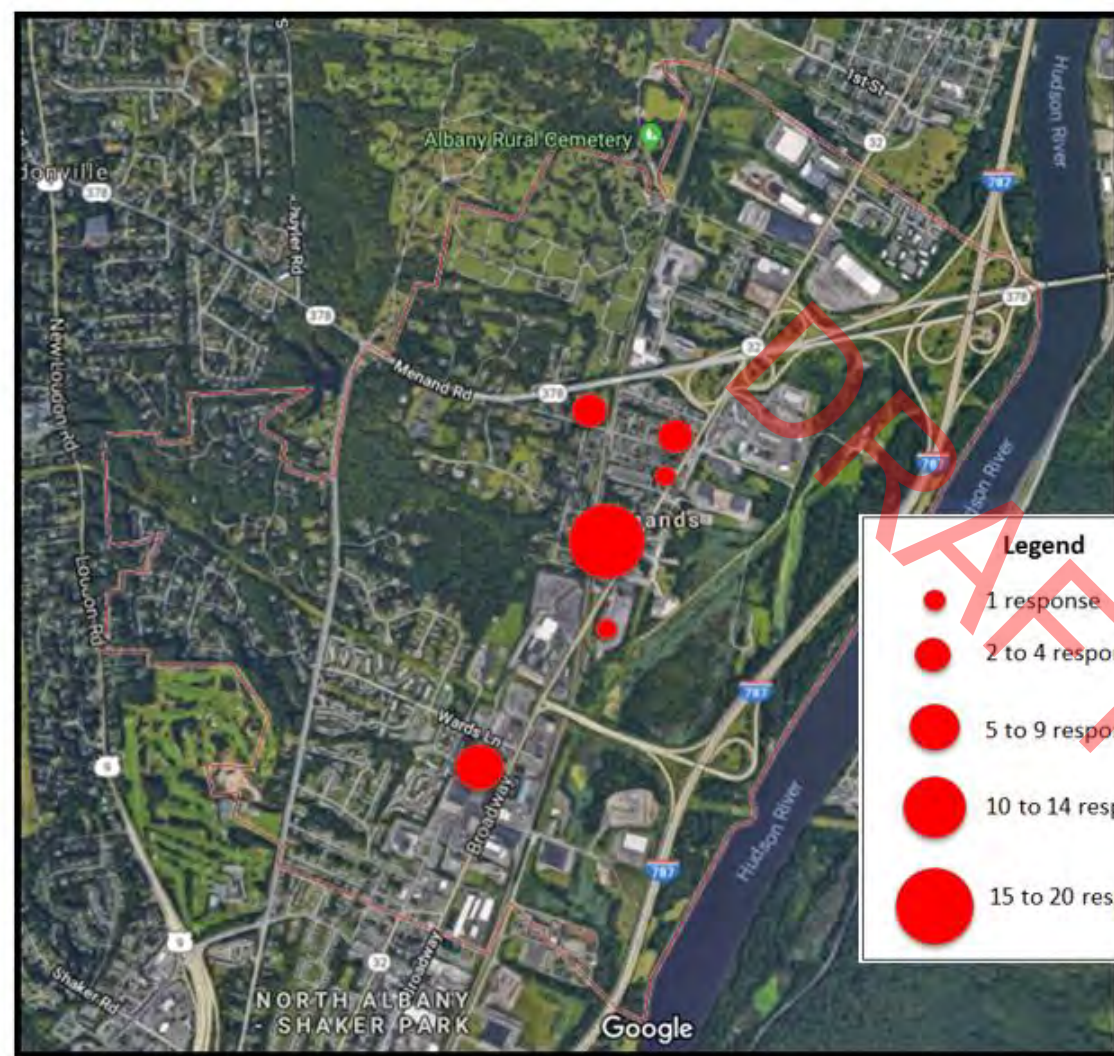
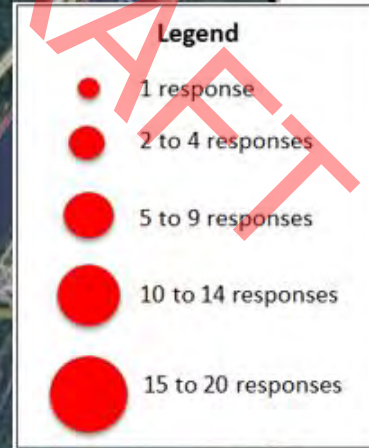


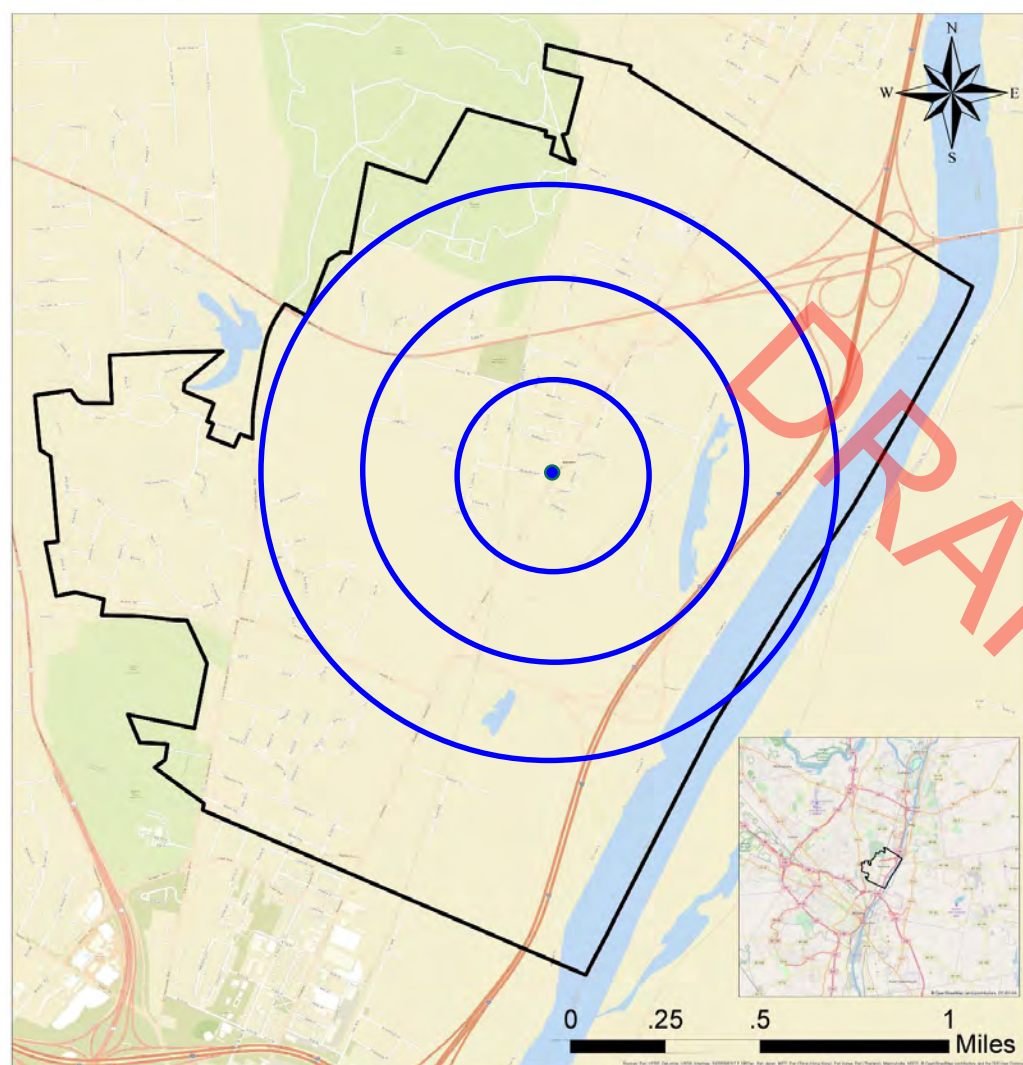


Where do you think
the center of the
Village should be?

“Where do you think center of the Village should be?”

- 54% - Village Hall
(Fire & Police Station)
- 26% - Mid-City Plaza
(Broadway & Wards Lane)
- 8% - Ganser-Smith Park
- 6% - Intersection Broadway
& Menands Road
- 3% - Village Admin Office
(280 Broadway)
- 3% - Hudson-Mohawk
Human Society





Mapping exercise for the “Center of the Village”

- Establish the core connectivity zone
- Entranceways to Menands from I-787
- Encourage private and public investment

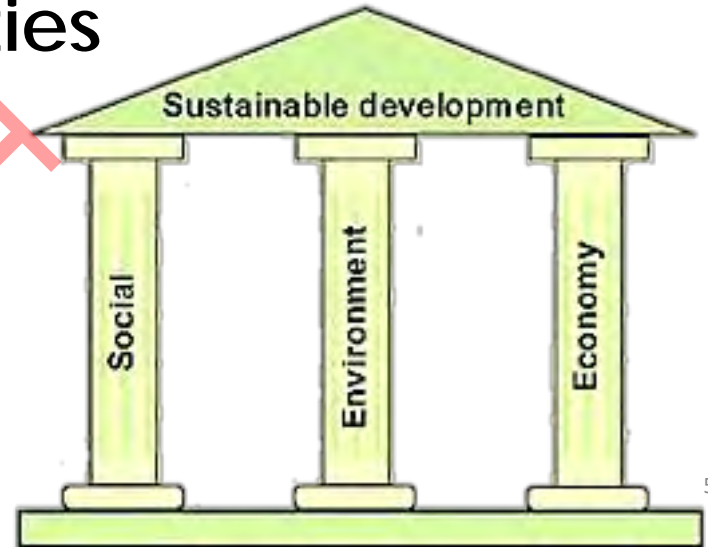
• = “Village Center” Mapped

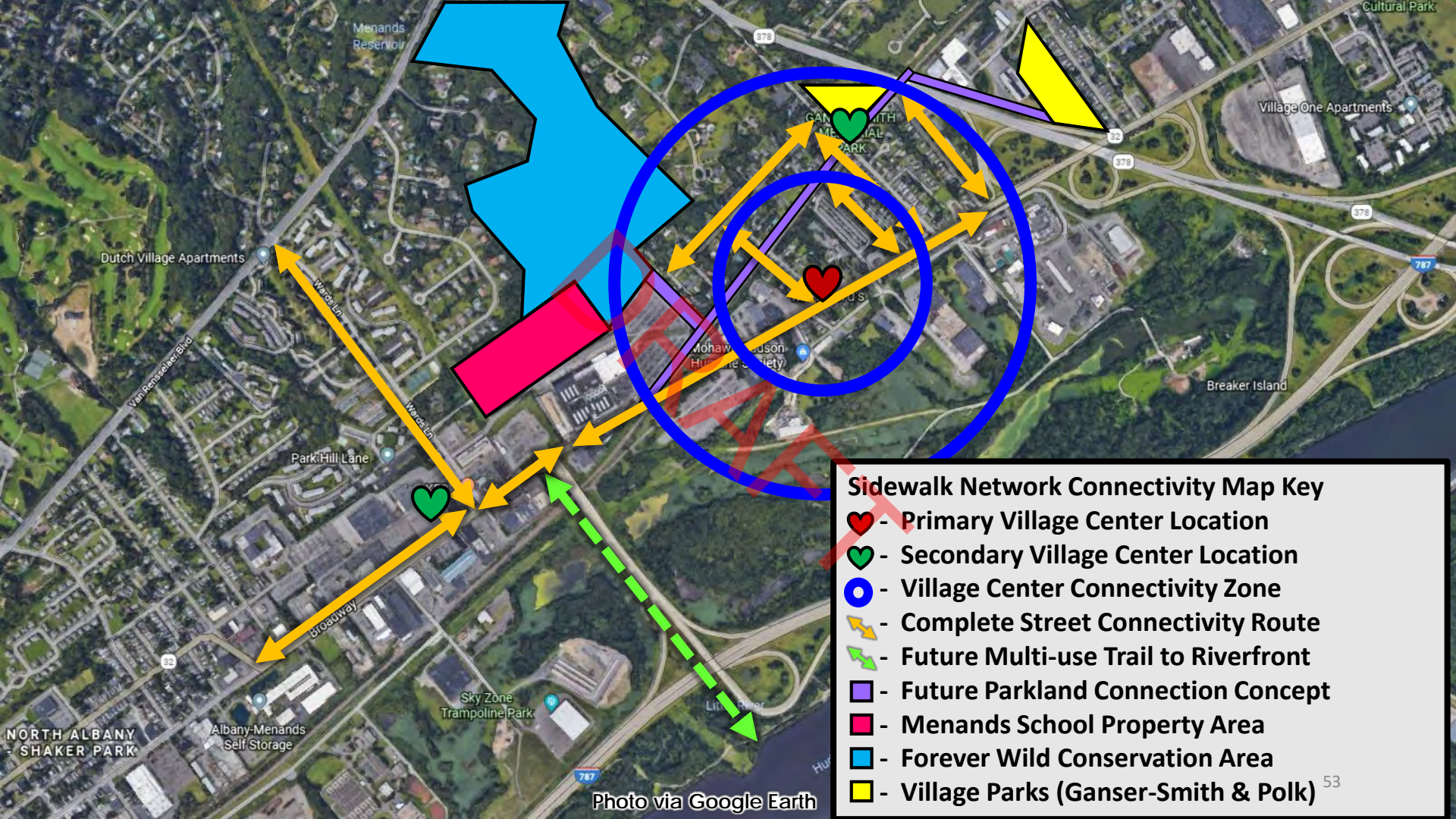
○ = 1/4 mile increment radius

Opportunity Analysis for the Village of Menands

Opportunities Overview

- **Broadway Connectivity**
- **Parks and Trails Network**
- **Enhance Public Amenities**
- **Food and Hospitality**

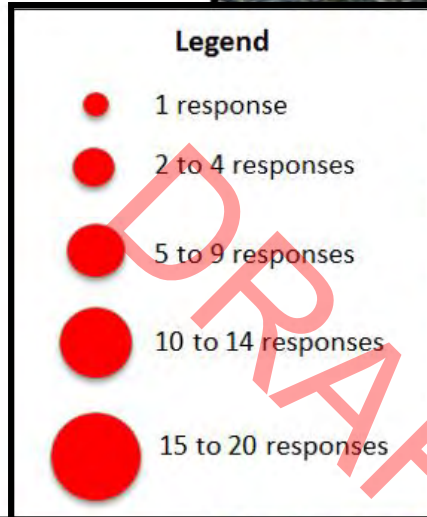




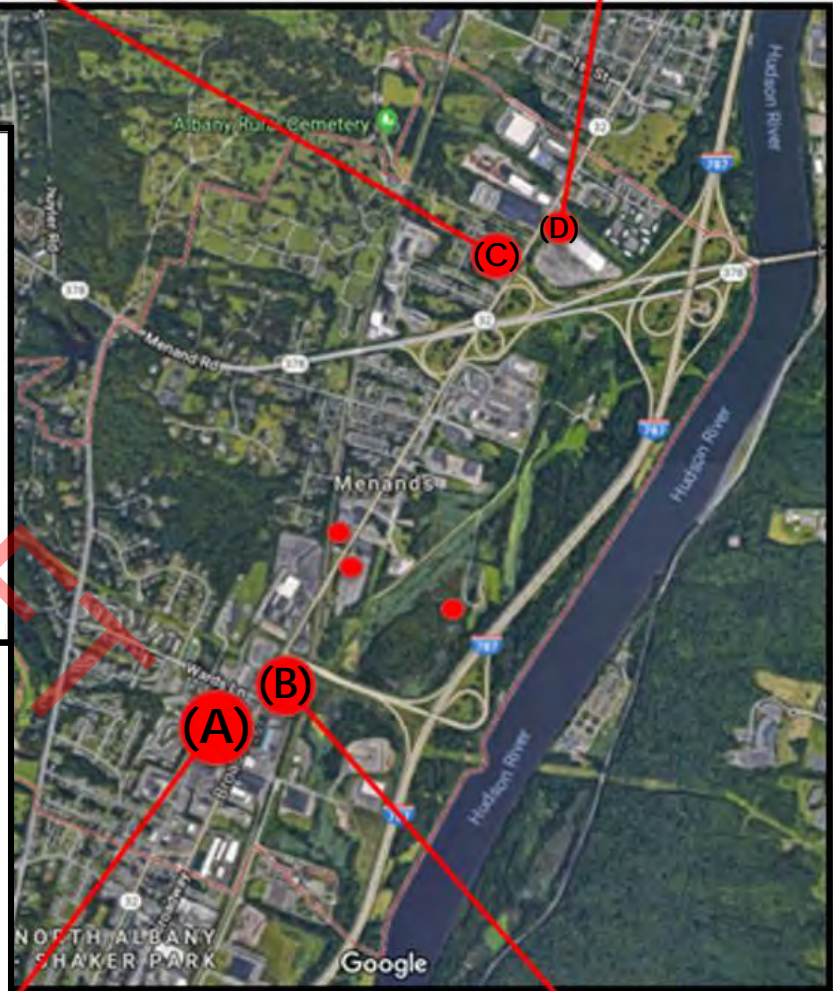
Sidewalk Network Connectivity Map Key

- ♥ - Primary Village Center Location
- ♥ - Secondary Village Center Location
- ⊙ - Village Center Connectivity Zone
- ↔ - Complete Street Connectivity Route
- ↔ - Future Multi-use Trail to Riverfront
- - Future Parkland Connection Concept
- - Menands School Property Area
- - Forever Wild Conservation Area
- - Village Parks (Ganser-Smith & Polk)

Vacant
commercial
buildings →
highest
priority for
reuse?



- (A) - Former Ideal Food Basket Store
- (B) - Former William's Press Building
- (C) - Former Price Chopper Store
- (D) - Former Broadway Diner Site



(A) - Former Ideal Food Basket Store / Mid-City Plaza



(B) - Former William's Press Building



New York State Route 32

32

(C) - Former Price Chopper Store and Coke Bottling Plant



“Which location is highest priority for landscape beautification?”

Locations:

Ideal Food Basket and NYS Workers Compensation Board (Mid-City Plaza)

The Lofts at One Broadway

Former Price Chopper Grocery Store and Coca Cola Bottling Plant Site

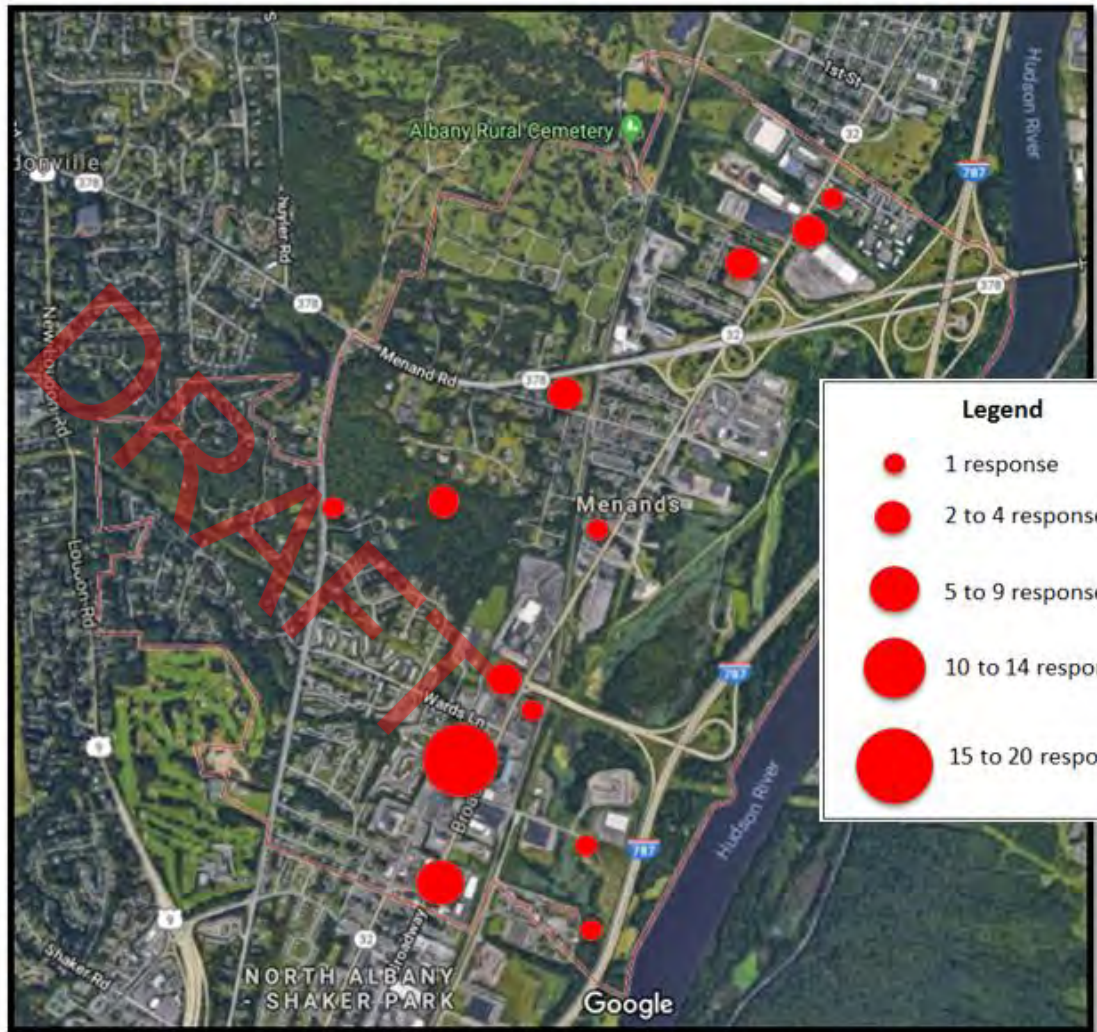
Former Broadway Diner

Ganser-Smith Memorial Park

National Grid Substation

Sage Nature Preserve

Other Single Selection Sites



Rain Gardens

Soak Up and Slow Down Water to Reduce Runoff

What is a rain garden?

A planted depression that collects, soaks up and filters stormwater runoff from roofs, driveways, streets, parking lots and other hard surfaces.

What are the benefits?

- Reduce flooding
- Remove pollutants
- Replenish ground water
- Provide native plant habitat for wildlife

The Alternative
With no rain garden,
runoff flows untreated
into our waterways

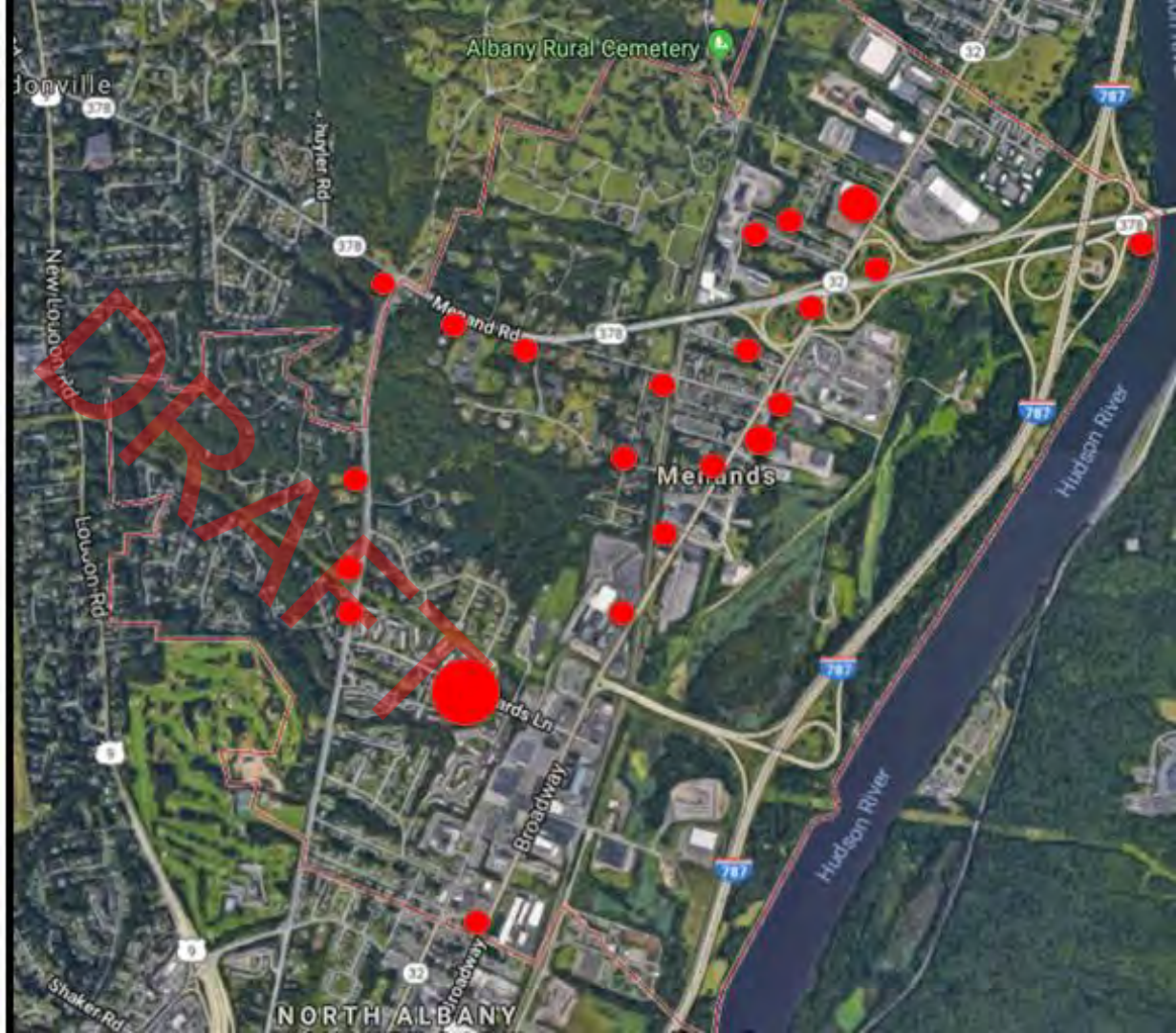
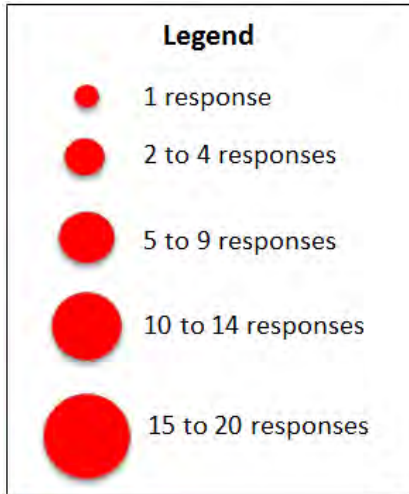
Hudson
River

Help restore the health of the Hudson River ecosystem and reduce waste water pollution

Photo edited via SSWM of Kitsap County



Priority locations for sidewalk improvement



Sidewalk Connectivity Opportunity at Wards Lane and Park Drive Intersection

**Complete
Streets
Connectivity
Opportunity**

Wards Lane Connectivity Map Key

-  - Existing Sidewalk Network
-  - Potential Sidewalk Extension
-  - Future Multi-use Trail to River
-  - Connectivity Area Intersection
-  - Secondary Village Center

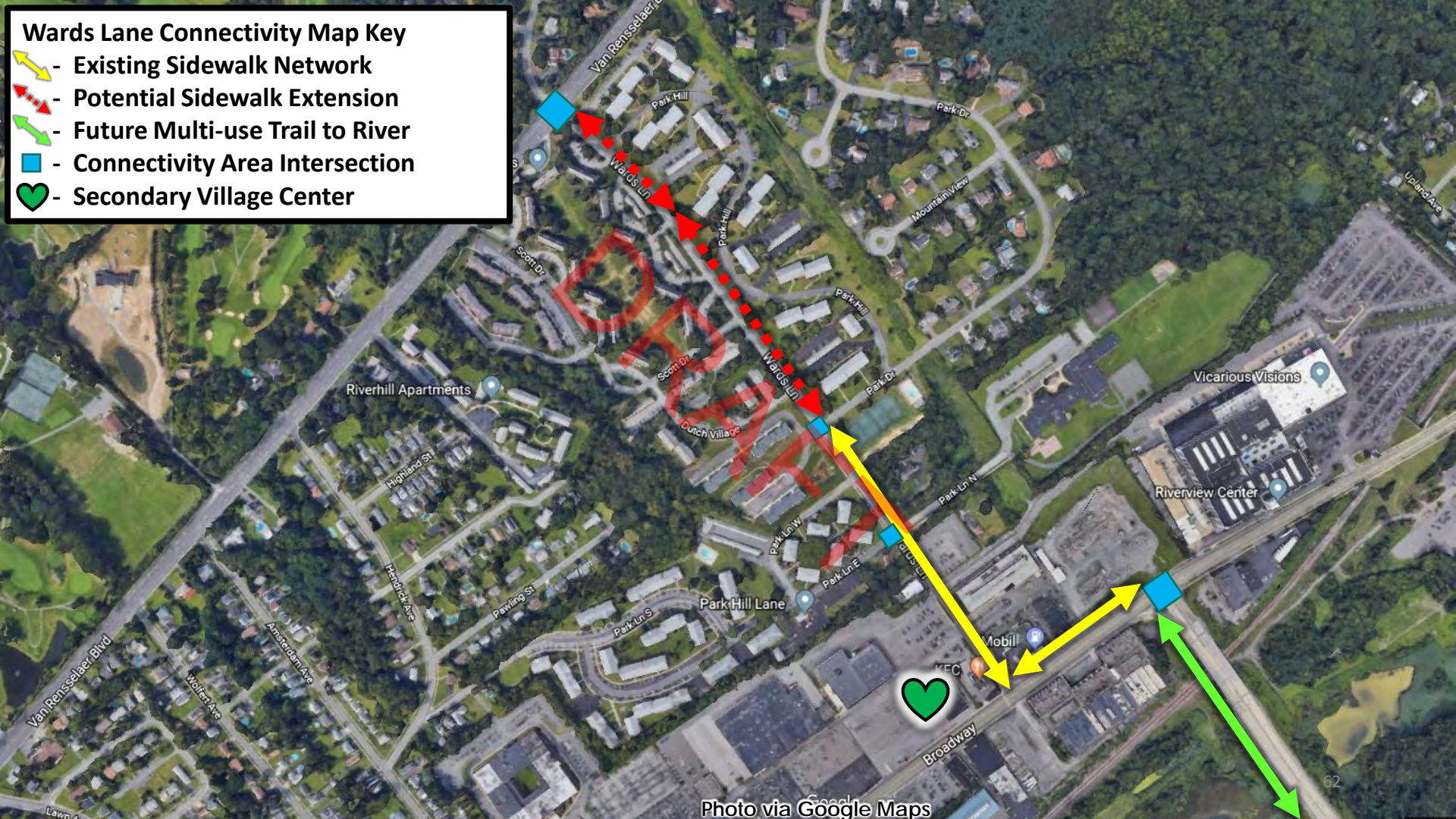


Photo via Google Maps



Complete Streets Connectivity Opportunity

Corner of Broadway and Lindberg – July 2017



Corner of Broadway and Lindberg – July 2017

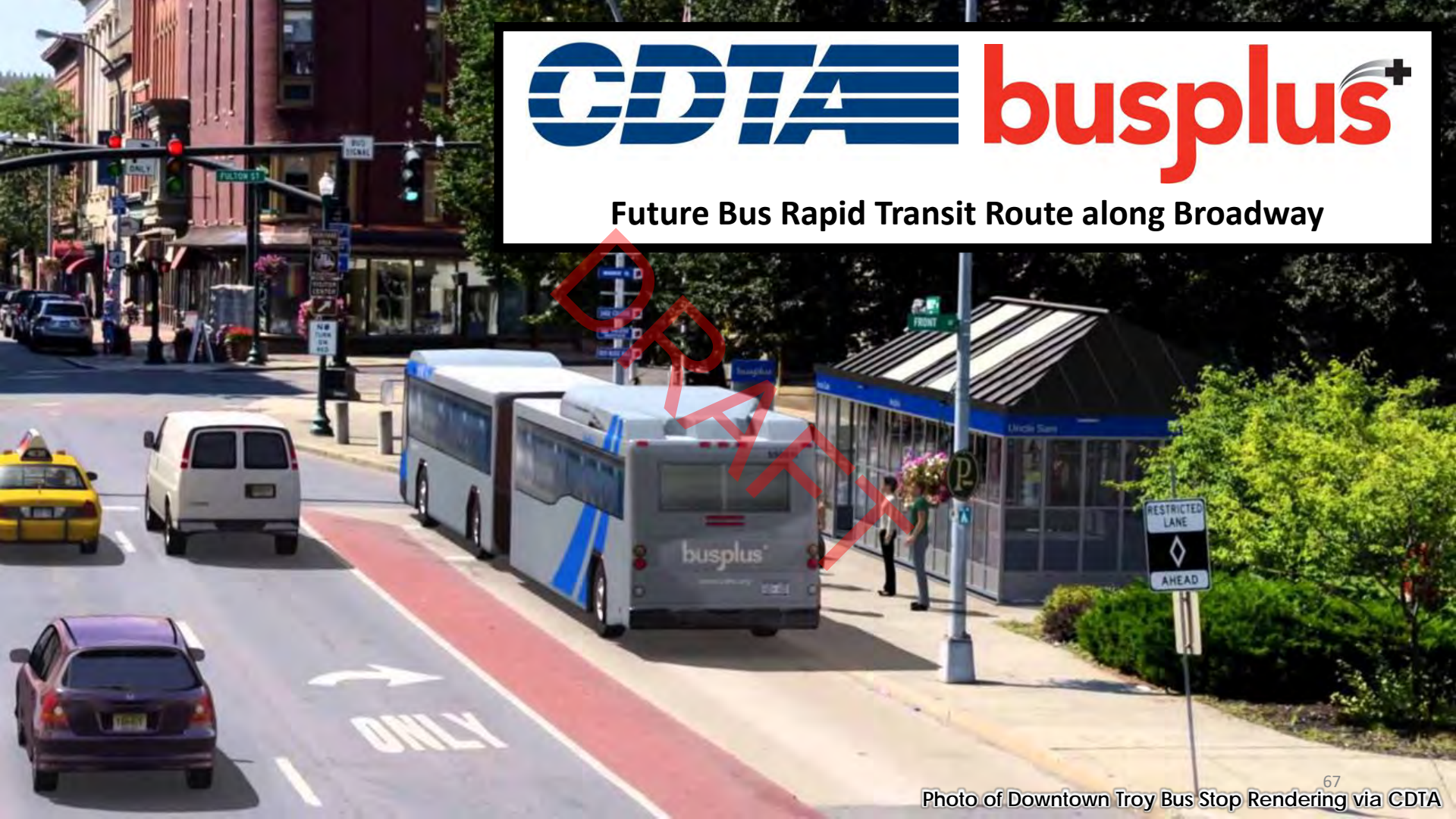


ADA SUPPORTIVE WARNING PADS FOR SIDEWALK FEATURES

Transit-Oriented Development Along the Broadway Corridor

CDTA busplus⁺

Future Bus Rapid Transit Route along Broadway



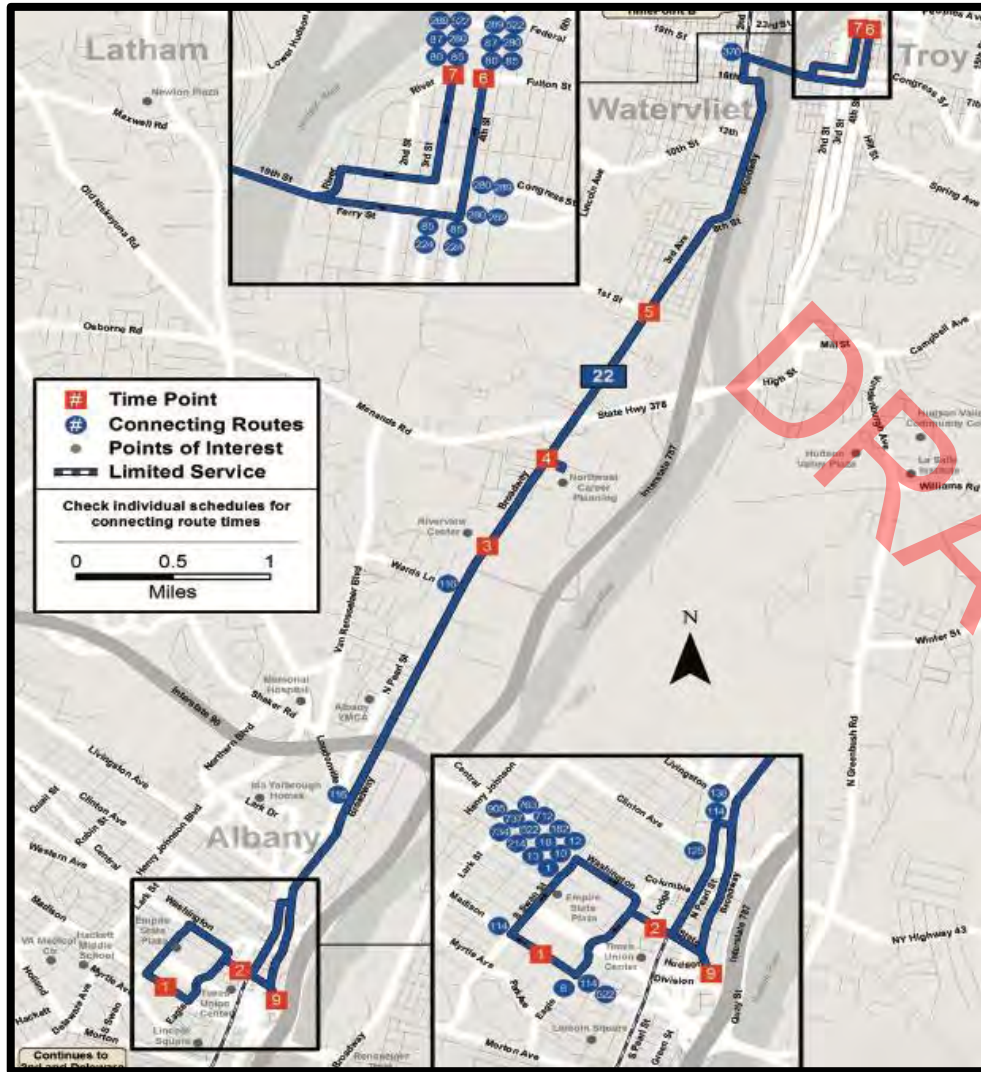
CDTA Bus Route 22

CDTA bus rider trips into and out of Menands:

- 730 average daily trips
- 266,000 yearly trips

Bus ridership primarily generates around three main locations:

- Broadway & Wards Lane
- The Riverview Center
- 100 Broadway Park & Ride



BWY

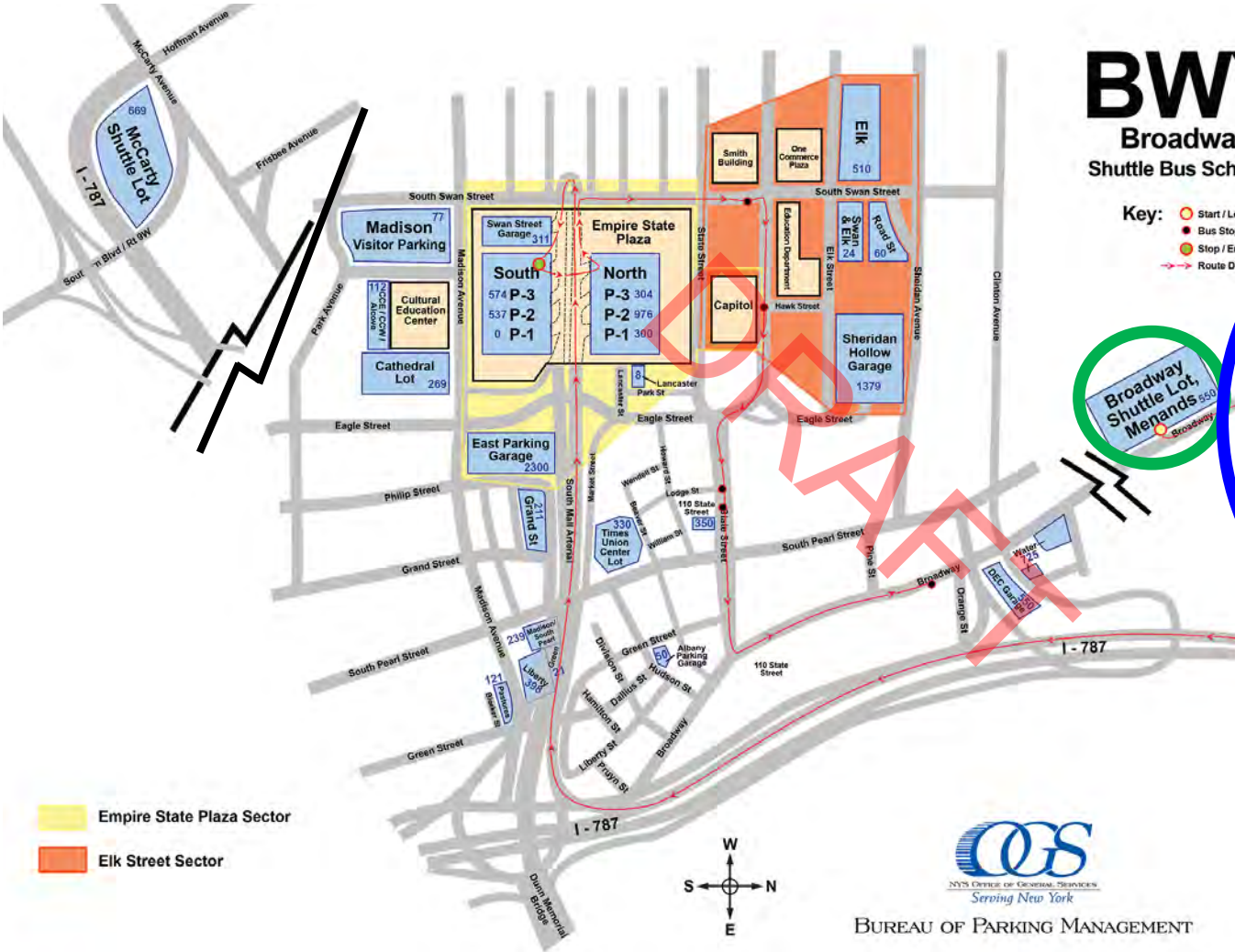
Broadway Shuttle Bus Schedule

- Key:**
- Start / Lot
 - Bus Stop
 - Stop / Empire State Plaza
 - Route Direction

Major Parking Lot for NYS Employees at Northern Edge of Village Center Connectivity Zone to support economic development



- Empire State Plaza Sector
- Elk Street Sector



CDPHP Cycle!

The NEW healthier mode of transportation in the region

CDTA just began to rollout the second season of bike share rental program.

Menands can begin to plan for the next 2019 season for new bike station sites.

www.cdphpcycle.com



Photo via www.alloveralbany.com

Parks and Trails

- Additional picnic areas
- Community garden
- Designated dog park
- Trailway enhancements
- Tennis/Athletic courts
- Outdoor Fitness Facility
- Boat launch



Polk Switzer Park Map Key

-  - Existing Sidewalk Network
-  - Sidewalk Extension Potential
-  - Entrance to Polk Switzer Park
-  - Park Property Line
-  - Basketball Court Area



Entrance to Polk Switzer Park



Entrance to Polk Switzer Park



Welcome to
Polk Switzer
Park!

Open Dawn to Dusk
No Motor Vehicles

Enhance Recreational Facilities



Park and trail entrance and directional signage options:

- Welcoming charm with distinct paths in and out
- Elegant design interpretive panels and bulletin board
- Mapping display for park features and trail routes
- Wayfinding signs to and from the "Village Center"
- Maintain trail markers

New Gazebo at Ganser-Smith Memorial Park



Restaurants, Hospitality, and Food in the Village

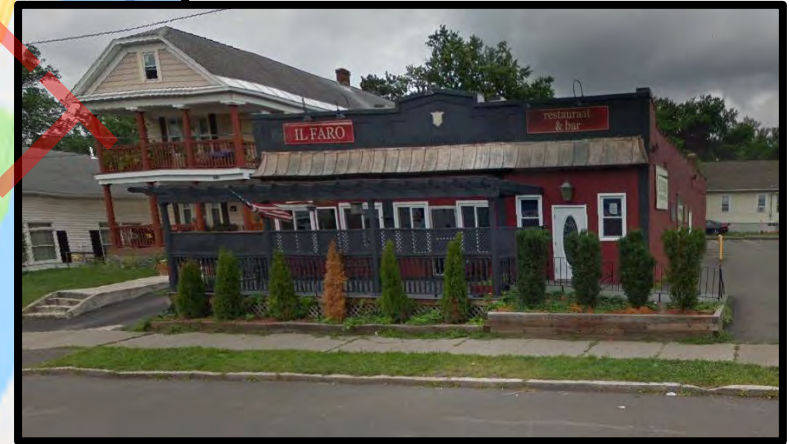
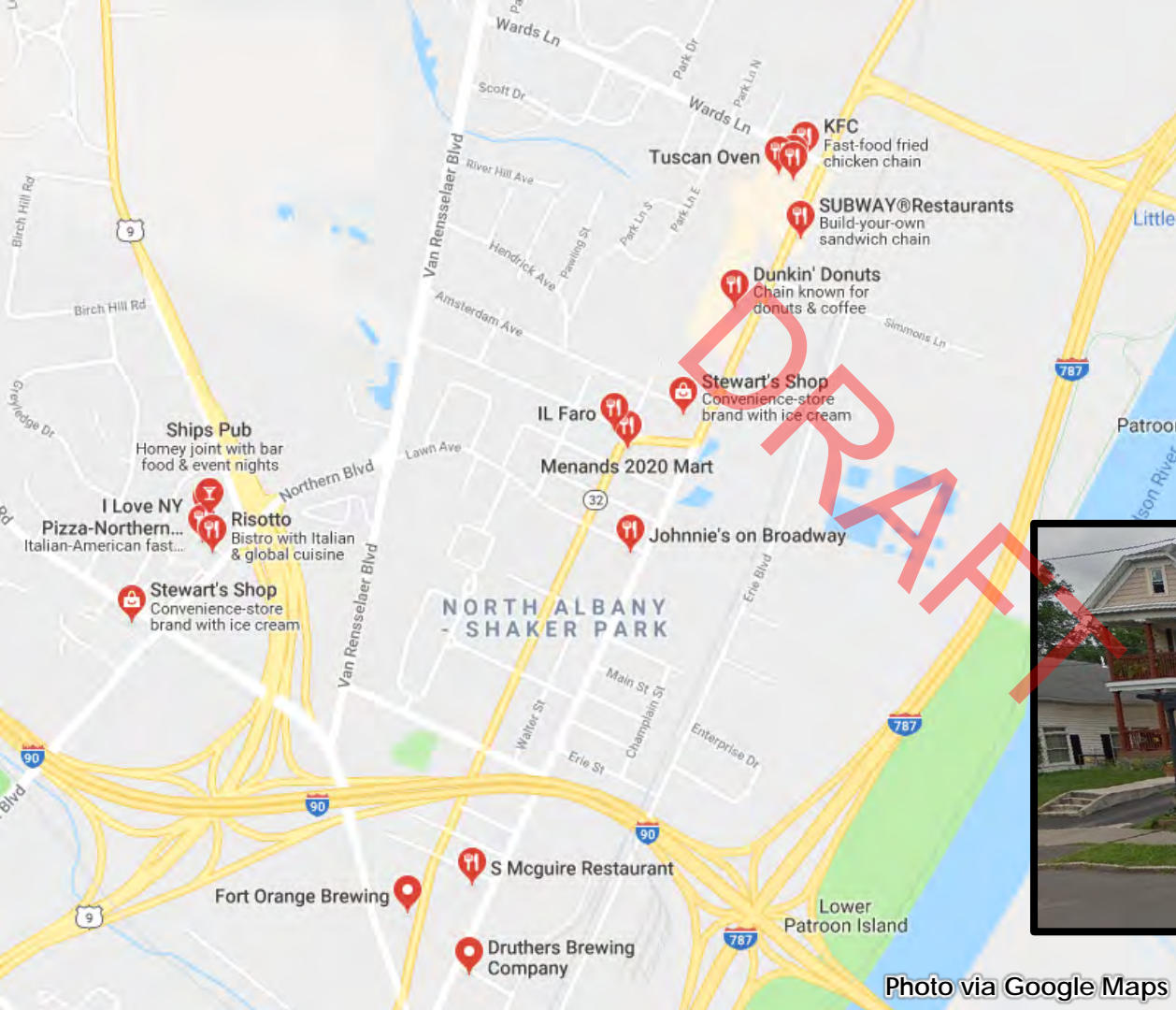


Photo via Google Maps



● = "Village Center" Mapped
○ = 1/4 mile increment radius

Food Access in the Village

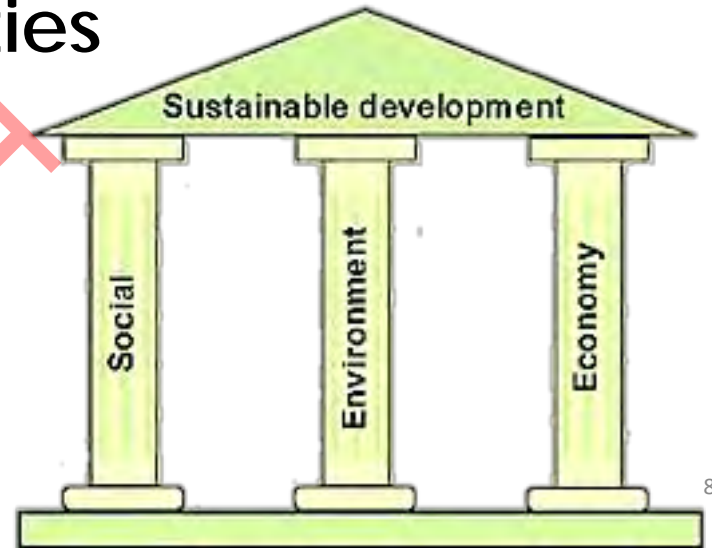
- Food Desert – Area which lacks access to fresh fruit, vegetables, healthful whole foods, and grocery store; according to USDA
- Village qualifies as low access community with 33% of residents living over one mile away from grocery store
- Greater Capital Region Food System Assessment conducted by Capital Roots to be released soon for the public
 - Food Assessment Coordinator: 518-274-8685 | foodassessment@capitalroots.org
- Consumer Market Analysis Report from 2008 for the Capital District Farmers Market (in Menands located at 381 Broadway)

Community Garden, 8th Street, Troy, NY



Opportunities Overview

- **Broadway Connectivity**
- **Parks and Trails Network**
- **Enhance Public Amenities**
- **Food and Hospitality**





***Students and Menands Officials gather at the April 2, 2018 Open House.
Left to right: UAlbany Instructor Marcia Kees, Daniel Johnson, Mayor Megan Grenier, T.J. Kennedy,
Village Trustee Steve Boulet, Nasibah Elmi, Michelle Rogat, Jon Thompson,
Sam Morreale, Linda Allen, Bradley Hershenson. (Not Pictured: Tanya McGee)***

For your future Comments or Questions:

Visit www.villageofmenands.com
to fill out the comments box on the
"comprehensive plan" web page

Questions?

DRAFT

DRAFT

APPENIDIX C: PRESENTATIONS

SECTION 3:
PUBLIC ENGAGEMENT AND OPPORTUNITY ANALYSIS (5/23/2018)



Public Engagement and Opportunity Analysis for the Village of Menands Comprehensive Plan



UNIVERSITY
AT ALBANY
State University of New York

*Prepared for
Menands Business Breakfast
May 23, 2018*

First Steps Toward the Comprehensive Planning Process for the Village

A document to help guide the future growth and development of your community

- Land use potential
- Housing alternatives
- Recreation & open space
- Economic development



Initial Coordination Efforts

- **Capital District Regional Planning Commission began coordinating with UAlbany MRP and Menands in 2017**
- **UAlbany assisted Menands with the application for a grant from Hudson River Valley Greenway (HRVG)**
- **Menands received the \$9,900 grant in November 2017 to put towards the comprehensive planning process**



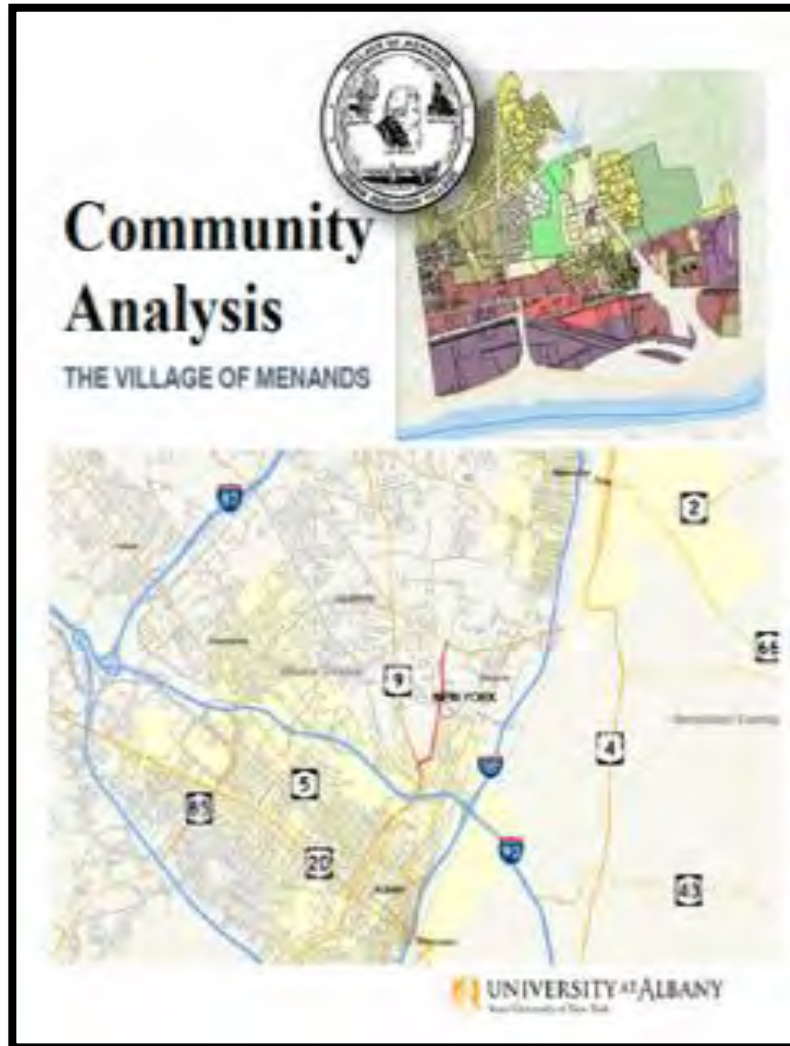
Initial Coordination Efforts

- Menands passed a resolution to commit match funds for the HRVG grant, plus additional funds for the completion its first Comprehensive Plan. This project is funded in part by a grant from the Hudson River Valley Greenway.
- University students have contributed roughly 2,000 hours of work; including outreach, research, and analyses
- Village Trustees, Stakeholders, and Residents have provided input throughout the planning process



Timeline Overview - Fall 2017

- Review and analysis of past plans and foundational/historical documents
- Stakeholder interview sessions
- Workshop event in October 2017
- Public presentation in December 2017



Public presentation on community profile data in December 2017 presented information such as:

- Population
- Number of housing units
 - Owner-occupied
 - Renter-occupied
- Median housing value
- Employment

Inflow/Outflow Job Counts Menands, NY



JOB COUNTS MAP LEGEND:

- 4,005 - Employed in Selection Area, Live Outside
- 1,674 - Live in Selection Area, Employed Outside
- 158 - Employed and Live in Selection Area

*Green overlay arrows do not indicate directionality of worker flow between home and employment locations

*2015 U.S. Census On the Map Tool
<https://onthemap.ces.census.gov/>

Timeline Overview - Spring 2018

- Stakeholder Interviews Summary
- Public Engagement Efforts:
 - Village website content
 - Social media presence
 - Menands Activities Report
 - Menands Community Survey
 - Two open house events

Village Vision: Comprehensive Plan Village of Menands Community Survey

Period: March 10th to April 12th
Response Rate: 330 Participants


Menands Community Survey

To gain public input early in the process to guide the later phases of research, public engagement, and drafting the comprehensive plan.

Survey questions covered:

- Demographics
- Housing Alternatives
- Transportation Features
- Economic Development
- Future of Menands Waterfront
- Village Vision

Village Vision: Comprehensive Plan
Village of Menands Community Survey



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g) Sustainable/green technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Community beautification projects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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e) Active adult/senior living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

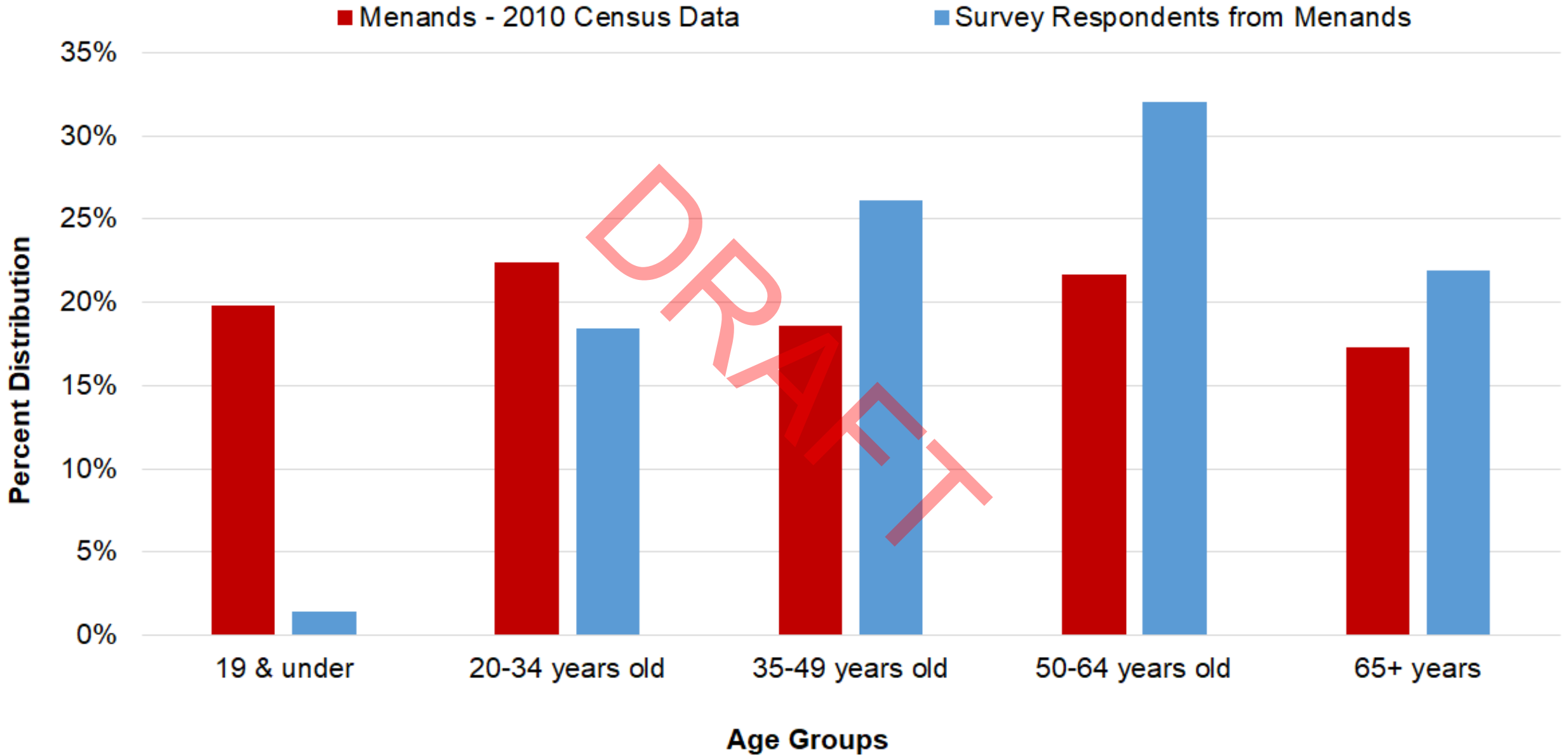
2A) Please include any additional comments here:

Demographics of Survey Respondents

- Age
- Length of Residency
- Status in Menands
 - Commercial Property Owner
 - Commercial Tenant
 - Residential Property Owner
 - Residential Tenant
 - Non-Resident Employee
 - Other

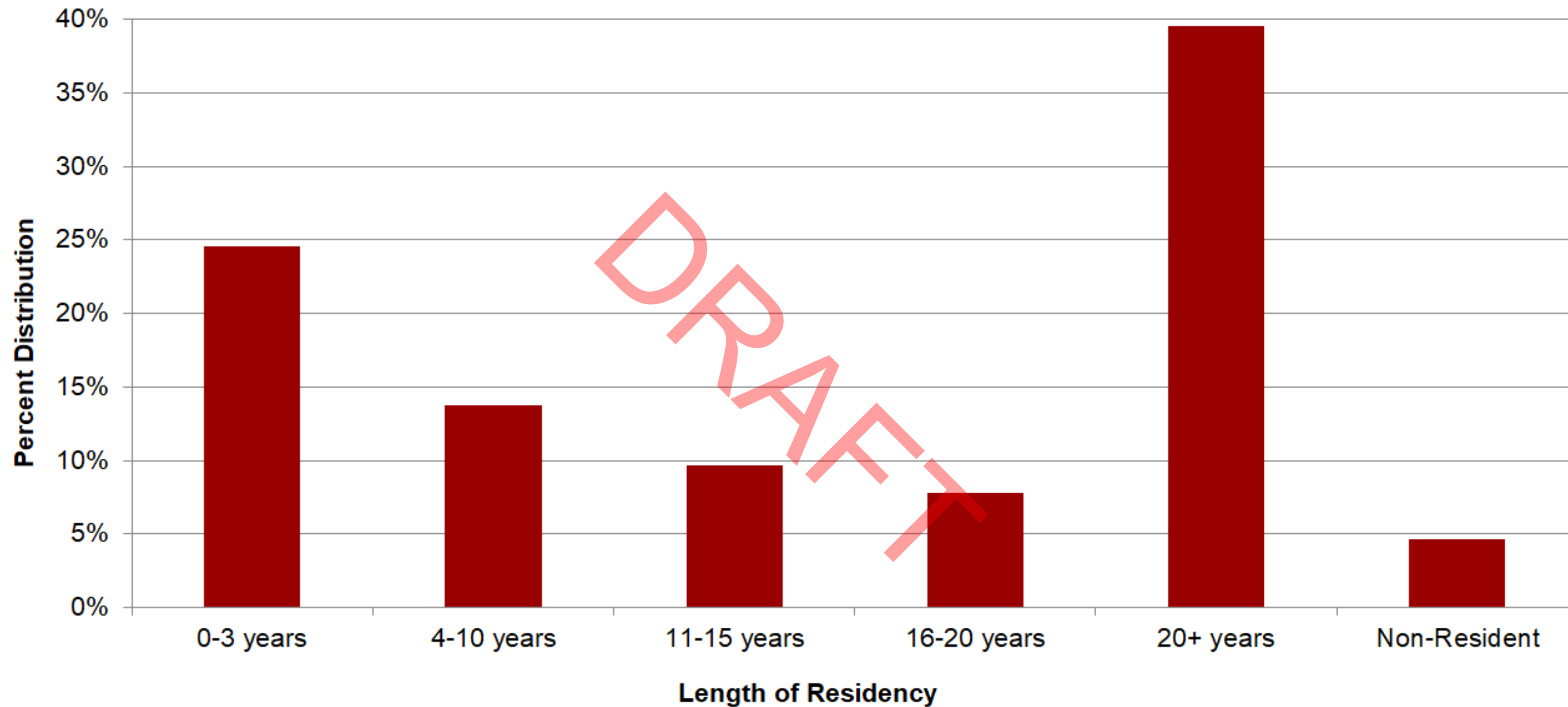
Age of the Survey Respondents

Age Comparison – Menands Population vs Survey Respondents



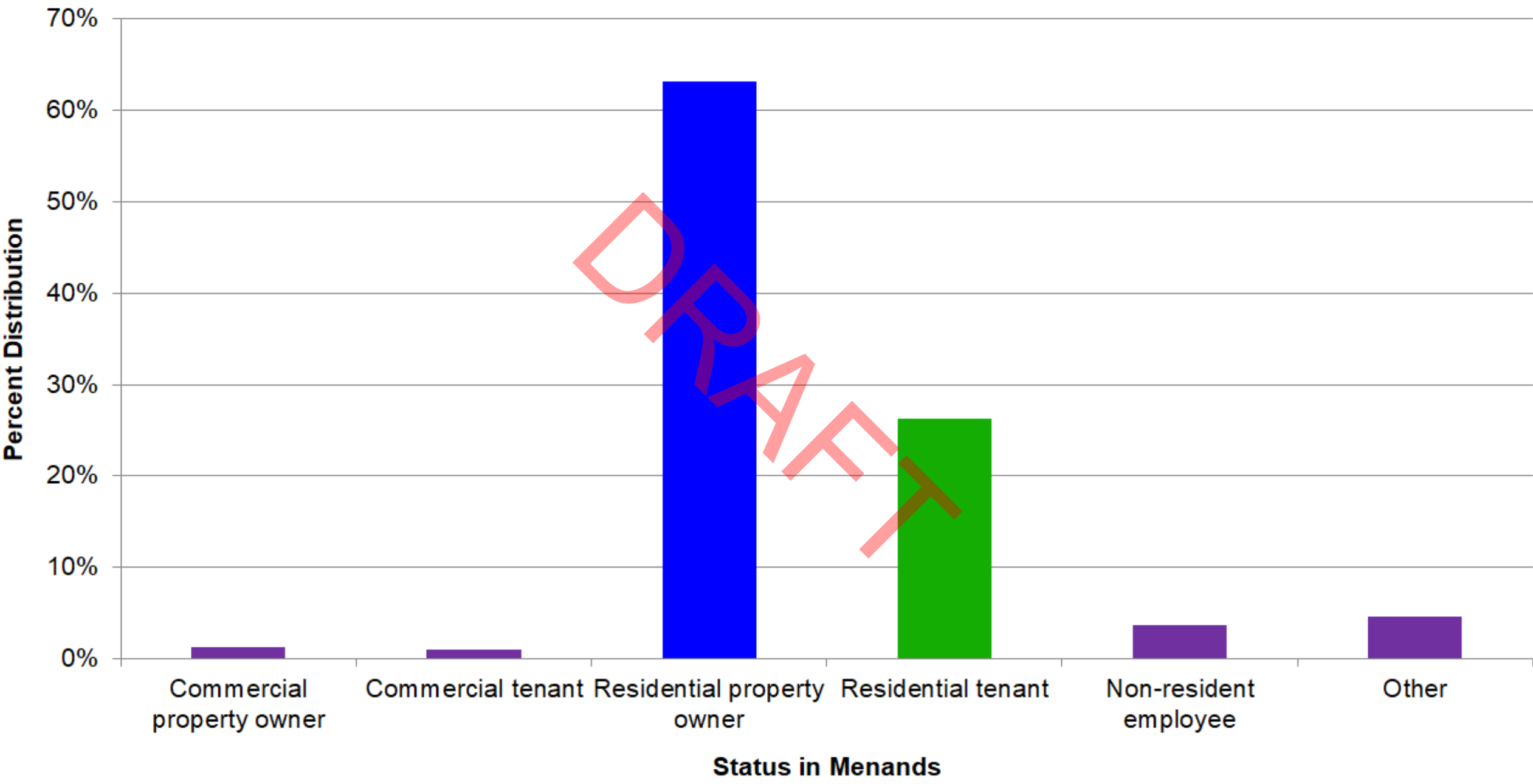
Length of Residency of the Survey Respondents

Length of Residency of Survey Respondents



Status of the Survey Respondents in Menands

Status of Survey Respondents in Menands



Survey Questions & Answers

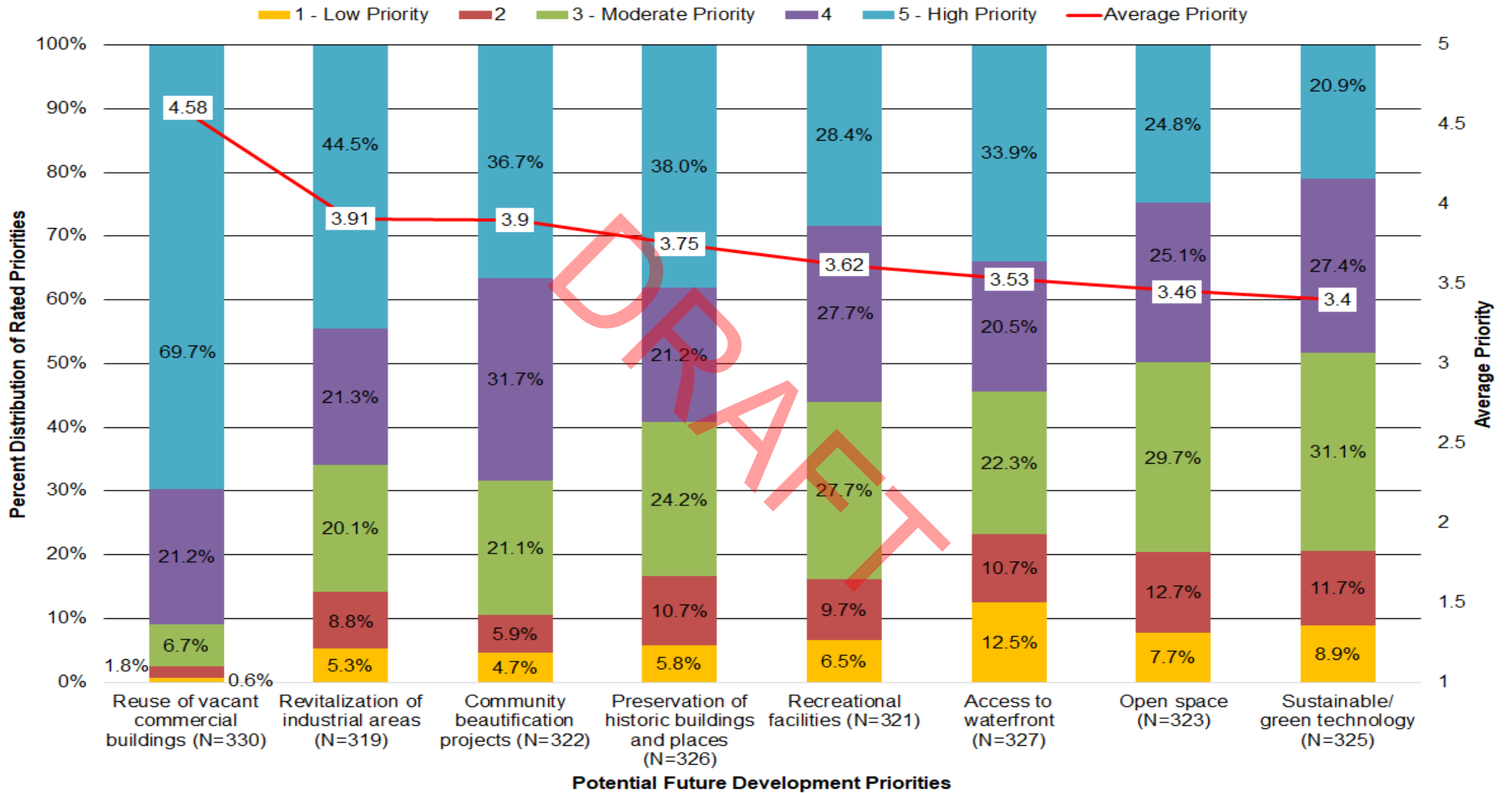
Questions asked "Please rate." Answers shown with Distribution of Ratings/Answer & Average Priority.

1-Low Priority 2 3 4 5-High Priority

Questions asked to "Check all that apply."
Answers are shown with Percent Distribution.

Potential Future Development Priorities

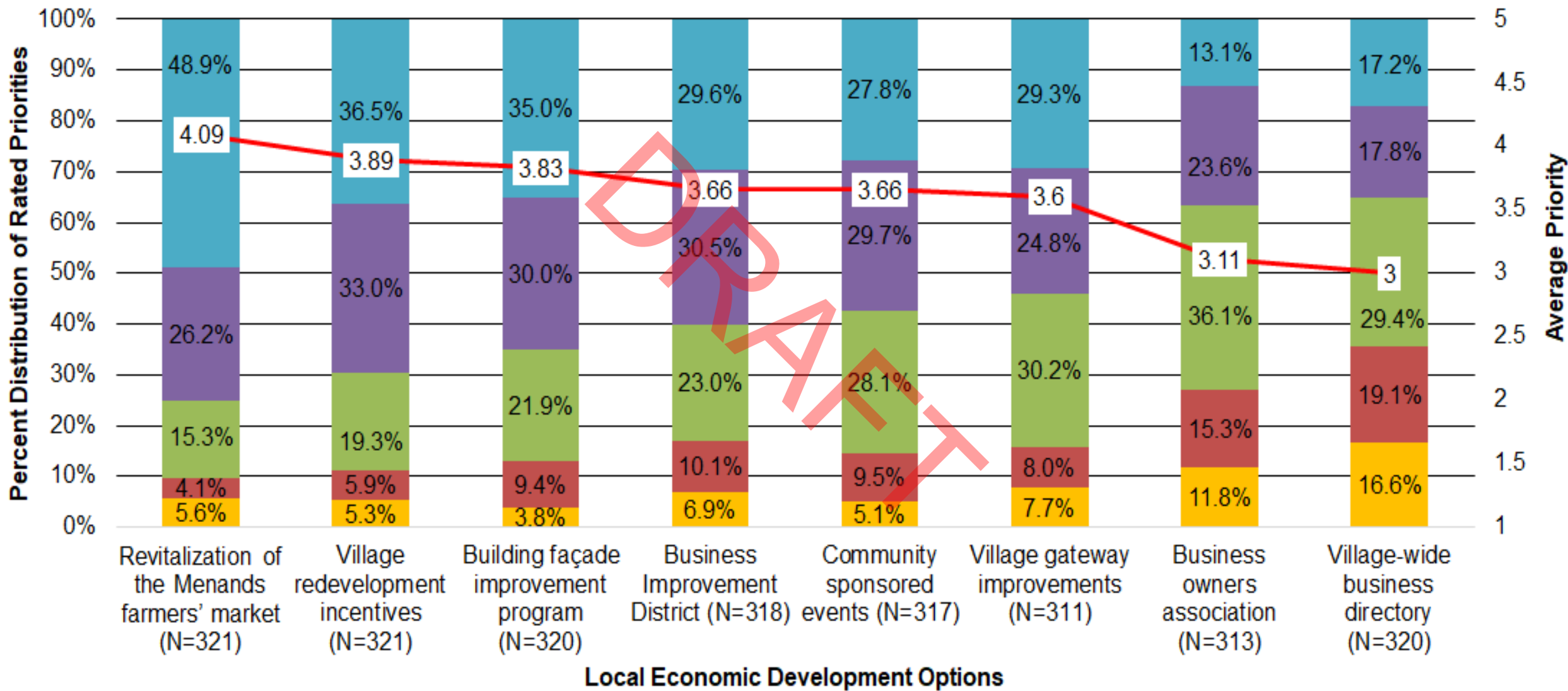
1) Please rate the following elements as they relate to the future of Menands.



Local Economic Development Options

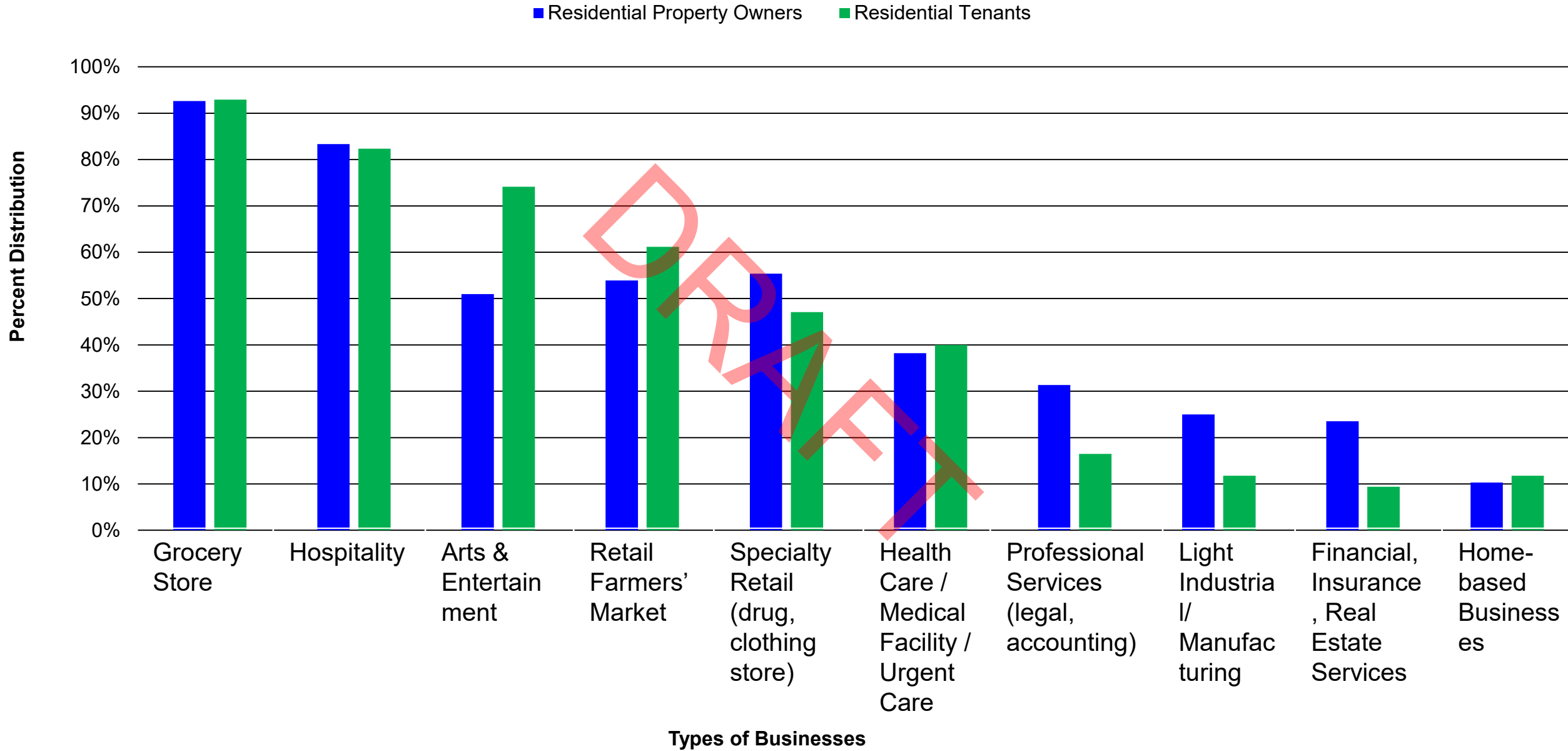
4) Please rate the following options for local economic development in Menands.

1 - Low Priority 2 3 - Moderate Priority 4 5 - High Priority Average Priority



**“What types of businesses
would you like to see
more of in Menands?”**

5) What types of businesses would you like to see more of in Menands? (Check all that apply.)



Key Survey Findings

Community Amenities

- Sidewalks
- Waterfront Access/
Open Space

Housing Types

- Single-Family Homes
- Active Adult/Senior Living
Communities

Economic Development

- Food Access
- Hospitality Industry
- Redevelopment/
Beautification

- Village Center Zone

Community Open House Events

Menands Village Hall - April 2, 2018

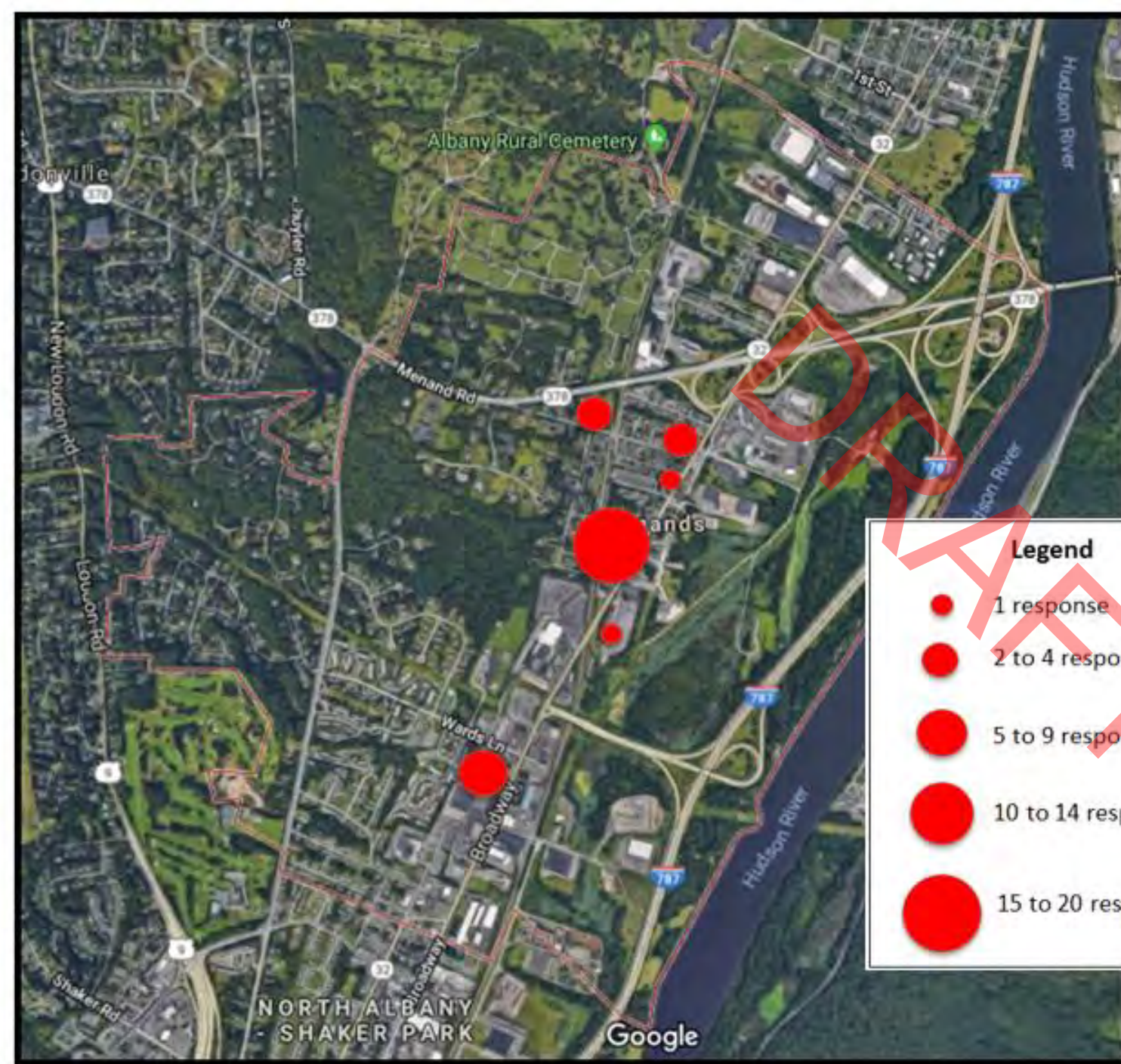
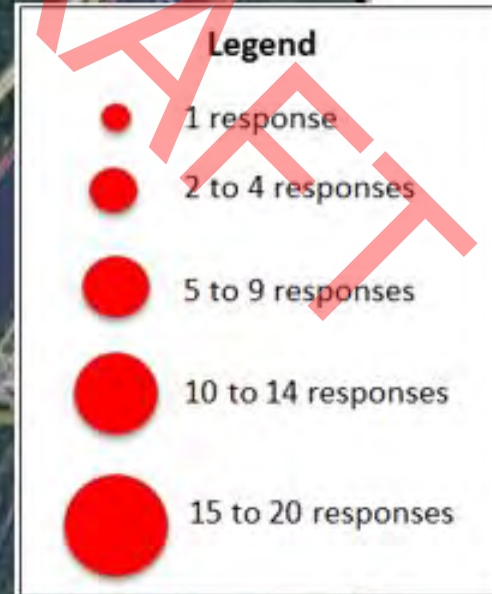
Albany Lofts at One Broadway - April 11, 2018

Mapping Exercises at the Public Open House Events

- Re-use of vacant commercial buildings
- Center of the village
- Sidewalk infrastructure
- Public amenities:
 - Community garden
 - Picnic area
 - Dog Park
- Landscape beautification

“Where do you think center of the Village should be?”

- 54% - Village Hall
(Fire & Police Station)
- 26% - Mid-City Plaza
(Broadway & Wards Lane)
- 8% - Ganser-Smith Park
- 6% - Intersection Broadway
& Menands Road
- 3% - Village Admin Office
(280 Broadway)
- 3% - Hudson-Mohawk
Human Society



Questions?

For your future Comments:

Visit www.villageofmenands.com
to fill out the comments box on the
"comprehensive plan" web page

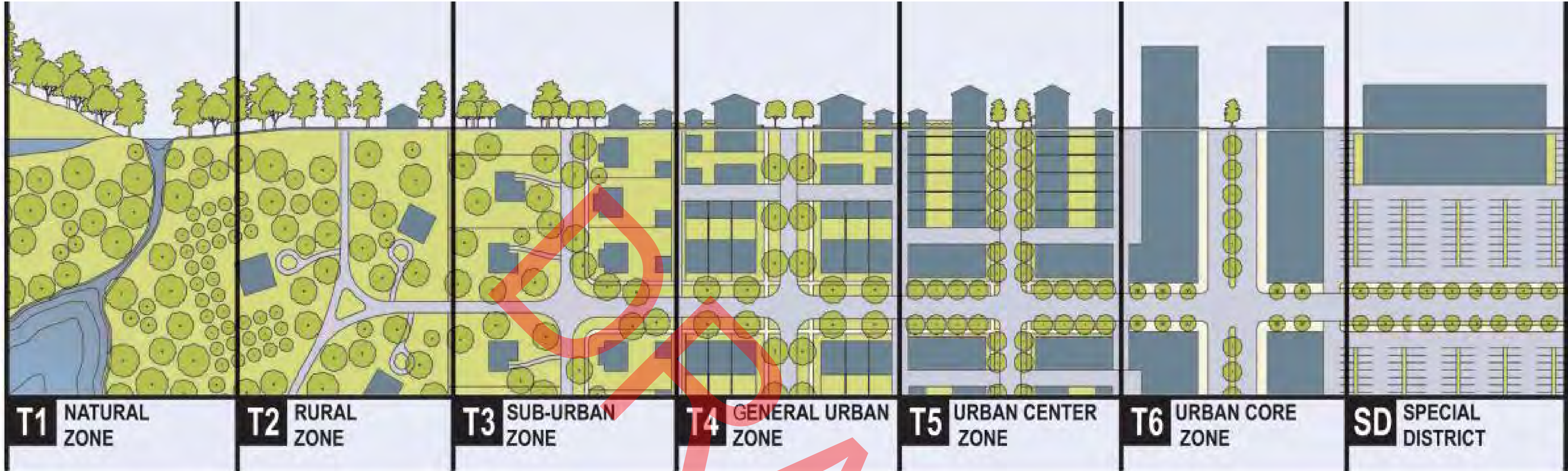
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APPENIDIX C: PRESENTATIONS

SECTION 4:
FUTURE LAND USE (8/30/2019)

Village of Menands: Land Use Concepts



Village of Menands: Menands South Concept



Village of Menands: Village Center Concept



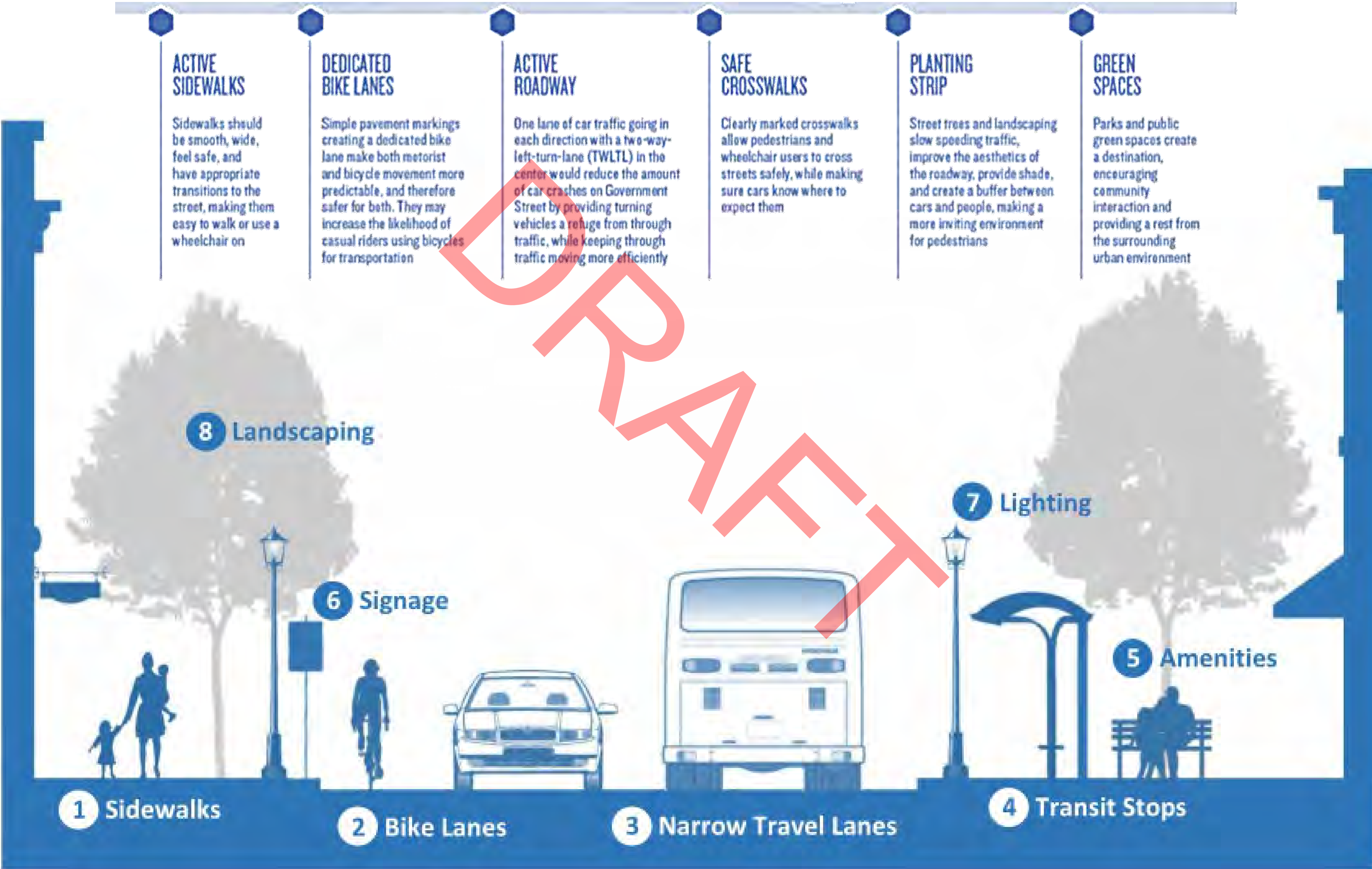
Village of Menands: Menands North Concept



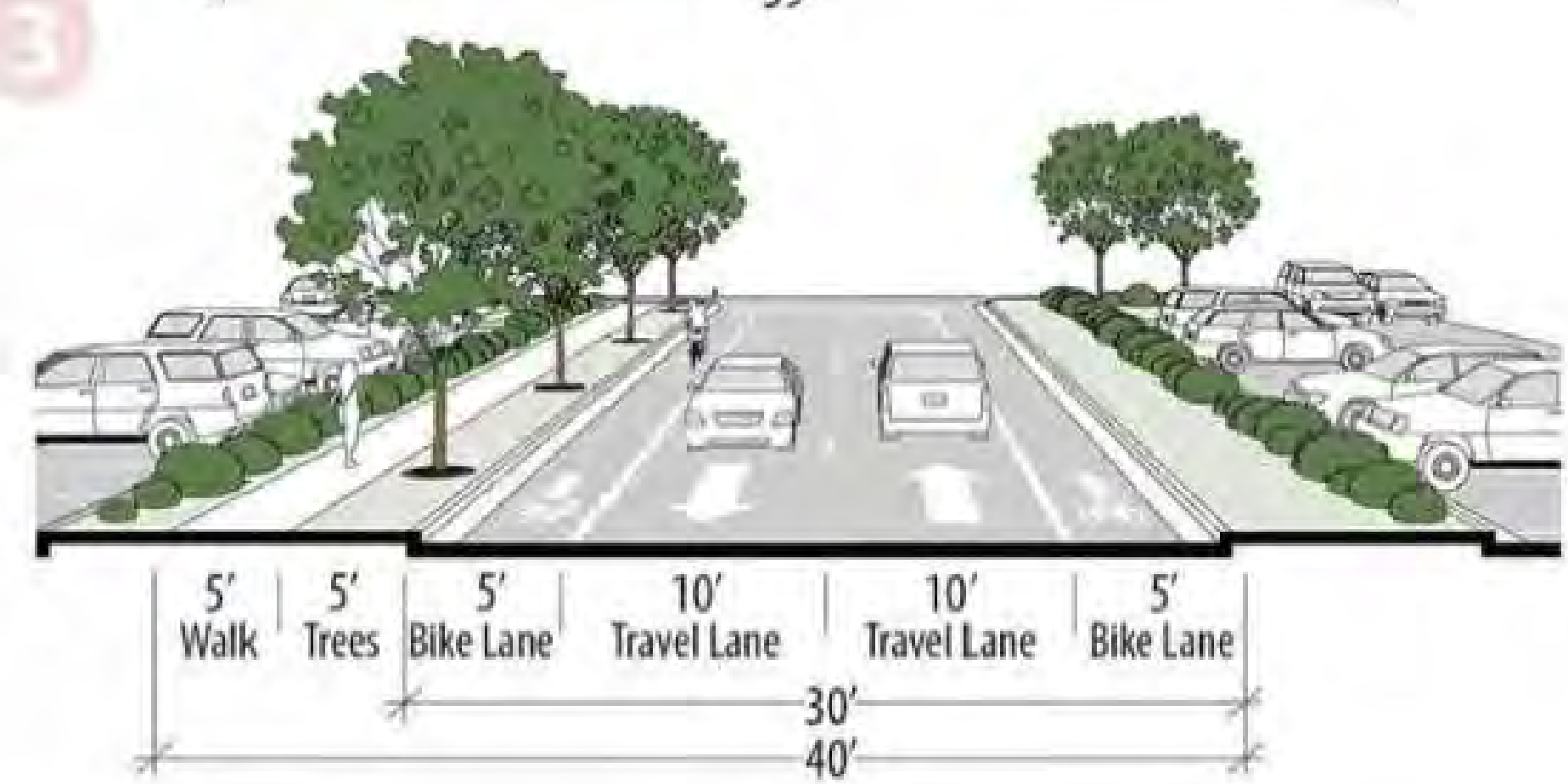
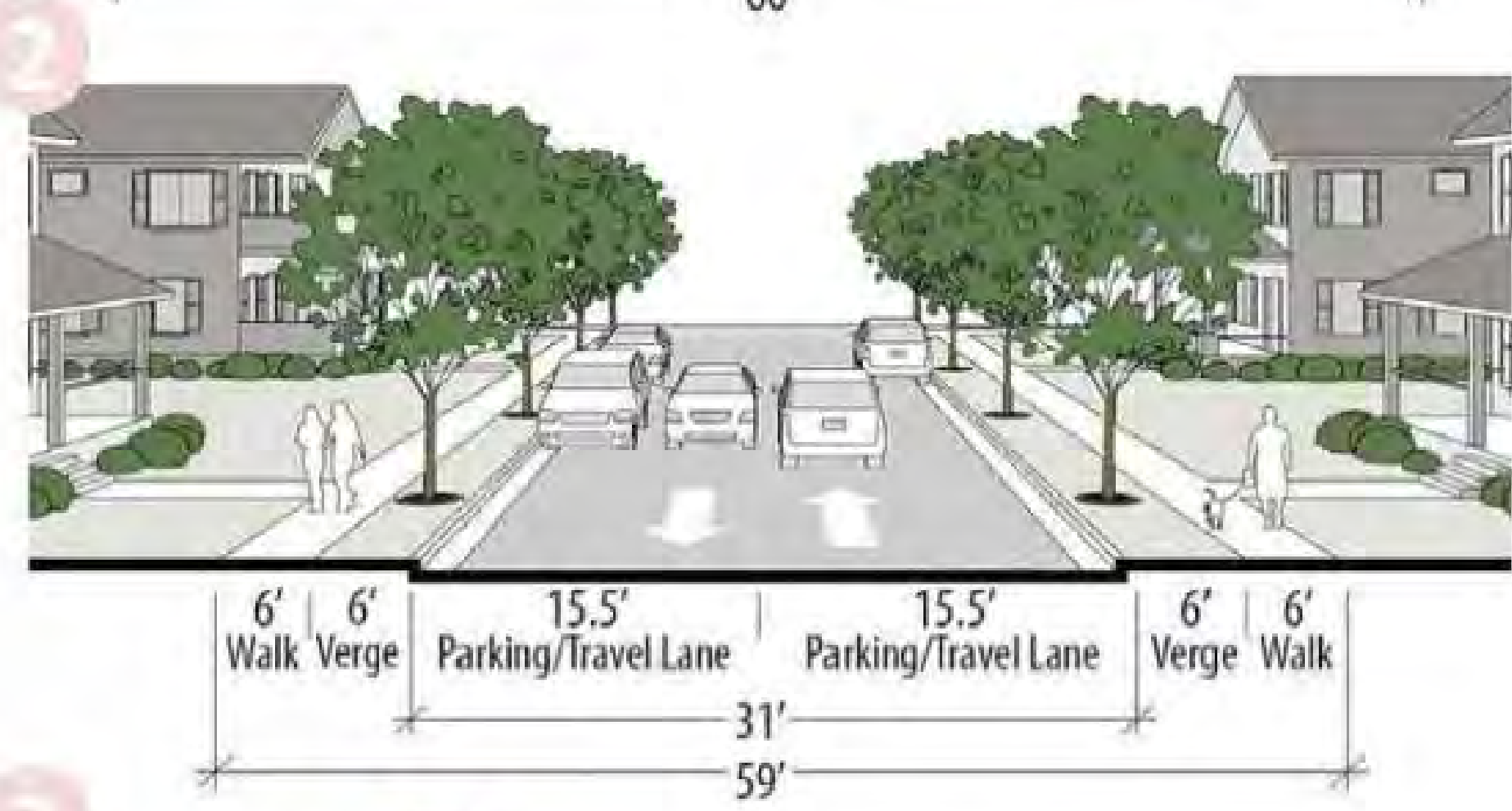
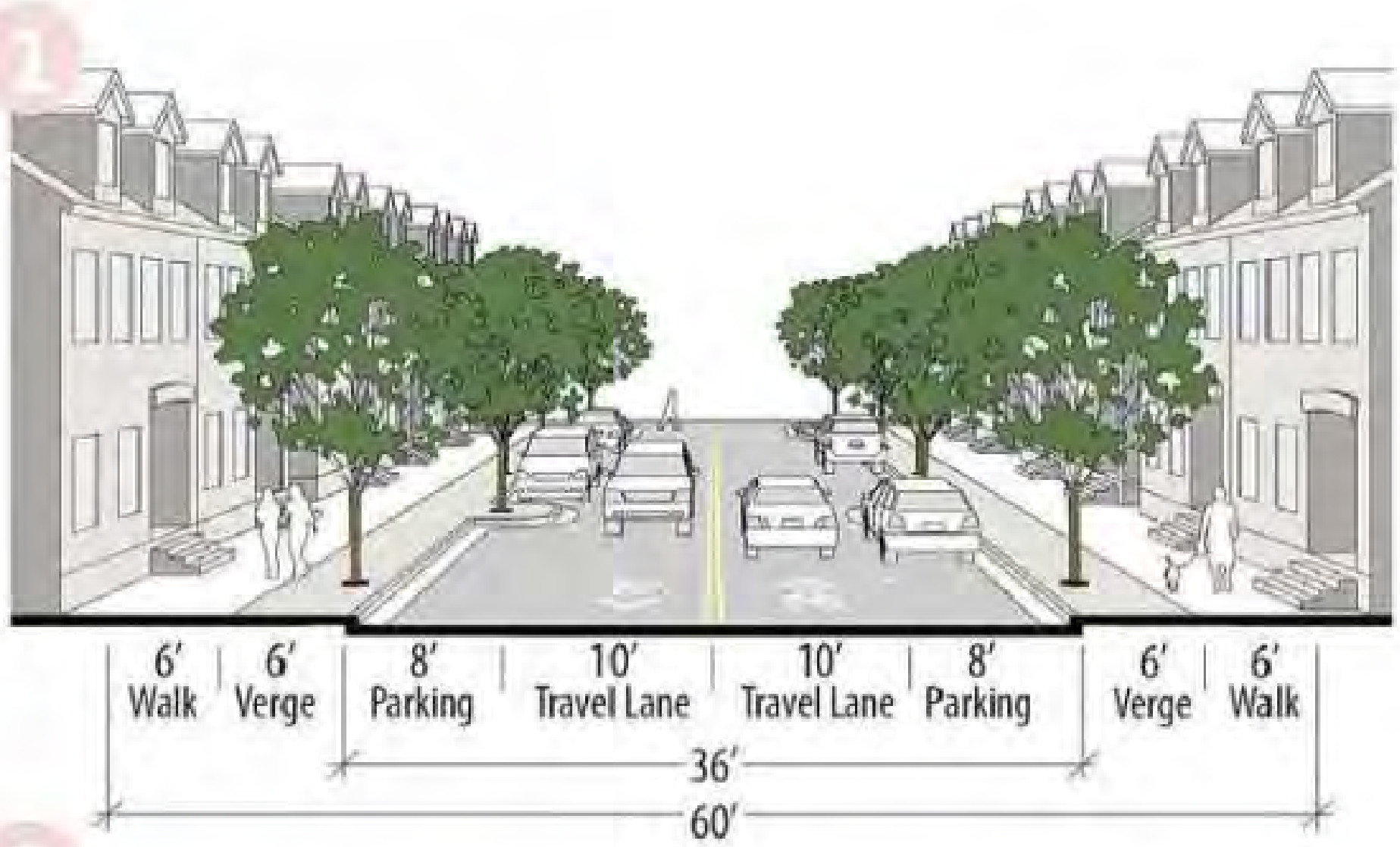
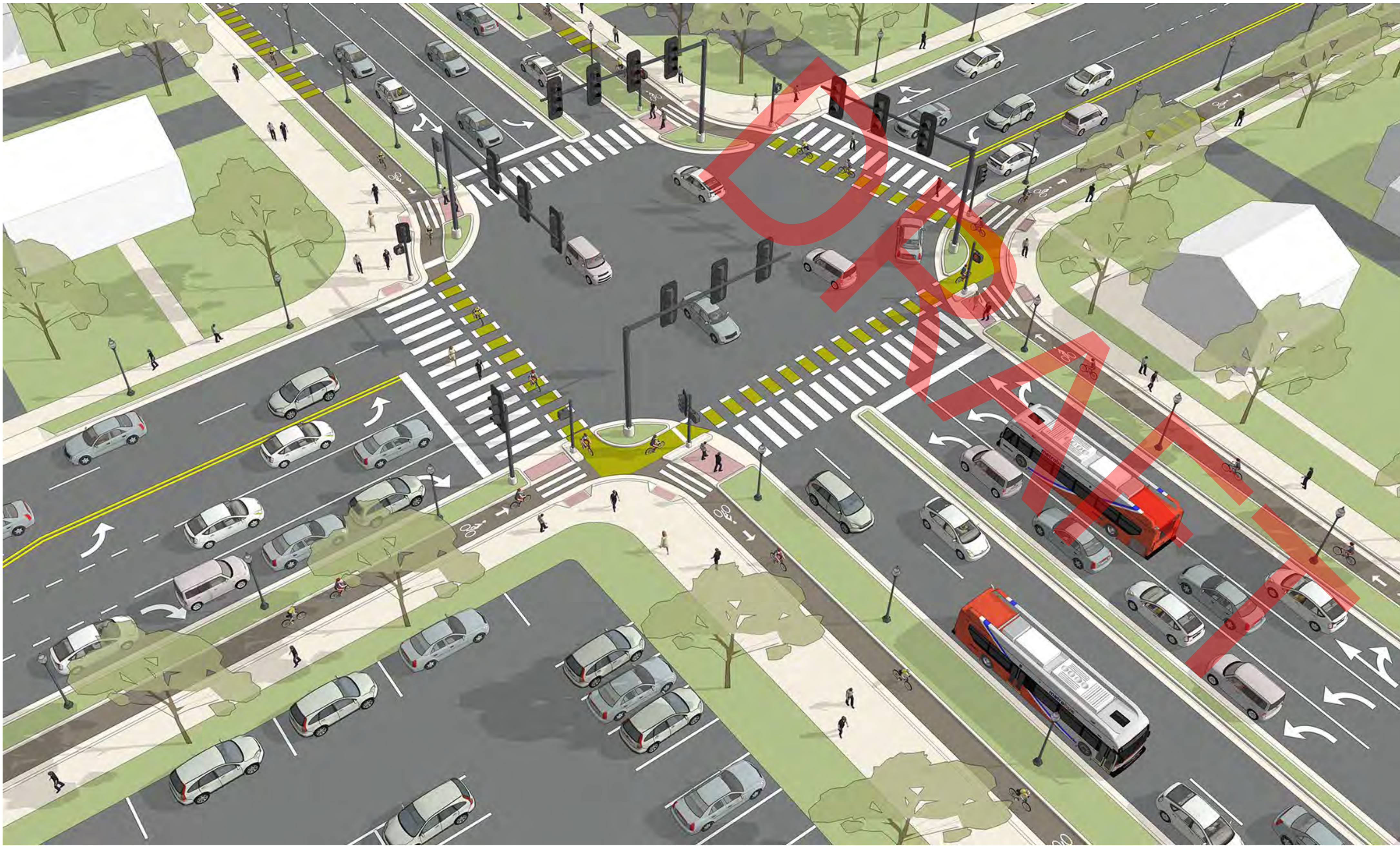
Village of Menands: Menands South Concept



Village of Menands: Complete Streets



Village of Menands: Complete Streets



Village of Menands: Considerations

EXISTING ZONING BUILDOUT ANALYSIS RESULTS

	Vacant Lots	Underbuilt Lots	Total
Residential Units	414	1,302	1,716
Non-Residential Floor Area	2.03 million SF	1.63 million SF	3.67 million SF

TYPICAL SINGLE-FAMILY RESIDENTIAL MULTIPLIERS*

- SINGLE-FAMILY HOUSING, 2-ROOMS:
- SINGLE-FAMILY HOUSING, 3-ROOMS:

TOTAL PERSONS

2.03
2.97

CHILDREN AGE 5-13

0.08
0.45

PROPOSED ZONING HOUSING CHARACTERISTICS

MOSTLY STUDIO, ONE-ROOM, OR TWO-ROOM APARTMENTS WITH RENTAL RATES RANGING FROM XX. DEVELOPMENT COMMUNITY INDICATED THEY WERE WILLING TO (AND DO) INCLUDE 5% TO 15% COMMERCIAL AREA.

TYPICAL MULTI-UNIT RESIDENTIAL MULTIPLIERS*

- ONE-ROOM APARTMENT:
- TWO-ROOM APARTMENT:
- THREE-ROOM APARTMENT:

TOTAL PERSONS

1.55
2.38
3.54

CHILDREN AGE 5-13

0.05
0.27
0.71

*Based on Rutgers University, Center for Urban Policy Research's Residential *Demographic Multipliers (2006)*. All multipliers are based on "all values" housing values. Multi-unit multipliers are based on five (5) or more unit buildings. Note, recent studies by Rutgers, the US Census Bureau, and Fanny May & Freddie Mac indicate an over decline in population multipliers for many housing types, including apartments.

Village of Menands: Considerations

SCENARIO MODELING & CONSIDERATIONS

POTENTIAL POPULATION INCREASE: FULL BUILDOUT

- ASSUMING SINGLE-FAMILY WITH 3-ROOMS:

TOTAL PERSONS

5,096

CHILDREN AGE 5-13

772

POTENTIAL POPULATION INCREASE: PROPOSED LAND USE

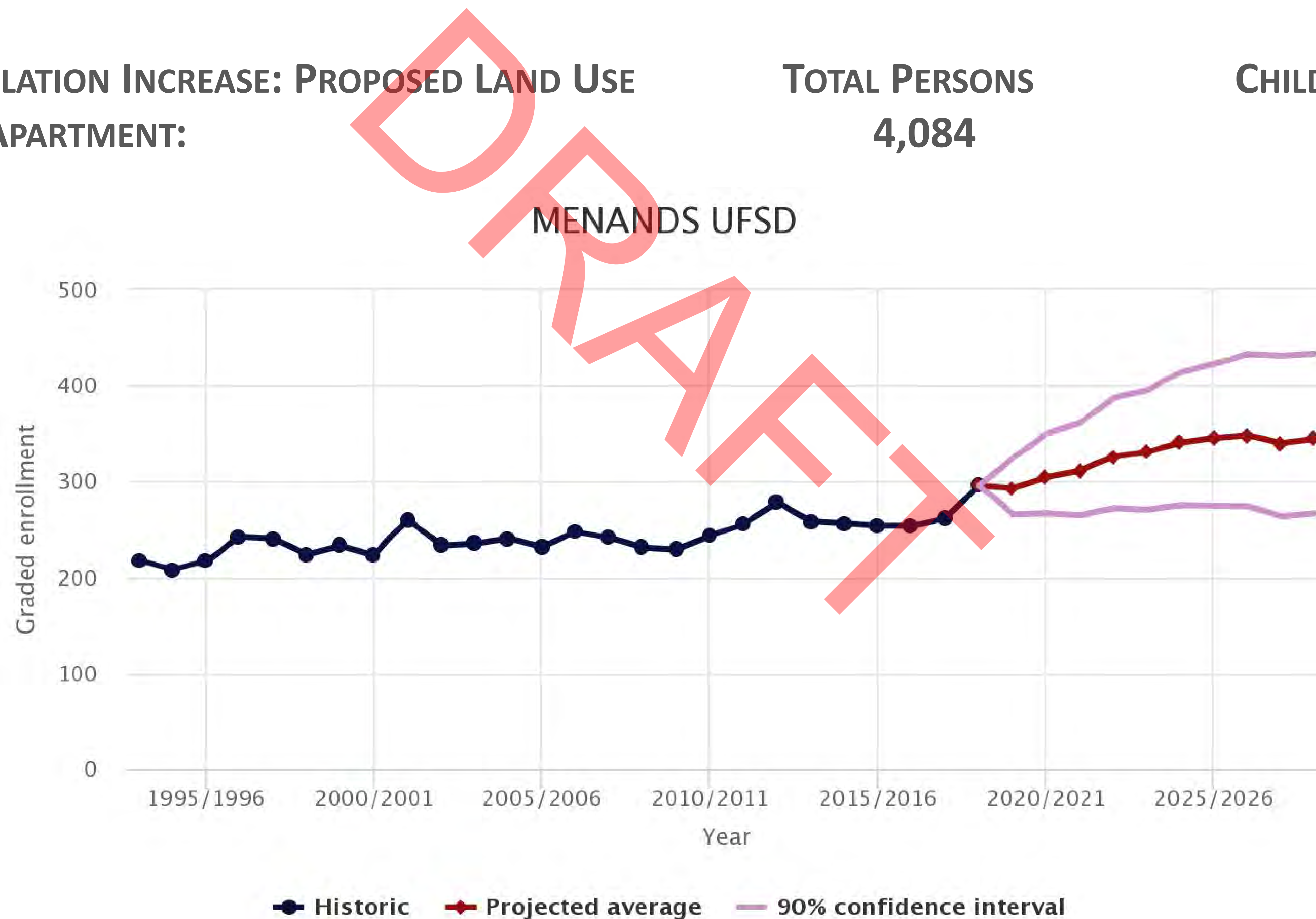
- TWO-ROOM APARTMENT:

TOTAL PERSONS

4,084

CHILDREN AGE 5-13




463

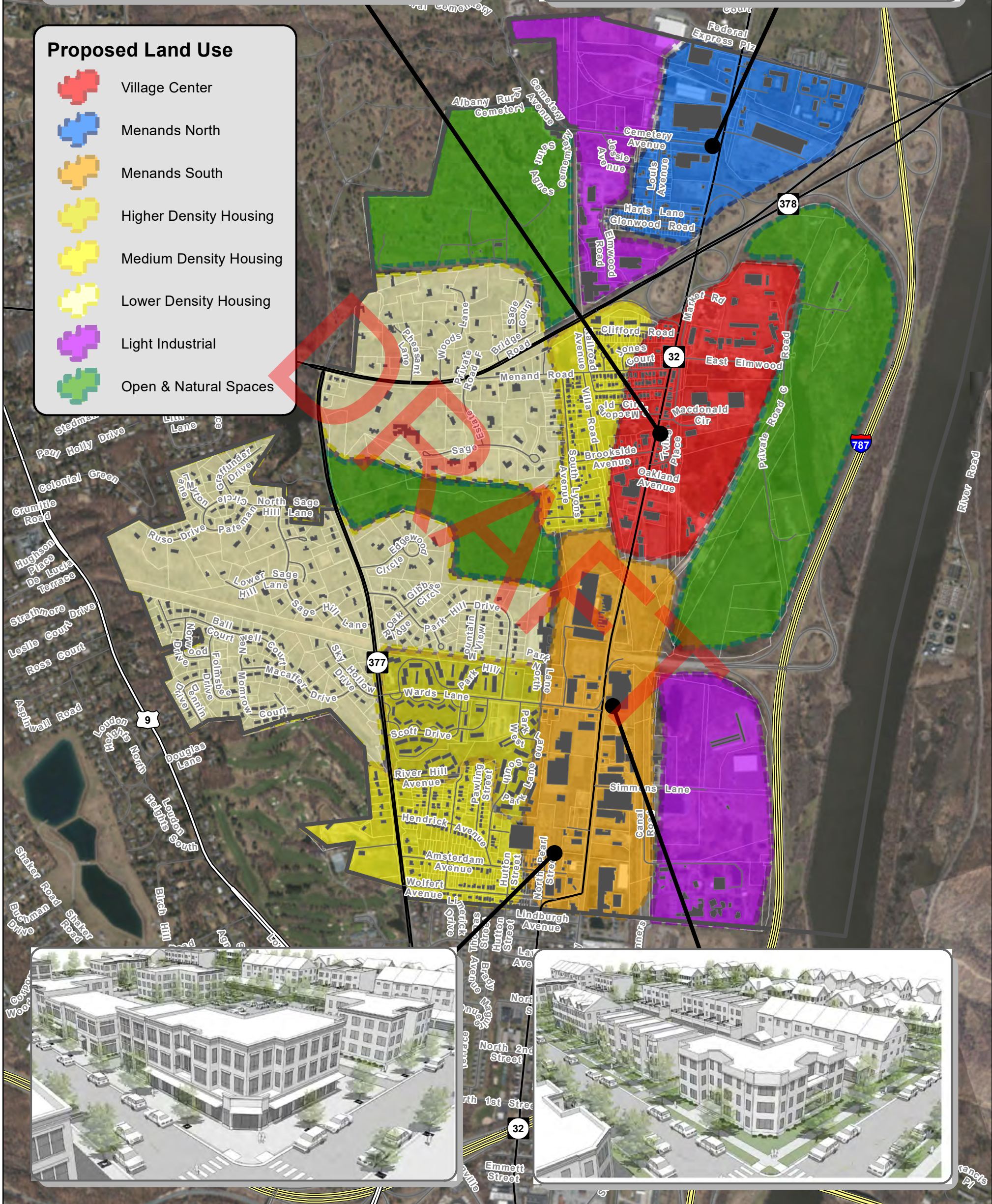


*Upper bounds projections is approximately 130 new students, which equal approximately 480 new apartments. Total population growth would be approximately 1,100 new residents with this number of apartments.



Proposed Land Use

-  Village Center
-  Menands North
-  Menands South
-  Higher Density Housing
-  Medium Density Housing
-  Lower Density Housing
-  Light Industrial
-  Open & Natural Spaces



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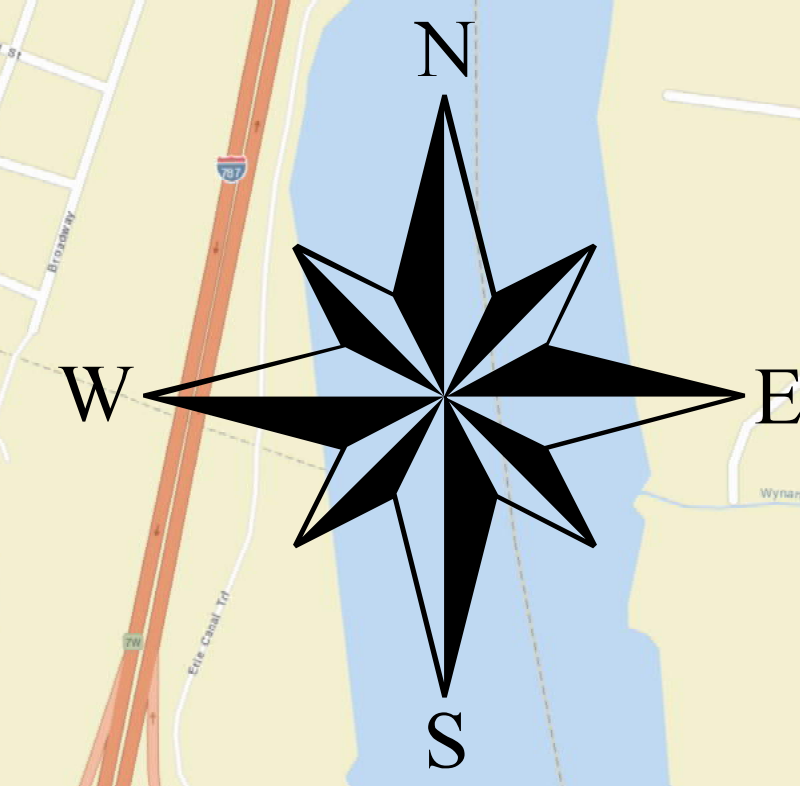
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APPENIDIX D: MAPS

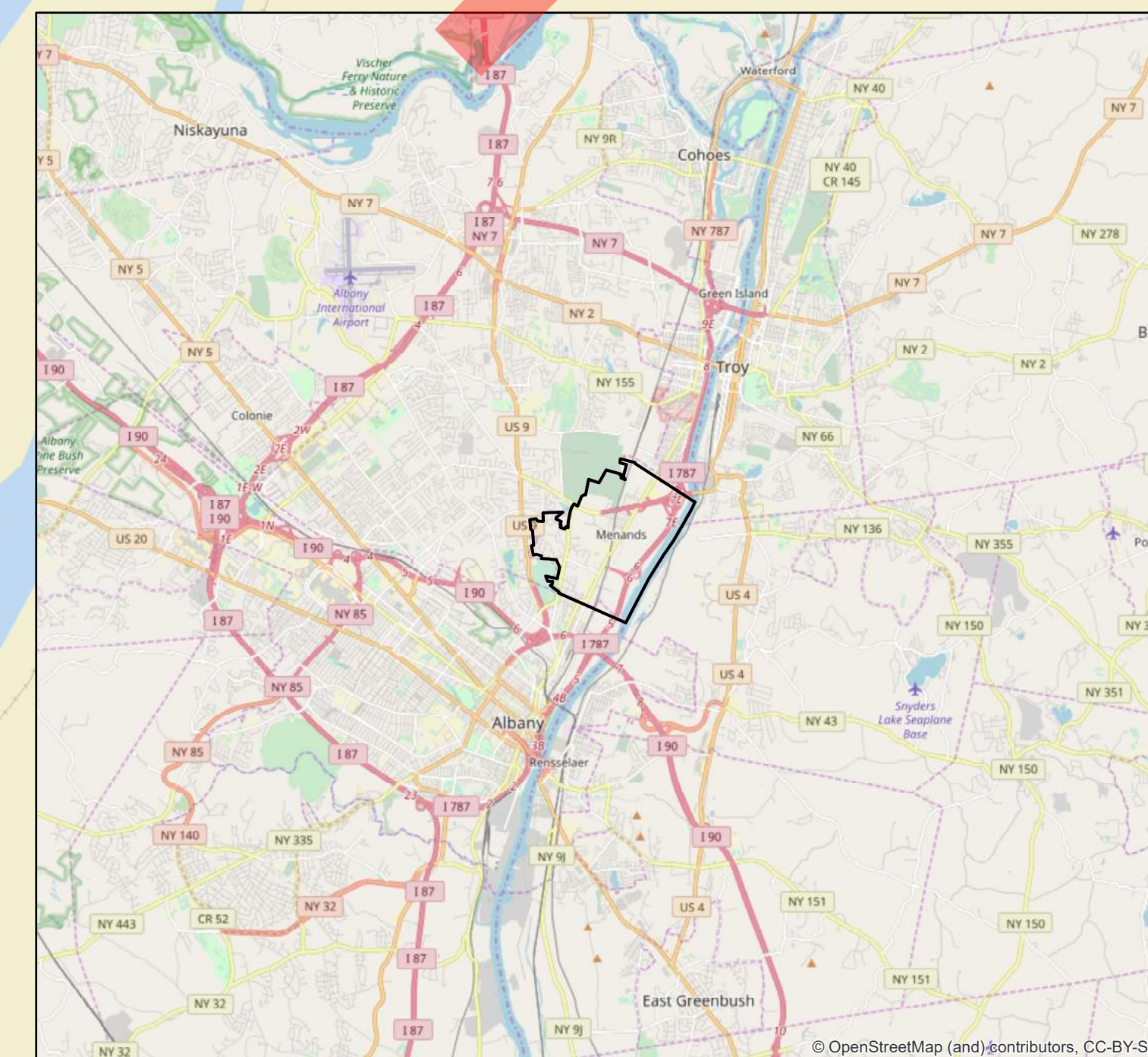
SECTION 1: VILLAGE AND CIVIL BOUNDARIES

Village of Menands Road Network

 Menands Civil Boundary



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**UNIVERSITY
AT ALBANY**
State University of New York

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

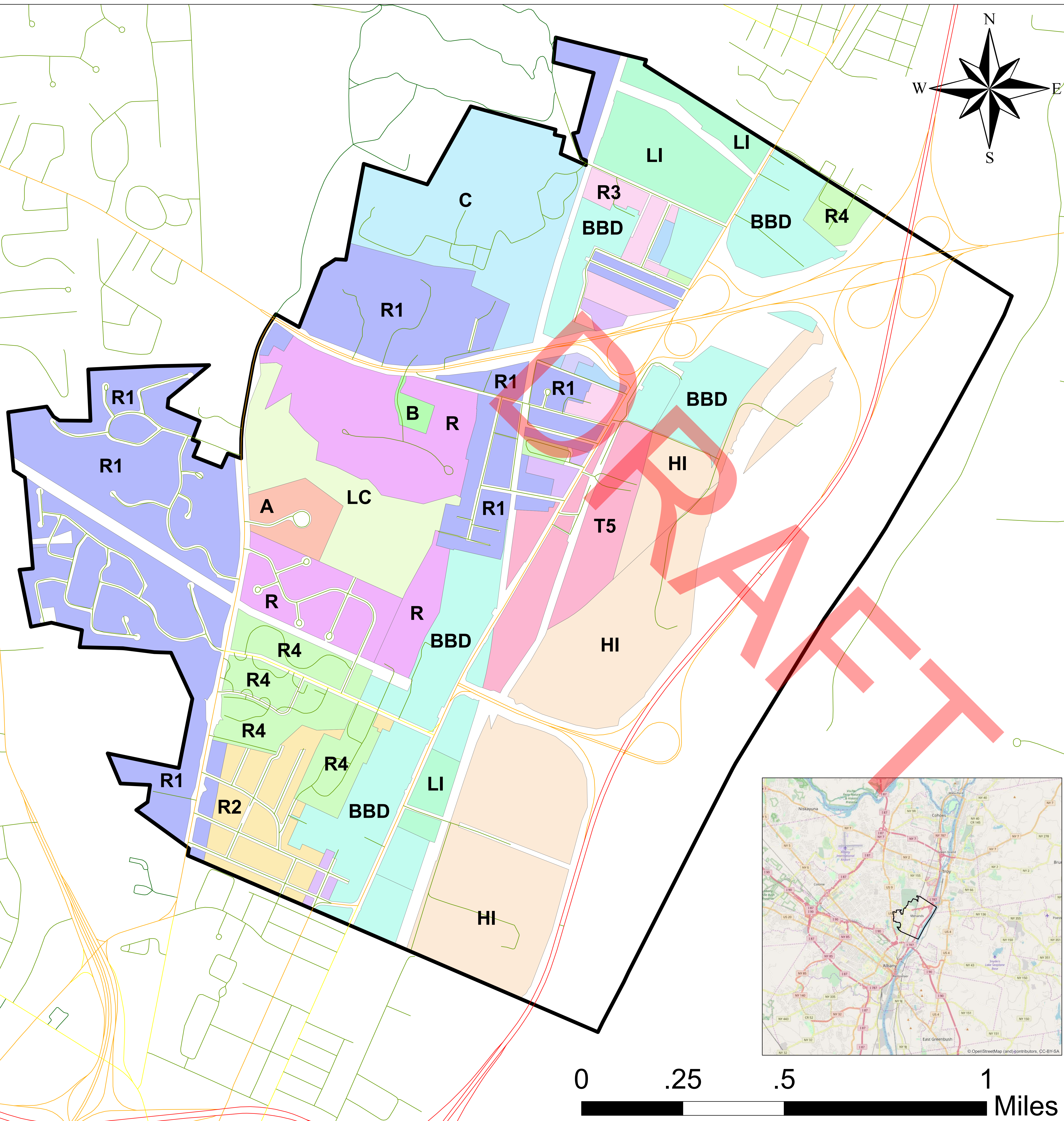
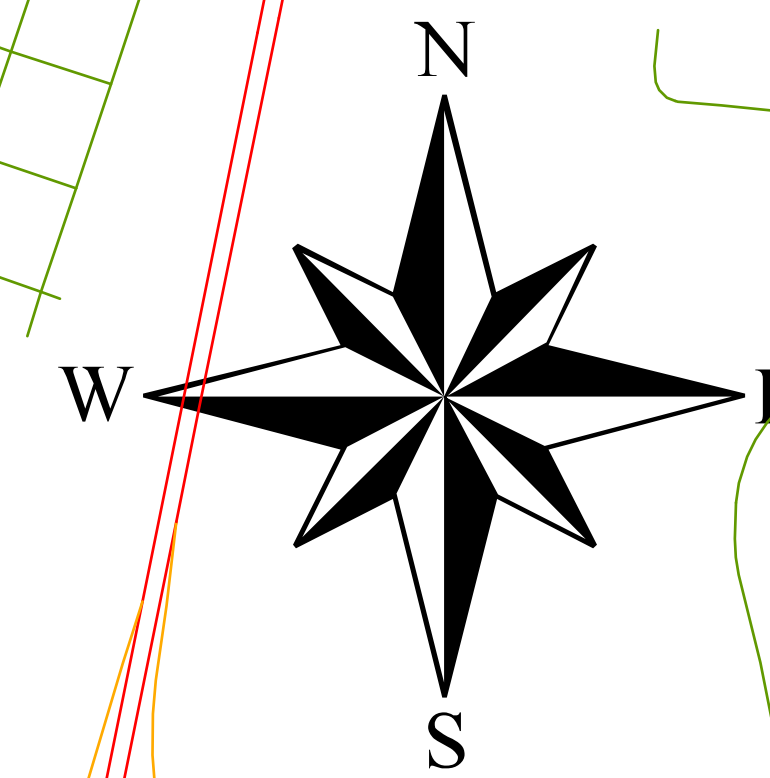
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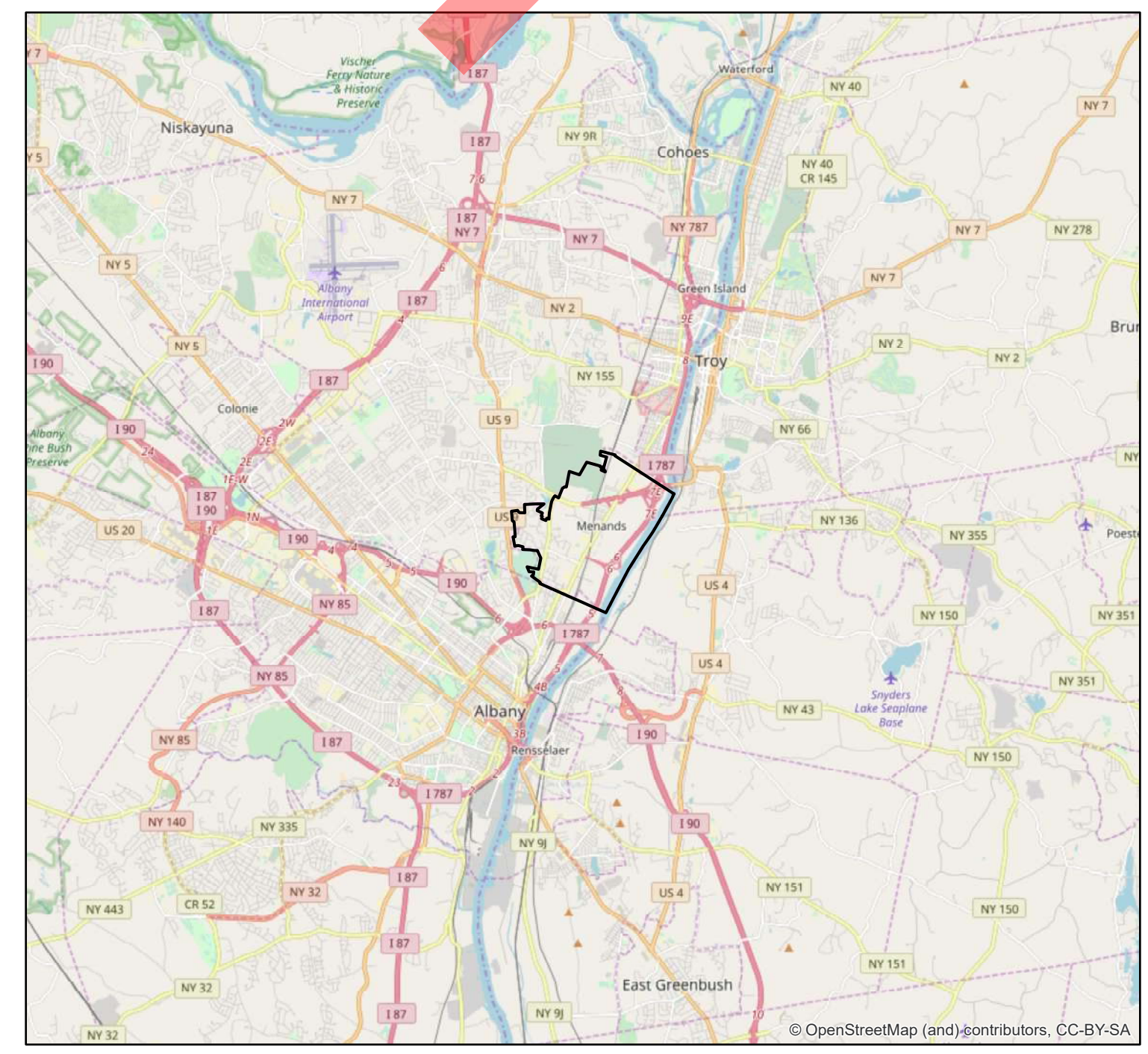
APPENIDIX D: MAPS

SECTION 2: ZONING CLASSIFICATIONS

Village of Menands Zoning Classifications



Zone ID	Zone Name
A	One Family Residential
B	Business
BBD	Broadway Business District
C	Cemetery
HI	Heavy Industrial
LC	Land Conservation
LI	Light Industrial
R	One Family Residential
R1	One-Family Residential
R2	One-Family and Twin Villa Residential
R2A	Townhouse Residential
R3	Two-Family Residential
R3A	Four-Family Residential
R4	Multifamily Residential
T4	Infill Neighborhood District
T5	Infill Mixed Use District



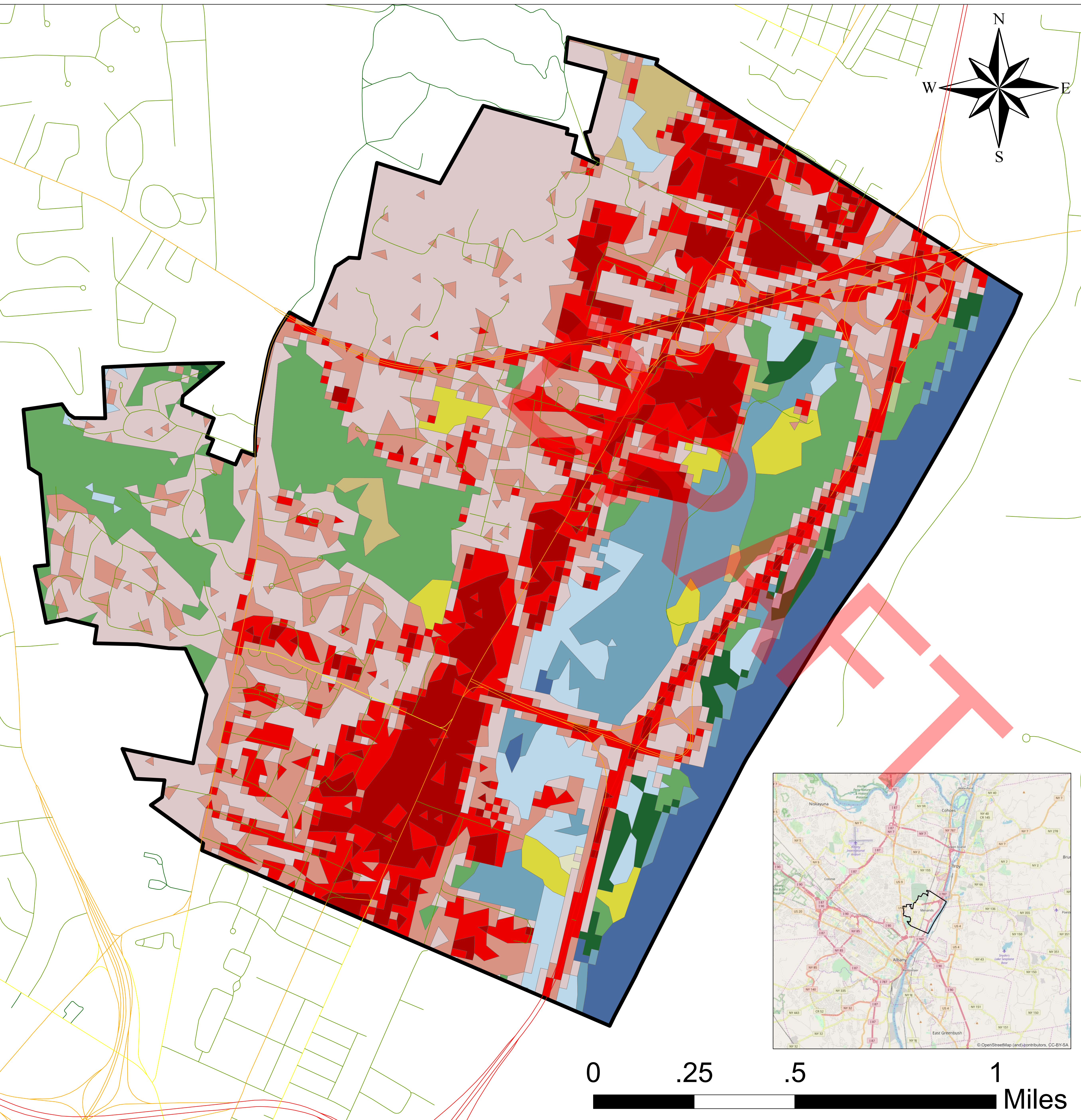
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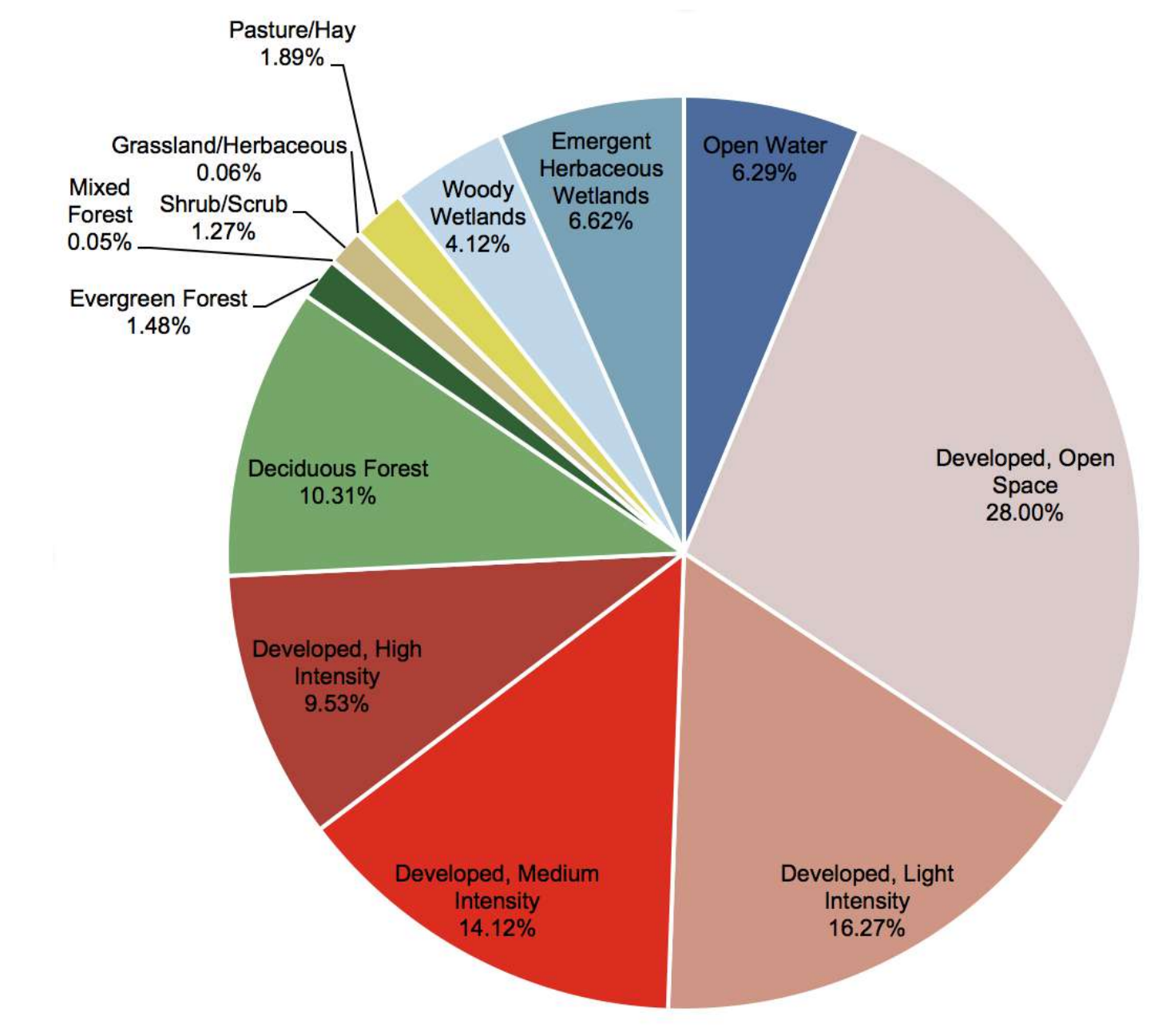
APPENIDIX D: MAPS

SECTION 3:
LAND COVER

Village of Menands Land Cover Classifications



Land Cover	Acreege
Open Water	133.5
Developed, Open Space	594.5
Developed, Light Intensity	345.6
Developed, Medium Intensity	299.8
Developed, High Intensity	202.4
Deciduous Forest	218.8
Evergreen Forest	31.4
Mixed Forest	1.0
Shrub/Scrub	27.0
Grassland/Herbaceous	1.3
Pasture/Hay	40.1
Woody Wetlands	87.5
Emergent Herbaceous Wetlands	140.6



Source: National Land Cover Dataset (2011)

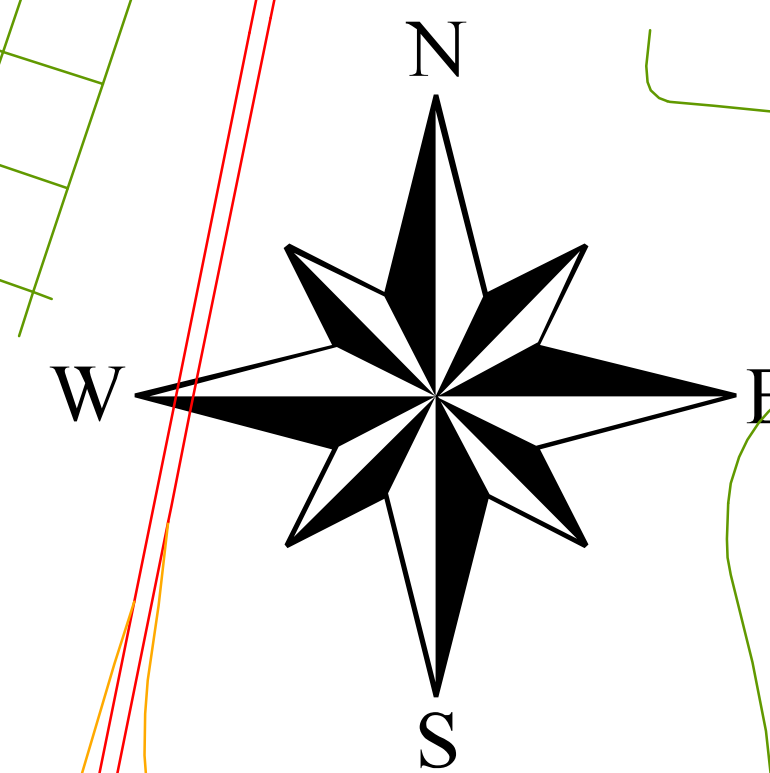
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APPENIDIX D: MAPS

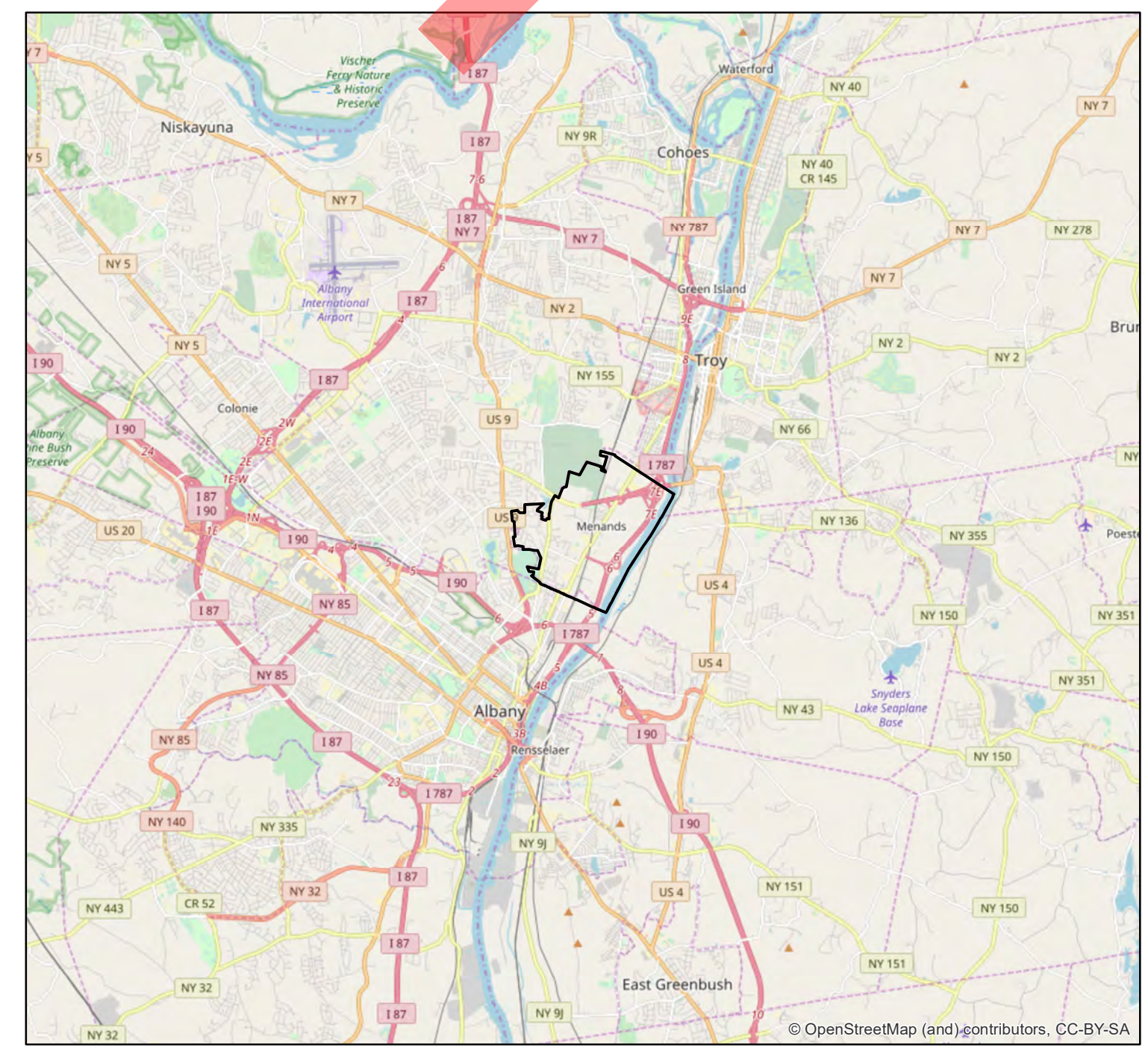
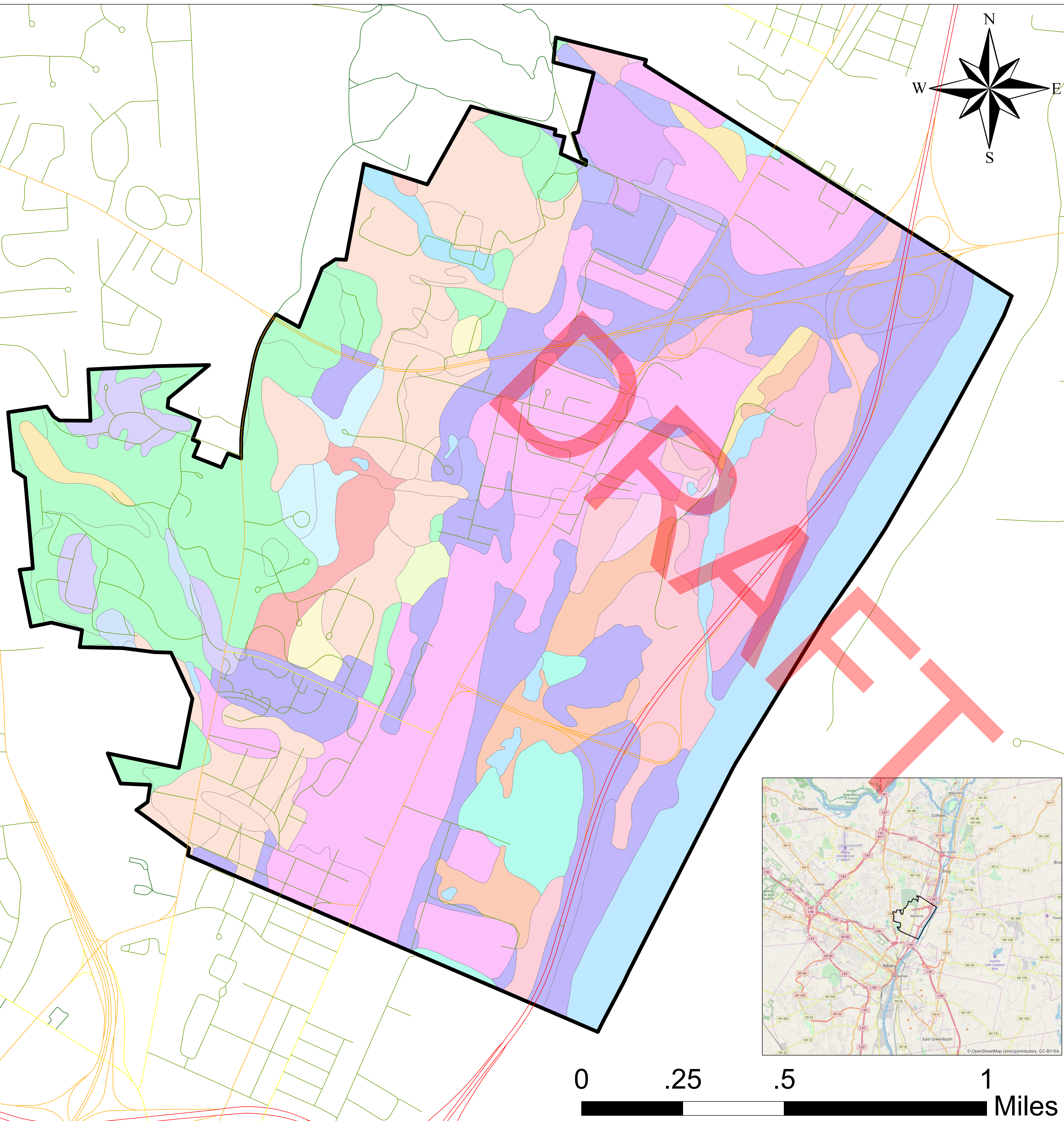
SECTION 4:
SOIL CLASSIFICATIONS

Village of Menands Soil Classifications



Soil Types

- Chenango gravelly silt loam
- Claverack loamy fine sand
- Colonie loamy fine sand
- Dumps
- Fluvaquents-Udifuvents complex, frequently flooded
- Hamlin silt loam
- Hornell silt loam, 3 to 8 percent slopes
- Howard gravelly silt loam, 0 to 3 percent slopes
- Hudson silt loam
- Madalin silt loam, 0 to 3 percent slopes
- Manlius channery silt loam
- Medihemists and Hydraquents, ponded
- Nassau channery silt loam
- Nunda silt loam
- Rhinebeck silty clay loam
- Scio silt loam, 3 to 8 percent slopes
- Stafford loamy fine sand
- Teel silt loam
- Udipsammments-Urban land complex
- Udorthents, loamy
- Unadilla silt loam, 8 to 15 percent slopes
- Urban Land
- Water
- Wayland soils complex substratum, frequently flooded



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APPENIDIX D: MAPS

SECTION 5:
ENVIRONMENTAL FEATURES

Village of Menands Environmental Features

- All Roads
- ▭ Menands Civil Boundary
- ▨ Flood Zone Area
- ▨ Wetlands
- 50-Foot Interval Contours

Coordinate System:
WGS_1984_Web_Mercator_Auxiliary_Sphere
WKID: 3857 Authority: EPSG

SOURCES
Menands Civil Boundary:
NYS GIS Program Office
Flood Zone Area:
Federal Emergency Management Agency
Wetlands:
U.S. Fish & Wildlife Services
50-Foot Interval Contours:
Albany County

