

MAYOR
Brian Marsh

VILLAGE CLERK
Don Handerhan

VILLAGE OF MENANDS



TRUSTEES
Molly Harbour
Nicholas Kalogridis
Timothy Lane
Lisa Neuman

Regular Village Board Meeting
February 2, 2026

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands, held on Monday, February 2, 2026, was called to order by Mayor Brian Marsh at 5:00 P.M.

At 5:01 P.M., Trustee Marsh made a motion to enter Executive Session to discuss a Legal Matter, seconded by Trustee Lane.

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	AYE
Mayor Marsh	voting	AYE

The regular meeting reconvened at 5:52 P.M.

PRESENT:

Brian Marsh, Mayor
Molly Harbour, Trustee
Nicholas Kalogridis, Trustee
Timothy Lane, Trustee
Lisa Neuman, Trustee
Donald Handerhan, Village Clerk
Mary Jane Vredenburg, Village Treasurer
Stephen Reh fuss, Village Attorney - Virtual
Mike Hagmann, DPW
David Ognan, Fire Chief

Also attending: Bill Garvey, Mark Carnegie, Jason Carnegie, Mary Liu, Rose Marsh, Chuck Price, Jerry & Nancy Ruppert, Diane MacFarland, Mike Steurer, Mike & Susan MacKay, Diane Leonard, Barbra Lane, Matt Rodgers, LaBella, and Mary Brown.

Virtual attendance: Brendan Kennedy, Beth Harbour, Paul Harbour, Val Parker, Kathy Mosca, Steve Boulet, Tony Lapari, Courtney Jaskula, Steve, Rob Jewitt, Gary Jeffries, Alison Luke, Gary Dlugas, Peg Holland, MDF6

The Mayor led the Pledge of Allegiance and stated that this meeting is being recorded.

Mayor Marsh opened the Public Hearing regarding a Special Use Permit for YINCAE Advanced Materials, LLC, at 93 Broadway, at 6 PM.

The Clerk read the following notice:

ORDER DETAILS

Order Number:	IPLATU0121660
Order Status:	Saved
Classification:	Legals
Package:	Albany Times Unio...
Site:	albany
Affidavit Yes:	\$15-99
Final Cost:	\$54-99
Payment Type:	
User ID:	

SCHEDULE FOR AD NUMBER

IPLATU0034737

January 26, 2026

Albany Times Union

PREVIEW FOR AD NUMBER

IPLATU0034737

2.38inches x 2.58inches

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of MENANDS will conduct a Public Hearing on Monday, February 2, 2026, at 6:00 P.M. in the Menands Village Board Room located on the second floor of 250 Broadway, Menands, New York. This hearing pertains to a for 93 Broadway submitted by YINCAE Advanced Materials, LLC. A copy of the Special Use Permit Application is available for public review during regular business hours at the Clerk's office, 280 Broadway, Menands, New York, or on the Village Website, www.menandsny.gov. All individuals will have the opportunity to express their views at this public hearing. Everyone is encouraged to attend and provide comments either in person or in writing to Clerk Handen before noon on February 2, 2026, at clerkhanden@menandsny.gov. These public hearings are open to the public and accessible to individuals with disabilities. You may participate in the Public Hearing in person at the Village Hall on the second floor of 250 Broadway or via the Google Meets link: meet.google.com/mne-xbp-bzk or by phone at (US) +1 401-646-0768. PIN: 5541 841 4941. A regular Board meeting will follow. Time limitations may be imposed for each oral statement, if necessary.

Dated: January 21, 2026.
By Order of Don Handen, Village Clerk

Mayor Marsh advised the Board that Dr. Wusheng Yin is currently in negotiations to purchase the property located at 93 Broadway and intends to relocate his company, YINCAE Advanced Materials, LLC, to that location. In order to operate at 93 Broadway, YINCAE Advanced Materials, LLC will be required to obtain a Special Use Permit. Dr. Yin presented to the Board on the proposed use of the building. A public hearing will be required prior to any approval of the Special Use Permit.

Matt Rodgers from LaBella and Dr Wusheng Yin, gave a presentation for the use of the building:

On behalf of YINCAE Advanced Materials, LLC, I hereby submit the enclosed application materials requesting a Special Permit for the property located at 93 Broadway, Menands, New York, in accordance with the Village of Menands Zoning Law.

Project Description and Zoning Compliance Statement

YINCAE, LLC proposes to use the existing building at 93 Broadway for research and development, laboratory work, light manufacturing, and associated office use. The proposed use is confined entirely within the existing structure and does not involve any expansion of the building footprint, increase in building height, or exterior site alterations. The proposed use is customary, incidental, and compatible with other commercial and industrial uses within the Broadway corridor and is designed to operate in a manner that will not be detrimental to neighboring properties or the surrounding zoning district. Operations will be conducted indoors only and will not generate excessive noise, vibration, glare, fumes, odors, or emissions beyond those customarily associated with permitted non-retail commercial or light industrial uses. All materials used or stored on site will be handled in compliance with applicable local, state, and federal safety and environmental regulations. Safety Data Sheets (SOS) are included for review.

The project will not adversely affect traffic conditions, as traffic generation is limited to employees and routine service or delivery vehicles. Existing curb cuts, access points, and on-site parking are adequate to support the proposed use, and no changes to traffic circulation are proposed.

The proposed use will not place undue demand on municipal services or utilities, and existing public infrastructure is sufficient to support the operation. The project does not involve residential occupancy, public assembly, late-night operations, or retail activity.

Based on the submitted Environmental Assessment Form (EAF), the proposed action will not result in any adverse environmental impacts.

Accordingly, the proposed use satisfies the standards for issuance of a Special Permit by:

- Being in harmony with the orderly development of the Village
- Protecting the health, safety, and general welfare of the community
- Avoiding adverse impacts to neighboring properties
- Making productive reuse of an existing commercial structure

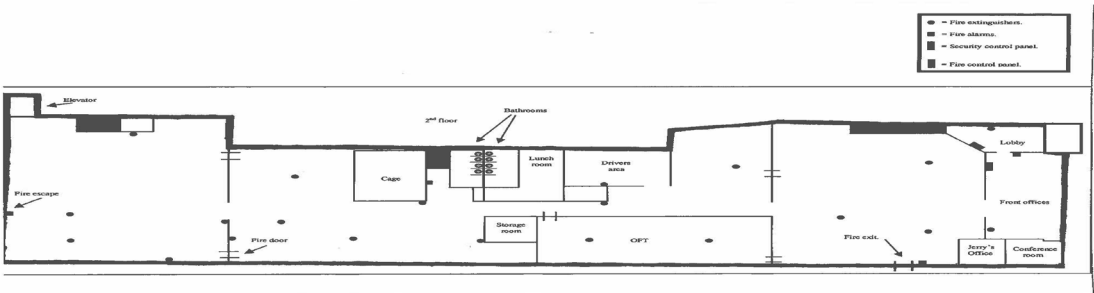
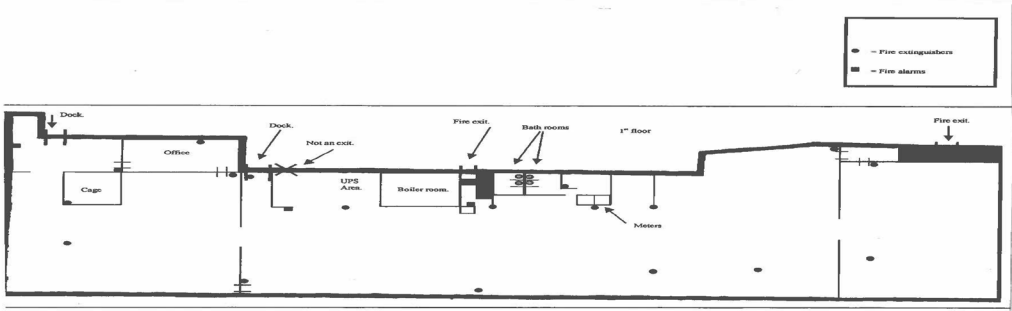
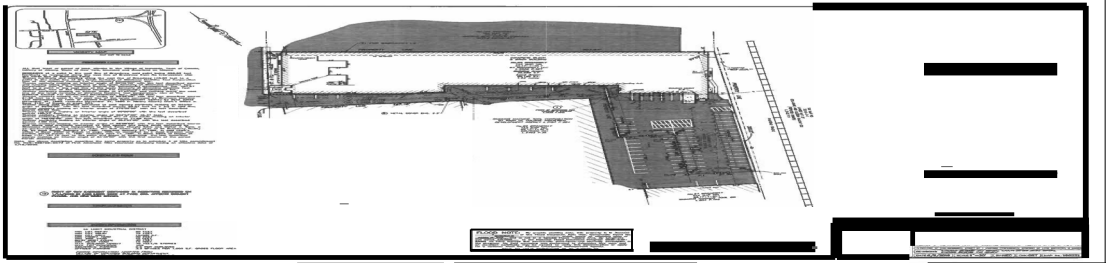
Application Materials Submitted

The following materials are enclosed for review:

1. Completed Special Permit application form

- 2. Recommendation letter from Dan Hershberg PE & LS
- 3. Completed Environmental Assessment Form (EAF)
- 4. Land title survey
- 5. Building floor plan
- 6. Safety Data Sheets (SDS)

We respectfully request that the Board review the submission, determine completeness, and advise on scheduling the required public hearing. Please inform us if any additional information or fees are required.



Comments:

Resident Chuck Price asked if there was enough power to run a business in that building. Discussion followed

Resident Bill Garvey: How new jobs will be created. Discussion followed.

Matt Rodgers from LaBella: Gave his comments and will work with YINCAE Advanced Materials complete the process. Have to wait for Albany County Planning Board’s approval but the Board can give preliminary approval at the February 18, 2026, meeting and final approval on March 2, 2026.

Hearing all comments, the Mayor closed the Public Hearing at 6:15 PM

Brendan Kennedy of BST & Co. CPAs, LLP, the Villages’ auditors, reviewed the Villages’ draft financial audit of the Village Funds that they recently completed. Brendan answered all the Board's questions. The Final Draft of the Audit will be available later this week. The Audit will be placed on the website when the Village receives it.

The motion to accept the January 20, 2026, Village Board Meeting Minutes was tabled until the February 17, 2026, meeting.

Resolution Number: 260090

Trustee Lane made a motion to approve payment for the following, seconded by Trustee Harbour.

WARRANT 01/22/2026:

GENERAL totaling \$33,610.98

WARRANT 01/22/2026X:

GENERAL totaling \$ 583.44

WARRANT 01/23/2026:

GENERAL totaling \$ 489.91

WARRANT 01/28/2026:

GENERAL totaling \$ 137.36

WARRANT #17:

GENERAL	totaling	\$ 30,889.24
WATER	totaling	\$ 1,832.02
SEWER	totaling	\$.00
	TOTALS	\$ 32,721.26

PAYROLL #17: totaling \$113,389.41
(01/23/26 - 02/05/26)

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	AYE
Mayor Marsh	voting	AYE

Accounts	BALANCE AS OF 12-31-2025
BANK OF GREENE COUNTY	
COMSOLIDATED PAYROLL	\$36,119.10
DEVELOPER ESCROW	41,170.50
EQUIPMENT SAVINGS	\$54,793.70
FEDERAL ASSET FORFEITURE	\$13,812.18
FIRE EQUIPMENT SAVINGS	\$9,295.11
GENERAL FUND CHECKINGS	\$473,856.54
GENERAL FUND SAVINGS	\$116,817.51
HRA	\$28,750.25
SEWER FUND CHECKING	0
WATER FUND CHECKING	0

POLICE HOLDING	\$2,625.68
RADID DEPLOYMENT TEAM	\$7,604.63
SEWER FUND SAVINGS	\$224,786.79
SOUTHEND SEWER PROJECT	\$139,449.87
SOUTHEND WATER PROJECT	\$33,637.12
STATE ASSET FORFEITURE	\$6,122.47
VEHICLE SAVINGS	\$25,278.88
WATER FUND SAVINGS	\$16,660.30
PARK IMPROVEMENT FUND	\$105,532.21
NYCLASS	
GENERAL SAVINGS	\$547,632.83
WATER SAVINGS	
SEWER SAVINGS	\$538,742.37
TOTAL OF ALL ACCOUNTS	\$2,381,517.54

Mayor Marsh led a discussion regarding mosquito and tick control for Ganser Smith Park. Last year, there was a problem with ticks, especially around the pavilion. Last year, Upstate Bug Buster sprayed the area with a 100% all-natural product that is safe around people. The Mayor advised the Board that Upstate Bug Busters recommends a one-month application. The Mayor advised there will be 5 applications starting in April at \$500.00 per application, with a total cost of the \$2,500.00.



Proposal for All-Natural Tick and Mosquito Control Services
 Ganser-Smith Memorial Park

Upstate Bug Busters LLC
 100% All-Natural Tick & Mosquito Control
 Phone: 518-281-4180

Dear Members of the Village of Menands Board,
 Upstate Bug Busters LLC respectfully submits this proposal for the provision of all-natural tick and mosquito control services at Ganser-Smith Memorial Park for the upcoming treatment season. Upstate Bug Busters specializes in applying 100% all-natural, eco-friendly tick and mosquito control solutions that are safe for families, pets, and the surrounding environment. Our treatment methods are designed to reduce tick and mosquito populations effectively while preserving the integrity of public green spaces.

Scope of Services

Services will include monthly applications to the following areas of Ganser-Smith Memorial Park, consistent with the treatment area serviced during the Summer 2025 season:
 - The pavilion area extending to the willow tree
 - The embankment along Route 378

Treatment Schedule

Applications will be performed once per month from April through August, totaling five (5) applications for the season.

Cost Structure

Cost per application: \$500.00 Total seasonal cost (April–August): \$2,500.00
 This pricing has been structured to align with the Village of Menands’ budgetary considerations

while ensuring consistent, high-quality service throughout the peak tick and mosquito season. Upstate Bug Busters LLC is committed to delivering dependable, professional service and maintaining the highest standards of safety and effectiveness. We appreciate the opportunity to submit this proposal for your review and consideration and would be pleased to address any questions or provide additional information as needed.

Respectfully submitted,
Blake Mahieu
Owner
Upstate Bug Busters LLC
Phone: 518-281-4180

Discussion followed.

Resolution Number: 260092

Trustee Harbour made a motion to approve Upstate Bug Busters LLC for mosquito and tick control services for Ganser-Smith Memorial Park, 5 applications at \$500.00 per application, for a total of \$2,500.00, seconded by Trustee Lane.

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	NAY
Mayor Marsh	voting	AYE

Fire Chief David Ognan presented to the Board the 2025 Length of Service Program results and asked permission to post for the required 30 days. Discussion followed.

Resolution Number: 260093

Trustee Neuman made a motion to approve Chief Ognan to post the 2025 Length of Service Program results for the required 30 days, seconded by Trustee Harbour.

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	AYE
Mayor Marsh	voting	AYE

Resolution Number: 260098

The Clerk advised the Board that the Fire Department has requested that a 1998 White Bear Safety Trailer be declared surplus. The trailer was originally owned by the DPW and was later transferred to the Fire Department. The Fire Department no longer needs the trailer. Discussion followed.

Trustee Harbour made a motion to approve the surplus of a 1998 White Bear Safety Trailer, with VIN number: 1W9BV1229WA164092, and to put up for auction, seconded by Trustee Kalogridis.

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	AYE
Mayor Marsh	voting	AYE

Mayor's Report:

1. The speed study for the Village to lower the speed limit to 25 MPH is complete. Will be introducing next meeting.
2. Menands Monthly will be coming out tomorrow.
3. There will be a \$50.00 charge for manual meter reading starting with the July Water Bill.
4. Thanked DPW for their hard work during the past snowstorm.
5. Section 160 of the Village Code is still being worked on. It is close to being introduced.
6. At the February 18, 2026, meeting, LaBella will continue the discussion regarding the High Service Reservoir.
7. The Village will be working with Albany County to help get funding for the improvements to Broadway.
8. The Gun Range Agreement has been approved by the Town of Colonie.
9. Still working with Colonie for the Sewer Agreement.
10. DOT will be conducting a speed study for Menands School for a School Zone.
11. There is a problem with Village residents not receiving their mail. Complaints can be sent to USPS.gov.
12. New Website is up and running. There are some minor glitches being worked on.

Trustee's Report:

Neuman: No Report

Kalogridis: Menands Fire Company Fish Fries will be starting February 27th.

Lane: Assemblyman Phil Steck will be at 250 Broadway on Tuesday March 3, 2026, at 12 PM to hear any concerns or comments.

Harbour: Menands School is starting the Budget process.

Clerk's Report:

1. Will be on Vacation for the next meeting. Mary Jane Vredenburg will be handling the meeting for me.
2. I have set up Online Mandatory Training for all employees and the Fire Department. An email will be sent to everyone with information.
3. A Phishing Test was completed for all Village Employees who have Village Emails. Noone opened the Phishing Email.

Treasurer's Report: The Village has received \$10,000.00 from the Little River Grant.

General Comments:

Resident Mike MacKay: Where are the interfund transfers approved? Discussion followed. Mayor's Answer: No transfers were made that were NOT approved.

Resident Chuck Price: How was \$600,000.00 for Police Fire Retirement System overages not known? Discussion followed.

Resident Jerry Ruppert: Does the Village have to notify the Comptroller? Discussion followed. Mayor's Answer: The NYS comptroller will be aware of the change in financial condition along with our steps to remedy.

Resident Mike Steurer: Have the Department Heads been advised? Discussion followed. Mayor’s Answer: Yes, a meeting was held immediately with all department heads to discuss the immediate spending freeze. The mayor, clerk, and treasurer must approve any non-routine expenditure.

Resident Bill Garvey does not want the Village to go over the 2% Tax Cap.

Resident Bill Garvey:

- 1. Would like to have the Tree Lighting Thanksgiving Weekend or the first weekend in December.
- 2. Glad the Tree Lighting was successful.
- 3. Observed Black Street Lights on during the day.
- 4. Thanks, DPW fixing the potholes.
- 5. Disposed of a box that was on Broadway.
- 6. Sympathize with Mike Steurer regarding parking on N Lyons.
- 7. Notice a Black Street light with broken bulb damaged.
- 8. Supports Riverview Center 20 MPH limit.
- 9. Removed leaves and paper from Police Department entrance.
- 10. Removed weeds from fire hydrant on Brookside.
- 11. 33 Glenwood Road is in poor condition what is its status?
- 12. There is junk in the rear of the Firehouse.

Jerry Ruppert advised the Board that Village Resident and Business Owner Bruce Townsel, Townsel Upholster, passed away.

Don Handerhan advised that Beverly Scott, Ladies Auxiliary Member, and Scotty Scott’s wife also passed away.

Trustee Harbour made a motion to adjourn, seconded by Trustee Lane.

ADOPTED:

Trustee Harbour	voting	AYE
Trustee Kalogridis	voting	AYE
Trustee Lane	voting	AYE
Trustee Neuman	voting	AYE
Mayor Marsh	voting	AYE

The meeting duly adjourned at 7:00 P. M.

I, Donald Handerhan, Village Clerk for the Village of Menands, do hereby certify that the foregoing is a true and correct report of all motions and resolutions enacted, and all other procedures had and taken by the Village of Menands Board of Trustees at the regular meeting held on February 2, 2026.

Donald Handerhan
Village Clerk

Albany Times Union
News Plaza
Box 15000
Albany, New York 12212

VILLAGE OF MENANDS

Account Number:

046394003

Order Number:

IPLATU0121660

280 BROADWAY ATTENTION: DONALD
HANDERHAN

ALBANY NY 12204

STATE OF NEW YORK)

:SS.:

COUNTY OF ERIE)

The undersigned, being duly sworn, says that he/she is a Authorized Custodian of Records of THE TIMES UNION, a daily newspaper printed in the county of Albany, Town of Colonie, and Published in the County of Albany, Town of Colonie and the City of Albany, aforesaid and that notice of which a printed copy is annexed has been regularly published in the said ALBANY TIMES UNION on the following dates:

01/26/2026

George Hearst, Publisher

By:

Nora Hewson

Nora Hewson

Authorized Designee of George Hearst, Publisher of the Times Union

Subscribed and sworn to before me, this 27th day of January 2026.

Notary Public Signature

Tyshawn Harrison
Notary Public - State of New York
No. 0111A0005298
Qualified in Erie County
Commission Expires 04/07/2027

IPLATU0121660