

MAYOR

Brian Marsh

VILLAGE CLERK

Don Handerhan

VILLAGE OF MENANDS



TRUSTEES

Molly Harbour
Nicholas Kalogridis
Timothy Lane
Lisa Neuman

Regular Village Board Meeting

April 20, 2026

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands, held on Monday, April 20, 2026, was called to order by Mayor Brian Marsh at 6:00 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
Kevin Schwebke, Police Lt.

Also attending: Bill Garvey, Mark Carnegie, Jason Carnegie, Matt Rodgers from LaBella, Dave & Debbie Teitsch, Jean Parker, Barbara Lane Diane Leonard, Mary Lin, Wusheng, Yin, Kerry Franklin, Beth Beshaw, Diane MacFarland, Carol Peterson, Charles Ansert, Matt Barry, Steve Boulet, Mary Lou Smith, Sarah Jenkins.

Virtual attendance: Mike & Sue MacKay, Kathy Mosca, Rob Jewett, Val Parker, PBA 3, Mike Steurer, Beth Harbour, Courtney, Jaskula, Margret, Catharine Sheridan, Steve, Tony Lapari, Paul Harbour, Mehh.

The Mayor led the Pledge of Allegiance and stated that he is recording the meeting.

Mayor Marsh changed the order of the agenda and asked Matt Rodgers to present the Special Use Permit for 93 Broadway.

Matt Rodgers from LaBella, who has reviewed plans for 93 Broadway Special Use Permit and is recommending conditional approval for 93 Broadway. Discussion followed.



April 17, 2026

Dr. Wusheng Yin
CEO, YINCAE Advanced Materials, LLC
19 Walker Way
Albany, NY 12205

**RE: 93 Broadway – R&D/Light Manufacturing Use
Village of Menands, Albany County, New York
LaBella Project # 2253487.03**

Dear Dr. Yin:

LaBella Associates is in receipt of your revised response, including the letter submitted on your behalf by Harris A. Sanders, Architects, P.C., dated April 13, 2026, regarding changes to the special use permit application. Based upon your request to resume your application, it is our understanding that you have now modified your proposed plans to eliminate any manufacturing on this site, changing the proposed project from a mixed use of Light Manufacturing and R&D (Group F-1 and B) to strictly Office and R&D (Group B). As such all manufacturing is to be done at a separate location. Additionally, you have identified an additional fire hydrant located approximately 60 feet from the building beyond the property line, which was not otherwise indicated on the ALTA/NSPS Land Title Survey submitted.

The previous identification of the use as a Group F-1 occupancy was derived from the code summary submitted by your office on February 2, 2026, which you indicated was prepared by your engineers holding a PhD, though not otherwise certified as licensed by NYS. It also included a facility description provided with a NYSDEC Air Facility Registration Application. As previously mentioned, this original proposed change of occupancy resulted in a higher-hazard category as defined by the 2025 *Existing Building Code of New York State*.

In general, we would agree that an electronics Research & Development (R&D) facility may be classified as a Group B (Business) Occupancy. Under the *Building Code of New York State*, this classification covers laboratories for testing and research, as well as electronic data processing. However, within specific occupancy classifications there can be many different types of actual activities that can take place. Because these types of facilities often feature a mix of offices, testing areas, and light assembly, the classification can also change or require multiple classifications depending on the specific operations and materials involved. A Group B occupancy generally applies if the facility is primarily used for computer-aided design, software development, small-scale prototyping, and testing where hazardous materials are kept below exempt amounts. Group F-1 (Factory Industrial) would otherwise apply if the facility moves beyond pure research and includes the fabrication, assembly, or routine manufacturing of electronics, appliances, or components.



As a result, the change of occupancy classification is no longer being proposed to a higher-hazard category and is to be limited to office and research and development (R&D) use only. In accordance with the provisions of the 2025 *Existing Building Code of New York State* (EBCNYS) Section 101.4.2 for buildings previously occupied, the legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in the *Fire Code of New York State*, or the *Property Maintenance Code of New York State*, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.

The proposed use as an R&D facility still represents a change of use, though within the same group classification. In accordance with EBCNYS Section 1001.2.1 Change of use, any work undertaken in connection with a change in use shall conform to the applicable requirements for the work as classified in Chapter 6 and to the requirements of Sections 1002 through 1010. Subject to the approval of the Special Use Permit, a certificate of compliance will still be subject to the applicant's submission of a complete building permit application for any alterations, including the proposed 2-hr rated egress door and 1-hr corridor partition as indicated on the Architect's Existing Floor Plans, as well as the reconfiguration of any space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

Subject to the Village Authorities Having Jurisdiction confirming their records that no prior alterations were made, which were otherwise completed without a permit application, and that no unsafe conditions have been identified that have not otherwise been corrected, we would recommend approval of the Special Use Permit subject to the following conditions:

1. Amendment of the Operational Statement previously submitted, as well as the facility description provided with the NYSDEC Air Facility Registration Application, indicating no on-site manufacturing beyond pure research will be performed.
2. Indicate the actual location of the additional public hydrant maintained by the Village on the site plan submitted as part of this application, or if this is a private hydrant located on private property, which is subject to approval by the fire code official of the water supply to be within 400 feet of all portions of the building perimeter.
3. The access through the driveway adjoining the building shall be identified as a Fire Lane to eliminate obstructions by parked vehicles and provide adequate, safe access, subject to approval by the fire code official, and reallocation of those spaces to meet the zoning requirements, as well as accessible parking spaces, for review by the planning board.
4. Location of the dumpster/refuse collection area.
5. Revised Site Plan drawing depicting items 2,3, and 4 above.
6. Payment of LaBella Associate's outstanding escrow. Amount to be provided.

Pg. 2

7. Approval of the change of use shall be subject to submission of construction documents, certified by a licensed design professional, as part of the submission of a building permit application prior to any proposed alterations to the existing building.
8. Submission to the Village building official of the monthly records to be maintained on production and storage of all hazardous materials in conjunction with required fire safety and property maintenance inspections performed by the Village CEO/BSI.
9. The Village Board may identify additional conditions at their April 20, 2026 Village Board meeting.

Respectfully submitted,

LaBella Associates

Richard A. Campagnola, RA, NYSCCEO
Design Compliance Manager
Building Code & Life Safety Services

Reuben Hull, PE, PMP, M. ASCE
Regional Discipline Lead – Municipal
Sr. Civil Engineer

Cc: Mary Liu, YINCAE Advanced Materials
Village Board
David Ognan – Village Fire Department
Lyle Darmetko – Village Code Enforcement Officer
Ryan St. Gelais – Village Police Chief
Stephen J. Rehfuß – Village Legal Counsel
Matt Rogers – LaBella Senior Planner
Lauren Paulsen, LaBella Civil Engineer
Daniel Sanders – Applicant Representative



Village of Menands
280 Broadway
Menands, NY 12204
Phone: (518) 434-2922

Notice of Decision
Village Board of Trustees

Project Name: YINCAE Advanced Materials Research and Development
Approval Requested: Special Use Permit and Site Plan Approval
Applicant: **Mary liu, Wusheng Yin**
YINCAE Advanced Materials, LLC
19 Walker Way
Albany, NY 12205
T (518) 452-2880
Representative: **Harris A. Sanders, Architects, P.C.**
Daniel Sanders, RA
252 Washington Avenue
Albany, NY 12210
518.426-3544
Property Owner: Hongwu Liu/SGJ United, LLC
93 Broadway .
Menands, NY 12204
Project Address: 93 Broadway. Menands, NY 12204
Application Number: VB 26-01
Tax Map ID: 55.17-1-51.7
Zoning District: Broadway Business District (BBD)
Proposed Zoning Use: Research and development facility

Village of Menands Notice of Decision

Project Discussed at Meetings: February 2, 2026 and April 20, 2026 Village Board meetings
Public Hearing: Opened February 2, 2026, and closed February 2, 2026
Decision Date: April 20, 2026
The Applicant submitted the following materials in support of the Application:
Received April 17, 2026:
1. Revised Operational Statement
Received April 13, 2026:
1. Project Description prepared by Harris A. Sanders, Architects, P.C., (dated April 13, 2026).
2. Revised Floor Plans prepared by Harris A. Sanders, Architects, P.C, (dated April 13, 2026).
Received March 12, 2026:
1. Existing Floor Plans, prepared by Harris A. Sanders, Architects, P.C (dated March 11, 2026)
Received March 3, 2026:
1. Code Summary for Certificate of Occupancy for Existing Building, prepared by Harris A. Sanders, Architects, P.C., dated February 27, 2026.
2. Floor plans prepared by Harris A. Sanders, Architects, P.C (undated)
Received January 19, 2026:
1. NYSDEC Air Facility Registration Application Instructions (dated December 12, 2025)
Received January 9, 2026:
1. Project Description (dated January 6, 2026).
2. Operation Statement (undated).
3. Land Title Survey prepared by Hershberg & Hershberg, (dated Oct. 17, 2017).
4. Special Use Permit Application, (undated).
5. Short Environmental Assessment Form (dated January 5, 2026).
6. Safety Data Sheet (undated).
Project Site Existing Conditions:
1. 1.5-acre parcel located in the Broadway Business District, improved by an existing 2-floor, 67,456 SF building, constructed in 1978.
2. The building fronts along and has vehicle access from Broadway leading to a rear parking lot, with 47 parking spaces, including two ADA spaces.
3. A right-of-way exists over the access drive and a portion of the rear parking area

- providing vehicle access to the adjoining property (Parcel: 55.17-1-51.4).
- There are two narrow “alleyways” to the south between the adjoining existing buildings. No formal access easements for these locations exist.
 - One loading dock is located along the southeastern portion of the building.
 - The property is located between the U-Haul Moving & Storage of Albany Facility (to the north) and Brightside Up, Gerome Technologies, and EbizDocs building (to the south).
 - The eastern property line abuts the Delaware and Hudson Railroad.

Proposed Project Description:

- The Applicant is seeking to operate a research and development facility within the existing building at 93 Broadway, Village of Menands. Operation will include research and development, laboratory support functions, and office use.
- The original proposal included pilot manufacturing which would have required a change in use of the subject building. As a result, certain fire safety improvements would have been required to comply with the NYS Uniform Fire Prevention and Building Code.
- Pursuant to the Applicants’ April 13, 2026 and April 17, 2026 submission, the originally proposed pilot manufacturing has been removed from the project and will not occur at 93 Broadway.
- The Applicant has identified that a total of five to ten employees will be working on site, Monday through Friday.
- Deliveries will occur approximately one to two times per month.
- Parking: A total of 49 parking spaces are proposed, including three ADA accessible spaces. These spaces are intended to accommodate existing anticipated employees and additional spaces for visitors and future employees.
 - As a condition of approval, the Applicant will be required to remove five parking spaces along the western side of the existing building and designate that area as a fire lane.
 - LaBella Associates has determined that the proposed remaining 44 spaces is sufficient to accommodate anticipated parking demands.
- No exterior building improvements are proposed.
- The Applicant proposes to use the existing loading dock.
- The interior of the building will be renovated as needed.
- The Applicant is required to obtain a Building Permit and Certificate of Occupancy.

Village Board Review:

- The Village Board reviewed the initial application submission and conducted a public hearing on February 2, 2026.
- The Village Board referred the application to the Albany County Planning Board

which provided their response on February 19, 2026 recommending that the local approval include:

- Review by the NYSDOT for design of highway access, drainage easement, and assessment of road capacity.
 - Notification to the Albany County Department of Health regarding the hazardous waste generation from laboratory activities and disposal of materials.
 - Any required notification of NYSDEC regarding controlled storage of hazardous materials.
- The Village Board continued their review of the proposed project on April 20, 2026 upon LaBella’s confirmation that a complete application was received.

LaBella Associates Staff Analysis and Recommendations:

The Special Use Permit/Site Plan Application and all applicable supplemental materials were reviewed by the Village of Menands and LaBella Associates, the Village’s Designated Village Engineer.

During their review of all applicable application submissions, LaBella Associates provided six (6) Application Review Letters detailing regulatory requirements and outstanding application materials. Review Letter dated April 17, 2026, determined the application to be sufficiently complete and recommended conditional Site Plan/Special Use Permit.

Based upon LaBella’s review of all submitted application materials, the Proposed Project complies with all applicable requirements of Chapter 169, (Zoning).

LaBella Associates recommends the Village Board Issue Special Use Permit and concurrent Preliminary and Final Site Plan Approval with conditions noted below for the Project as proposed and indicated on submitted application materials.

Conditions:

- Indicate the actual location of the additional public hydrant maintained by the Village on the site plan submitted as part of this application, or if this is a private hydrant located on private property, which is subject to approval by the fire code official of the water supply to be within 400 feet of all portions of the building perimeter.
- The access through the driveway adjoining the building shall be identified and stripped as a Fire Lane to eliminate obstructions by parked vehicles and provide adequate, safe access, subject to approval by the fire code official.
- Location of the dumpster/refuse collection area.

4. A revised site plan drawing shall be provided depicting items 1,2, and 3 above.
5. Approval of the change of use shall be subject to submission of construction documents, certified by a licensed design professional, as part of the submission of a building permit application prior to any proposed alterations to the existing building.
6. Submission to the Village building official of the monthly records to be maintained on production and storage of all hazardous materials in conjunction with required fire safety and property maintenance inspections performed by the Village CEO/BSI.
7. Confirmation that the disposal of any chemicals and/or hazardous materials is occurring in conformance with all applicable local, county, state, and federal law.
8. The Project will be completed as indicated in the Application materials submitted and as referenced in this Notice of Decision.
9. No parking shall be permitted along the southern boundary of the building that would inhibit truck deliveries.
10. Separate sign permit application(s) shall be submitted for review and approval by the Menands Building Department.
11. No building expansions, new ground disturbance, or uses not approved by this Notice of Decision shall be allowed without prior review and approval by the Village of Menands.
12. Payment of LaBella Associate’s outstanding project review escrow of \$6,000.

Decision: Special Use Permit and Concurrent Preliminary and Final Site Plan Approval

Decision moved by: _____

Seconded by: _____

Trustee Harbour voting

Trustee Kalogridis voting

Trustee Lane voting

Trustee Neuman voting

Mayor Marsh voting

Signature: Brian Marsh, Mayor

Date

Resolution Number: 260129

Trustee Lane entered the following resolution:

Whereas, the Applicant, YINCAE Advanced Materials, LLC, is seeking Site Plan/Special Use Permit approval to operate a Research and Development facility at 93 Broadway renovate (Parcel: 55.17-1-51.7), and in the Broadway Business District Zoning District, referred to as the “Proposed Project”; and

Whereas, the Applicant submitted a Special Use Permit and Site Plan Application inclusive of a project description, operation statement, survey, safety data sheet, and a Short Form Environmental Assessment Form (EAF) on January 9, 2026; and

Whereas, based on six Review Letters prepared by LaBella Associates, the Applicant submitted additional information to complete the application; and

Whereas, the Proposed Project and all final application documents are more formally described in the attached Notice of Decision; and

Whereas, on February 19, 2026, Albany County Planning Board recommended that the local approval be modified to include NYSDOT review, notification to the Albany County Department of Health, and NYS Department of Environmental Conservation related to storage and disposal of any hazardous materials and waste; and

Whereas, the Proposed Project does not include new or modified access to NYS Route 32 (Broadway) or involve expansion of the existing building; and

Whereas, the Village Board opened and close a public hearing on February 2, 2026; and

Whereas, the Village Board has reviewed Part 1 of the Short EAF, and based upon this review, the Village Board has determined, in accordance with 6 NYCRR Part 617 (State Environmental Quality Review Act or SEQRA) regulations, that the Proposed Project qualifies as a Type II Action and requires no further SEQRA review; and

Whereas, the Village Board has reviewed the application and supplemental information provided against the requirements of the previous Chapter 169 (Zoning) and has determined the application meets the requirements for approval as detailed in the Attached Notice of Decision.

Now, Therefore Be It Resolved that the Menands Village Board hereby issues Special Use Permit and concurrent Preliminary and Final Site Plan approval for the Proposed Project with conditions as indicated on the attached Notice of Decision.

Second by Trustee Neuman.

ADOPTED:

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

Mayor Marsh advised that there will be a Public Hearing regarding the 2026-2027 Village of Menands Budget. Mayor Marsh opened the Budget Public Hearing at 6:07 PM.

The Clerk read the following notice:

NOTICE IS HEREBY GIVEN that, pursuant to the Village Law, the Preliminary Budget of the Village of Menands for the fiscal year beginning June 1, 2026, and ending May 31, 2027, has been duly filed.

FURTHER TAKE NOTICE that a public hearing will be held on the second floor of the Menands Village Hall, 250 Broadway in the said Village on Monday April 20, 2026, at 6:00 P.M. by the Board of Trustees of the Village of Menands to consider the Preliminary Budget, at which time and place the comments and suggestions of residents of the Village relative to such budget to be enacted will be received. Everyone is encouraged to attend and provide comments either in person or in writing to Clerk Handerhan before noon on February 20, 2026, at dhanderhan@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/mre-txbp-btk or by phone at (US) and1 401-646-0768 PIN: 541 841 494#. A regular Board meeting will follow. Time limitations may be imposed for each oral statement, if necessary.

The Preliminary Budget is on file in the office of the Clerk and may be inspected during office hours or on the Village Website, www.menandsny.gov.

The maximum compensation to be paid to the Mayor is \$16,063.00 and each of the four Trustees \$9,369.50.

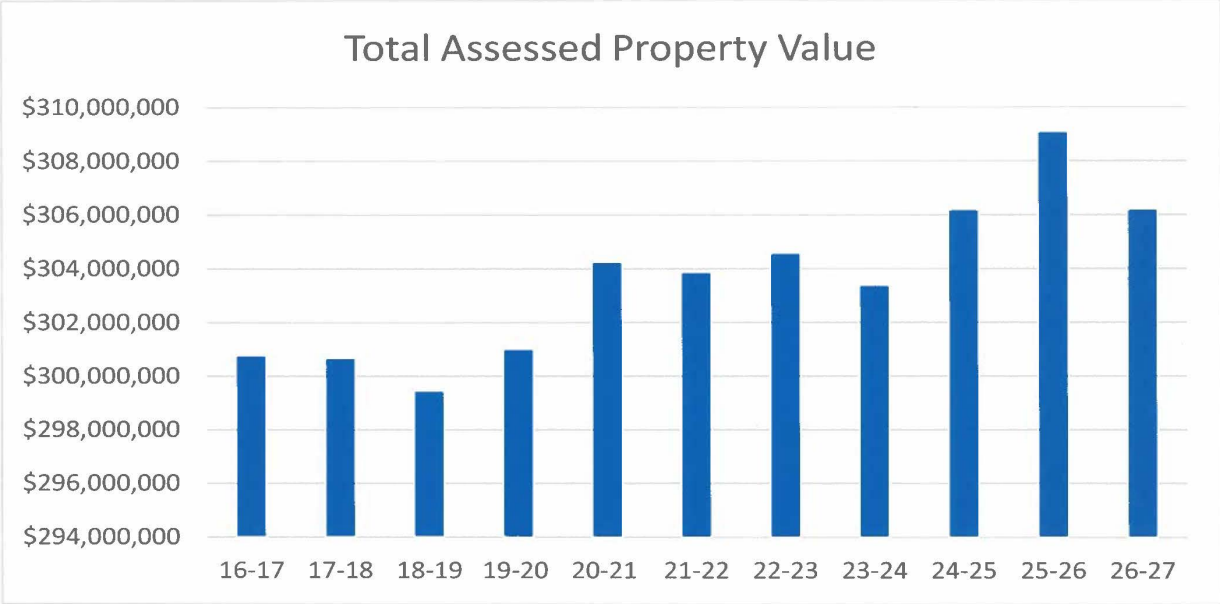
Mayor Marsh gave a presentation of the Village of Menands 2026-2027 Budget.

Current	Tax rate per 1000			
Menands District				
Menands School Dist Tax	\$	32.6764	62.23%	
Menands Village Tax	\$	9.3700	17.84%	
Albany County Tax	\$	5.8703	11.18%	
Town of Colonie Tax	\$	4.5961	8.75%	19.93%
TOTAL	\$	52.5128	100.00%	
North Colonie District				
North Colonie Dist tax	\$	28.4381	58.91%	
Menands Village Tax	\$	9.3700	19.41%	
Albany County Tax	\$	5.8703	12.16%	
Town of Colonie Tax	\$	4.5961	9.52%	21.68%
TOTAL	\$	48.2744	100.00%	

Proposed

	Tax rate per 1000			
Menands District				
Menands School Dist Tax	\$	32.6764	60.41%	
Menands Village Tax	\$	10.9453	20.24%	
Albany County Tax	\$	5.8703	10.85%	
Town of Colonie Tax	\$	4.5961	8.50%	19.35%
TOTAL	\$	54.0881	100.00%	
North Colonie District				
North Colonie Dist tax	\$	28.4381	57.05%	
Menands Village Tax	\$	10.9453	21.96%	
Albany County Tax	\$	5.8703	11.78%	
Town of Colonie Tax	\$	4.5961	9.22%	21.00%
TOTAL	\$	49.8497	100.00%	

GF Budget by year	GF expenses budget	% increase	GF expenses actual	% increase	Property tax revenue	% increase	Total Revenue budget	% increase	Total Revenue actual	% increase	Surplus Applied	Deficit
2016/17	\$ 4,621,578		\$ 4,628,727		\$ 2,545,402		\$ 4,490,574		\$ 4,652,462			
2017/18	\$ 4,814,556	4.18%	\$ 4,449,098	-3.88%	\$ 2,301,294	-9.59%	\$ 4,222,556	-5.97%	\$ 4,320,667	-7.13%	\$ (635,000)	\$ (128,431)
2018/19	\$ 4,921,061	2.21%	\$ 4,475,983	0.60%	\$ 2,365,299	2.78%	\$ 4,296,061	1.74%	\$ 4,428,540	2.50%	\$ (625,000)	\$ (47,443)
2019/20	\$ 4,972,649	1.05%	\$ 4,924,312	10.02%	\$ 2,439,199	3.12%	\$ 4,372,649	1.78%	\$ 4,541,623	2.55%	\$ (600,000)	\$ (382,689)
2020/21	\$ 5,129,001	3.14%	\$ 5,427,837	10.23%	\$ 2,540,251	4.14%	\$ 4,454,001	1.86%	\$ 4,595,714	1.19%	\$ (675,000)	\$ (832,123)
2021/22	\$ 5,263,968	2.63%	\$ 5,365,326	-1.15%	\$ 2,627,112	3.42%	\$ 4,463,968	0.22%	\$ 4,119,382	-10.36%	\$ (800,000)	\$ (1,245,944)
2022/23	\$ 5,481,499	4.13%	\$ 5,542,498	3.30%	\$ 2,666,512	1.50%	\$ 4,741,499	6.22%	\$ 5,524,422	34.11%	\$ (740,000)	\$ (18,076)
2023/24	\$ 6,006,471	9.58%	\$ 6,341,426	14.41%	\$ 2,702,059	1.33%	\$ 5,166,771	8.97%	\$ 6,065,213	9.79%	\$ (839,700)	\$ (276,213)
2024/25	\$ 6,281,921	4.59%	\$ 6,946,560	9.54%	\$ 2,858,409	5.79%	\$ 5,531,921	7.07%	\$ 5,802,050	-4.34%	\$ (750,000)	\$ (1,144,510)
2025/26	\$ 6,665,787	6.11%			\$ 2,914,953	1.98%	\$ 6,147,696	11.13%			\$ (518,091)	\$ -
2026/27 proposed	\$ 6,670,706	0.07%			\$ 3,320,340	13.91%	\$ 6,670,706	8.51%			\$ -	\$ -
				43.07%						28.30%		



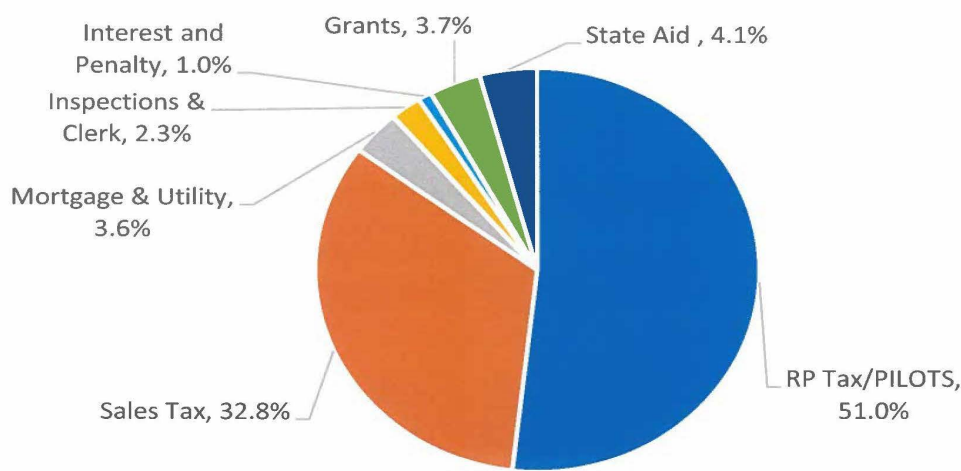
TAXABLE ASSESSMENTS

16-17	\$300,720,327
17-18	\$300,627,931
18-19	\$299,423,507
19-20	\$300,960,643
20-21	\$304,208,433
21-22	\$303,819,000
22-23	\$304,538,119
23-24	\$303,358,805
24-25	\$306,143,308
25-26	\$309,035,652
26-27	\$306,157,194

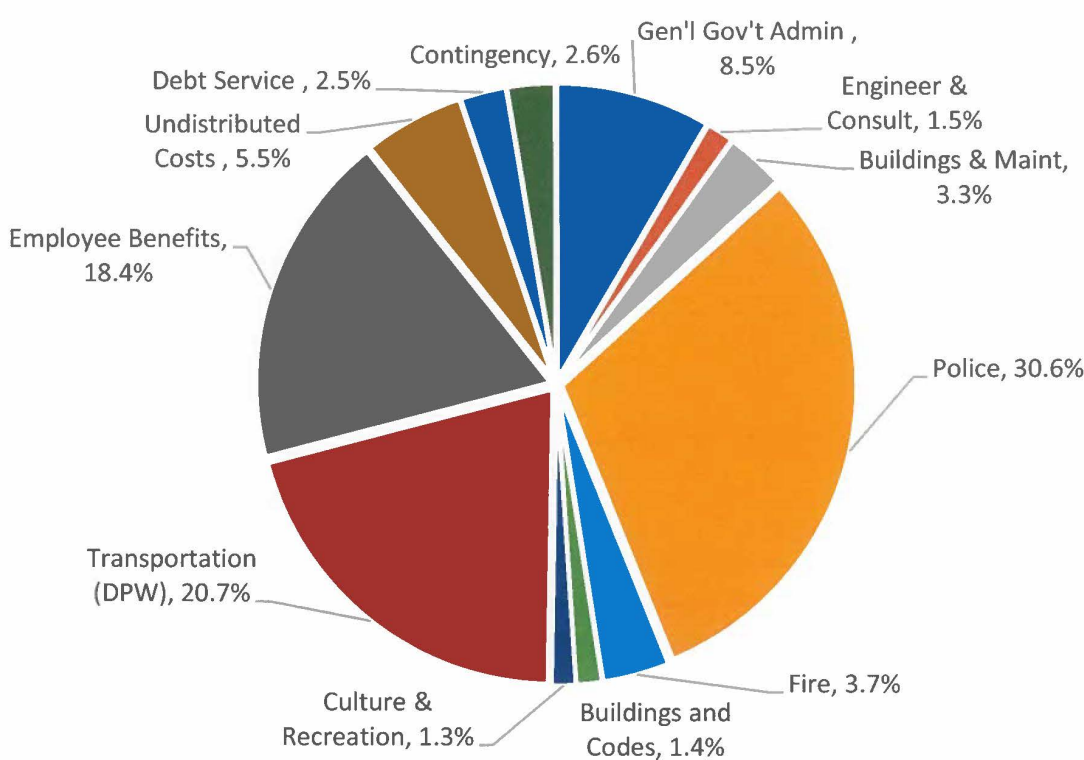
Tax Rate		% up
16-17	\$7.46	
17-18	\$7.58	1.61%
18-19	\$7.83	3.30%
19-20	\$8.11	3.58%
20-21	\$8.35	2.96%
21-22	\$8.61	3.11%
22-23	\$8.76	1.74%
23-24	\$8.91	1.71%
24-25	\$9.13	2.47%
25-26	\$9.37	2.63%
26-27	\$10.95	16.81%

Gen'l Fund	'26-'27 FY	Expenditures		Revenues			
Gen'l Gov't Admin	\$566,756	Gen'l Gov't Admin	8.5%	RP Tax/PILOTS	\$3,401,194	RP Tax/PILOTS	51.0%
Engineer & Consult	\$100,000	Engineer & Consult	1.5%	Sales Tax	\$2,190,000	Sales Tax	32.8%
Buildings & Maint	\$218,000	Buildings & Maint	3.3%	Mortgage & Utility	\$237,000	Mortgage & Utility	3.6%
Public Safety	\$2,381,368	Public Safety	35.7%	Inspections & Clerk	\$151,000	Inspections & Clerk	2.3%
Culture & Recreation	\$87,263	Culture & Recreation	1.3%	Interest and Penalty	\$65,000	Interest and Penalty	1.0%
Transportation (DPW)	\$1,378,557	Transportation (DPW)	20.7%	Grants	\$250,000	Grants	3.7%
Employee Benefits	\$1,226,527	Employee Benefits	18.4%	State Aid	\$273,512	State Aid	4.1%
Undistributed Costs	\$369,906	Undistributed Costs	5.5%	Other	\$103,000	Other	1.5%
Debt Service	\$167,529	Debt Service	2.5%				
Contingency	\$174,800	Contingency	2.6%				
Total	\$6,670,706	Total	100.0%	Total	\$6,670,706	Total	100.0%

26-27 Menands General Fund Revenues



26-27 Menands General Fund Expenses



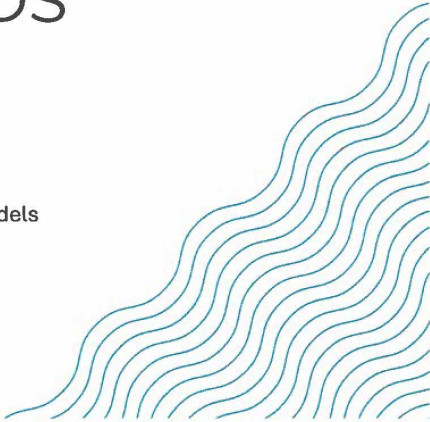
Water Fund							
Admin	\$298,960	Admin	19.9%	Admin	\$2,000	Admin	0.1%
Purchase of Water	\$560,000	Purchase of Water	37.3%	Water Serv Charges	\$1,475,114	Water Serv Charges	98.1%
Treatment & maint	\$209,050	Treatment & maint	13.9%	Penalty and interest	\$25,000	Penalty and interest	1.7%
Undistributed	\$116,228	Undistributed	7.7%	Interest on funds	\$1,000	Interest on funds	0.1%
Debt Service	\$210,098	Debt Service	14.0%				
Contingency	\$108,778	Contingency	7.2%				
Total	\$1,503,114	Total	100.0%	Total	\$1,503,114	Total	100.0%

Sewer Fund							
Admin	\$114,549	Admin	14.1%	Sewer Serv Charges	\$670,114	Sewer Serv Charges	82.3%
County Treatment	\$415,000	County Treatment	51.0%	Penalty and interest	\$12,646	Penalty and interest	1.6%
Maintenance	\$127,000	Maintenance	15.6%	Interest on funds	\$23,757	Interest on funds	2.9%
Undistributed	\$61,154	Undistributed	7.5%	Other Municipalities	\$108,000	Other Municipalities	13.3%
Debt Service	\$21,251	Debt Service	2.6%				
Contingency	\$75,563	Contingency	9.3%				
Total	\$814,517	Total	100.0%	Total	\$814,517	Total	100.0%



THE VILLAGE OF
MENANDS

Menands, NY
Water, Wastewater & General Fund Models



Waterworth



A financial forecasting and revenue calibration solution adopted by hundreds of organizations across North America. Our job is to help utilities like yours plan financially — so you can avoid surprises, avoid emergency rate hikes, and make smart choices about how to invest in your infrastructure.

Our Tool

Continuous Process

Full Cost Recovery

Communication

Presentation Outcomes

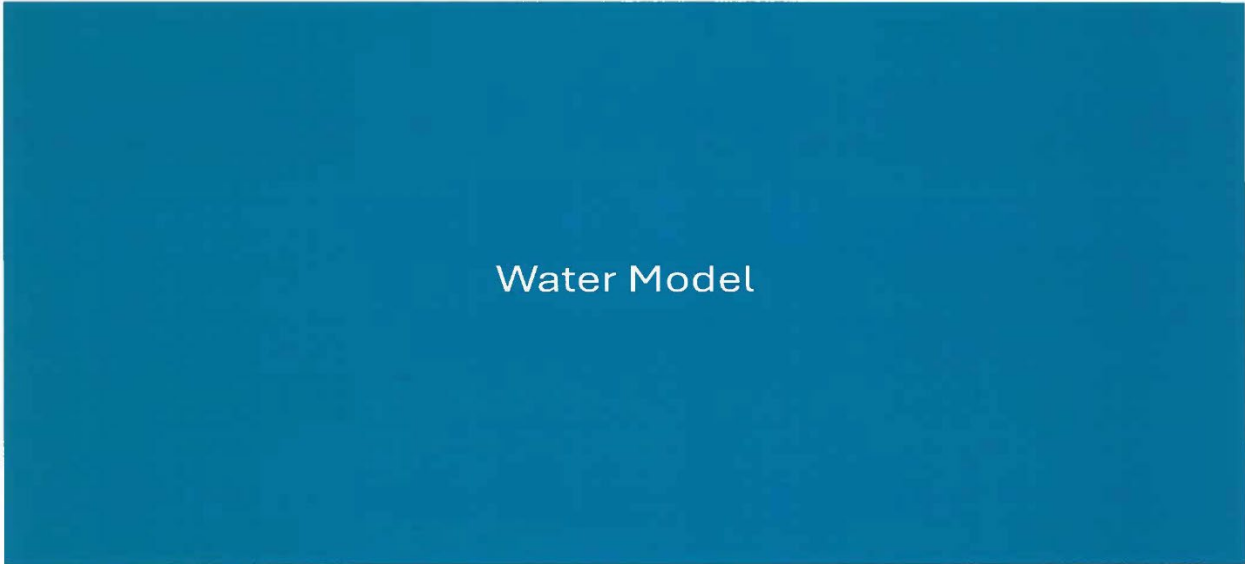
- To have a clear picture on current/forecasted financials
- To know what the revenue requirements are
- To have an actionable plan

- Understanding of our tool/process
- To know how we have produced the information
- Have confidence in the results

Our Process



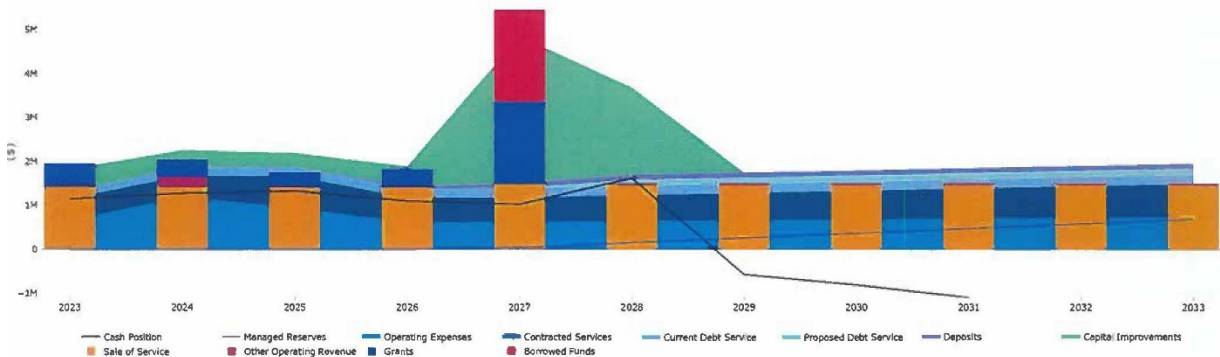
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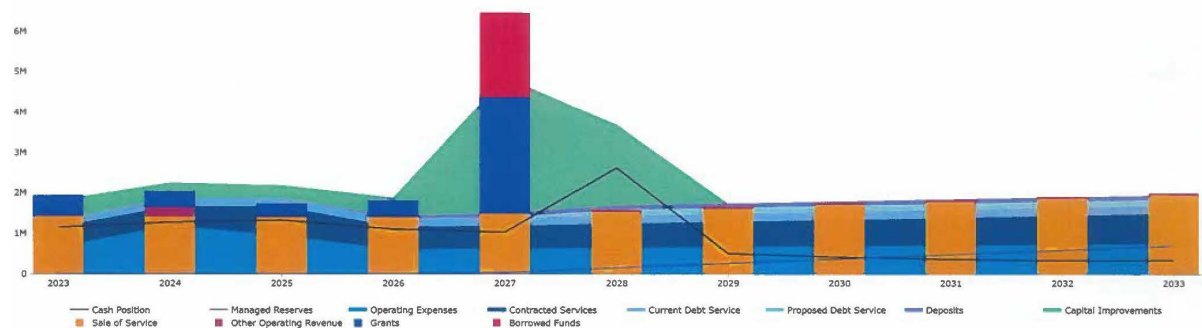
Status Quo - Long Term Financial Model



- Operating expenses are inflated at 3% every year based on the FY2027 Draft Budget
- No Revenue increases are included in the Baseline model after the FY2027 Draft Budget

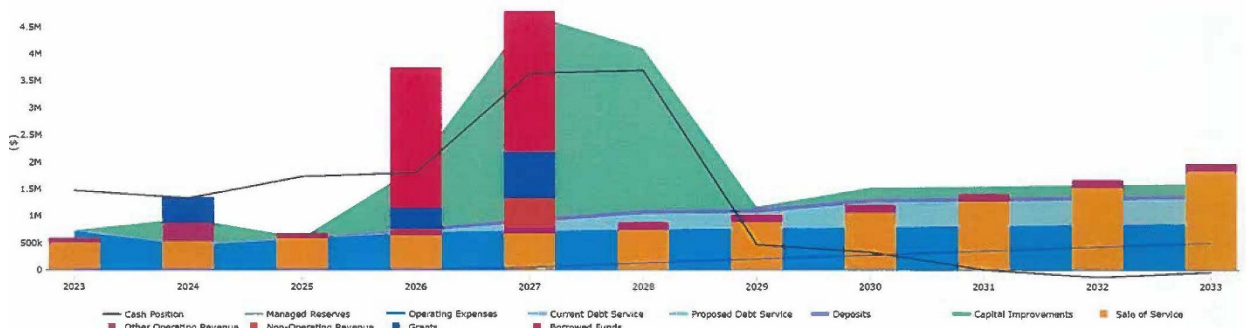


- Southend Project Costs and Capital Funding included in Baseline Model
- Managed Reserves (purple) is the Contingent Account balance being deposited back into Reserves, assuming no use of Contingent funds in the forecast.



2028	2029	2030	2031	2032	2033
5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

Wastewater Model

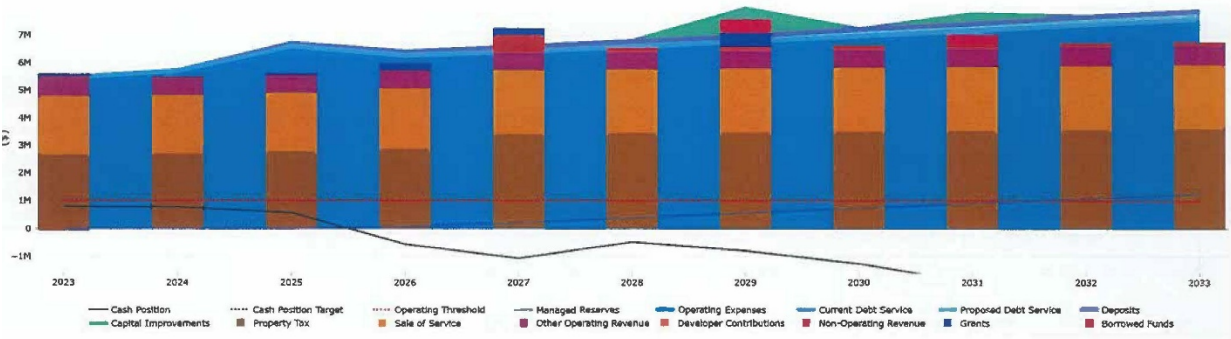


2028	2029	2030	2031	2032	2033
10.0%	20.0%	20.0%	20.0%	20.0%	20.0%

General Fund Model

Status Quo - Long Term Financial Model

- Operating expenses are inflated at 3% every year based on the FY2027 Draft Budget
- No Revenue increases are included in the Baseline model after the FY2027 Draft Budget
- Sale of Service Category includes County Sales Tax, Utilities Gross Receipts Tax, Franchise and Mortgage Tax Revenues

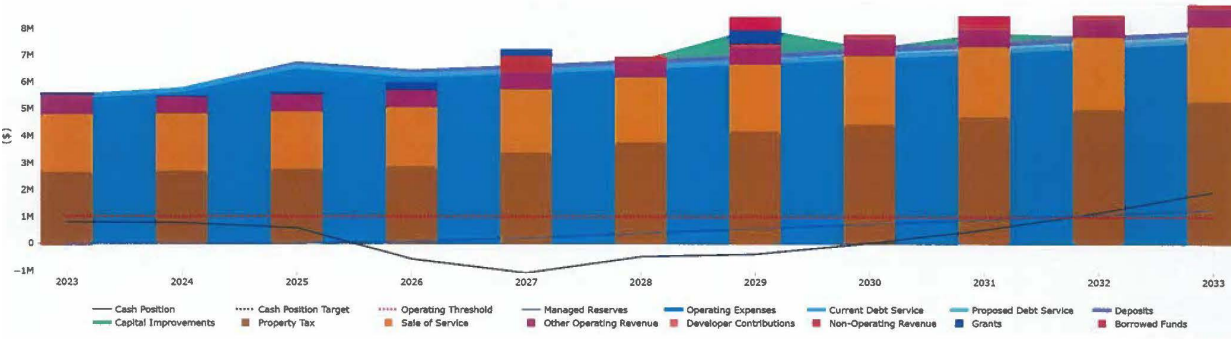


- Developer Contributions in FY2027 is one time Deficit Reduction Assessment item for \$499,665.
- Managed Reserves (purple) is the Contingent Account balance being deposited back into Reserves, assuming no use of Contingent funds in the forecast.

11

Scenario 1: Rate Increase to County Tax & Property Tax

- Sale of Service Category includes County Sales Tax, Utilities Gross Receipts Tax, Franchise and Mortgage Tax Revenues



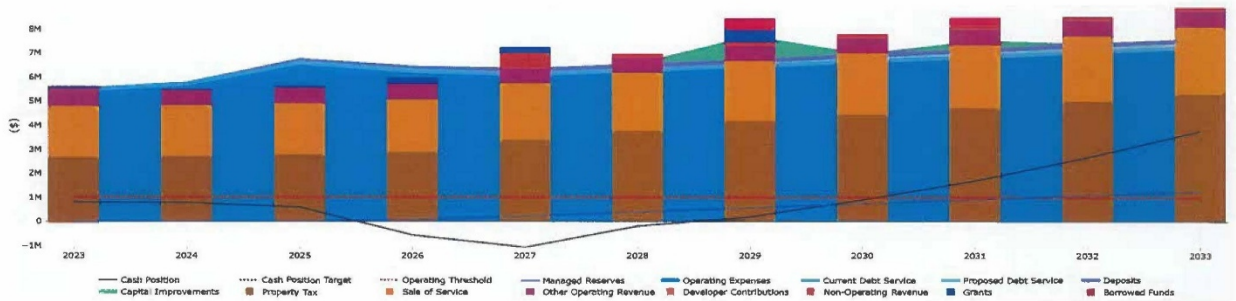
Sale of Service	2028	2029	2030	2031	2032	2033
	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Property Tax	2028	2029	2030	2031	2032	2033
	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%

12

Scenario 2: Police Department FY2027 Budget Adjustments



* Sale of Service Category includes County Sales Tax, Utilities Gross Receipts Tax, Franchise and Mortgage Tax Revenues



Sale of Service	2028	2029	2030	2031	2032	2033
	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Property Tax	2028	2029	2030	2031	2032	2033
	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%

13

Trustee Lisa Neuman asked about the General Fund was \$5000.00 more than last year? Discussion followed.

Trustee Harbour asked if there are any long-term effects by not repaying the Water Fund? Discussion followed.

Public Comment:

Resident Charles Ansert Thanked the board for taking a Business Approach to the Village Budget. Discussion followed

TO: All Menands Villag Board Members
FROM: Bill Garvey Jr

Since there will be the Village Budget Meeting to be held on 4/20/26, I got some important ideas for Menands to find new revenue sources to help our Village produce new money resources and save money as follows:

- 1 Sell road salt left over to private businesses.
- 2 Sell street, parking lot and sidewalk paving materials like waste gravel, cement and waste oil-based products including lubricants, asphalt, synthetic rubber, diesel, and waste engine oil to private businesses.
- 3 Our Village collect bottles, jugs and cans plus sell them to recyclable dealers. The State of Connecticut already has this kind of recyclable materials collection program.
- 4 Our Village collect newsprint, cardboard, writing paper and several other kinds of paper plus sell wastepaper to paper recycling mills.
- 5 Take out garbage collections services out of Village Budget and make it separate fee based on usage.

My own tax money savings:

- 1 Buy my own equipment supplies and items when I do Village work and clean up detail products.
- 2 Buy notebooks and pencils for our Village.
- 3 Give plastic containers to fire and public works Departments free of charge.
- 4 My plan is to donate money to help pay for my proposed evergreen forestry conservation projects at Ganser-Smith and Switzer-Polk Parks.
- 5 Power all Village public buildings with bio-oil 3s well as continuing to use solar energy.

Resident Mary Lou Smith asked about independent auditors. Discussion followed.

Resident Beth Beshaw asked why the sewer fund must be paid back? Discussion followed.

Resident Steve Boulet asked for update on the Town of Colonie Sewer contract. Discussion followed.

Resident Paul Harbour asked if Businesses taxes are higher? Discussion followed.

Hearing all comments the Mayor closed the Budget Public Hearing at 6:59 PM

April 6, 2026, Village Board Meeting Minutes tabled until next meeting.

Resolution Number: 260130

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

WARRANT # 22:

GENERAL	totaling	\$83,096.31
WATER	totaling	\$ 4,088.33
SEWER	totaling	\$.00
	TOTALS	\$87,184.64

PAYROLL # 23: totaling \$98,172.23
(04/03/26-04/16/26)

ADOPTED:

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

Mayor Marsh advised the Board that the 2026-2027 Village Budget must be approved by April 30, 2026, or the Preliminary Budget will be the 2026-2027 Village Budget. Discussion followed.

Resolution Number: 260131

Trustee Lane made a motion to approve the 2026-2027 Village Budget as proposed, second by Mayor Marsh.

ADOPTED:

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

Resolution Number: 260132

Trustee Lane made a motion to approve a one-time General Fund repayment. “Prior Years Sewer Fund Repayment” of \$518,440.00 will be assessed at \$1.6933 per \$1000.00 of assessed value, seconded by Trustee Marsh.

ADOPTED:

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

Resolution Number: 260133

Trustee Lane made a motion to decline repayment of the \$472,100.00 liability to the Water Fund, second by Mayor Marsh.

ADOPTED:

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

Resolution Number: 260134

Trustee Lane made a motion to approve a one-time tax charge called “Prior Years Deficit Repayment” of \$499,665.00 will be assessed at \$1.632 per \$1000.00 of assessed value, seconded by Mayor Marsh.

ADOPTED:

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

Resolution Number: 260135

Trustee Lane made a motion to approve an increase in water & sewer rates by 2.5% for the period starting May 1, 2026, through October 31, 2026, to be billed in January 2027, seconded by Mayor Marsh.

ADOPTED:

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

The Clerk advised the Board that the Fire Company held their elections on April 7, 2026, and the following members were elected into the following positions:

Department Line Officers:

Chief: David Ognan
Deputy Chief: Michael Steurer
Assistant Chief: Johnathan Dudley
Captain: Nicholas Gingeresky

Company Civil Officers:

President: Kirk Montanye
Vice President: Sheri Bender
Secretary: Nicholas Kalogridis
Treasurer: John Stangle

Captain: Antonio Lipari
Lt. T.J. Robertson
Lt. Michael Rezzy
Lt. Matthew Jaskula

Financial Secretary: Michael Mackay
Sgt. at Arms: Colin Schanz

Discussion Followed.

Resolution Number: 260136

Trustee Kalogridis made a motion to approve the following Line Officers

- Chief: David Ognan
- Deputy Chief: Michael Steurer
- Assistant Chief: Johnathan Dudley
- Captain: Nicholas Gingeresky
- Captain: Antonio Lipari
- Lt. T.J. Robertson
- Lt. Michael Rezzy
- Lt. Matthew Jaskula

Second 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 discussion regarding the lighting repairs to Car 36 and were the funds to cover the repairs would come from. The cost of the repairs, is \$6,260.00 from Auto Solutions, was tabled until the next meeting.

Mayor's Report:

1. The DPW Contract will be discussed during the May 4, 2026, Board Meeting.
2. Nails on Broadway has opened on Broadway at 281 Broadway

Trustee's Report:

Neuman:

1. On Wednesday Night the Library will hosing a Virtual Program deal with teaching kids about the Anatomy.
2. Asked everyone to complete the Library's Strategy Survey.

Kalogridis:

1. CDTA needs to clean up their Bus Stops and area around.

Lane:

1. Gave an update on the Little River Project
2. Diane MacFarland has started cleaning up flower beds.

Harbour:

1. Asked for update on discussion with Railroad. Discussion followed.
2. Asked for an update on Website and Village controlling. Discussion followed.
3. Opening Day for Little League is this Saturday.

Clerk's Report:

1. The AED located in the Pavilion will be relocated from the closet and installed on the wall near the closet door. The AED cabinet will be equipped with an alarm and an automatic

dialer that will contact Colonie Communications and Albany County Dispatch to request a response from Police and EMS. A sign will also be installed next to the cabinet advising that opening the cabinet door will trigger this notification. Discussion followed.

2. CDTA has placed the bikes back in service.
3. September 21, is Yom Kippur do we want to move the Board Meeting to Tuesday?

Resolution Number: 260137

Trustee Harbour made a motion to move September 21, 2026, Village Board Meeting to September 22, 2026, due to Yom Kippur, second by Mayor Marsh.

ADOPTED:

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

Treasurer's Report:

1. Asked Trustee Kalogridis about the Fire Department's use of Chief's Vehicles. Discussion followed.

General Comments:

TO: All Menands Village Board Members

FROM: Bill Garvey Jr

I got my own report dealing with some important Village item as follows:

1. He would like to borrow 1 or 2 orange cones to remove graffiti off street marker #8 on Harts Lane
2. He wants to see 25 speed signs installed on most Village Streets except Wards & Simmons Lane.
3. He expresses his frustration regarding the Canadian Pacific Railway in Village as follows:
 - a. Trains blowing whistles between 10 PM and 7 AM can't blow whistles at this time of night.
 - b. The ruts, cracks, and bumps at railway crossings on Brookside Ave still have not been repaired.
 - c. Still concerned about flooding from D&H railway tracks onto Menand, Villa & Tillinghast Ave and Station Street.
4. He wrote to Menands Village Officials dealing with operating railway problems plus CPR headquarters to resolve those operation problems.
5. He observed Village Streets in lower Menands having ruts, bumps, cracks, and potholes that those streets need repairs. He reported to Menands Police and Clerk Handerhan.
6. He picked a box up on Tillinghast Avenue.
7. He swept the lobby area at 250 Broadway.
8. He started his litter pickup work projects.
9. How many fire hydrants are in Menands?
 - a. High pressure hydrants?
 - b. Low pressure hydrants?I like to propose that high pressure fire hydrants be red while low pressure hydrants be regular or light green.
10. He supports the Library getting roof repairs and other kinds of building repairs sometime during 2026.
11. He is happy that DOT removed the dead skunk from Broadway.
12. There are highway markers that are missing or in need of repair reported to MPD, DPW, Clerk Handerhan and DOT.
13. He found a lunch box on Menand Rd and turned it over to MPD for lost and found.

14. He is happy he helped with Menands Fish Fry Events.

Resident Courtney Jaskula Thank everyone for there support of the PTA Yard Sale this past Saturday was a great success.

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

ADOPTED:

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

The meeting was duly adjourned at 7:23 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 and or enacted, and all other procedures had and taken by the Village of Menands Board of Trustees at the regular meeting held on April 20, 2026

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Donald Handerhan
Village Clerk

ORDER DETAILS

Order Number:	IPLATU0134521
Order Status:	Saved
Classification:	Legals
Package:	Albany Times Unio...
Site:	albany
Affidavit Yes:	\$15.99
Final Cost:	\$71.49
Payment Type:	
User ID:	

SCHEDULE FOR AD
NUMBER IPLATU0037746

April 10, 2026
Albany Times Union

PREVIEW FOR AD
NUMBER IPLATU0037746
2.38inches x 3.65inches

VILLAGE OF MENANDS

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that, pursuant to the Village Law, the Preliminary Budget of the Village of Menands for the fiscal year beginning June 1, 2026, and ending May 31, 2027, has been duly filed.

FURTHER TAKE NOTICE that a public hearing will be held on the second floor of the Menands Village Hall, 250 Broadway in the said Village on Monday April 20, 2026, at 6:00 P.M. by the Board of Trustees of the Village of Menands to consider the Preliminary Budget, at which time and place the comments and suggestions of residents of the Village relative to such budget to be enacted will be received. Everyone is encouraged to attend and provide comments either in person or in writing to Clerk Handerhan before noon on February 20, 2026, at dhanderhan@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/mre-txhp-btk or by phone at (US) +1 401-646-0768 PIN: 0541 841 494#. A regular Board meeting will follow. Time limitations may be imposed for each oral statement, if necessary.

The Preliminary Budget is on file in the office of the Clerk and may be inspected during office hours or on the Village Website, www.menandsny.gov.

The maximum compensation to be paid to the Mayor is \$16,063.00 and each of the four trustees, \$9,369.50.

Donald Handerhan
Village Clerk



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

VILLAGE OF MENANDS

Account Number: 046394003
Order Number: IPLATU0134521

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:

04/10/2026



Print Name: _____ Ashley Petty

Authorized Designee of THE TIMES UNION

Sworn to before me, this 13th day of April, 2026

Notary Public
Tyshawn Harrison
Notary Public - State of New York
No. 01HA0005298
Qualified in Erie County
Commission Expires 04/07/2027

IPLATU0134521