

# VILLAGE OF MENANDS

## MAYOR

Brian Marsh

## VILLAGE CLERK

Don Handerhan

## TREASURER

Mary Jane Vredenburg



## TRUSTEES

Molly Harbour

Nicholas Kalogridis

Timothy Lane

Lisa Neuman

Public Hearing and Regular Village Board Meeting  
August 3, 2026

A Public Hearing and regular semi-monthly meeting of the Board of Trustees of the Village of Menands, held on Monday, August 3, 2026, in the Library of the Menands School at 19 Wards Lane was called to order by Mayor Brian Marsh at 6:00 P.M.

### PRESENT:

Brian Marsh, Mayor  
Molly Harbour, Trustee - Absent  
Nicholas Kalogridis, Trustee  
Timothy Lane, Trustee  
Lisa Neuman, Trustee  
Donald Handerhan, Village Clerk  
Mary Jane Vredenburg, Village Treasurer  
Stephen Reh fuss, Village Attorney

Also attending: Bill Garvey, Mark Carnegie, Jason Carnegie, Mike & Susan MacKay, Jean Parker, Steve Boulet, Pat Brundage, Gerry Ruppert

Virtual attendance: Kath Mosca, PBA1, Val Parker, Rob Jewett

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

### PUBLIC HEARING:

Mayor Marsh opened the Public Hearing regarding Local Law 6 of 2026 a Local Law amending Chapter 169 (Zoning) of the Code of the Village of Menands to amend the Official Zoning Map and to amend the permitted uses in the Land Conservation (LC) District at 6 PM.

The Clerk read the following Notice:

PLEASE TAKE NOTICE that the Board of Trustees of the Village of Menands will hold a public hearing on Monday, August 3, 2026, at 6:00 PM in the Library of the Menands School at 19 Wards Lane regarding Local Law 6 of 2026 a Local Law amending Chapter 169 (Zoning) of the Code of the Village of Menands to amend the Official Zoning Map and to amend the permitted uses in the Land Conservation (LC) District.

A copy of Local Law Number 6 of 2026 is available for public review during regular business hours at the Village Clerk's Office, 280 Broadway, Menands, NY, or online at [www.menandsny.gov](http://www.menandsny.gov).

All interested persons may attend the hearing and provide comments in person, in writing prior to the hearing via email to [dhanderhan@menandsny.gov](mailto:dhanderhan@menandsny.gov), or remotely via Google Meet at [meet.google.com/mre-txbp-btk](https://meet.google.com/mre-txbp-btk) (Phone: +1 401-646-0768, PIN: 541 841 494#).

The public hearing is accessible to individuals with disabilities. A regular Board meeting will follow. Time limits for oral comments may be applied if necessary.

Mayor Marsh explained that Wolfert's Roost has applied for a building permit to replace a maintenance garage that had burned down 2 years ago. During the plan review it was discovered that the area in which the garage is going to be built is in an R-1 Zone. The R-1 Zone is an error in the zoning law. Mayor Marsh advised that LaBella has completed a Full Environmental Assessment Form Part 1 Project and Setting. A Public Hearing will be needed to correct the Zoning Law. The Local Law needs to be reviewed by Albany

County Planning Board. We not except any objection, cannot vote on the Local Law until we receive the Albany County Planning Board response.

Public Comment:

Resident Bill Garvey is in favor of Local Law 6 of 2026

After hearing all comments Mayor Marsh closed the Public Hearing at 6:05PM.

Regular Meeting began at 6:05 PM.

Resolution Number: 270035

Trustee Lane made a motion to accept the, July 20, 2026, Village Board Meeting Minutes, Trustee Kalogridis duly seconded.

ADOPTED:

|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

Resolution Number: 270036

Trustee Neuman made a motion to approve payment for the following, Trustee Lane duly seconded.

WARRANT August 3, 2026

|         |          |               |
|---------|----------|---------------|
| GENERAL | totaling | \$ 98,212.78  |
| WATER   | totaling | \$ 40,749.67  |
| SEWER   | totaling | \$ 402.55     |
|         | TOTALS   | \$ 139,365.00 |

|              |          |              |
|--------------|----------|--------------|
| PAYROLL # 4: | TOTALING | \$108,599.34 |
|--------------|----------|--------------|

ADOPTED:

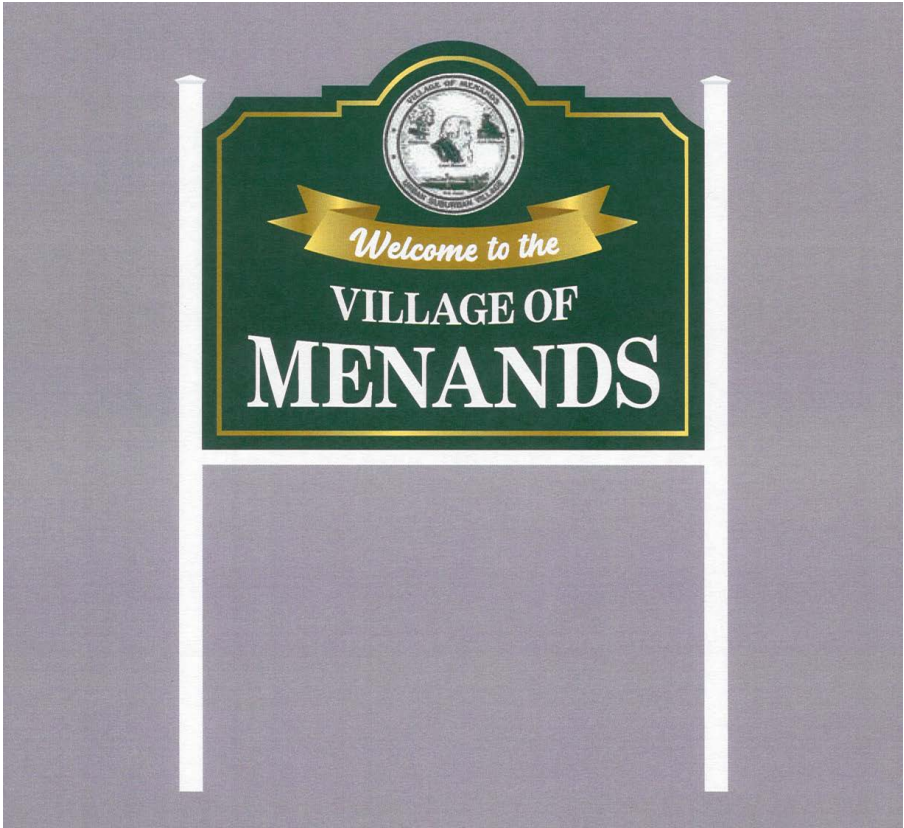
|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

Mayor Marsh led a discussion regarding a Site Plan Application for Regeneron at 431 Broadway. They are going to upfitting the other 2 sections of the building, resurfacing the outside of the building, and improving the landscaping. A Public Hearing will be needed. Discussion followed.



Due not receiving the Site Plan Application Regeneron at 431 Broadway no Public Hearing could be scheduled.

Mayor Marsh led a discussion regarding replacing the Welcome to Menands Signs with Metal signs. The cost of the signs are \$1,150.00 and each installation would be \$400.00 from AM & J. Received a quote from Vital Signs would cost \$5,556.00. Five signs would be needed, and the total cost of the project would be \$7,750.00 from AM & J. Discussion followed.





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**ESTIMATE**  
**EST-17789**

Payment Terms: Net 30

Created Date: 7/1/2026

|                                                                               |                                                                                       |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>DESCRIPTION:</b> Aluminum Sign Frame System                                |                                                                                       |
| <b>Bill To:</b> Village of Menands<br>280 Broadway<br>Menands, NY 12204<br>US | <b>Installed:</b> Village of Menands<br>5 LOCATIONS<br>TBD<br>Menands, NY 12204<br>US |

**Requested By:** Brian Marsh  
Email: bmarsh@menandsny.gov  
Tax ID: 14-6002294

| NO.   | Product Summary                                                                                                                    | QTY | UNIT PRICE | TAXABLE | AMOUNT     |
|-------|------------------------------------------------------------------------------------------------------------------------------------|-----|------------|---------|------------|
| 1     | 4" Aluminum Sign Frame System: holds 48" x 36" sign                                                                                | 5   | \$1,105.00 | \$0.00  | \$5,525.00 |
| 1.1   | Custom -                                                                                                                           |     |            |         |            |
| 1.2.1 | Adhesive Vinyl HP -<br>Part Qty: 1<br>Width: 48.00"<br>Height: 36.00"                                                              |     |            |         |            |
| 1.2.2 | Laminate Matte HP -<br>Part Qty: 1<br>Width: 48.00"<br>Height: 36.00"                                                              |     |            |         |            |
| 2     | Install: on-site of Sign Frame<br>2 person / 2 days<br>Holes for post<br>cement<br>install of frame system<br><br>4 LOCATIONS: TBD | 1   | \$2,225.00 | \$0.00  | \$2,225.00 |
| 2.1   | Installation / Labor -                                                                                                             |     |            |         |            |

Estimate is good for 30 days.

|                 |            |
|-----------------|------------|
| Subtotal:       | \$7,750.00 |
| Taxable Amount: | \$0.00     |
| Taxes:          | \$0.00     |
| Grand Total:    | \$7,750.00 |

We are a New York State Certified Women Owned Business Enterprise.  
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Generated On: 7/21/2026 8:56 AM

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Resolution Number: 270037

Trustee Lane made a motion to purchase 5 Welcome to Menands signs from AM & J at cost of \$1,150.00 each and installation cost \$400.00 total cost for the 5 signs \$7,750.00, Trustee Kalogridis duly seconded.

ADOPTED:

|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

Mayor Marsh gave an update on the fire at 250 Broadway. Discussion followed.



Mayor Marsh gave an update on the Village Financials. Discussion followed.

Mayor Marsh gave an update on the Southend Project. Discussion followed

Mayor's Report:

1. Daughter of Charity Project is moving ahead looking to start construction in the fall or spring.
2. The garbage truck is going in for repairs.
3. Albany County Sales Tax has increased from \$500,000 to \$550,000
4. Albany County will be having a Short-Term Rental's Registre starting in 2027.
5. There has been a 4% increase in Cannabis Sales.
6. Albany County is still working on Health Care Insurance Shared Services.
7. There was a 10% increase in Mortgage Taxes.
8. EPA is requiring a Grievance of disabled Policy. Discussion followed.
9. There was a complaint regarding large gathering at Ganser Smith Park. Discussion followed.

Trustee's Report:

Neuman:

1. The library now has Storytimes on Monday and Friday. Monday at 11:30 am and Friday at 1:30 pm. Story times help patterns and little ones develop early literacy skills.
2. The library also participates in the Library Speakers Consortium, which allows libraries of all sizes to bring in nationally known authors for virtual author talks. This month's Authors include Paula J. Johnson, whose talk is tomorrow afternoon and Holly Capelle, and Lucy Foley later this month
3. The Menands Public Library Adult Book Club selection this month is *The Bone Garden* by Tess Gerritsen. The book club meets on Tuesday August 25th at 5:30 pm

Kalogridis:

1. Concert in the Park tomorrow
2. The signs Entering into Menands by 35 Broadway are missing. Discussion followed.

Lane: No report.

Clerk's Report:

1. The Village has received eight IceAlert® temperature-sensitive warning signs through a grant provided by PERMA. These innovative signs automatically turn blue when surface temperatures approach freezing, offering a clear and immediate visual warning of potential icy conditions before accidents occur. These signs require no batteries, wiring, or ongoing maintenance.

Treasurer's Report: No report

Mayor Marsh read the following statement regarding expectations for proper conduct and decorum during Public Comments:

Public comment is an important part of the democratic process. It provides residents with the opportunity to share their perspectives, raise concerns, and contribute to the decision-making process. In order for this time to be productive and respectful for everyone involved, it is essential that all participants adhere to the following standards of proper discipline.

- State your name for the record
- Comments of any length may be provided to the Village Clerk.
- The public may only speak during the Public Comment period.
- The presiding officer must recognize speakers.
- Speakers must limit their remarks to 3 minutes.
- All remarks must be addressed to the Board as a body and not to individual Board Members

Thank you for your cooperation and commitment to respectful civic engagement.

General Comments:

Resident Bill Garvey:

1. Observed Lights and Fans were left on at the Pavillion.
2. I found broken glass on West Kenmar and He swept up.
3. Would like the Village to apply for monies to help rebuild the Fire Department From New York State and Federal Government.
4. Found several fire hydrants with weeds.
5. Glad to see the parking lot at Menands Market repaired.
6. Bill, Would like to see the rails repainted at the Village Office.
7. Would like the Fire Department rebuilt New Dutch Gable Style Firehouse.
8. What kind of trees will be planted in Ganser Smith Park?
9. Found items in the Park and place them on table in the Pavillion.
10. Cleared brush from several Fire Hydrants.
11. Observed 2 barrels on Canal Road need a Fire Hydrant
12. Observed that a Children at Play missing on Harts Lane at Louis Ave.

Resident Steve Boulet asked if the Board would consider a Local Law banning the sale and distribution of Kratom and 70H. Discussion followed.

Resident Mike Kackay asked how the Village went from a deficit of \$500,000 to \$70,000 in such a short time. Discussion followed.

Resident Pat Brundage asked if the Village has received any money from the Town of Colonie that is owed. Discussion followed.

Resident Diane Leonard asked if any plans for the Seniors to have a place to meet in the Village? Discussion followed.

Resident Gerry Ruppert asked if the Daughters of Charity Project will be paying taxes. Discussion followed.

Resident Rob Jewett asked if the Police could patrol Menand Road more due to people speeding on Menand Road. Discussion followed.

AT 6:55 P.M. Trustee Lane made a motion to enter Executive Session to discuss a two Legal and Personnel Matters, Trustee Neuman duly seconded.

ADOPTED:

|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

The regular meeting reconvened at 7:49 P.M.

Resolution Number: 270038

After Executive Session Mayor Marsh made a motion to pay Treasure Vredenburg and Clerk Don Handerhan a Stipend of \$3,000 for the extra work placed on them with the retirement of Cheryl Lyon, Trustee Lane duly seconded.

ADOPTED:

|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

A motion was made by Trustee Neuman to adjourn, Trustee Lane duly seconded.

ADOPTED:

|                    |        |     |
|--------------------|--------|-----|
| Trustee Kalogridis | voting | AYE |
| Trustee Lane       | voting | AYE |
| Trustee Neuman     | voting | AYE |
| Mayor Marsh        | voting | AYE |

The meeting was duly adjourned at 7:51 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 August 3, 2026.**

\_\_\_\_\_  
Donald Handerhan  
Village Clerk