



INNOVATION AT ITS BEST

YINCAE Advanced Materials, LLC
19 Walker Way
Albany, NY 12205
T (518) 452-2880
F (518) 452-2779

January 6, 2026

Dear Lyle,

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 utilize the existing building at 93 Broadway for research and development, laboratory, 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 (SDS) 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:



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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.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dr. Wusheng Yin", is written over a series of horizontal, slightly wavy lines that serve as a background for the signature.

Dr. Wusheng Yin
CEO
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