

VILLAGE OF MENANDS: STUDY ADVISORY COMMITTEE (SAC)

Meeting 3 Summary Memorandum

Project Title: Village of Menands – Land Use Regulations and Zoning Update

Summary Writer: Krithika Prabhakaran

Issue Date: November 17, 2021

Study Advisory Committee (SAC) Attendees:

Megan Grenier - Village of Menands Mayor

Anika Fischer – Village of Menands Economic Development Intern

Ethan Warren – Capital District Transportation Authority (CDTA)

Audrey Burneson – NYS Department of Transportation Region 1 Planning

Susan Olsen - NYS Department of Transportation Region 1 Planning

Kate Maynard - Capital District Regional Planning Commission (CDRPC)

Rima Shamieh - Capital District Transportation Committee (CDTC)

Jen Ceponis - Capital District Transportation Committee (CDTC)

Krithika Prabhakaran - Chazen, A LaBella Company

Nicolette Wagoner – LaBella Associates

Meeting Notes

- The SAC provided introductions to the new members of the group: Jen Ceponis, Ethan Warren & Anika Fischer.
- Chazen presented the public outreach summary to the committee, which included an overview of public outreach methods, and main takeaways from Community Night, the public visual preferences survey, middle school visual preferences survey, and stakeholder interviews. The public outreach summary is posted online on the project's webpage: [Village of Menands: Land Use Regulations & Zoning Update - The Village of Menands](#).
- The SAC discussed the public outreach summary and provided their feedback:
 - o Outreach done was very comprehensive and provided great insight into the market, trends, and viability of uses along the Broadway Corridor.
 - o Flexible zoning and regulations are important in order to attract investment in the Village.
 - o Stakeholder interviews revealed that big box retail and mixed-use (with retail/commercial on the bottom and residential on top) are not economically feasible along the Broadway Corridor due to population density and saturation of the market (Menands is served by commercial and retail centers in nearby communities). However, neighborhood-scale

commercial (small retail/restaurants) areas that are strategically placed proximate to established residential areas may be more successful.

- Developer outreach suggests that multi-family residential, small-scale commercial (retail/restaurants) in strategic areas, senior housing, light industrial (i.e., e-commerce warehouses) and flex spaces are uses that may be more economically feasible, and in line with market trends for areas like the Village. The Committee discussed the need for places to eat and shop in the corridor to make it a more pedestrian-friendly and walkable place for residents.
 - Outreach suggests that many commuters utilize the CDTA Bus Rapid Transit Stop, yet do not have places to eat or shop along the corridor. This need should be considered as the new zoning code is developed.
 - Developer interviews suggest that a catalyst development in the Village is necessary to drive growth. It is important to think about what this could be in the context of the Village, and how the update could support an idea like this.
 - Outreach has revealed that there is majority need and consensus to remove the dilapidated buildings along the corridor either through adaptive reuse or new construction. It is important to find key buildings/areas that are rundown or blighted and find ways to revitalize through a form-based code approach and flexible design guidelines.
 - The Village has good streets, shoulders, sidewalks, and exits. It is located in a very opportune location, with easy highway and transit accessibility,
- Chazen stated that the current form-based code and overall zoning code in the Village is too lengthy and confusing. The zoning audit will allow for a more consolidated and clear code update, that will guide users to the proper information in an easy and accessible manner.
 - Chazen discussed the zoning audit status and reported that the audit is still in progress and a draft zoning audit will be ready for SAC review by December 2021.

Next Steps:

- Chazen will draft and distribute the SAC Meeting 3 Summary.
- Chazen will send a draft of the zoning audit for SAC review.
- Chazen will send a doodle poll to schedule the 4th SAC Meeting.